



## Summary of Sources of Evidence

The following summaries the information used to evidence each of our policies and any supplementary documents/maps provided, to aid you when reading the Plan. You can find further full information regarding the consultation process and evidence within the Consultation Statement.

### The Need for Development (Policies 1 through to 7)

The Cornwall Local Plan apportions **480** dwellings to be delivered in the five parishes that make up the rural area of the CNA. Gwinear Gwithian parish represents 65% of the dwellings of the parish pro-rata; a pro rata share of the apportionment would be **310** dwellings. With **147** completions and **84** commitments the plan needs to demonstrate the capacity to deliver approximately **80** further dwellings within the plan period to demonstrate general conformity.

### **Issues that Impact Development**

- Public road access
- Infrastructure:- Sewer, water, electricity and good communications access at affordable cost
- Access to services:- school, shops, bus route, surgery, community clubs and facilities, play areas, footpaths, cycle routes
- Environment:- Flood risk, protection of local landscape, coastal region, impact on farmland and woodlands, tree preservation, important monuments, landscape character

Our community consultation identified that amongst other things resident's support:-

- ❖ A Neighbourhood plan which encourages development within a settlement boundary.
- ❖ Development should be spread throughout the parish to an appropriate scale to its setting and should have regard to the local infrastructure requirements.
- ❖ The resources required to sustain new development are adequately provided and do not put additional burden on existing resources.
- ❖ That any new development contributes effectively to the educational needs of the surrounding community.
- ❖ That a good mix of housing to an appropriate type, design, size and tenure for the needs of the Parish is provided within new developments.

With this in mind the Settlement Boundaries were produced with the help of Cornwall Council. Maps 1 to 5 show the current residential built form of each village and assesses the potential for infill sites within these boundaries. The current potential within the boundaries is approximately **144** new residences going on medium density sites.

<b>Potential within boundaries as of Nov 2014</b>		<b>144</b>
<b>Permissions between Nov 2014 &amp; Feb 2017 within settlement boundaries:-</b>		
<b>Planning reference</b>	<b>Location</b>	<b>Figure</b>
PA14/11072	22 Upton Towans (Map 5-Policy 7)	6
PA15/07903	48 Wall Road, Wall, Reawla (Map 2-Policy 3)	2
PA15/09527	Adj 57 Turnpike Rd, Connor Downs (Map 1-Policy 1)	1

PA15/10169	22 Upton Towans (Map 5-Policy 7)	2
PA15/11565	9 Carnhell Rd, Carnhell Green (Map 2-Policy 3)	1
PA16/05864	Land E of 55 Turnpike Rd, Connor Downs (Map 1-Policy 1)	2
PA16/06155	Land W of Acorn Cottage, Reawla (Map 2-Policy 3)	1
PA16/08570	Land at 23 Carnhell Rd, Carnhell Green (Map 2-Policy 3)	1
PA16/11352	Elm Cottage, Turnpike Rd, Connor Downs (Map 1-Policy 1)	5
PA16/07480	43 Upton Towans (Map 5-Policy 7)	1
<b>TOTAL</b>		<b>22</b>
<b>POTENTIAL REMAINDER</b>		<b>122</b>

This means that within the Settlement Boundaries the Parish of Gwinear Gwithian can sustain the minimum requirements from the Local Plan figures.

### **People & Housing – Policies 1, 3, 5, 6 & 7 Settlement Boundaries**

A settlement boundary is a line that is drawn on a plan around a village which reflects its residential built form. The settlement boundaries will be used as a policy tool reflecting the area where the plan policies are to be applied within our Neighbourhood Development Plan. In general, there is a presumption in favour of development within the settlement boundaries and this gives developer's a clear steer on where development would be favoured. It is presumed development should take place within the settlement boundaries across the Parish before any other areas.

In defining the Settlement Boundaries, the following methodology was used:-

1. The development boundaries followed clear defined physical features.
2. The curtilage of dwellings are included, unless functionally separate to the dwelling or where the land has the capacity to significantly extend the built form of the settlement and as such would result in ribbon development or coalescence.
3. Recreational and amenity open space, which is physically surrounded by the settlement.
4. Dwellings and curtilage that does not sit within the Parish boundary have been excluded.
5. Free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement are excluded.
6. Existing caravan sites or leisure uses on the edge of the settlement, which are detached from or peripheral to the main built up area are excluded from the development boundary.
7. Inclusion of brownfield sites and existing employment sites.
8. Individual plots or small scale development sites that would provide rounding off opportunities in areas physically and visually related to the settlement are included within the development boundary.

It should be noted that any land which has been included within the boundary lines does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to within this plan and other local and national planning documents.

Maps 1 through to 5 shows the Settlement Boundaries which 87 to 94% of the community either agreed with or were neutral regarding them and the policies they relate to during stage 4 and 75% of the community supported the NP as a whole at Stage 5 of the community consultation.

### **People & Housing - Policies 2 & 4 - Rural Exceptions Housing Sites**

Any land and buildings outside of the boundary lines would usually be considered to be in the countryside where development would be regulated with stricter planning policies.

These policies set out the factors to be considered in the delivery of Rural Exceptions Sites adjacent to the two main settlements within the parish under Policy 9 of the Cornwall Local Plan and the Cornwall Affordable Housing SPD. Clear evidence would be needed to show there was a local housing need for affordable housing demonstrated through a Local Housing Needs Survey and the Homechoice Register to justify the release of a Rural Exception Site under Policy 2 or 4.

For this reason a number of criteria have been set which will ensure that development will be in keeping with the existing built environment and that such development won't impinge on valued uses or areas, such as agricultural land, as set out in planning policies within this Neighbourhood Development Plan.

Maps 1 and 2 show the Settlement Boundaries for these villages with 82 to 84% of the community either agreeing with or neutral regarding Policies 2 & 4 during stage 4 and 75% of the community supported the NP as a whole at Stage 5 of the community consultation.

### **Quality of Design & Layout**

How we shape our communities for the future is very important, not only to ensure that new members of the community have safe and well designed places to live but to ensure that new development fits well within the existing community and is not onerous on it.

During early consultation safe places to live, car parking and connected communities all came up as issues to consider when looking at future development planning.

The NP includes Character Appraisals (CA) for each of the Settlement Boundaries (SB) which reflects their personalities as very individual places and creates a picture of what the community desires and expects in future development to enhance the character of the area. During Stage 4 of consultation 92% of the community either agreed or were neutral regarding the CA with 75% supporting the NP overall during Stage 5.

Along with the CA the NP includes a document outlined as 'Development Proposals' (DP) This document advises prospective developers on the requirements within the Parish for affordable housing, highways and community infrastructure levy (CIL). With 103 applicants on the affordable housing need register for the parish as of January 2017 the majority of which requiring smaller units, the DP document reflects this trend. This document has been aligned with the SPD produced as part of the CLP.

During Stage 4 of consultation 87% of the community either agreed or were neutral regarding the DP with 75% supporting the NP overall during Stage 5.

### **Infrastructure Needs Assessment (INA)**

Cornwall Council (CC) produced an INA for the county which broadly covers Towns rather than rural areas such as GGP. Gwinear-Gwithian Parish Council took the county model and through consultation with the community, community groups and looking at historic data, put together a Parish wide INA. The Parish INA will be considered when looking at how best to utilise any developer contributions from CIL or S106 agreements agreed by CC within the Parish.

During Stage 4 of consultation 96% of the community either agreed or were neutral regarding the INA with 75% supporting the NP overall during Stage 5.

### **Open Spaces Study (OSS)**

Protecting existing open spaces rated highly during early consultation and led the NPSG to create an OSS for the Parish.

The OSS covers the following community assets:-

1. Parks and gardens; Amenity green space; Civic spaces
2. Natural and semi-natural green spaces, beaches, green corridors, accessible non-productive countryside in urban fringe areas
3. Public access sports facilities (outdoor): available for community games
4. Children's play area – equipped
5. Provision for teenagers– equipped facilities
6. Allotments, community gardens, and city (urban) farms
7. Cemeteries (Public)

The OSS identifies where additional open spaces may be required as a result of new development working on the same guidance provided at County level.

During Stage 4 of consultation 95% of the community either agreed or were neutral regarding the OSS including Maps 9 Open Spaces South and Open Spaces North with 75% supporting the NP overall during Stage 5.

### Agriculture within the Parish

With Agriculture being one of the top industries within the area the importance of protecting good agricultural land for the future makes sense to protect both jobs as well as sources of food and sustainability generally.

The NP incorporates protections for good agricultural land within its 'Renewable Energy' policies as well as noting its importance when looking at land outside the settlement boundaries.

### Heritage, Trees & Conservation Areas

The Parish has a rich heritage as well as TPO's and conservation areas/buildings. Criteria to protect these historical assets have been set within the Plan to ensure any future development is not detrimental to our historic environment.

### **Gwithian Towans – Holiday Chalet Village (Policy 8)**

It was made clear to the community at Gwithian Towans that once the Cornwall Local Plan (CLP) is approved saved policies TM5 and TM8 of the Penwith Local Plan (PLP) will be lost and now that the CLP has been adopted this is the case.

Gwinear-Gwithian Parish Council commissioned a Design Study & Character Appraisal for Gwithian Towans (GT) back in 2013 and after extensive consultation this led to the creation of a draft Design Guide (DG) for chalets on the Towans.

The draft DG has been available for applicants to consider for over a year and has proved to be successful in shaping the area for the future but keeping the unique character and feel of the Towans.

The Neighbourhood Planning Steering Group (NPSG) and Gwithian Towans Task Group (GTTG) worked together on policies 8 and 13. GTTG is made up of representatives from the following community groups:-

- Gwithian Towans Ratepayers Association which includes around 80 of the 105 chalet owners in its membership
- Gwithian Towans Community Group
- Towans Partnership which includes local landowners, businesses and Cllrs and officers from Cornwall Council, Hayle Town and Gwinear-Gwithian Parish Councils
- Gwithian Village Residents Association

It was established at an early stage with the community at GT and the GTTG that being able to shape future development within GT was very important and the idea of having a specific policy to deal with this (see map 6) was met with 60% agreement during stage 4. With this in mind, the NPSG looked closely at the reasons why chalet owners were disagreeing and found a pattern suggesting that they were disagreeing with the 'permanent residential' element of the policy. The policy has been altered to put a greater emphasis on 'holiday' use due to this.

### **Gwithian Towans Design Guide**

During Stage 4 of the community consultation 78% of chalet owners at GT agreed with the Design Guide (DG). As part of the Parish wide consultation during Stage 4, 59% of the community agreed with the DG with 32% neutral regarding the document.

During the consultations it was evident that development should contribute effectively to the community in a number of ways whilst protecting the intrinsic history & environment of the Parish.

The Neighbourhood Plan (NP) highlights the areas where the community feels development needs to contribute.



## **People & Housing – Derelict Buildings (Policy 9)**

During the early stages of community consultation a good response to the idea of using derelict buildings for future development was received. GGP being a rural area has a number of derelict buildings which could be used to help ease the pressure of housing and will contribute to the environment.

During Stage 4 of consultation 94% of the community either agreed or were neutral regarding Policy 9 with 75% supporting the NP overall during Stage 5.

## **People & Housing – New and existing holiday accommodation (Policy 10)**

Planning approval in the old Penwith District has been seen for a considerable amount of holiday use, at times holiday use has been seen as a stepping stone to residential in this area. As most of these applications come under 'change of use' little community benefit is seen from what is essentially new housing, sometimes in inappropriate and unsustainable areas. This coupled with the loss of jobs and business from the holiday use led to this policy being formed.

The Policy ensures viability and suitable evidence is put forward to protect the loss of business and jobs for the Parish. The Policy also ensures that development changing from holiday to residential contributes effectively to the wider community in the same way that a new development would be expected to do so. During Stage 4 of consultation 60% of the community either agreed or were neutral regarding this policy with 75% of the community supporting the NP overall during Stage 5.

## **Education (including Policy 11)**

Education particularly on the needs for Connor Downs, rated very highly during early consultation. It was established that there is already a need for increased education facilities within the Parish. This led to a specific Policy for Education, Policy 11 sets out the requirement for the use of land for educational purposes and sets out this should be within 800m of the school which is an acceptable accessibility distance within the town frameworks used as supporting documents for the draft Cornwall Local Plan.

During Stage 4 of consultation 94% of the community either agreed or were neutral regarding Policy 11 with 75% supporting the NP overall during Stage 5.

## **Renewable Energy (Policies 12, 12a & 12b)**

The community were favourable about controlling renewable energy from an early stage with particular emphasis on community led schemes or reductions to the community in costs of renewable energy.

3 Policies which focus on Community Led, Wind Turbines and Solar PV were produced with over 80% of the community either agreeing or neutral regarding Renewable Energy policies with 75% of the community supported the NP overall during Stage 5. Map 8 shows the potential sites for wind.

## **Environment – Towans Area (Policy 13)**

This policy is broadly intended to be a replacement of the TM5 policy which was in the PLP. The NPSG and GTTG held specific events throughout the creation of the Neighbourhood Plan specifically for GT. This is partly due to its uniqueness and importance within the immediate community and wider area, but also because the majority of the chalet owners will not have an opportunity to vote in the referendum for the NP as they live outside of the Parish.

During Stage 4 of the community consultation a specific survey of GT chalet owners was undertaken, although replies were low previous responses from GT chalet owners have shown a similar reaction to the issue regarding the replacement of TM5. The survey showed almost 60% of respondents felt that TM5 should be retained and 40% were supportive of Policy 13. With this in mind Policy 13 and Map 7 were strengthened to incorporate the original boundary set within the PLP under Policy TM5. This was also highlighted in the comments made during the consultation for the entire Parish under Stage 4, question 14 (ref no 4.20 on the consultation database).

### **Transport (Policy 14)**

Important transport links and infrastructure rated highly in early stages of consultation with the community wanting to strengthen current and past transport links.

During Stage 4 of consultation 98% of the community either agreed or were neutral regarding Policy 14 with 75% supporting the NP overall during Stage 5.

### **Leisure & Recreation (Policy 15)**

Protecting existing open spaces rated highly during early consultation and led the NPSG to create an OSS for the Parish to include Maps 9 Open Spaces South and Open Spaces North.

The OSS identifies where additional open spaces may be required as a result of new development working on the same guidance provided at County level. Maps 9 identifies where the open space assets are within the Parish.

During Stage 4 of consultation 95% of the community either agreed or were neutral regarding the OSS with 75% supporting the NP overall during Stage 5.

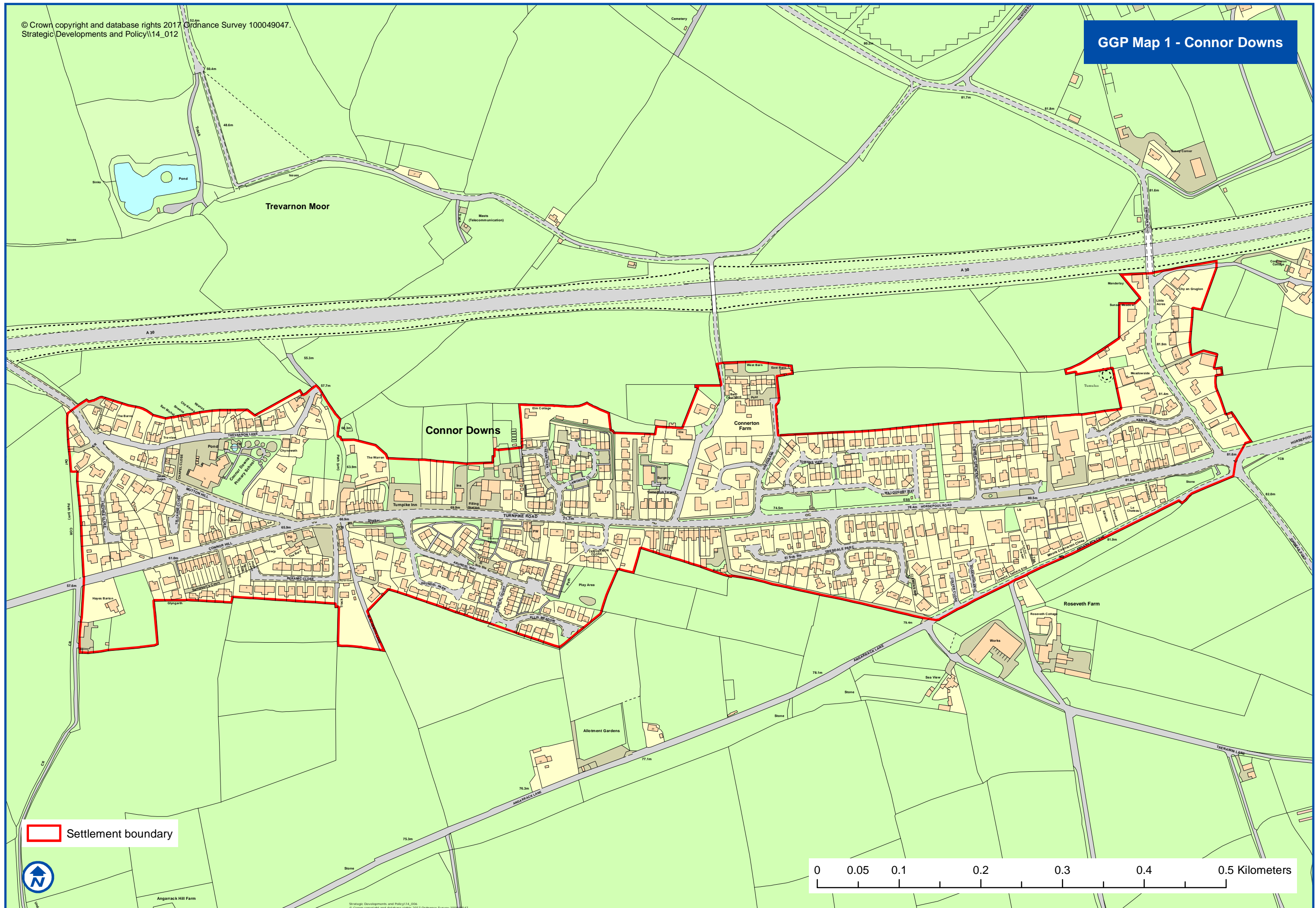
During Stage 4 of consultation 97% of the community either agreed or were neutral regarding Policy 15 with 75% supporting the NP overall during Stage 5.

### **Business & Jobs (Policy 16)**

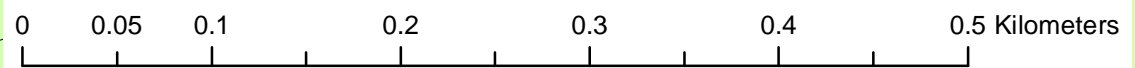
During the early stages of consultation the requirements for business and jobs were outlined during a community survey specifically aimed at local businesses as well as with the wider community. This led to criteria to protect existing businesses as well as managing future criteria.

Specific criteria for working from home and hot desks has been created as consultation showed many local businesses are run from home or require small workplaces which suit their needs.

During Stage 4 of consultation 97% of the community either agreed or were neutral regarding Policy 16 with 75% supporting the NP overall during Stage 5.

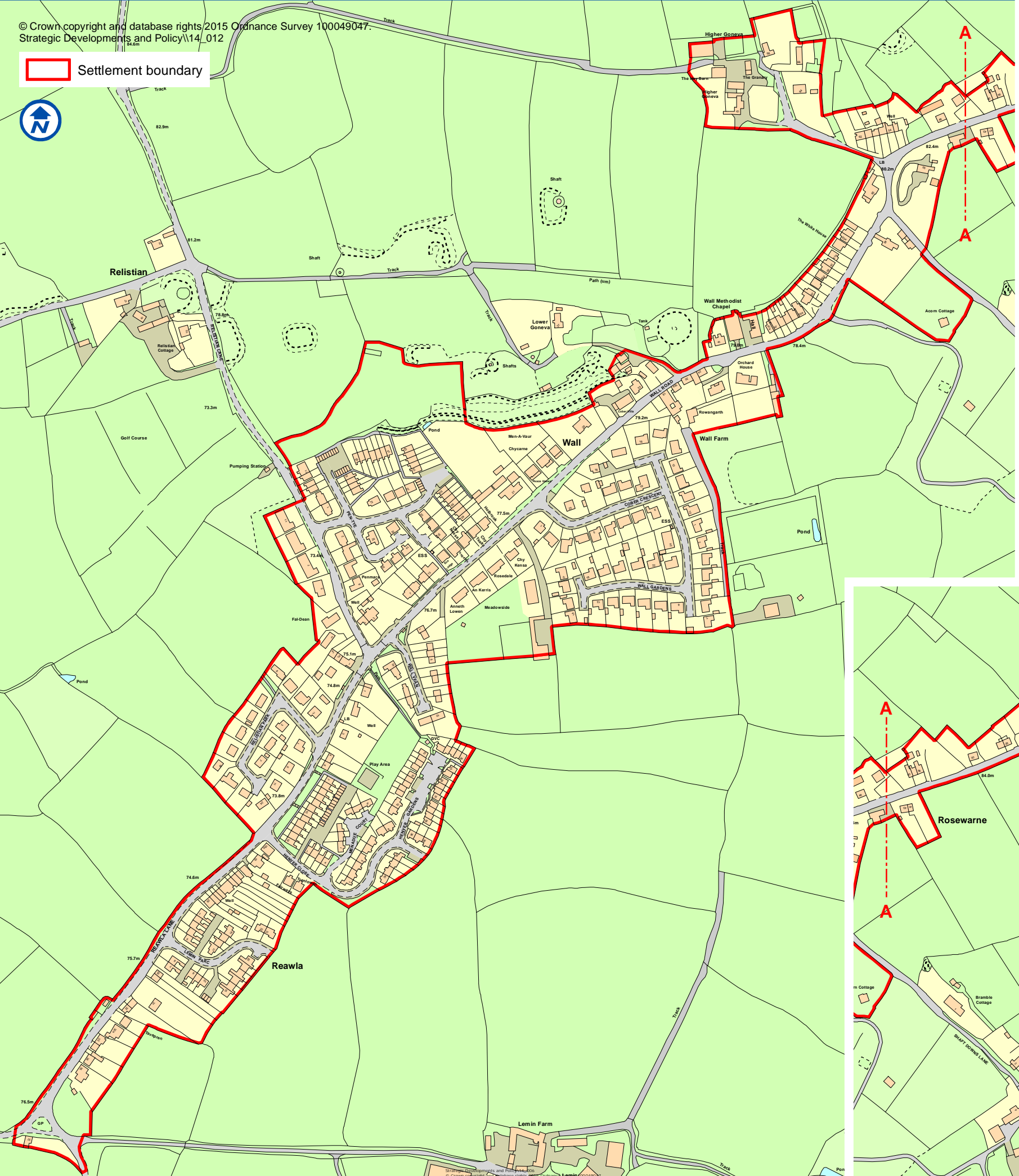


Settlement boundary



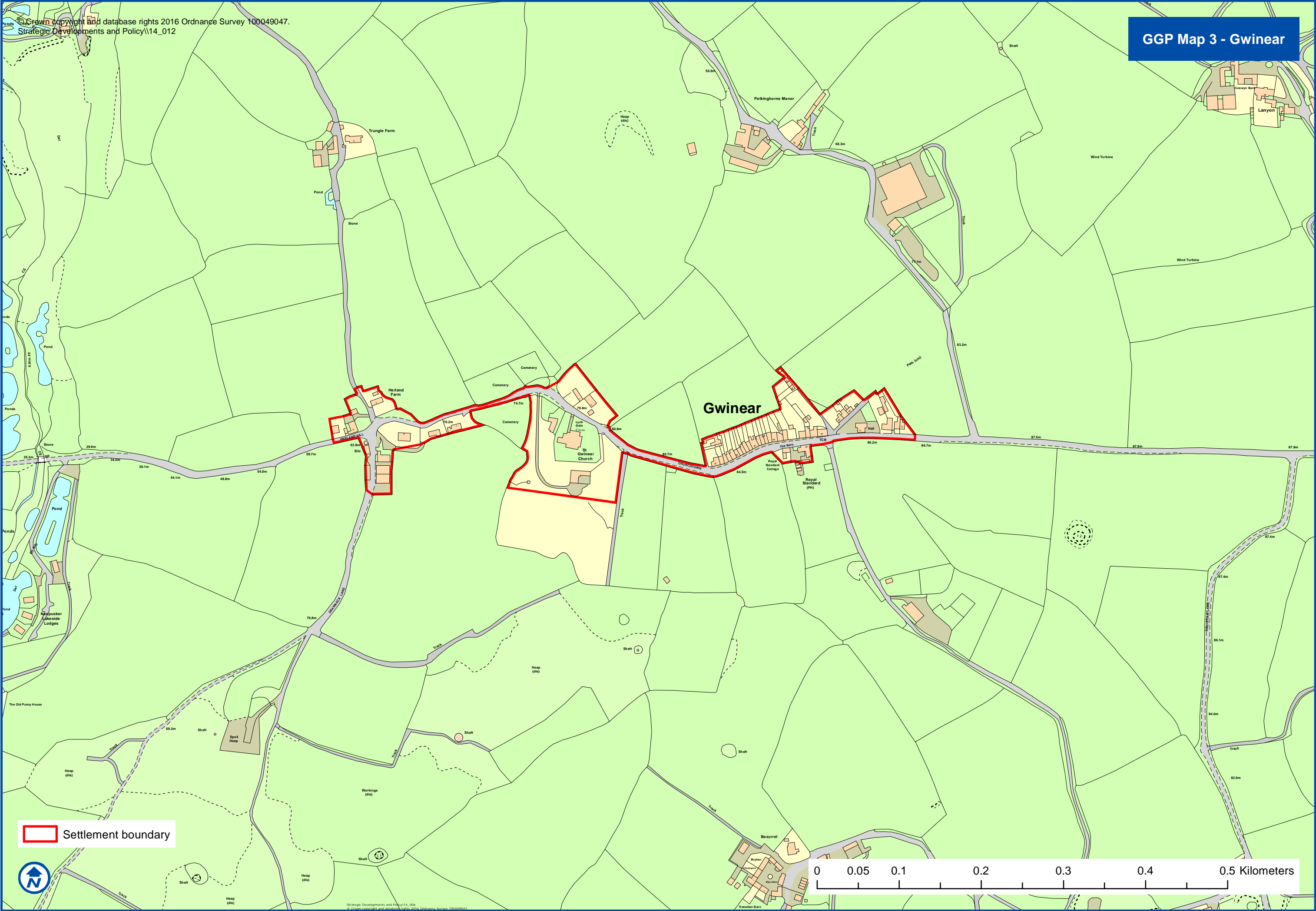


Settlement boundary



GGP Map 2 - Carnhell Green, Reawla and Wall

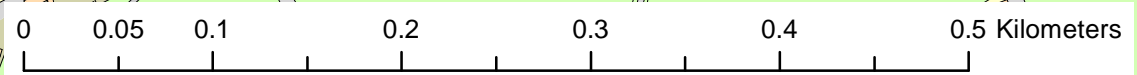




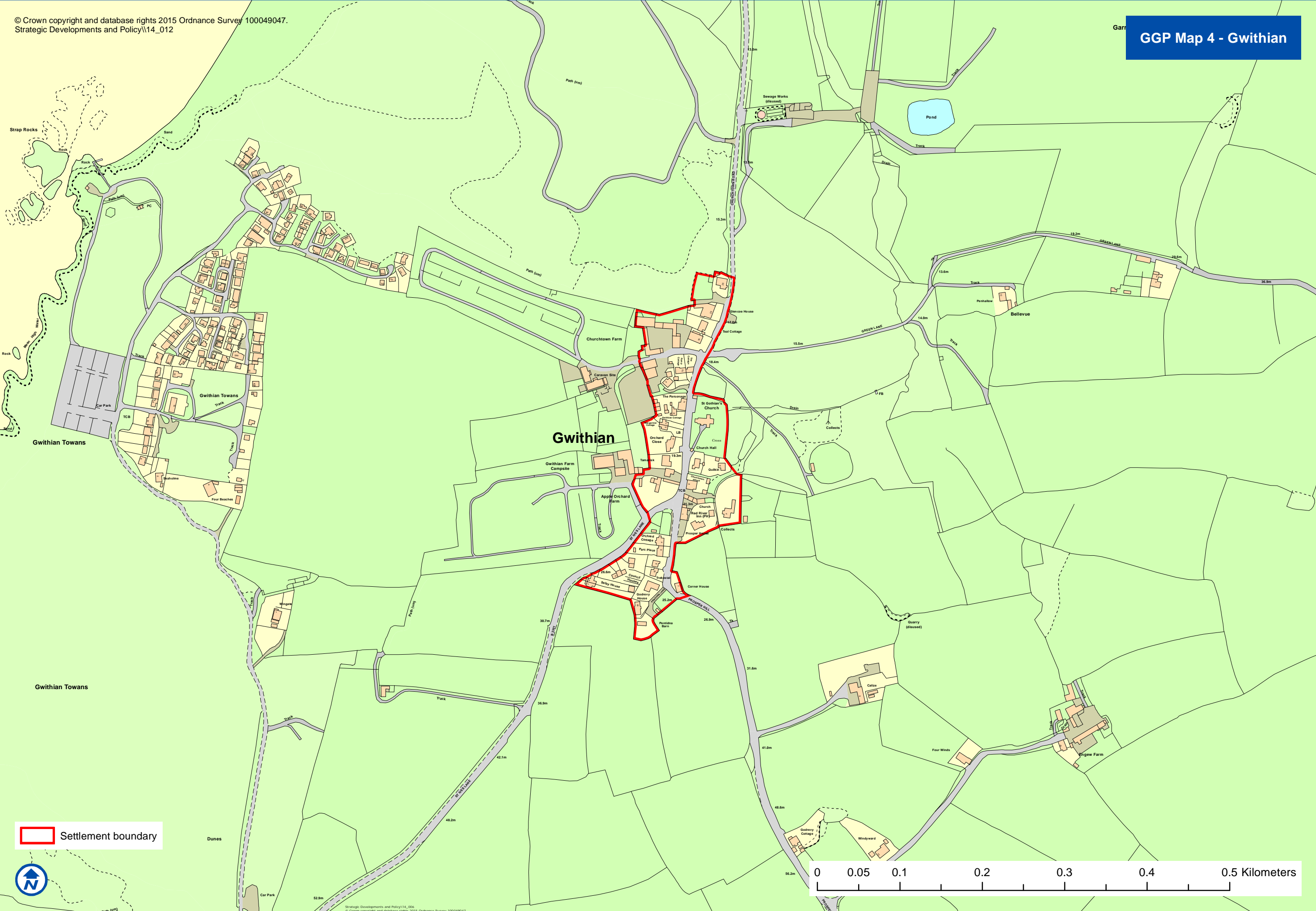
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Strategic Developments and Policy\14\_012

GGP Map 3 - Gwinear

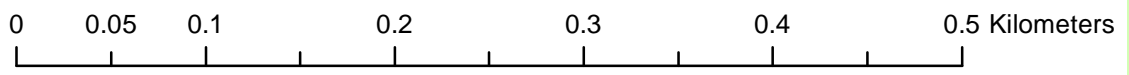
Settlement boundary



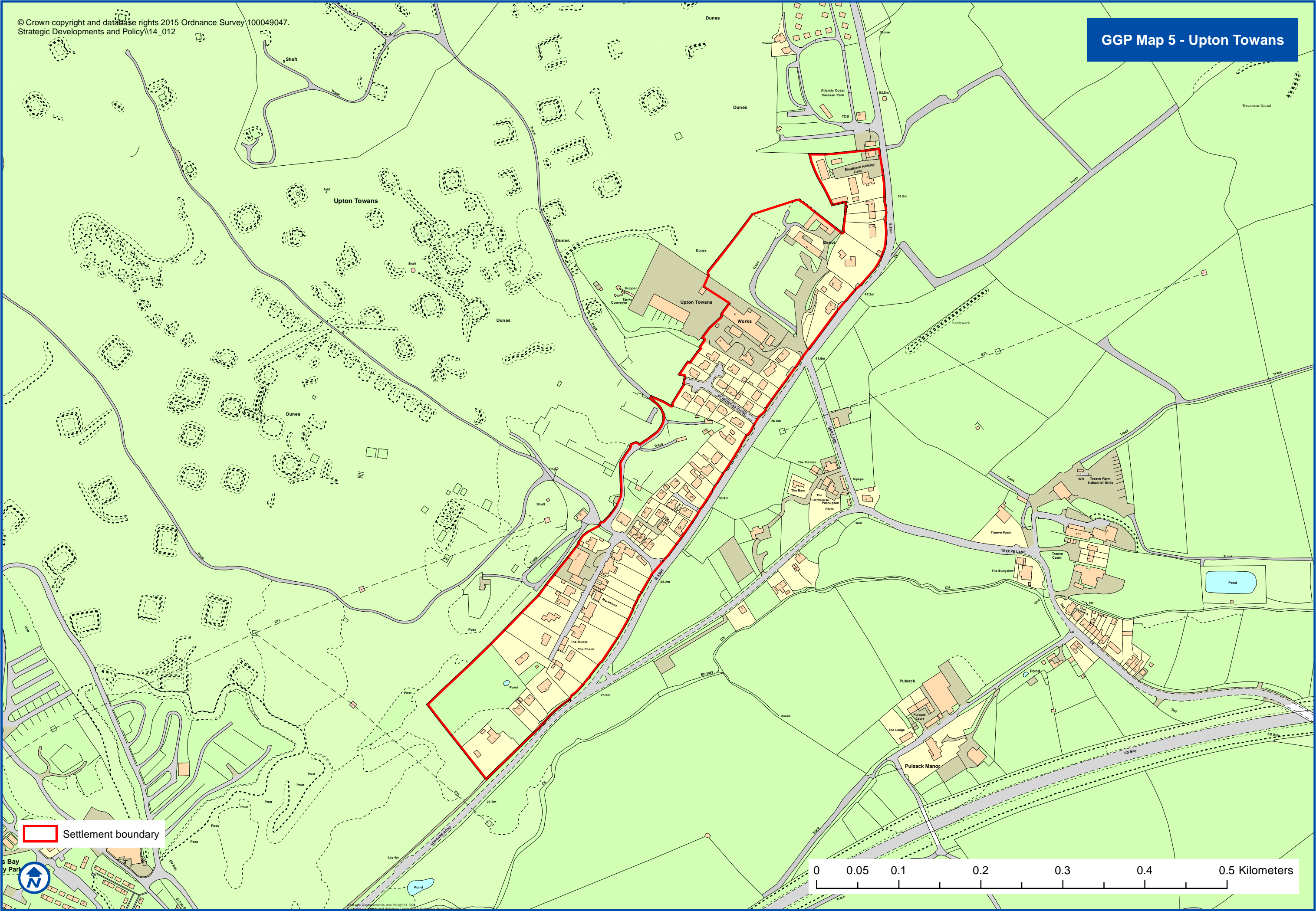




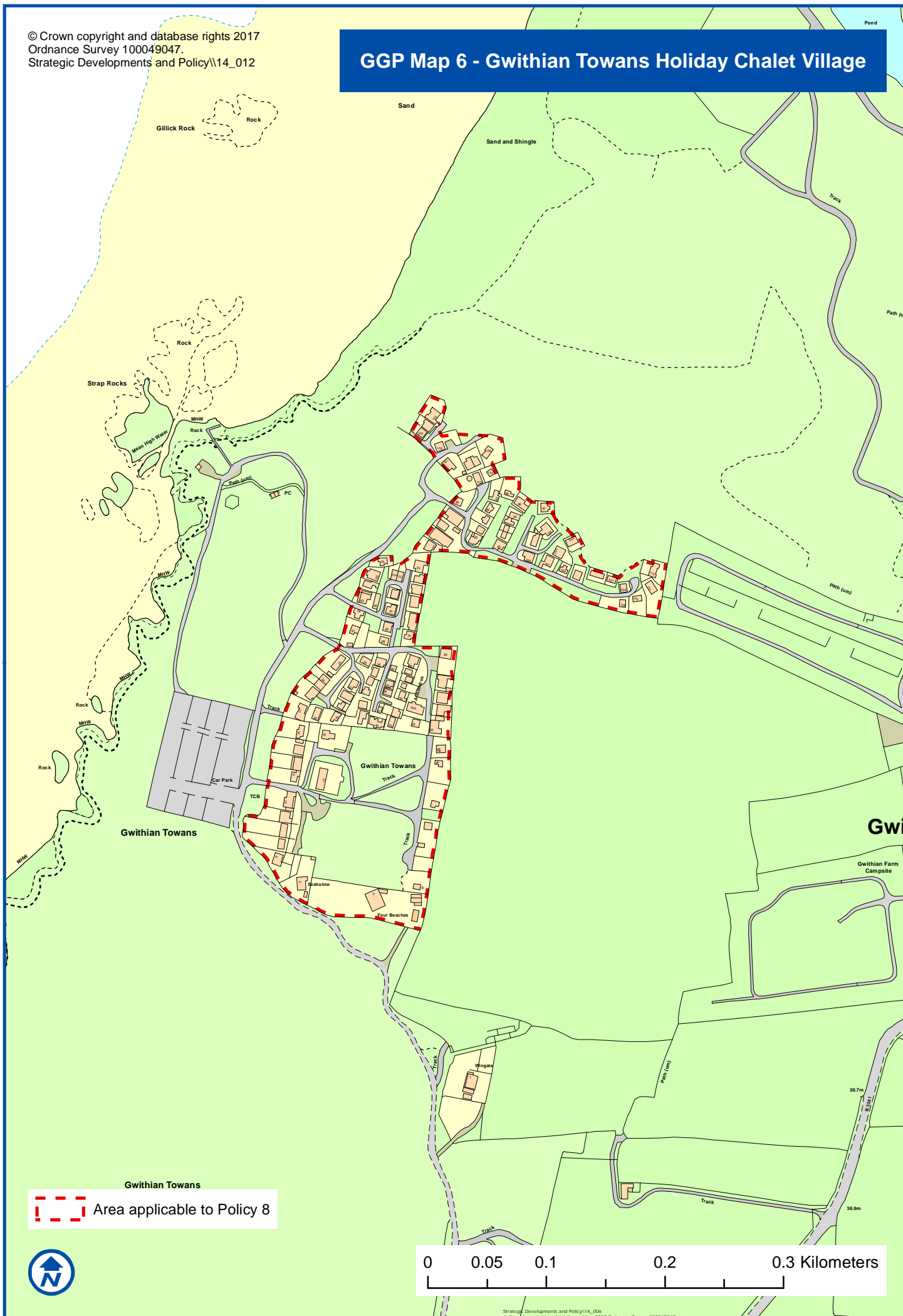
Settlement boundary



GGP Map 5 - Upton Towans



# GGP Map 6 - Gwithian Towans Holiday Chalet Village



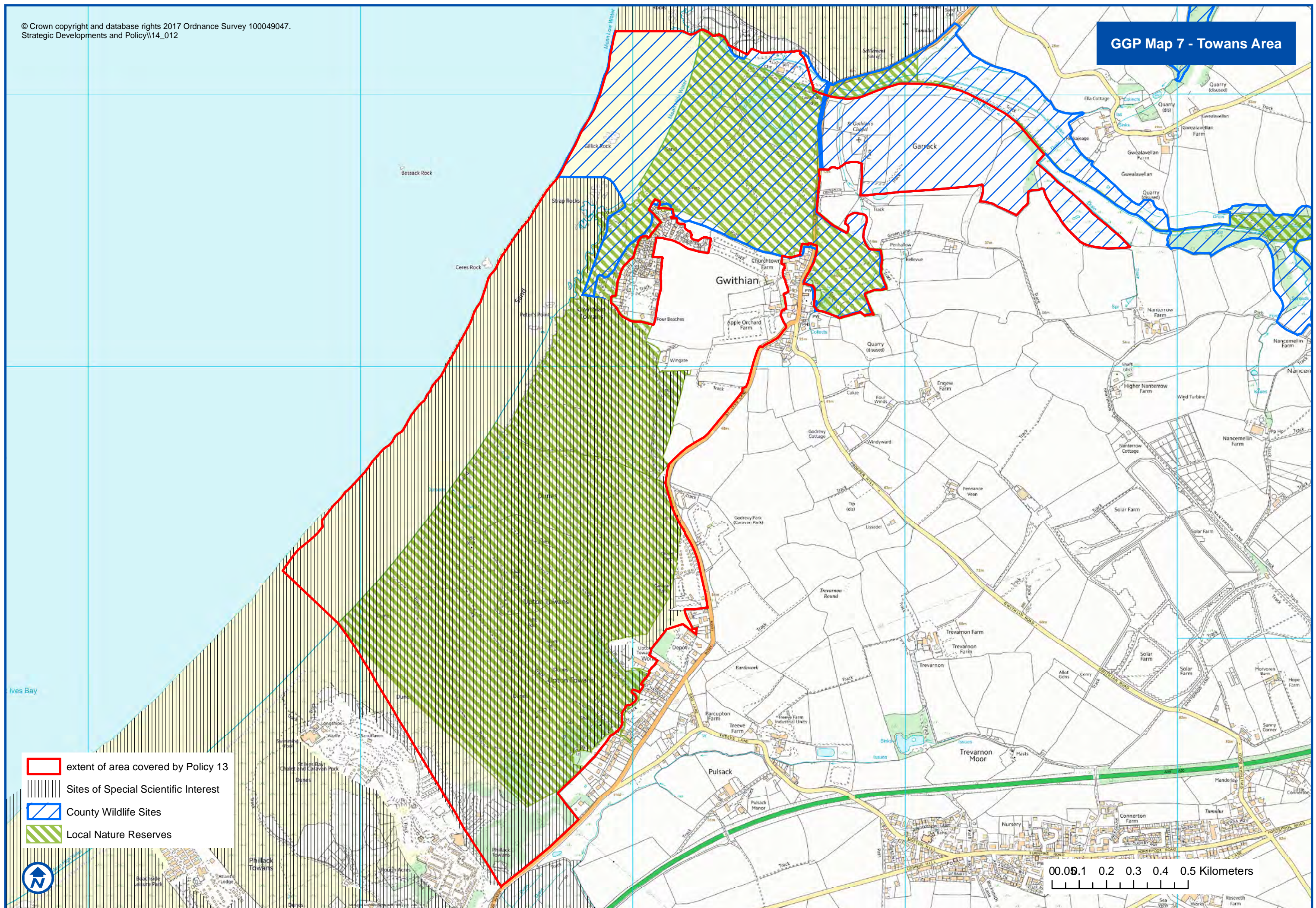
Gwithian Towans

Area applicable to Policy 8

0 0.05 0.1 0.2 0.3 Kilometers

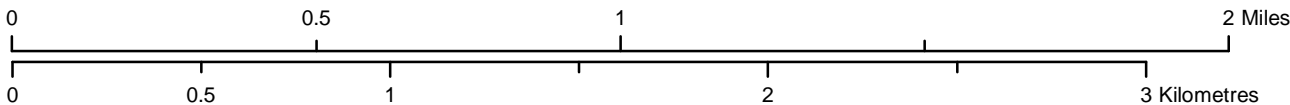


## GGP Map 7 - Towans Area





# GGP Map 8 - Map of Potential Sites for Wind Energy



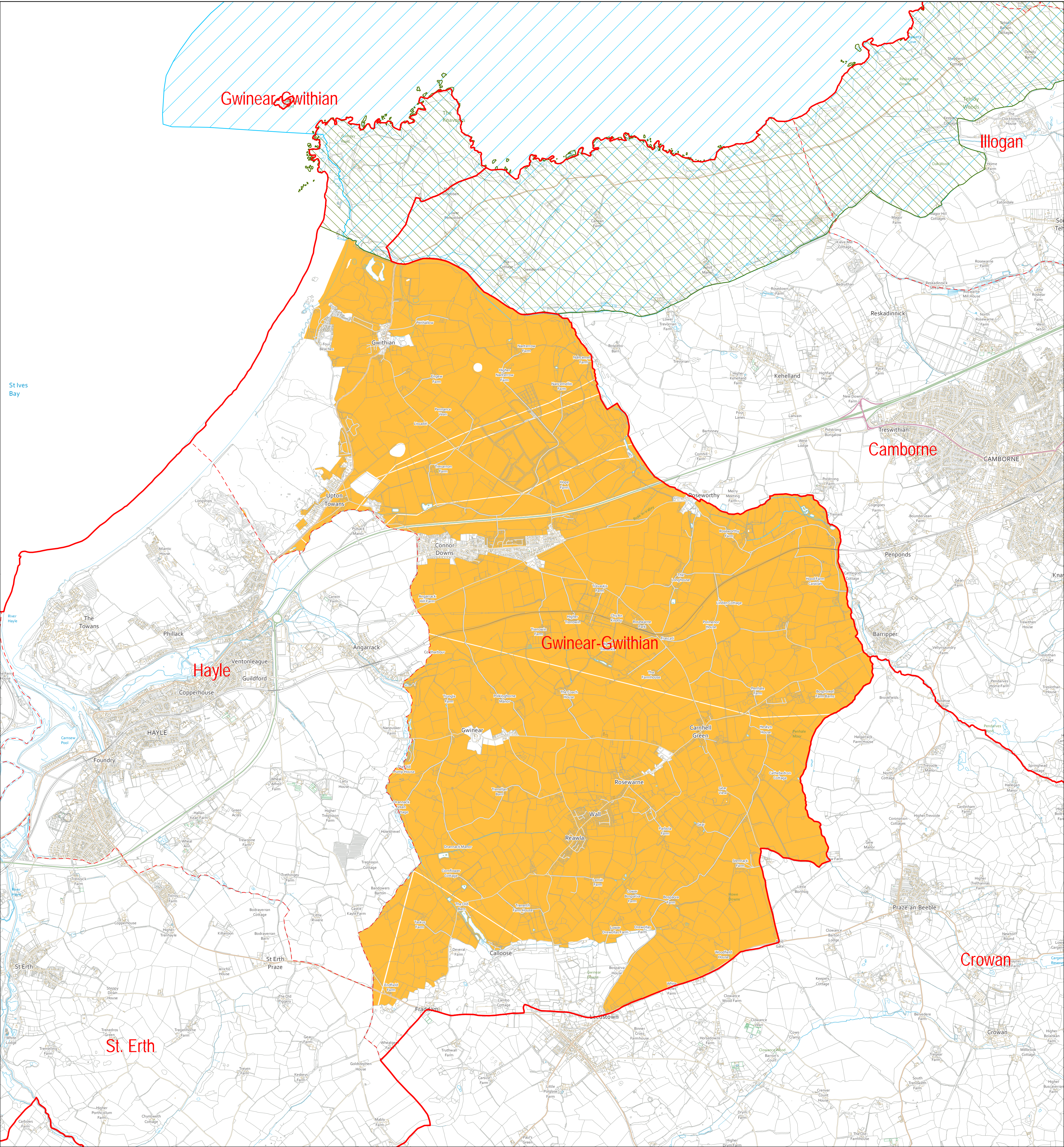
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### Key

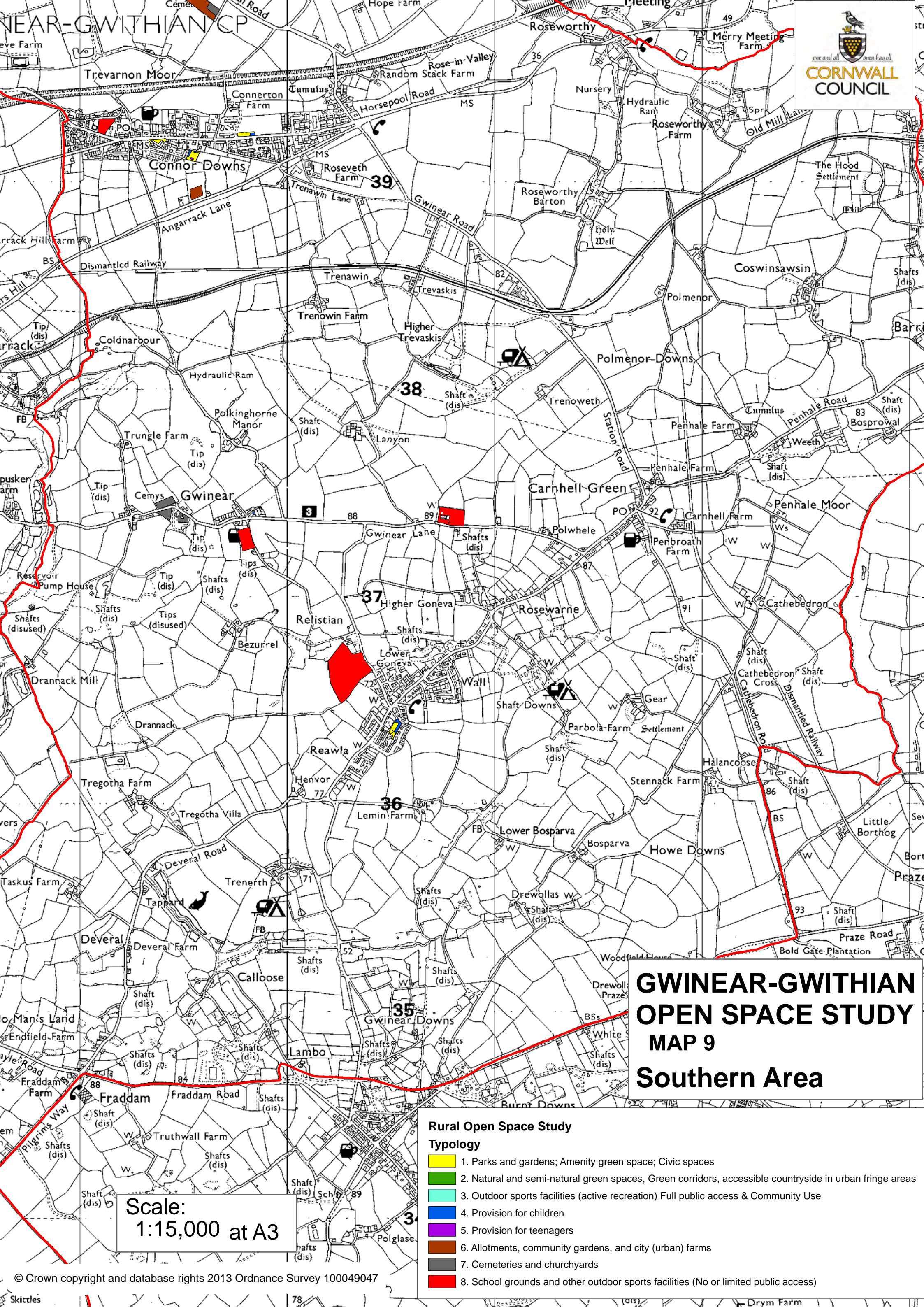
- Parishes boundaries
- Community Network Areas
- Potential Sites for Wind Energy
- Heritage Coast
- AONB

Notes:  
Use the LAYER function within the PDF viewer to show/hide their contents.  
If LAYER function note visible, click 'View' menu, select 'Show/hide', then 'Navigation panel', then tick 'Layers'.

Map printed at 100% will produce a 1:50,000 scale map.  
Map printed at 200% will produce a 1:25,000 scale map.









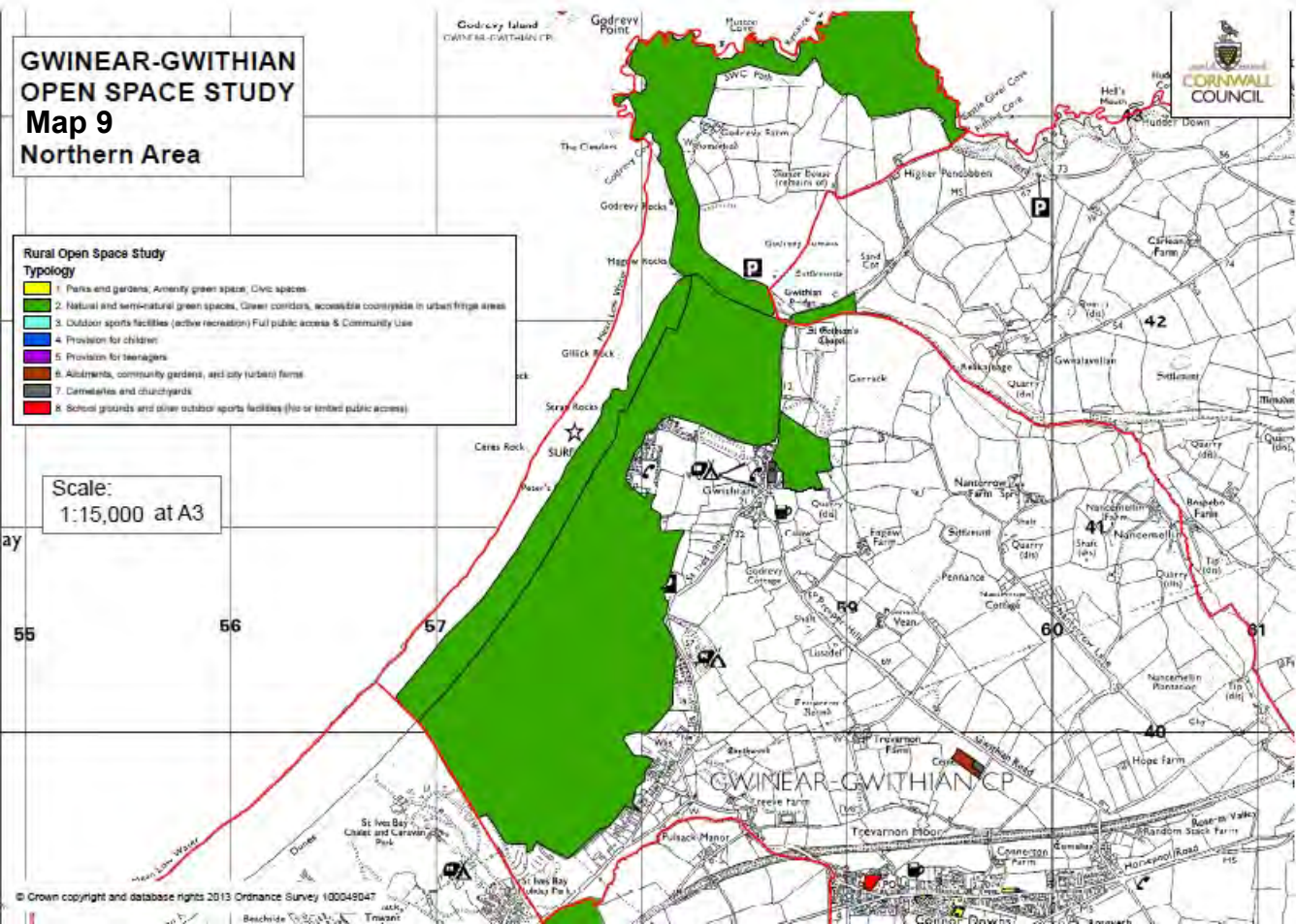
# GWINEAR-GWITHIAN OPEN SPACE STUDY Map 9 Northern Area



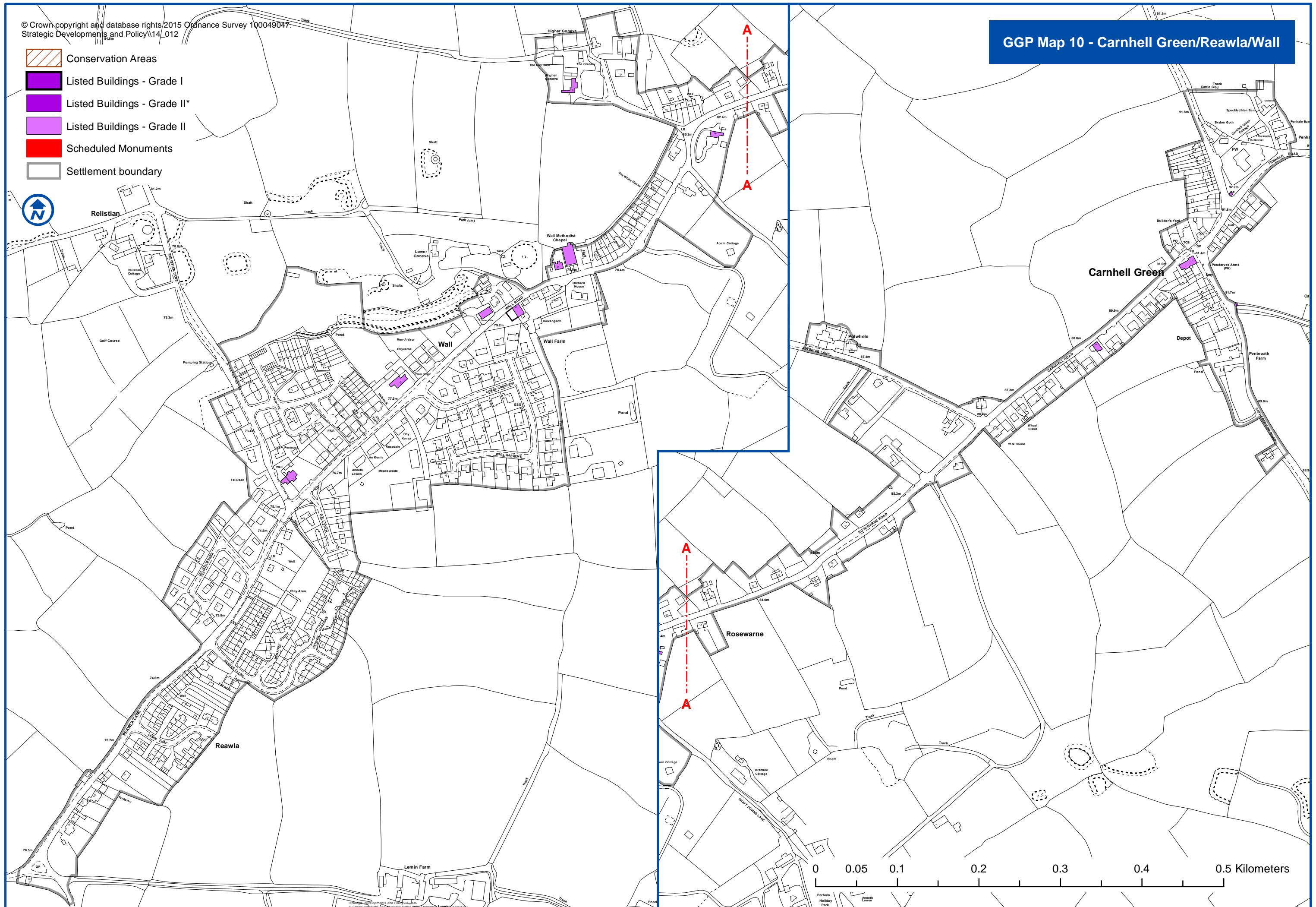
## Rural Open Space Study Typology

- 1 Parks and gardens, amenity green spaces, civic spaces
- 2 Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3 Outdoor sports facilities (active recreation) Full public access & Community Use
- 4 Provision for children
- 5 Provision for teenagers
- 6 Allotments, community gardens, and city (urban) farms
- 7 Cemeteries and churchyards
- 8 School grounds and other outdoor sports facilities (no or limited public access)

Scale:  
1:15,000 at A3



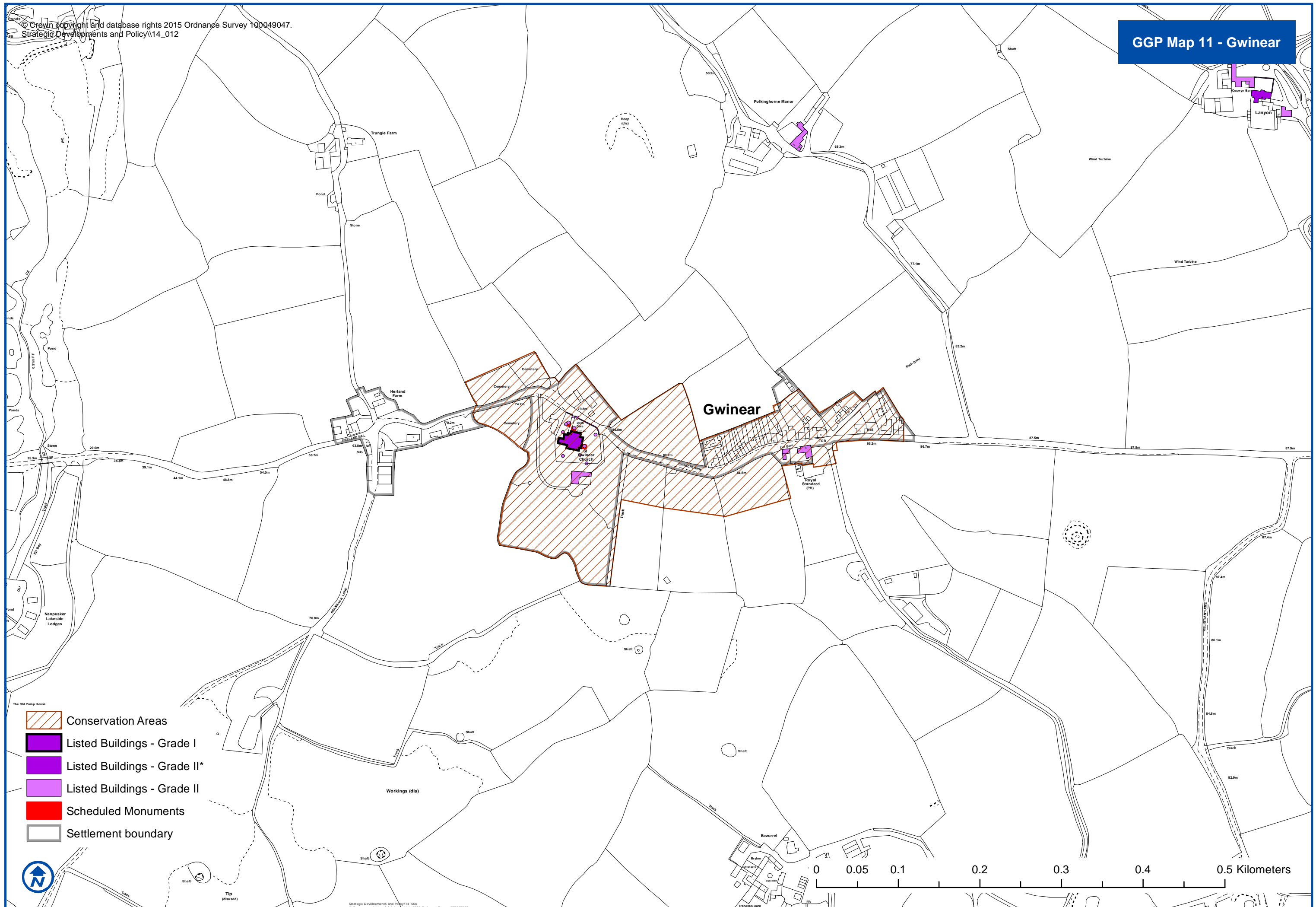
- Conservation Areas
- Listed Buildings - Grade I
- Listed Buildings - Grade II\*
- Listed Buildings - Grade II
- Scheduled Monuments
- Settlement boundary

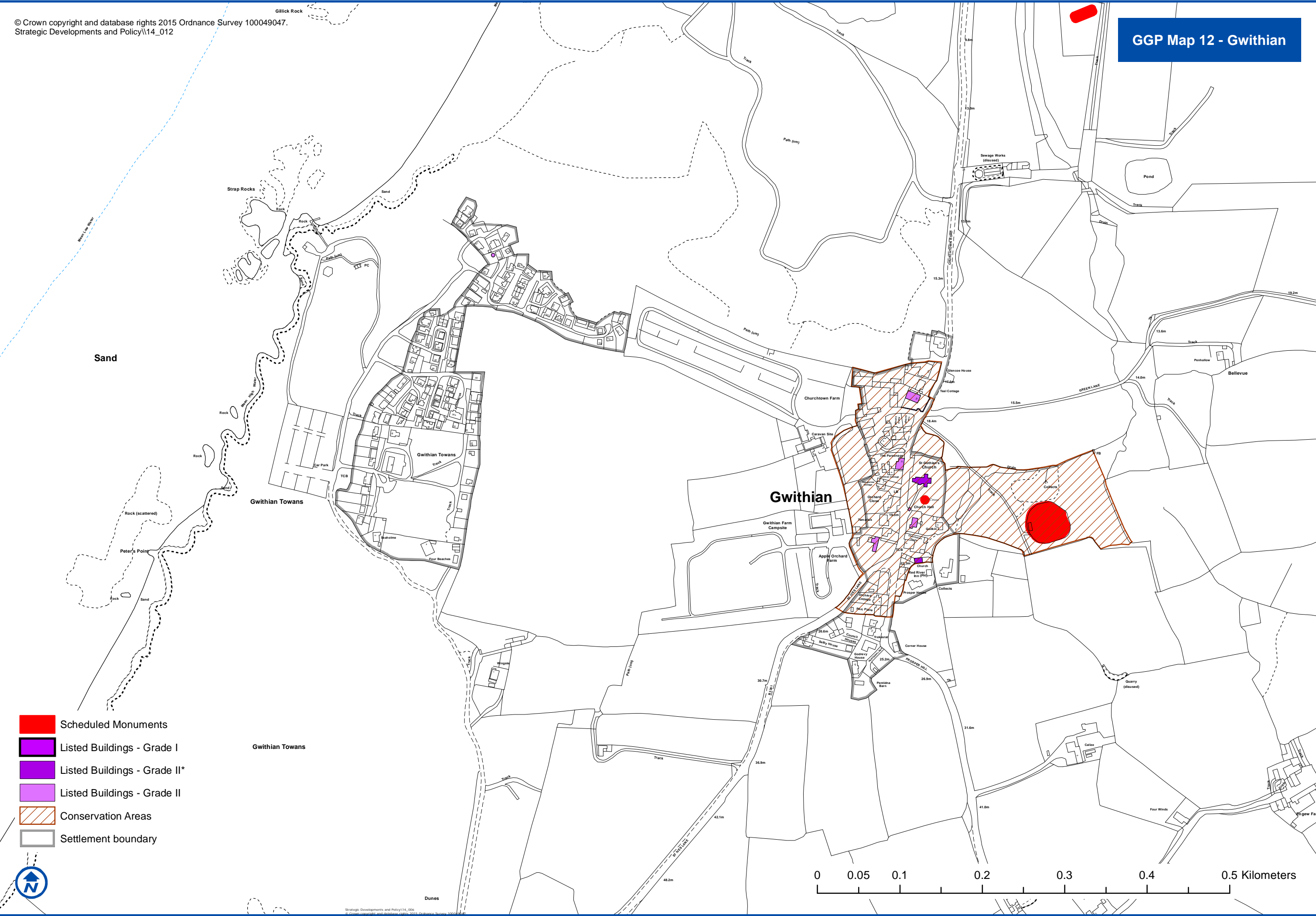


GGP Map 10 - Carnhell Green/Reawla/Wall

0 0.05 0.1 0.2 0.3 0.4 0.5 Kilometers







## **Development proposals**

This document is supplemental guidance to the policies in the Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications. The document is intended to aid prospective applicants when considering development within the Parish of Gwinear-Gwithian. This document is not exhaustive and any development should also meet the requirements set out within the Gwinear-Gwithian Neighbourhood Plan (NP) as well as any supplementary documents to the NP. Prospective applicants should also read this in conjunction with the Cornwall Local Plan and Affordable Housing SPD.

### **Affordable Homes**

A robust process must be followed to ensure that those who are in the most need of affordable homes with a local connection to the Parish are registered accordingly, through the Homechoice register.

Any affordable units proposed within the Parish must be designed in line with the evidence gathered from the process of registration and Homechoice local policy.

All affordable units within the Parish are to be occupied by somebody with a local connection to the Parish in line with the Local Authorities 'Local Connection Criteria' as set out in the Affordable Housing SPD.

As per the Local Authority Affordable Housing SPD the target provision is typically in the following proportions:-

70% rented homes owned or managed as affordable housing, provided that the rent level (inclusive of any relevant service charges) does not exceed the local housing allowance

30% intermediate housing for rent or sale, provided that the homes are available at first and subsequent occupation at a price which is affordable to a typical local household, taking into account the estimated purchasing power in such households.

The Local Authority will use planning obligations to ensure that affordable housing is provided and retained for eligible local households.

A financial or other contribution will be sought by the Local Authority from proposals to remove occupancy conditions on developments of more than 5 dwellings.

Where the splitting of a site would result in two or more sites that are physically adjoined, the Local Authority will consider the capacity and suitability of the entire developable area for the purpose of determining whether it falls above or below the affordable housing thresholds. This includes situations where the density or number of units in a proposal is lower than might reasonably be expected.

### **Dwelling sizes & types**

For rented homes, generally there is a high level of need for dwellings with 1 and 2 bedrooms. However, given this and the objective to make homes as flexible as possible, the Local Authority will generally seek homes with higher numbers of bedspaces per room, for example 1 bedroom 2 person and 2 bedroom 4 person homes.

At least 10% of affordable rented homes on developments of 10 or more will be expected to be provided to Lifetime Homes and / or wheelchair standards, due to the number of older applicants and those with limited mobility.



## **Affordable Homes**

### **Local connection criteria and cascade arrangements**

The following arrangements reflect the provisions of Cornwall Council's housing allocations policy.

Should the Local Authorities Affordable Housing SPD be altered, arrangements may be needed to adapt for future developments. The criteria as set out in the Local Authorities Affordable Housing SPD would continue to apply to existing affordable homes.

Cornwall's policy aim is to increase the level of affordable housing available to meet the needs of the local resident population. In addition, many of the policies in the Local Authorities Affordable Housing SPD in relation to rural areas seek to provide for the needs of the immediate community and do not seek to promote the movement of households from a larger catchment into much smaller less sustainable communities. For this reason, all rural schemes are subject to a parish local connection policy. Relevant occupancy controls would be included in a section 106 obligation. A connection can be established either through residence or employment and the criteria also makes provision for other exceptional circumstances. A cascade will operate with homes being let or sold:

- Initially to households with a parish connection;
- Then to households with a connection to adjoining parishes; and
- Then with the same connection to Cornwall

**"Qualifying Person"** requires the person(s) to have an Area Local Connection with:

- (a) Connection with the Primary Area in the first instance; or
- (b) If after a certain period (typically 28 days) no person with a connection with the Primary Area can be identified the connection cascades out to those with connections with either the Primary or Secondary Areas;
- (c) If no person satisfying the requirements of (a) or (b) has been identified within a certain period (typically 56 days) the connection cascades out to those with connections with the Primary or Secondary Areas or a County Local Connection.

The s106 agreement requires the properties to be advertised in order to trigger the above cascades. Advertising can run concurrently.

Affordable Housing providers are urged to work with Gwinear-Gwithian Parish Council to advertise available affordable homes within the Parish concurrently to ensure that adequate publicity of all affordable homes within the Parish has been carried out. The Parish Council will advertise affordable homes through its website and local community groups and will keep a record of affordable homes within the Parish along with evidence of those occupied with a local connection.

### **Highways**

If the proposed scheme is not offered for adoption to the Highway Authority, the developer must ensure that a properly-constituted body with defined legal responsibilities is established to maintain the streets to the common benefit of residents through the Highway Authority.

Legal certainty will need to be obtained by the Highway Authority prior to permission being granted that the streets are going to be properly maintained in perpetuity by these private arrangements.

### **Community Infrastructure Levy (CIL)**

Every new permanent dwelling has an impact on community infrastructure and therefore a levy will be required to alleviate that impact. CIL is to be used in accordance with the Infrastructure Needs Assessment for the Parish.

# INFRASTRUCTURE NEEDS ASSESSMENT

To create sustainable communities, providing housing and employment opportunities alone is not enough; there is a need to provide the necessary supporting 'infrastructure' to support the local population and those who visit or work in the area. Infrastructure can take many forms: physical infrastructure such as roads, energy supply, water supply and drainage; green infrastructure such as sports pitches, parks; and social & community infrastructure such as schools, doctors' surgeries, emergency services, community facilities.

The Cornwall [Infrastructure Needs Assessment](#) (INA) produced by Cornwall Council identifies what infrastructure is required to support the development proposed in the Local Plan. The INA shows what is required for the future, when it is needed, who is responsible for its provision, and how it will be funded. It forms a key part of the evidence base for the Cornwall Council Local Plan, as well as for the emerging [Community Infrastructure Levy](#).

Cornwall Council has recognised that planning the infrastructure to support the Local Plan is based on cooperation between planners and the infrastructure providers in Cornwall. Infrastructure and services are provided by many different organisations, and the INA is a vehicle through which integration between providers can be achieved. The INA creates clarity and offers scope for greater efficiency. It enables more effective planning and delivery of individual service strategies, particularly at this time when every sector faces cuts in funding.

As part of the process above, Cornwall Council has established INA schedules for each Community Network Area. The INA schedule which includes the Parish of Gwinear-Gwithian is [Hayle and St Ives Schedule](#).

Gwinear-Gwithian Parish Council has produced a Parish based Infrastructure Needs Assessment which follows a similar theme to the Cornwall Council INA's. The Parish Council has taken information from the Hayle and St Ives Schedule and combined this with historic information from a local level. Sources of information used to collate the following data are; Parish Council Minutes, items identified at Parish Council consultation events and through consultation with community groups and local businesses, items raised through the Gwinear-Gwithian Parish Plan as well as through the Neighbourhood Plan process which is ongoing.

This document is a work in progress and items can be removed as and when they are completed or circumstances change, equally new items can be added.

This document was created in November 2013 and parish wide consultation took place between November and December 2013. The Parish Council continues to promote the document with Cornwall Council and developers. The INA forms part of the Neighbourhood Plan process which will run between 2013 and 2015.

CATEGORY	PROJECT	LOCATION	DESCRIPTION	SOURCE	CAPITAL EXPENDITURE (C/E) OR MAINTENANCE REVENUE (M/R)	PRIORITY
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# TRANSPORT

TRANSPORT	Road Repair	Carnhell Green / Wall / Reawla / Fraddam	Road leading from Barripper to Fraddam; poor state of repair (pot holes, sunken manholes, water damage); requires resurfacing	Local Resident(s)	M/R	DESIRABLE
	Reduce Speeding	Parish-wide  Areas highlighted for specific concern as below:	Need to address speeding concerns and issues Parish wide; purchase of a portable speed visor	Parish Plan; CDRA Carnhell Green - Traffic Group; Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP); Local Residents (consultation event)	C/E	<b>CRITICAL *</b>  Prioritise by community after public consultation
		Connor Downs *	Speeding; suggestions made by CDRA for a roundabout at Horsepool, sleeping policemen through the village; painted road signage	CDRA		
		Roseworthy	Speeding concerns; introduction of 40mph roundels on the road at the entry point to help reinforce the presence of a limit; flashing speed indicator; speed camera signs; dragon teeth markings; lines to make the road look narrower; rumble strips	Local Resident(s) Parish Plan		
		Upton Towans	Vehicle speeds; investigate ways of reducing	Parish Plan Accidents have occurred		
		Rosewarne Park	Vehicle speeds; investigate a 40mph zone for Station Rd/Gwinear Rd	Local Resident(s) Carnhell Green Traffic Group Parish Plan		

		Carnhell Green	Need to reduce vehicular speeds through the village; possible remodelling of Station Road/Penhale Road junction and Cathebedron Road/Penhale Road junction; build out to Station Road as entering the village; additional signage (pole mounted and road painted)	Local Residents(s) Carnhell Green Traffic Group Parish Plan		...contd <b>CRITICAL*</b>
	<b>Pedestrian / Highway Safety</b>	Connor Downs *	Few safe crossing places within the village; desire for a crossing that stops traffic. CDRA suggested site being midway between the WI and Turnpike Inn	Parish Plan; CDRA; Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP)	C/E	<b>CRITICAL*</b>
		Connor Downs	Build out outside surgery entrance has been reduced in size and no longer complies with regulations for width (so as to appropriately accommodate a pushchair), needs to be rethought; Need to redesign this section of road to afford a safe and appropriate means of crossing for pedestrians	CDRA; Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP)	C/E	<b>NECESSARY</b>
		Connor Downs	Narrow pavements (1) from O'Dells to the end of the terrace of cottages and (2) from the old dairy to Trevarnon Close	CDRA	C/E	<b>NECESSARY</b>
		Connor Downs	Restricted vision for motorists exiting Arundel Way due to vehicles parked on the main road; parking bays suggested by CDRA between the Sunday School and Arundel Way	CDRA	C/E	<b>NECESSARY</b>
		Connor Downs	Requirement for additional street lighting between Tresdale Parc and Trevarnon Close	CDRA	C/E	<b>DESIRABLE</b>
		Connor Downs	A street light is needed in Blacksmith Lane	Local Resident	C/E	<b>DESIRABLE</b>
		Connor Downs	Pre-School, Sunday School Hall – cars park in front of the entrance to the Hall making access difficult, if not impossible, on occasions / pedestrian safety	Connor Dows Sunday School Pre-School CDRA	C/E	<b>NECESSARY</b>
		Connor Downs	Yellow lines to Horsepool Road at the junction with Gwithian Road (Connor Downs side of the junction) Note: Crossroads may be subject to future remodelling (if development to take place – need to view with this in mind)	Parish Council	C/E	<b>DESIRABLE</b>
		Roseworthy	Highway safety - widening of access from Old Mill Lane; see minute 1c, 22/006	Cllr Crocker approached by local resident	C/E	<b>DESIRABLE</b>
		Rosewarne Park	Highway safety concerns – vehicular speeds and no footway; need to develop a footpath to link Rosewarne Park with Connor Downs and Carnhell Green;	Local Resident(s) Carnhell Green Traffic Group Parish Plan	C/E	<b>DESIRABLE</b>

		Upton Towans	Need to improve highway safety for pedestrians walking to the School at Connor Downs from Upton Towans; need for a pavement to Treeve Lane	Parish Plan	C/E	<b>NECESSARY</b>
		Gwinear	20mph zone outside Gwinear School		C/E	<b>CRITICAL</b>
		Carnhell Green	Widening of pavement between Station Road and the Post Office (particularly outside of 3&5 Penhale Road) to afford improved pedestrian safety	Local Resident(s) Carnhell Green Traffic Group	C/E	<b>DESIRABLE</b>
		Carnhell Green	Look at the gap in street lighting to corner of Station Road outside church		C/E	<b>DESIREABLE</b>
		Carnhell Green	Blind exit from Gwinear Road onto Carnhell Road – cars pull out into path of travelling vehicles, with excess speeds this can be dangerous; no footway for pedestrians.	Local Resident via Carnhell Green Traffic Group	C/E	<b>DESIRABLE</b>
		Gwinear	Gwinear School – need to improve pedestrian safety at the school; provide appropriate footpath links for pedestrians. Requirement - school car park/parking/drop off point, footway improvements, footpath links Need to ease traffic congestion	Gwinear School Parish Plan Local Resident (consultation event)	C/E	<b>Parking/drop off = CRITICAL</b>  <b>Footway links = DESIRABLE</b>
		Gwinear Churchtown	Parking issues	Local Resident(s)	C/E	<b>DESIRABLE</b>
	<b>Bus stop provision / improvements to existing</b>	Connor Downs	Need for bus shelters to the two stops serving Connor Downs to Camborne	CDRA; Local Resident(s)	C/E	<b>DESIRABLE</b>
		Connor Downs	Need for a replacement shelter to the bus stop after Arundel Way (serving Connor Downs to Hayle)	CDRA; Local Resident(s)	C/E	<b>DESIRABLE</b>
		Connor Downs	Need for raised bus stops to afford easy access to buses (it has been reported that the low pavement at the bus stop adjacent to Pine Trees Nursing Home means elderly residents have to crawl on their hands and knees to access the bus)  <b>**HYDRAULIC LOWERING OF FLOOR TO ALL BUSES PROPOSED FOR 2014</b>	CDRA; Local Resident(s)	C/E	<b>DESIRABLE</b>
		Connor Downs	Concern new play area to the Ocean development site will exit adjacent to bus stop. CDRA suggestion to move bus stop towards the junction with Greenbank which is served by a pavement	CDRA; Local Resident(s)	C/E	<b>DESIRABLE</b>

# EDUCATION & CHILDREN'S SERVICES

<b>EDUCATION &amp; CHILDREN'S SERVICES</b>	<b>Pre School and Primary School expansion / Improvement</b>	Connor Downs *	School expansion; recent developments putting additional pressure on existing school facilities – temporary accommodation currently being used, which the School has been told is past its life span and cannot be improved or extended.	Connor Downs School Cost - £150,000 to provide a double extension on school grounds	C/E	<b>CRITICAL *</b>
		Connor Downs	School has old heating system, high costs to replace.	Connor Downs School	M/R	<b>DESIRABLE</b>
		Connor Downs *	School expansion; need for additional space for small groups of people who need additional support – surveyor indicated possible solution to extend reception area and utilise existing area for supported learning	Connor Downs School Cost - £20,000	C/E	<b>CRITICAL *</b>
		Connor Downs	School improvement – replacement computer suite (existing computer facility has been sacrificed to enable a classroom extension)	Connor Downs School	M/R	<b>DESIRABLE</b>
		Connor Downs	School improvement – creation of a facility for horticultural and gardening in the school grounds for pupils to work alongside C/D residents	Connor Downs School	C/E	<b>DESIRABLE</b>
		Connor Downs *	Sandcastles Pre-School – due to expansion of homes in Connor Downs they report they require new premises as they have outgrown their existing location which they advise is a tired facility without adequate heating, lighting, facilities and garden for their children	Sandcastles Pre-School Cost - Purpose built facility in region of £420,000	C/E	<b>CRITICAL *</b>
		Gwinear	Gwinear School – Requirement for a new classroom to replace existing Elliot hut.	Gwinear School	C/E	<b>CRITICAL</b>
		Gwinear	Gwinear School - Requirement for: Reorganisation of work area in class 3; ICT hardware; ipads and animation software (KS2 & infants); laptop and interactive whiteboard for staffroom for teaching groups and training; cameras; library books; tables and chairs for the hall; staging; development of the grounds; outdoor sports gym; curriculum visits; septic tank; a minibus with a service plan	Gwinear School	R/M	<b>DESIRABLE</b>

# COMMUNITY FACILITIES

<b>COMMUNITY FACILITIES</b>	<b>Youth services</b>	Parish wide	Secure the long term commitment of youth service agencies to help identify opportunities to engage with our local young people	Parish Plan	C/E	<b>CRITICAL</b>  Prioritise by community after public consultation
	<b>Community Centres / Facilities</b>	Parish wide *	Meet our commitment to providing a venue for young people to meet together and with other sectors of our community	Parish Plan	C/E	<b>CRITICAL *</b>  Prioritise by community after public consultation
		Connor Downs *	<p>WI Hall – Hall is leased; possible need for another community facility to replace this one in the future</p> <p>The WI advise:</p> <ol style="list-style-type: none"> <li>1. The hall is sited on land which is owned by St Austell Brewery for which there is a 99 year lease. The lease expires on 29 September 2030. We have approached the Brewery in the past regarding the likelihood of being able to negotiate a new lease at that time but their reply has been very non-committal.</li> <li>2. Damp in the back rooms – due to its construction whereby there is just a single block wall which is lined with thin plywood on the inside, condensation and damp forms on the paintwork particularly in the winter months.</li> </ol>	Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP)	<p>C/E</p> <p>R/M</p>	<p><b>CRITICAL *</b></p> <p><b>DESIRABLE</b></p>

		Connor Downs	Sunday School Hall – 1. Valley to the roof is in need of repair/replacement – requires new lead 2. Flat roofs will need repair / replacement in time	Facility itself	R/M	<b>DESIRABLE</b>
		Wall	Wall Hall - Need to secure and improve this community facility; Wall Hall Committee asked to supply business plan of existing and future use, state of repair, improvements needed, and funding required (minute 22/077) DLT Report – location for multi-generational activities; access to health and parish services (report pre move to existing parish office); venue to host clubs and meetings; place for young people to socialise thus reducing anti-social behaviour	Parish Plan Total Place/DLT Report	C/E	<b>DESIRABLE</b>
		Gwinear	Hall for Gwinear – 1. To finish the outside pointing 2. Alternative heating (may wish to apply to GGSCF) 3. Resurfacing / re-landscaping the 'car park' area; it is almost impossible to get a grant for a car park	Facility itself	R/M	<b>DESIRABLE</b>
		Gwithian	Gwithian Church Hall 1. Urgent need for a new floor 2. Need for replacement heating and emergency lighting	Facility itself	C/E	<b>DESIRABLE</b>
		Parish wide	Respond to the need for community transport links not currently offered by bus service providers	Parish Plan	C/E	<b>DESIRABLE</b>
	<b>Parish Office</b>	Parish wide	Secure a long term base for the Parish Council, with good access for members of the community	Parish Plan	C/E	<b>DESIRABLE</b>



# GREEN & BLUE SPACES

<b>GREEN &amp; BLUE SPACES</b>	<b>Burial ground expansion / provision</b>	Parish wide	Need for additional cemetery space – Gwinear Church	Parish Council; Gwinear Church; Local resident(s)	C/E	<b>CRITICAL</b>
			Need for additional cemetery space – PC Cemetery	Parish Council	C/E	<b>CRITICAL</b>
	<b>Green Infrastructure - Community gardens / spaces / allotments</b>	Parish wide	Work with new housing developers to provide community gardens / allotments as part of any development scheme	Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP); Parish Plan; Survey results	C/E	<b>NECESSARY</b>
		Connor Downs	Investigate options to increase garden/allotment provision	Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP); Parish Plan; Survey results	C/E	<b>NECESSARY</b>
		Connor Downs	Creation of a facility for horticultural and gardening in the grounds of Connor Downs School for pupils to work alongside C/D residents	Connor Downs School	C/E	<b>DESIRABLE</b>
	<b>Green Infrastructure – establish a network of safe places to walk and cycle</b>	Rosewarne Park	To establish a safe path for pedestrians linking Rosewarne Park to Connor Downs and Carnhell Green (permissive path?)	Local Resident(s) Carnhell Green Traffic Group Parish Plan	C/E	<b>DESIRABLE</b>
		Gwinear	Gwinear School – need to improve pedestrian safety at the school; provide appropriate footpath links for pedestrians. Requirement - school car park/parking/drop off point, footway improvements, footpath links Need to ease traffic congestion	Gwinear School Parish Plan Local Resident (consultation event)	C/E	<b>Parking/drop off = CRITICAL</b>  <b>Footway links = DESIRABLE</b>

	<b>Play area provision / improvement</b>	Parish wide	To expand provision of recreational and play space and embrace sporting activities, particularly those that can underpin our vision for a more connected community and for engaging with our young people	Parish Plan	C/E	<b>DESIRABLE</b>
		Connor Downs	ESPF – need to provide additional play equipment to suit older children (identified through the Cornwall Infrastructure Needs Assessments and through a survey of 10-16yr olds within the Parish  - need for strengthening park boundaries to prevent access by motorbikes	Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP); Parish Plan; Survey results  Local Resident(s)	C/E	<b>NECESSARY</b>
		Reawla	Improvements to the park; new equipment, planting; bin provision Condition of park criticised by local resident (at PC mtg of 24/9/12) Maintenance poor (local resident-consultation event) DLT Report – improve recreational facilities to reduce antisocial behaviour, encourage community spirit and pride; afford area to play, socialising, meeting.	Local Resident(s) Parish Plan Total Place/DLT Report	C/E	<b>NECESSARY</b>
	<b>Preservation of our Heritage and Green Spaces</b>	Parish Wide	Preserving and protecting our heritage and our community assets	Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP); Parish Plan	C/E	<b>DESIRABLE</b>
		Gwithian / Towans	Investigate the feasibility of establishing an appropriately skilled warden to safeguard/manage the Towans environment and Gwithian Green.	Cornwall Infrastructure Needs Assessment (Hayle & St Ives CNP); Parish Plan; Survey results	C/E	<b>NECESSARY</b>
		Gwithian / Upton Towans	To resolve the longer-term impact of parking and access on to the Towans and surrounding areas	Parish Plan	C/E	<b>NECESSARY</b>
		Gwithian / Upton Towans	Provision of improved facilities at the beach		C/E	<b>DESIRABLE</b>

# HEALTH

<b>HEALTH</b>	<b>Health Care Provision</b>	Parish wide	Secure an improved health-care provision within the Parish through partnership working with healthcare providers, and exploring opportunities for sharing physical resources	Parish Plan	C/E	<b>NECESSARY</b>
	<b>Healthy Living</b>	Parish wide	Investigate opportunities to promote healthy eating through the provision of Parish allotments, garden-sharing and other initiatives	Parish Plan	C/E	<b>DESIRABLE</b>
		Parish wide	Work with new housing developers to provide community gardens/allotments as part of a development scheme		C/E	<b>NECESSARY</b>

# UTILITIES & ENERGY

<b>UTILITIES &amp; ENERGY</b>	<b>Green Energy</b>	Parish wide	Energy - To support and encourage the use of new technologies and practical measures that will reduce our energy consumption, as a positive response to the challenge of climate change	Parish Plan	C/E	<b>DESIRABLE</b>
	<b>Street Lighting</b>	Connor Downs	Utilities - Requirement for additional street lighting between Tresdale Parc and Trevarnon Close	CDRA	C/E	<b>DESIRABLE</b>
		Connor Downs	A street light is needed in Blacksmith Lane	Local Resident	C/E	<b>DESIRABLE</b>
	<b>Secure Public Conveniences</b>	Gwithian	Utilities - Public Conveniences; to ensure protection of these services for the benefit of the local community and visitors to the Parish	Parish Council	C/E	<b>NECESSARY</b>
	<b>Waste Water Treatment</b>	Gwithian	To upgrade the sewerage works at Gwithian	Local Residents	C/E	<b>CRITICAL</b>

# FLOODING

<b>FLOODING</b>	<b>Flood Prevention &amp; Mitigation Measures</b>		Known problem areas being: Cathebedron Road;, Carnhell Green, Nanpuska, Calloose, Fraddam, Roseworthy, Leedstown		C/E	<b>NECESSARY</b>
	Flooding – run off from the fields on both sides of Roseworthy Hill, particularly from the Camborne side	Roseworthy	Field edges do not have any natural drain-off, ditches, or signs of good management Mud, stones, potatoes etc. from fields block the little drainage that there is; there is a lack of drainage in correct places; lack of regular drain clearance; the camber of road compounds the problem			<b>NECESSARY</b>

# JOBS

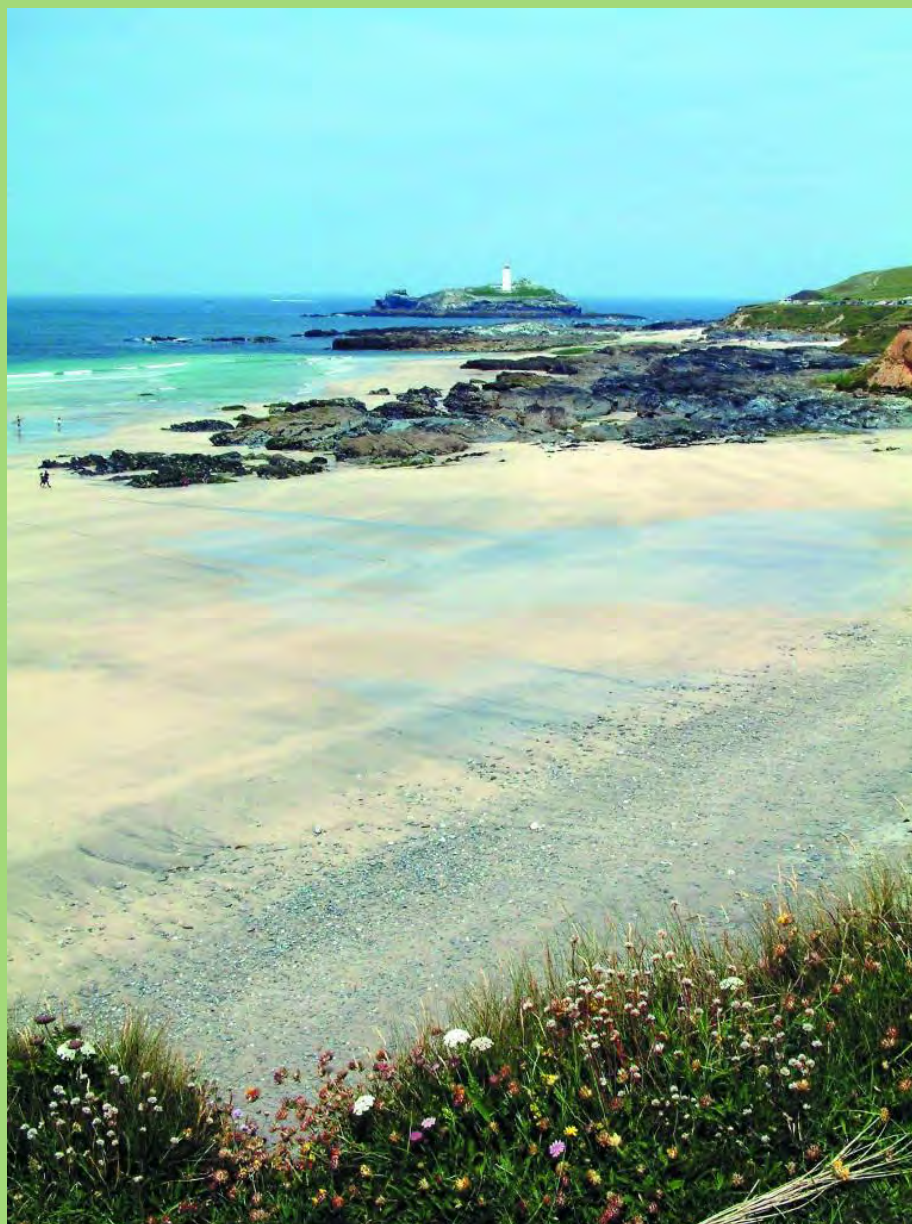
<b>JOBS</b>		Parish Wide	Support wealth creation and improve the economic base of the Parish	Parish Plan	C/E	<b>CRITICAL</b>
		Parish wide	Support local shops and businesses	Parish Plan	C/E	<b>CRITICAL</b>
		Parish wide	Support and develop initiatives that build upon the tourism industry in the Parish in order to create benefits for the wider community	Parish Plan	C/E	<b>CRITICAL</b>

# HOUSING

<b>HOUSING</b>	<b>Affordable Housing</b>	Parish wide	Explore the potential to engage in housing schemes for affordable homes; and for significant new development, seek to ensure financial contributions arising from the planning process are either targeted for direct benefit to the Parish or managed by the Parish Council	Parish Plan	C/E	<b>CRITICAL</b>
		Parish wide	Establish a database of those requiring affordable housing in the Parish and then prepare an affordable housing policy for the longer term	Parish Plan	C/E	<b>CRITICAL</b>

*\* These projects were considered by the Parish Council to be “critical” infrastructure needs, necessary to support the existing community and its anticipated growth; it was felt these projects should be viewed collectively as well as independently and that future joined-up thinking to achieve these goals, would be imperative.*

# OPEN SPACE STUDY



Gwinear-Gwithian Parish

Open Space Study



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# INTRODUCTION/EXISTING STANDARDS

## 1. Introduction

Attractive, safe & accessible parks and other open spaces contribute positive social, economic and environmental benefits. Open spaces including play areas are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area. As part of the preparation of the Neighbourhood Plan, local authorities must ensure appropriate protection of open space, as well as the creation of new provision where necessary, as part of the development proposals.

In July 2014 Cornwall Council adopted the Open Space Strategy for Larger Towns in Cornwall as interim planning guidance pending adoption of the Cornwall Local Plan, when it will follow the process to become a Supplementary Planning Document. This document follows on from that work, rolling out the same methodology to an assessment for Gwinear-Gwithian Parish. This report summarises the conclusions of an assessment of the existing level of different types of open space in the parish and recommends provision standards that will govern the levels & type of provision required of developments in the future. The standards will also help in prioritising investment in the open space assets of the council and its partners, and identify opportunities for revenue savings, capital income and improving management practices.

## 2. Existing standards

There are 8 types of green space included in this strategy, which are as follows (full details in appendix1): -

1. Parks and gardens; Amenity green space; Civic spaces
2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
3. Public access sports facilities (outdoor): available for community games
4. Children's play area – equipped
5. Provision for teenagers– equipped facilities
6. Allotments, community gardens, and city (urban) farms
7. Cemeteries and churchyards
8. School pitches and outdoor sports club facilities (No or limited public access)

The provision standards set cover the following:-

- **Quantity** – m<sup>2</sup> of each type per local resident
- **Accessibility** – this is the maximum distance that a resident should be expected to have to walk (radial measurement). Consideration is given to barriers to access such as waterways, main roads and rail lines.
- **Quality** – derived from a quality audit to influence both the management of open spaces, as well as the type and level of provision & features required on new or enhanced spaces.



## 3. Existing provision

All spaces as described were identified and mapped – see Maps for northern & southern areas [A3]. Minimum sizes apply, which in most cases is 1000m<sup>2</sup>. The existing level of provision as shown in table 1 (column 2) provides a comparable value by dividing the total area of each type by the existing population (estimated at 3466) compared with national guidance and the averages for Cornwall's key growth towns (column 3). The table also proposes future quantity standards for the parish as a whole, based upon an estimated increased population of 3581 (by 2030).

The key observations of the existing provision as shown in table 1 are as follows:-

- **The level of parks & amenity (type 1 open space) is very low**, and is 20% of the average found in the larger towns.
- **The level of natural open space (2)** is incredibly high on account of the inclusion of Gwithian Towans, much of which is a highly sensitive coastal ecosystem of national importance, which could not sustain the levels of access that other types of natural space could. It is clear that **the southern area of the parish has limited access** to this sort of provision.
- The level of outdoor sports when combined (public (3) and private sports space (8)) appears lower than the larger town average, but if we discount any golf courses it is more in line with playing pitch targets for the area.
- **Average level of children's play (4)**, which is mainly due to the large number of items at Reawla Recreation Ground, many of which are near the end of their life.
- **Very low level of youth provision (5) (25%).**
- **Very high level of allotment (6) provision**, which is more than two times the average of the larger towns in Cornwall.

# TABLE 1

**Table 1. Existing & proposed provision of all open space in Gwinear-Gwithian Parish**

Typology	Existing provision (m <sup>2</sup> / person)	Average/ median for larger Cornish towns - m <sup>2</sup> /person	Recommended future quantity provision standard parish wide		Existing requirements based upon an assessment of distribution (see table 2)
<b>1. Parks, amenity</b>	1.70	8.74	More new/increase	3.23	West Connor Downs
<b>2. Natural space</b>	824.70	17.01 (median) (28=ave.)	Limited new. Reserves with no public access.	811.53	South of parish
<b>3. Public sport</b>	0.00	2.88	Increase to meet PP standards	18.2 - ty8	
<b>4. Children's Equipped Play</b>	0.49	0.5	Increase in village centres	0.54	Carnhell Green
<b>5. Teen provision</b>	0.03	0.13	Invest in existing sites	0.15	Reawla
<b>6. Allotments</b>	2.96	1.18	No new	2.23	
<b>7. Cemeteries</b>	3.54	2.78	NA	3.43	Assumes no increase within town boundary
<b>8. School pitches &amp; clubs</b>	15.43	27.84	Investment or new to increase capacity	18.2-ty3	Requires increased availability to community.
<b>Total</b>	<b>848.86</b>	<b>61.07</b>		<b>839.3</b>	
<b>Total for 1 – 6 (standards apply)</b>	<b>829.88</b>	<b>30.45</b>		<b>820.9</b>	

## 4. Community consultation

Consultations on open space provision were included with the Core Strategy Surveys (Jan 2012) and a countywide survey was undertaken through the Cornwall Conversation later in the same year. The feedback has contributed to the understanding of future needs. Local stakeholder consultation has been undertaken in May 2015, which allows the incorporation of a level of technical detail not possible with general public consultation. The feedback so far received has been fed directly into the conclusions and standards setting. In addition responses identified natural open space as the highest priority for investment. This is in spite of the considerable quantity found in the north and relates to an investment in quality. In particular resolving access issues resulting from storm damage and developing long term measures to attract investment from tourism through better facilities.

We would recommend that opportunities to gather further community input be explored as part of the neighbourhood planning process, after which the recommended standards and actions can be refined.

An assessment of sports pitch provision in 2009 was based upon consultations with sports clubs, schools and other leisure stakeholders on current trends in demand. It predicted a shortfall in the Hayle & St Ives Community Network Area in the future due to the scale of development. It identified a need for an additional 3.5 hectares of sports pitches in the network area, which may include an increased community use of pitches on education sites. A review of the playing pitch study is proposed in the coming year. Any new conclusions will be fed into the open space standards when available.

## 5. Accessibility & quality provision

Accessibility and quality provision standards (as defined in sect 2) are also proposed (see table 2), based upon a Neighbourhood 1 (N1) significance. This relates to the strategic significance of the space – i.e. the size of community the open space would potentially serve. This aligns with Cornwall Council's method of determining the risk and level of service standards for its own environmental assets, and can be defined as follows:-

- *Regional significant* sites are usually the largest or contain the best facilities, and will attract visitors from other towns and communities well outside of the area such as Gwithian Beach.
- *Town/Parish significant* sites have strategic importance across entire parish and contain sufficient facility to potentially attract visitors from outside the parish. No open spaces in this study fall into this category.
- *Neighbourhood 1* sites have local importance and contain sufficient provision to meet the needs of the local community, whilst *Neighbourhood 2* sites are the least equipped or most basic amenity, and merely serve residents from the immediate area.

'Playable space' refers to any useable, open space equipped or otherwise where children can safely play. A maximum distance is proposed for all housing to be no further from at least one open space suitable for children's informal play.

# TABLE 2

Table 2. Proposed open space provision standards for rural settlements in Cornwall.					
Type of open space	Proposed accessibility standard ('as crow flies') depending on settlement size category				Min size new (m <sup>2</sup> )
	>2000 dwellings (N1)	~500 dwellings	~200 dwellings	<50 dwellings	
1. Parks, amenity	600m	720m	1000m	1500m	1000
2. Natural space	800m	960m	1400m	2000m	1000
3. Public sport	No limit				7000
4. Children's Equipped Play	600m	750m	1000m	1400m	500
'Playable space' of any of the above types	330m	480m	600m	720m	500
5. Teen provision	800m	1000m	No limit		500
6. Allotments	No limit				2500
Proposed quality standard	Fair/good			Fair	

Table 3 assesses each of the settlements in the parish, applying the proposed standards and makes a set of recommended actions. The evaluation is based upon existing deficiencies and actions are prioritised accordingly. Depending on where new development takes place, new demands and pressures will need to be mitigated.

# TABLE 3

**Table 3. Assessment of accessibility to open spaces by settlement and proposed actions**

Settlement (>15 dwellings)	Settlement size category (number of dwellings)	Type 1 (park/ amenity) OS within range	Type 2 (natural) OS within range	Type 4 & 5 (equipped play/youth)	Any 'playable' OS within range	Actions required (priority)
Carnhell Green/ Rosewarne	~200	No	No	No	No	Establish new amenity for children's play and general recreation with safe access from centre of village. (High)
Connor Downs	~500	Yes	No	Yes / yes	No	Need for 'playable' open space at west of village. Improve green infrastructure connections rather than create new natural open space. (High)
Fraddam	<50	Yes	Yes	Yes	No	Invest in green infrastructure connections and maximise playable value of nearby PROW's. (Low)
Gwinear	<50	No	No	Yes	Yes	The burial ground, churchyard and PROW network provide a much needed resource for informal recreation. The potential to improve these in appropriate ways should be explored. (Medium)
Gwithian – Gwithian Towans	~200	No, but beach	Yes	No, but beach	Yes	Invest in beach/dunes asset. (Medium)
Reawla/Wall	~200	Yes	No	Yes / no	Yes	Invest in quality of recreation ground and youth provision. (Medium)
Rosewarne Park	<50	Yes	No, but PROW	No	Yes	See play area at Carnhell Green.
Roseworthy	<50	No	No	No	No	Invest in green infrastructure connections and maximise playable value of nearby PROW's. (Medium)
Treeve Lane	<50	No, but beach	Yes	No, but beach	Yes	Invest in beach/dunes asset. (Medium)
Upton Towans	~200	No, but beach	Yes	No, but beach	Yes	Invest in beach/dunes asset. (Medium)

## 6. Delivering open space improvements

In evaluating the contribution from new development, it is important to remember that the standards in table 1 will apply to the parish as a whole. New development should be assessed for its proportional impact and the on-site requirement based on local future needs. In some cases new provision may not be viable or necessary within the development boundary, but an improvement in quality will be needed to mitigate for the additional population. Developments will be required to meet their share of the costs with off-site contributions (through Section 106 or Community Infrastructure Levy (CIL) payment), which will be required for investment in local open space improvements, such as increasing sports pitch capacity.

Further investment through local partnerships will be required to supplement the increases required in parks & amenity, beach facilities and youth provision.

The green infrastructure network, of which open space is a part, should be designed at the outset, and where possible should promote sustainable access to key local open spaces. Equally open space must in the future provide a greater degree of multifunction with regards to biodiversity, connectivity and hydrology. The Open Space Strategy for Larger Towns in Cornwall contains a set of design principles that relate primarily to the open space function and it is recommended that their use be extended to the rest of the county.

## 7 Open space provision summary

Through an evaluation of existing open space provision in Gwinear-Gwithian, draft provision standards have been developed for the quantity, accessibility and quality of six different types of open space required as part of any town or neighbourhood plan. Locations, design principles and types of provision are identified, along with the means of delivering these standards through new development and local partnerships. The work should be finalised, once the stakeholder consultation has been completed, after which it should be updated and reviewed every three years.

# APPENDICES

## Appendix2 - List of open spaces

FID	Shape *	Id	Area	Name	Parish	Typology	Notes
172	Polygon	0	1587.851	Reawla Park	Gwinear-Gwithian	1	Park
173	Polygon	0	220.4164	Reawla Park	Gwinear-Gwithian	1	Former skate area
526	Polygon	0	1819.521	Connor Downs Recreation Ground	Gwinear Gwithian	1	
528	Polygon	0	1234.126	Willoughby Way Amenity space	Gwinear Gwithian	1	
535	Polygon	0	1033.591	Arundel Way amenity	Gwinear Gwithian	1	
516	Polygon	0	640146.1	National Trust land at Godrevy	Gwinear Gwithian	2	
517	Polygon	0	1842094	Cornwall Council Gwithian Dunes	Gwinear Gwithian	2	
518	Polygon	0	313749.8	Gwithian Beach	Gwinear Gwithian	2	
520	Polygon	0	62498.79	Gwithian Common	Gwinear Gwithian	2	
537	Polygon	0	105.639	Gwinear Hall Play Area	Gwinear-Gwithian	4	
524	Polygon	0	96.76652	Connor Downs play	Gwinear Gwithian	4	
525	Polygon	0	276.6201	Play area Connor Downs Rec	Gwinear Gwithian	4	
530	Polygon	0	897.0785	Reawla Play Area	Gwinear Gwithian	4	
			313.524	Willoughby Way play area	Gwinear Gwithian	4	
527	Polygon	0	110.795	Connor Downs Rec Basketball	Gwinear Gwithian	5	
521	Polygon	0	7303.941	Gwithian Rd Allotments	Gwinear Gwithian	6	
536	Polygon	0	2967.598	Angarrack Lane Allotments	Gwinear Gwithian	6	
522	Polygon	0	1897.724	Gwithian Rd Cemetery	Gwinear Gwithian	7	
529	Polygon	0	3595.885	St Gothian's Churchyard	Gwinear Gwithian	7	
531	Polygon	0	2989.374	Gwinear Cemetery	Gwinear Gwithian	7	
532	Polygon	0	2156.836	Gwinear cemetery	Gwinear Gwithian	7	
533	Polygon	0	1643.127	Gwinear Churchyard	Gwinear Gwithian	7	
171	Polygon	0	34311.02	Gwinear Pitch and Putt	Gwinear-Gwithian	8	Private golf course
174	Polygon	0	1408.207	Gwinear Junior and Infant School	Gwinear-Gwithian	8	Playground
175	Polygon	0	7491.56	Gwinear Junior and Infant School	Gwinear-Gwithian	8	Playground
523	Polygon	0	4135.266	Connor Downs School	Gwinear Gwithian	8	
534	Polygon	0	6143.977	Royal Standard Football Pitch, Gwinear	Gwinear Gwithian	8	
			<b>2942230</b>				



# APPENDICES

## Appendix 3

### **Proposed accessibility provision standards for existing residential areas in the parish based upon settlement size applying child walking speeds to direct radial distances – 48m (crow flies)/min**

Settlement size category (number of dwellings)	Type 1 (park/ amenity) OS within range	Type 2 (natural) OS within range	Type 4 (equipped play) OS within range	Any 'playable' OS within range
~500	720m (15min)	960m (20min)	750m (15.5min)	480m (10min)
~200	1000m (21min)	1400m (29min)	1000m (21min)	600m (12min)
<50	1500m (31min)	2000m (41min)	1400m (29min)	720m (15min)

Produced and written by Stuart Wallace, Public Space Officer, Cornwall Council  
June 2015



# **Gwithian Towans Design Study & Character Appraisal**

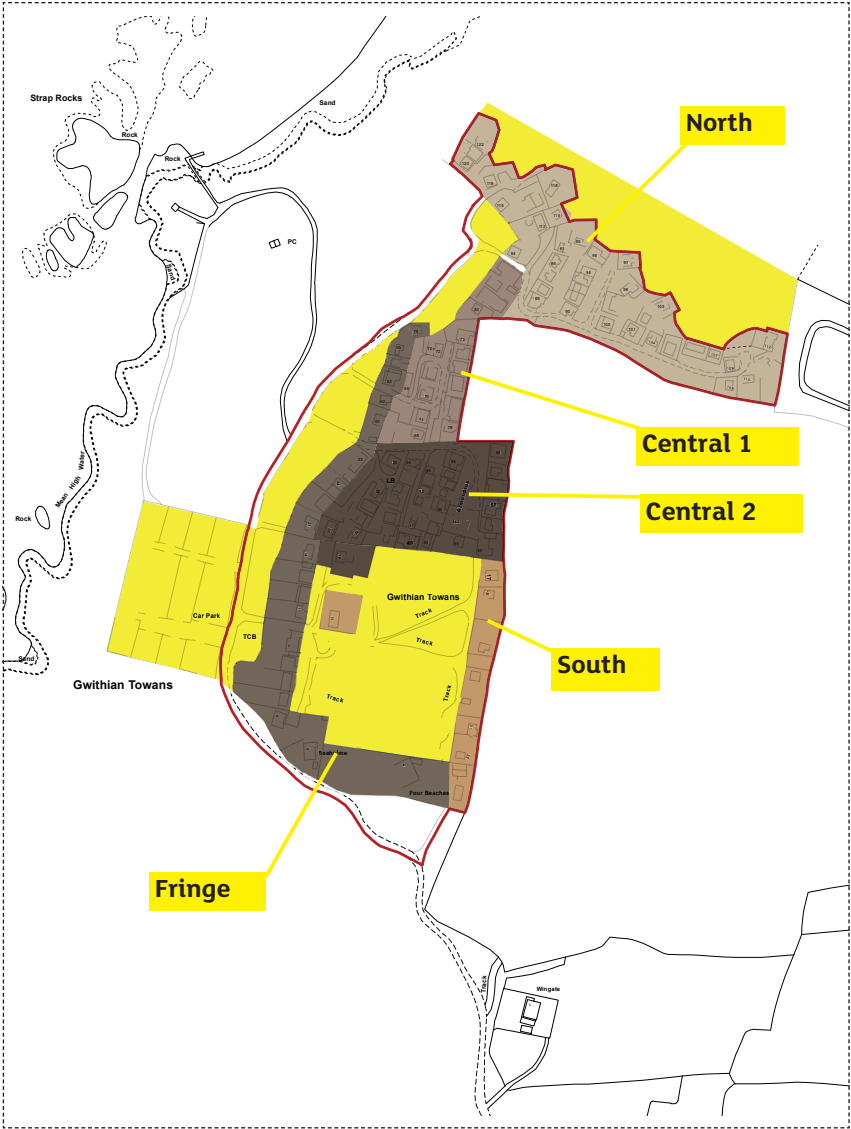
**March 2013**





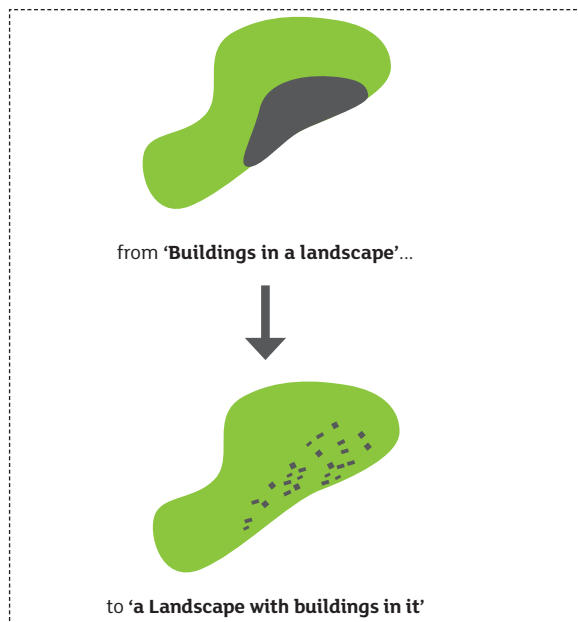
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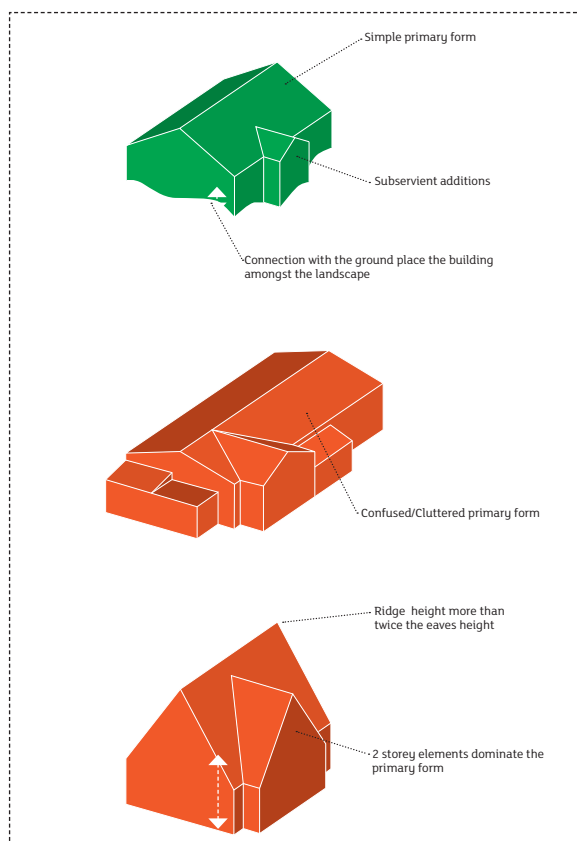


Character Areas -Page 14.

# Executive Summary



**Landscape Character approach -Page 13.**



**Architectural Analysis -Page 30.**

***This study of the Character and Design of the residential area at Gwithian Towans provides a baseline upon which a Design Guide for the area can be prepared.***

***The study has undertaken an in-depth analysis in a number of areas to outline key themes and elements which together comprise the character and design of the area at Gwithian Towans.***

***The process of analysis and reporting on outcomes has been carried out in close collaboration with the Neighbourhood Planning Steering Group through a series of meetings and exchanges of information to make sure that the material is a true representation of the situation at Gwithian Towans.***

## LANDSCAPE CHARACTER

While the focus is on the residential area, the analysis carried out includes a contextual appraisal of the landscape character surrounding the residential area which has greatly informed the development character at Gwithian Towans. It is the conclusion of this study that there is evidence to show that the buildings can be considered as part of the wider landscape character and in turn can be recognised as having drawn their collective character from their sand dune setting.

## DEVELOPMENT CHARACTER

The study establishes the basis of understanding of 5 character areas to the residential area, identifying the differences between areas and a number of factors which affect these differences.

## ARCHITECTURAL ANALYSIS

The analysis of buildings within the residential area identifies key themes which either reinforce, or undermine, the collective character of the area. The study presents the evidence of these themes shown through existing buildings across the area.

## DESIGN GUIDANCE RECOMMENDATIONS & NEXT STEPS

The study finishes by offering a series of recommendations for the preparation of a design guidance document which can have a meaningful application in the context of the current pressures and planning landscape in the Parish.



# Introduction

Gwinear-Gwithian Parish Council (GGPC) have commissioned DHUD Ltd to carry out this study to establish an understanding of the character and design of the residential area at Gwithian Towans. GGPC intend to prepare some design guidance which will help to maintain the quality of the environment of the Towans and assist those with aspirations to improve or rebuild their plots and buildings to do so with an awareness of the opportunity they have to contribute to the long term identity of the Towans.

The Character and Design Appraisal Study provides an objective position to inform further work. Following the analysis and appraisal work the study makes some recommendations regarding suitable processes and content for a Design Guide for the Towans area.

The Study has been undertaken with consideration of the following objectives:

- **A Discursive Process** involving the Neighbourhood Planning Steering Group, members of the local community and the Local Authority;
- **A Contextual Study**, full appreciation and identification of the diversity of the study area and development -at a strategic level and at a detailed level;
- **Forecasting** the change process based on previous and current pressures and precedents, summarised as a series of constraints and opportunities;
- **Guiding** the balance of preservation vs development/ improvement through a series of design principles and recommendations;



## **NEIGHBOURHOOD PLANNING**

The Parish Council is committed to preparing a Neighbourhood Plan for the whole Parish. Neighbourhood Planning is an emerging area of the planning system which offers community groups, represented through their Parish Council or through a Neighbourhood Forum, the opportunity to have more control over development in their area.

The process of preparing a Neighbourhood Plan is a pro-active one, recognising development pressure and opportunity and identifying the community's preferred options and expressing their ambitions for how development can have a positive affect locally.

GGPC have identified the Towans as an area particularly sensitive to change and with Cornwall Council have been considering how current policy and the opportunity to prepare a Neighbourhood Plan offer different ways of articulating the quality of this place and safeguard the values of the community as well as enabling necessary changes and improvements to take place.

## **DESIGN GUIDANCE RECOMMENDATIONS**

The Parish Council has been advised that a design guide for the Towans area could be a powerful tool for gathering the community together to firstly consider the character and design attributes of the Towans but secondly to prepare some principles to help people in designing their buildings and considering how to change or add to their buildings.

This Character and Design Appraisal Study is a piece of work which begins that process. It provides an analysis of the landscape, the development character and the design of buildings as well as observations about patterns of use which it is hoped will help the community articulate a clear vision for the future of the Towans and enable the preparation of design guidance which is based on sound evidence.

The design guidance could be an early part of the Parish's Neighbourhood Plan and this study goes on to outline recommendations on the process and structure of a design guide such that it suits this purpose.

## **COMMUNITY ENGAGEMENT**

The Character and Design Appraisal Study has been carried out in collaboration with the Parish Council and representatives of the key community groups within the Towans.

The work to analyse the area, present findings and discuss recommendations has been structured around 3 workshops conducted throughout March 2013:

### **Wednesday 6 March**

- DHUD meets the Neighbourhood Planning Steering Group and becomes quickly informed through a working session, regarding the background to the project, relevant existing material and previous work which has been undertaken.
- A group site walk over with continuing discussion between the steering group, members of the community and DHUD to help impart local knowledge and to gain an in-depth understanding of the key issues, outstanding characteristics, and aspirations for the study and the future of the area.

### **Friday 15 March**

- A working session to look at key findings of the area analysis. DHUD presents character assessment, development layout characteristics and architectural analysis and identifies key themes and foundations of the area's quality.
- Discussion among all stakeholders regarding the scope of any proposed design guide and in particular discussion around the appropriateness of various mechanisms for achieving statutory status.

### **Friday 22 March**

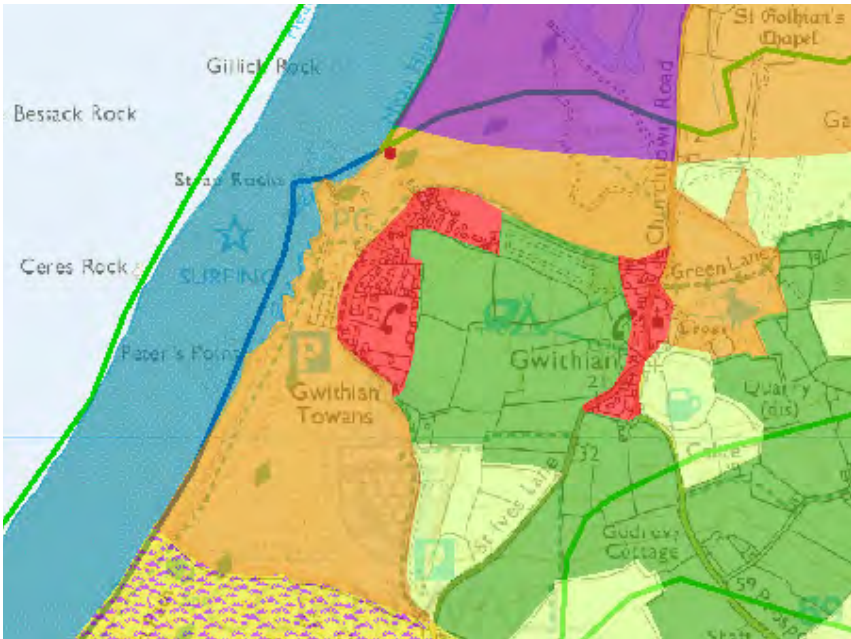
- A series of recommendations regarding the potential to prepare a design guide for the area are tabled and discussed including consideration of next steps for the Neighbourhood Planning Steering Group.
- Following agreement at this final session it is the intention of GGPC and the Neighbourhood Planning Steering Group to exhibit the outputs of this Character and Design Study Appraisal and discuss in full the analysis of the area. While this study establishes a basis of understanding of character and design, the hope is, through ongoing engagement with the community, to gain a full and in-depth appreciation of the history, perceptions, uses and stories associated with the Towans and its residents.

Fig 1. Landscape Character Area CA05:  
St Ives Bay



Fig 2. Historic Landscape Characterisation

- Gwithian & Gwithian Towans 'settlements'
- Separate Dune character
- Farmland medieval field boundary system
- Farmland C20 system
- Post-industrial sandpit character



# Landscape Character

From the origins of the first basic holiday accommodation established within the Towans, the landscape has been an attraction: an extensive dune ecosystem reaching from the Hayle Estuary to Godrevy Point it defines this stretch of coast.

This study, while focussed on the residential area at Gwithian Towans, has considered the wider setting. The landscape context has a defining role in the layout and character of the residential area and an analysis of existing characterisation studies below aims to show how these two elements, landscape and development, are inextricably linked.

## **THE CORNWALL LANDSCAPE CHARACTER ASSESSMENT**

Identified within this Cornwall wide study are 40 Landscape Character Areas. Gwithian Towans is included within Area CA05 'St Ives Bay' (Fig 1.)

The features outlined in the description of the St Ives Bay Character Area include:

- Extensive Sand Dunes
- Caravan & Chalet development on dunes
- Wind blown inland sand results in an alkaline soil and associated biodiversity
- Towans character in poor condition
- Informal and incremental development on and around the sand dunes
- The patchy development of the area forms a contrast to the simplicity of the bay itself.

The Character Area is quite large and includes the formal settlements of Gwithian, Hayle and Lelant within its boundary as well as the more informal developments spread throughout the Towans, including Gwithian Towans.

Due to the extent of this character area there is limited detail relating specifically to Gwithian Towans. There are accurate observations of the Towans but in being more general in its approach this study does not offer a basis on which to identify a comprehensive characterisation of Gwithian Towans. The contrasts between Gwithian Towans, other groups of buildings within the Towans and the formal settlements are not described here.

CORNWALL HISTORIC LANDSCAPE CHARACTERISATION

The archeological led study of historic character identifies in more detail the area around Gwithian village and includes a specific designation of the Gwithian Towans area.

The characterisation map (Fig 2.) of the Gwithian area identifies the following elements:

- Gwithian & Gwithian Towans 'settlements'
- Separate Dune character
- Farmland medieval field boundary system;
- Farmland C20 system;
- Post-industrial sandpit character

The study draws no distinction between the settlement type of Gwithian village and the variations which can be seen at Gwithian Towans and provides a misleading picture of similarities in character between these two areas.

Fig 3. Gwithian Towans Landscape Character Areas

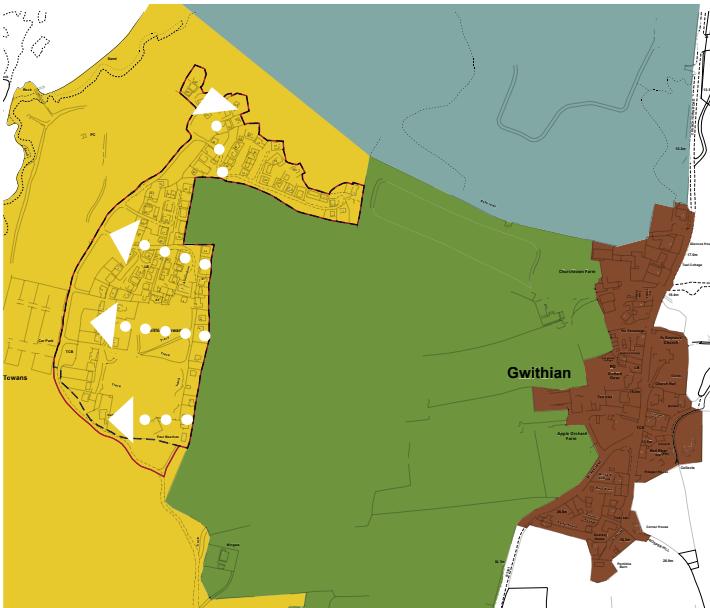
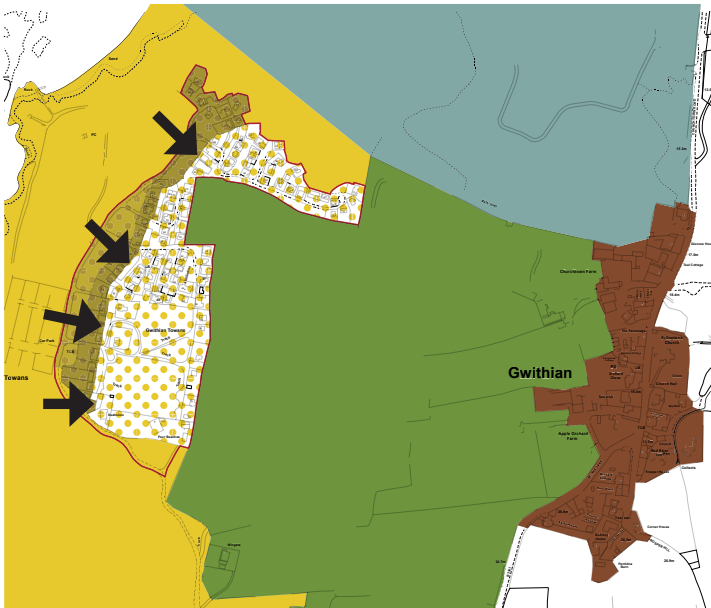


Fig 4. Remnants of 'Sand Dune' character



### GWITHIAN TOWANS LANDSCAPE CHARACTER APPRAISAL

This study aims to draw together some of the findings from both the landscape character assessments above to more accurately represent the situation at Gwithian Towans.

This study acknowledges the variations in character at a local level as outlined in the Historic Landscape Characterisation Study and identifies 4 character areas around the Gwithian Towans area (shown in Fig 3.):

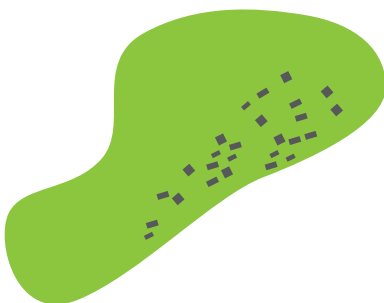
- Sand Dune character
- Post Industrial Sand Pit character
- Mixed Agricultural character, (modern and medieval field boundary systems);
- Gwithian Village Settlement character

This does not include a separate character area for the Gwithian Towans area but includes the residential area within the Sand Dune character area on the following basis and as demonstrated in Fig 4.:

1. There is no boundary to the residential area which distinguishes a defined overall 'development' character area as distinct from the landscape;
2. Remnants of the Dune Character can be read throughout the residential area including topographical similarities, soil and ground conditions and biodiversity;
3. Many of these remnant features of the Sand Dune character have affected building form, position and style and not vice versa.



from **'Buildings in a landscape'**...



to **'a Landscape with buildings in it'**

### FROM: 'BUILDINGS IN A LANDSCAPE' TO: 'A LANDSCAPE WITH BUILDINGS IN IT'

At once the identification of one single Sand Dune Character Area that includes the area of Gwithian Towans shifts the mind set from one of the separation of the area from its surroundings to one of an area defined by its surroundings.



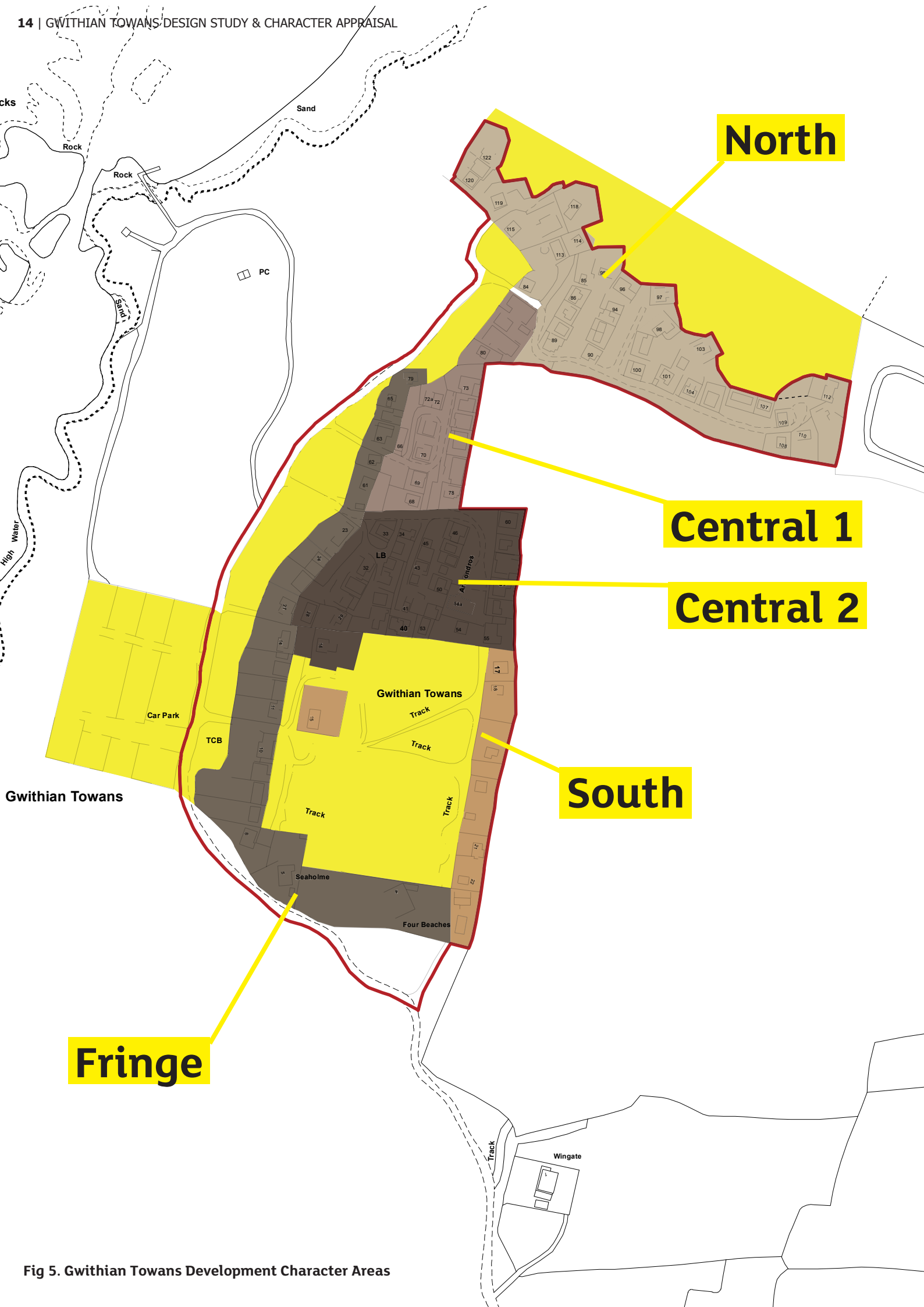


Fig 5. Gwithian Towans Development Character Areas



# Development Character

An analysis of development form across the Gwithian Towans area has been carried out to identify distinct characteristics in the layout of buildings and the spaces between buildings.

The analysis has identified several character areas each of which demonstrate themed similarities (Fig 5).

## CHARACTER AREAS

The 5 character areas identified are:

- Northern Character Area
- Central 1 Character Area
- Central 2 Character Area
- Southern Character Area
- Fringe Character Area

The 5 areas are distinct from one another in: Landscape variations; Plot Layout variations; Building types and forms; Access arrangements. The following section identifies the distinct characteristics of each of the character areas in turn.

In most cases the character areas also conform to boundaries between fields where access between areas is not possible. The boundaries between these areas and therefore the differences in character also relate in part to the differences in the management of development overtime including freehold/leasehold variations, different management organisations and the amount of time that may have passed since changes in ownership have occurred.

## AREAS VULNERABLE TO ADDITIONAL DEVELOPMENT

Also indicated on the Development Character Areas map are areas (shown in yellow) which may come under pressure in the future:

1. Hockin Trust owned land to the north;
2. Space between the access road and the boundary to plots fronting onto the Dunes
3. The Car Park area
4. Morap's Field, currently owned by Hockin Trust.

These locations vary in sensitivity but should be considered alongside the development character areas should additional buildings be proposed.

## Northern character area

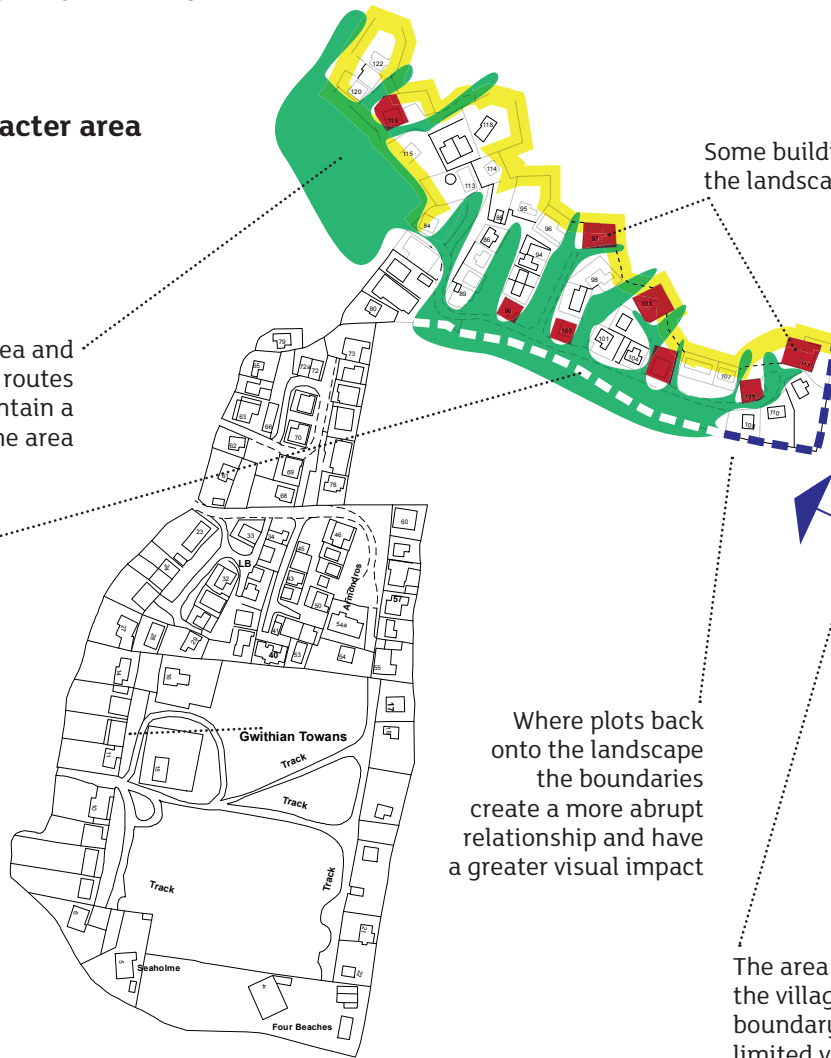
Landscape 'fingers' permeate the area and divide plots and buildings. Access routes integrate with the landscape to maintain a dunes context to the area

Where the boundary is left informal the area transitions into the neighbouring landscape with less visual impact to views from the village

Some buildings are isolated where the landscape creates gaps

Where plots back onto the landscape the boundaries create a more abrupt relationship and have a greater visual impact

The area while visible from the village has a varied boundary form and therefore limited visual impact



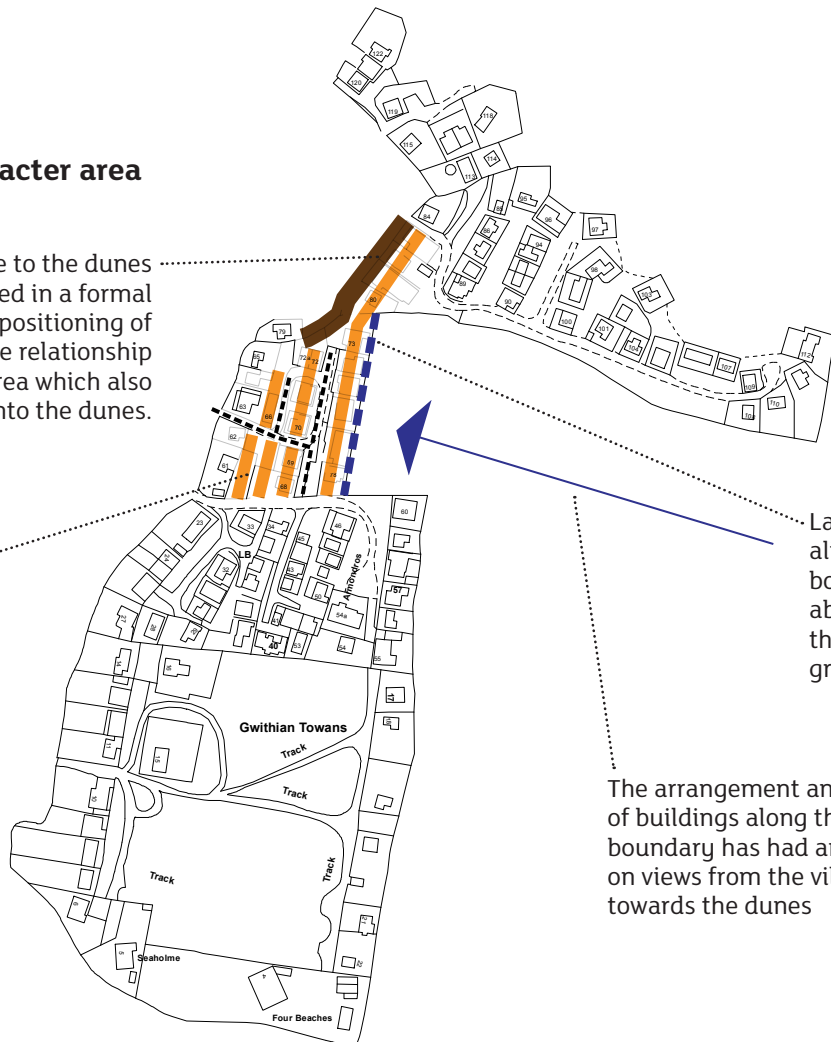
## Central 1 character area

Part of this area creates a frontage to the dunes area where buildings are aligned in a formal way. Due to topography and positioning of buildings on the plot this frontage relationship varies from the Fringe character area which also fronts onto the dunes.

Buildings and plots are organised in rows creating a formality to this character area

Large buildings align along the rear boundary creating an abrupt relationship to the landscape and a greater visual impact

The arrangement and design of buildings along the rear boundary has had an impact on views from the village towards the dunes



### **NORTHERN CHARACTER AREA**

The Northern Character Area has most recently been released into freehold ownership by the Hockin Trust. As freehold privileges have been restricted until recently this may have had a bearing on the character differences between this and other areas.

Characteristics of this area include:

- Landscape fingers
- Views from Gwithian (to a varied boundary condition)
- Topographically discrete
- Informal dune margin
- Some isolated plots
- Variations in plot orientation

The area demonstrates a good connection with the Sand Dune character and with the Fringe Character Area demonstrates the most noticeable manifestation of the principle of 'landscape with buildings in it'.

### **CENTRAL 1 CHARACTER AREA**

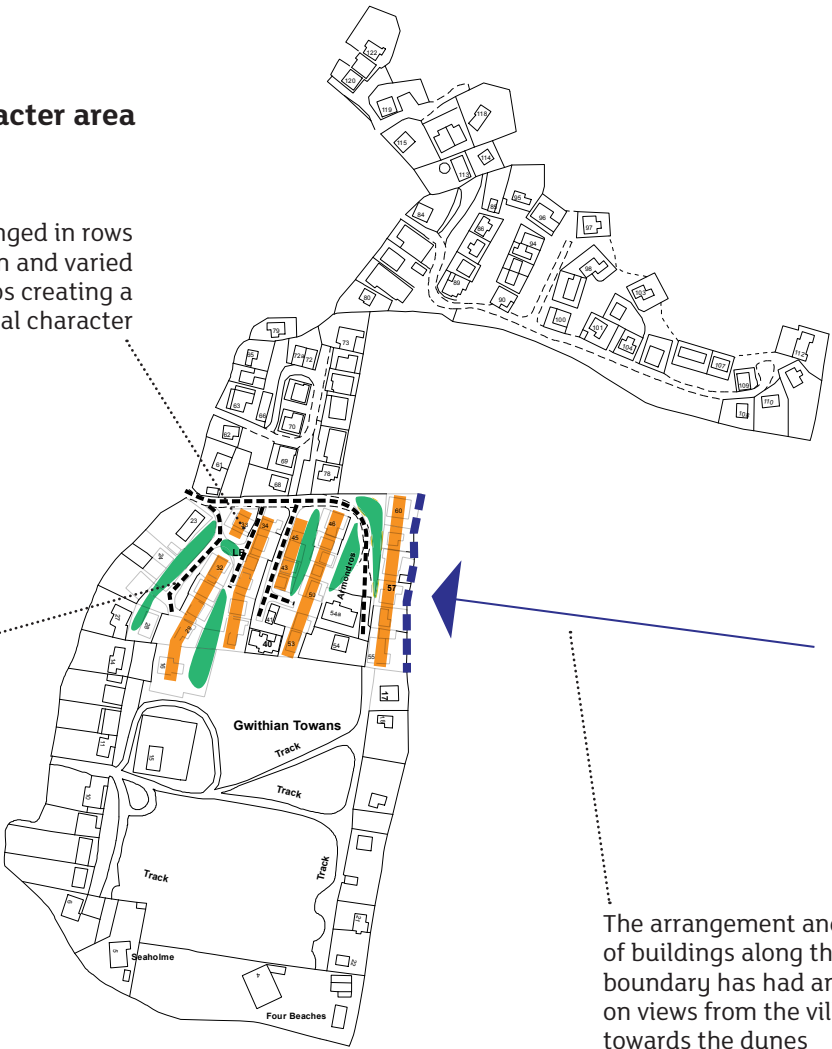
The Gwithian Towans Management Company oversee Central 1 and membership of this group is mandatory on purchase of a plot here. The Management Company stipulates a particular design approach and consultation among its members regarding any proposed additions, improvements or rebuilding of plots. The effects of this approach are manifested in the characteristics of the area which include:

- Proximity of plots/buildings
- Views from Gwithian (to a built and architecturally repetitive boundary condition)
- Formalised access
- Some formal dune frontage
- Plots & buildings in rows
- Plots attached but buildings detached

**Central 2 character area**

Buildings and plots are arranged in rows with minor changes in orientation and varied building to building relationships creating a more formal character

Some evidence of fragmented landscape 'fingers' permeating the site in the informality of access routes and relaxed boundary treatments of plots

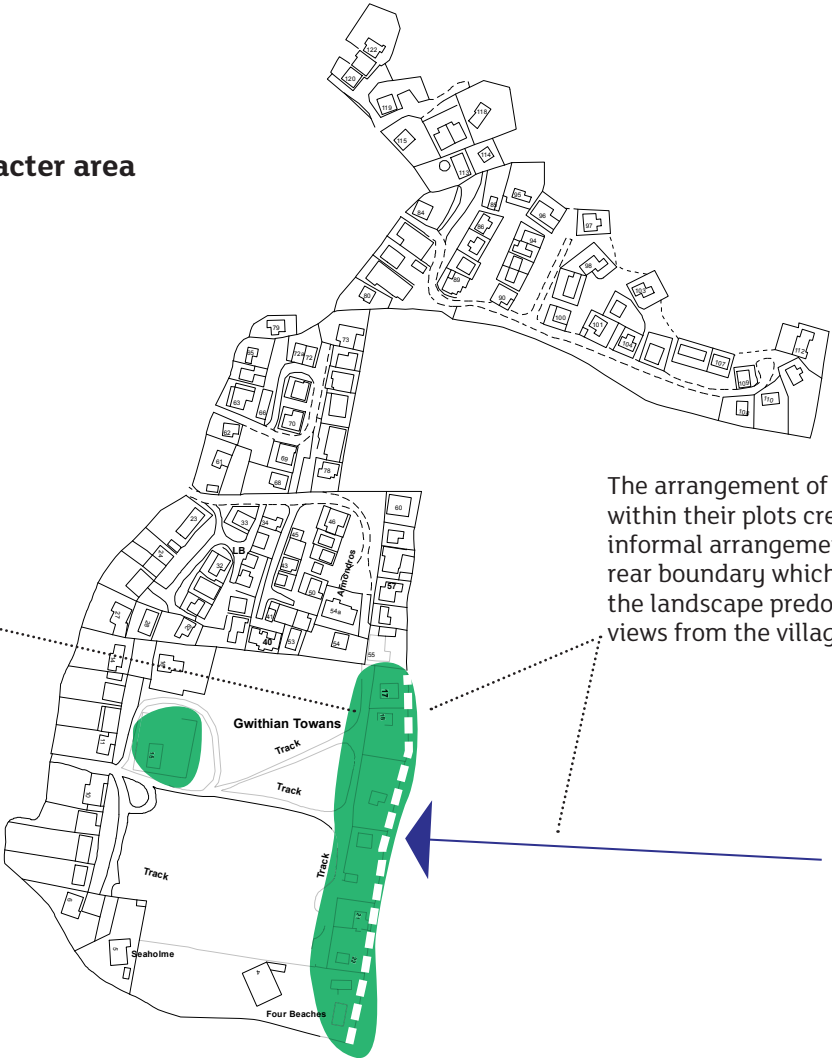


The arrangement and design of buildings along the rear boundary has had an impact on views from the village towards the dunes

**Southern character area**

The combination of small buildings in large plots creates a landscape setting in which the buildings are discrete. This is distinct from the landscape 'fingers' displayed elsewhere

The arrangement of buildings within their plots creates an informal arrangement along the rear boundary which results in the landscape predominating in views from the village



## **CENTRAL 2 CHARACTER AREA**

Central 2 and Central 1 share some characteristics in their more formal arrangement of plots with frontages in rows. Central 2 also shares similarities with the Northern Character Area where fingers of landscape extend between buildings and to some extent define the pattern of plot layout and buildings orientations. These are fragmented, however, and lack the continuity which demonstrate well the landscape's influence on the layout.

Characteristics for this area include:

- Fragmented landscape fingers
- Views from Gwithian (to a built, 2 storey boundary condition which breaches the skyline)
- Semi-formalised access
- Small variations in plot orientation
- Variation in plot size
- Attached plots, detached but proximate buildings

## **SOUTHERN CHARACTER AREA**

The Southern Area is disparate with few buildings and a perception of large spaces between buildings. The landscape prevails here as a dominant factor but the undeveloped fields at the centre of the area only help to enforce these characteristics. Currently these fields, known as Morap's Field, do not display any defining characteristics and aspirations for building here vary. As such they have not been included within the character area but consideration of the future of these fields should be made in the context of this adjacent character area.

Characteristics for this area include:

- Plots in the landscape
- Large plots, small buildings
- Detached buildings
- Views from Gwithian (in which buildings are discrete amongst the landscape)

**Fringe character area**

The arrangement of buildings within their plots helps maintain a gradual transition to the dune area

The nature of the boundary along the front of plots varies and remains informal to effect an integration with the wider landscape

The buildings are arranged formally with their frontages aligned but despite this they maintain a sense of integration with the landscape



**FRINGE CHARACTER AREA**

This character area manifests the relationship with the surrounding landscape simply by its proximity and overlooking of the dunes area. The treatment of garden areas and positioning of buildings within plots only aids the integration of buildings and landscape.

The nature of the Fringe Character Area would suggest a natural defendable limit to the building line and the encroachment of buildings into the sand dunes. However the area currently used as the car park blights the character of the sand dunes and any aspirations to improve this or return it to dunes landscape should take account of the effective and gradual transition the Fringe Character Area makes to the residential area.

Characteristics of this area include:

- Formal frontage to dunes
- Creates a dune margin
- Large plots, large buildings
- Buildings at the rear of plots creating large front gardens
- Uniformly orientated buildings





# Plot Layout

As well as the structural elements which define each character area the layout of buildings within each plot (ownership) varies according to character area.

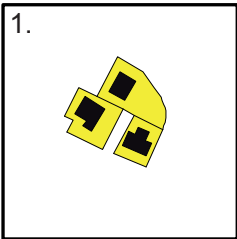
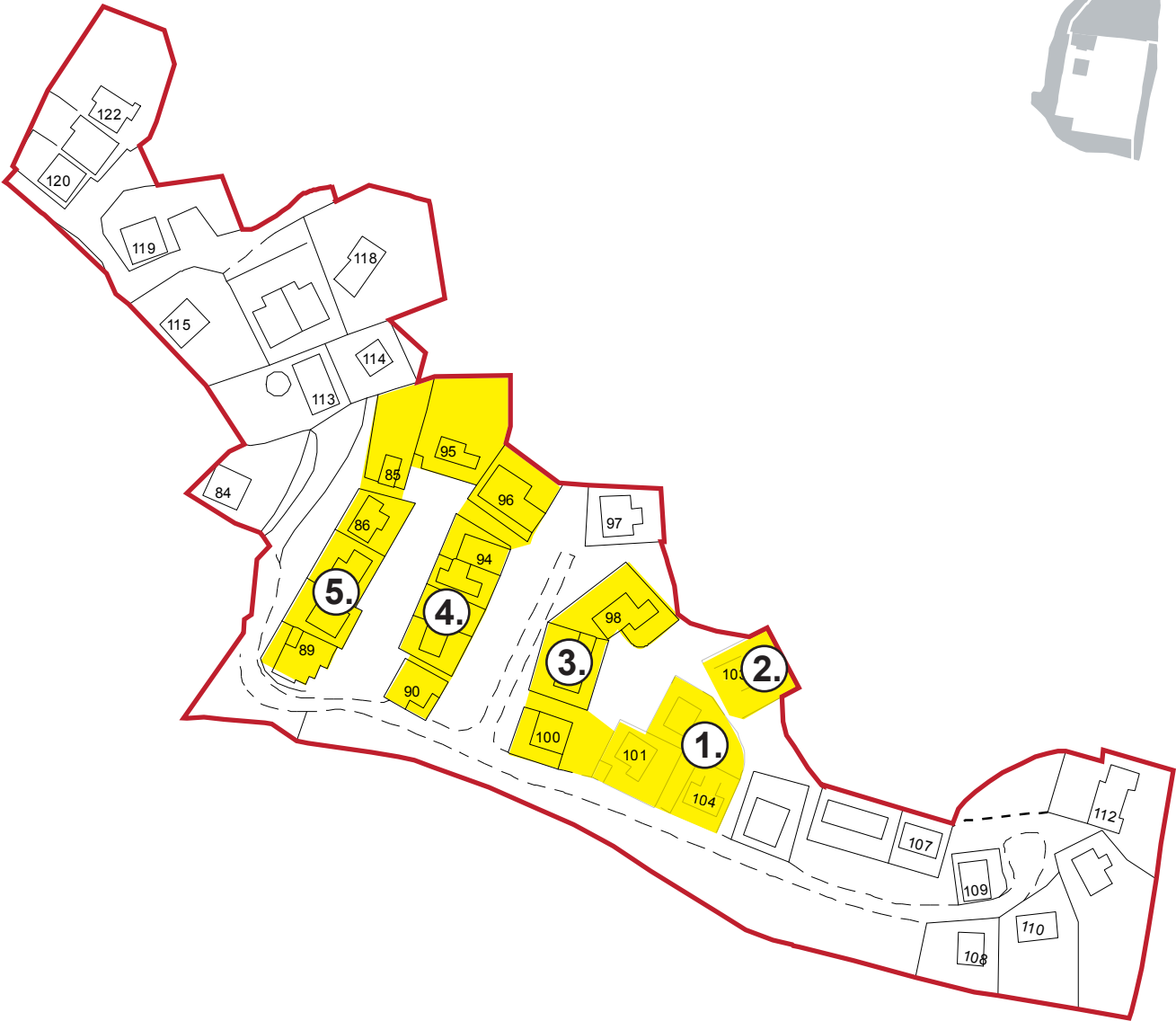
The relationship between each building and its plot can be articulated in a number of ways. The analysis of each character area has considered the following:

- Size of plot (actual)
- Size of building (actual and relative to plot)
- Plot to plot relationship (party boundary/landscape gap etc)
- Building to building relationship (attached/proximate)
- Building grouping (aligned/formal/informal)
- Building frontage arrangement
- Plot and building orientation

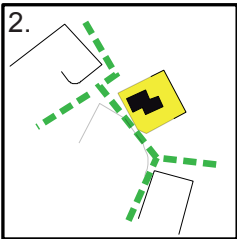
The relationship between buildings and their plots and the arrangement of plots within an area shapes the character of the area and is at the heart of what is identifiable and unique about Gwithian Towans. While the factors listed above are physical attributes which can be measured they may also be suggestive of other attributes regarding the people, their use of the buildings & space and the management arrangements of the area.

The following plans and diagrams outline the plot layout characteristics according to each character area.

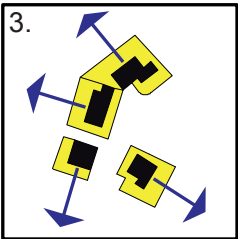
Northern character area



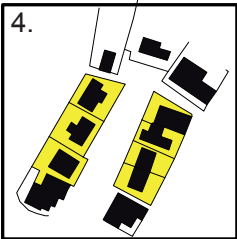
1. Moderate sized plots with small buildings generally not occupying more than 50% of the plot



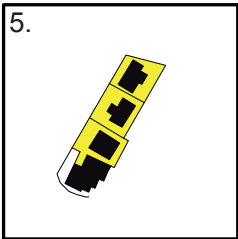
2. Some plots are found isolated as a result of landscape fingers creating gaps between buildings



3. Buildings face different directions and plots vary in shape and orientation



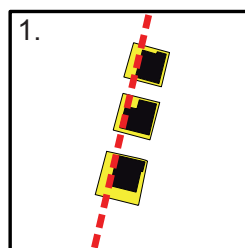
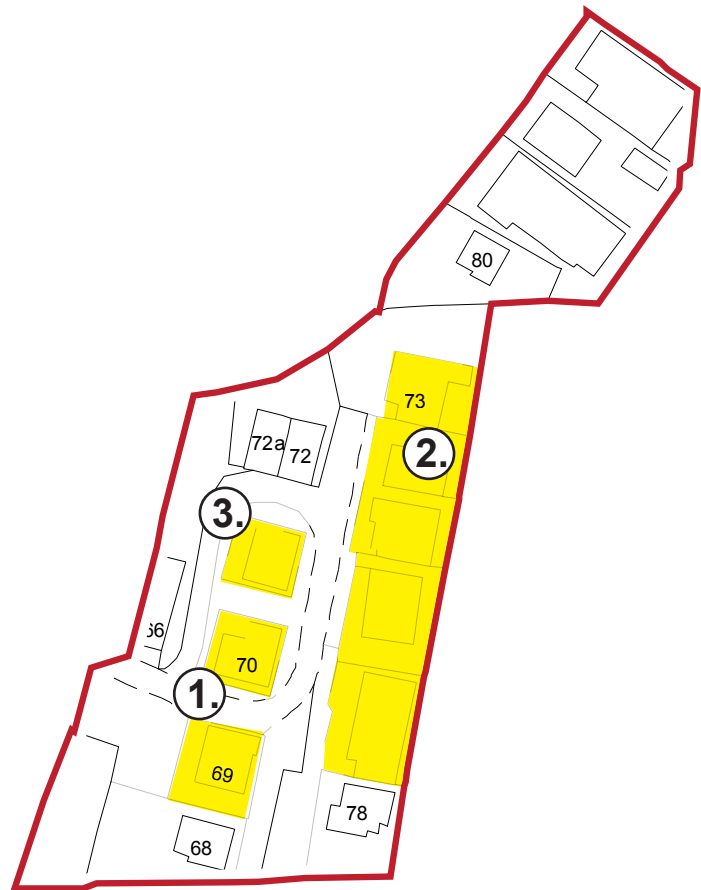
4. Landscape fingers separate plots but create an informal boundary and relationship between buildings



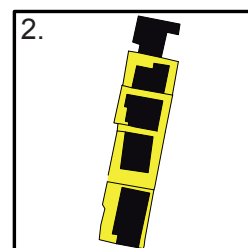
5. Plots are generally attached but buildings detached



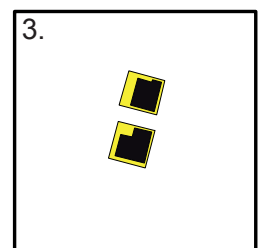
## Central 1 character area



1.  
Building frontages  
are uniformly  
aligned

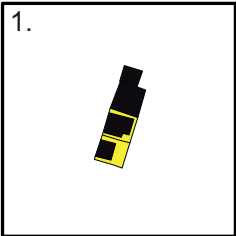
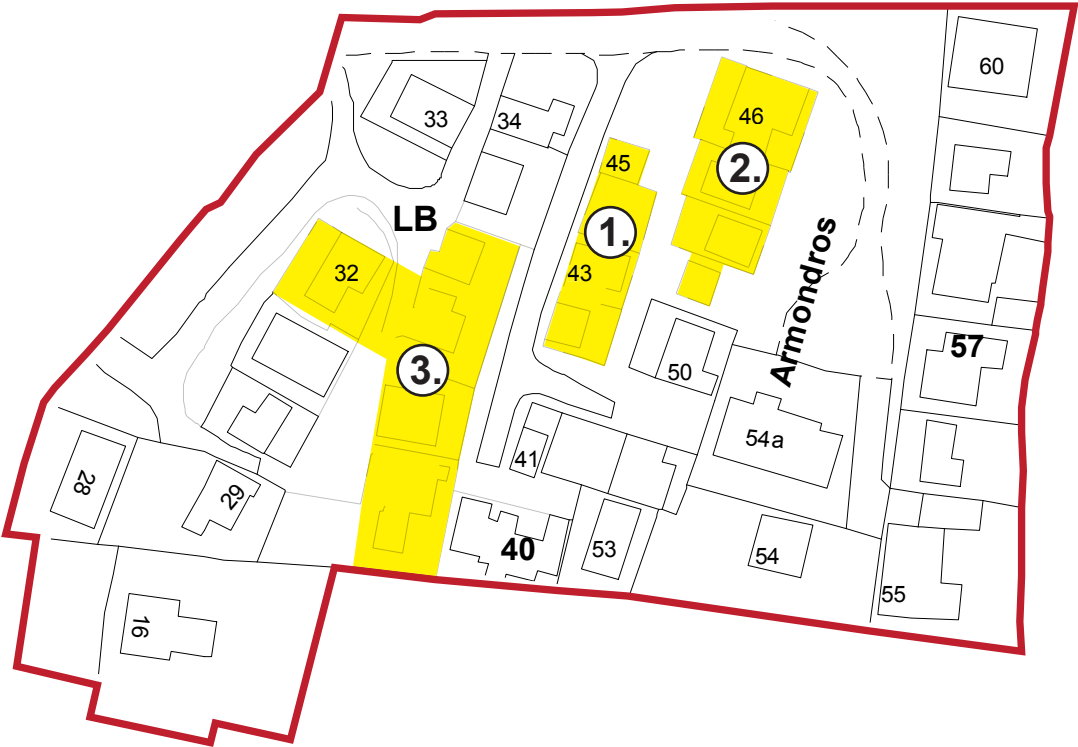


2.  
Plots are generally  
attached but  
buildings detached

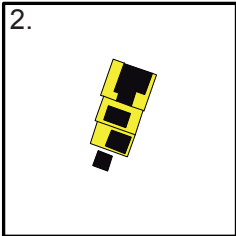


3.  
Buildings are  
generally large  
in moderate  
plots resulting  
in buildings  
occupying up to  
80% of the plot

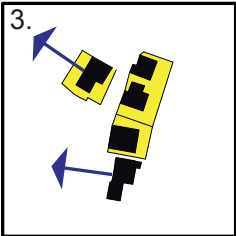
Central 2 character area



Plots are generally attached with some detached and some attached buildings

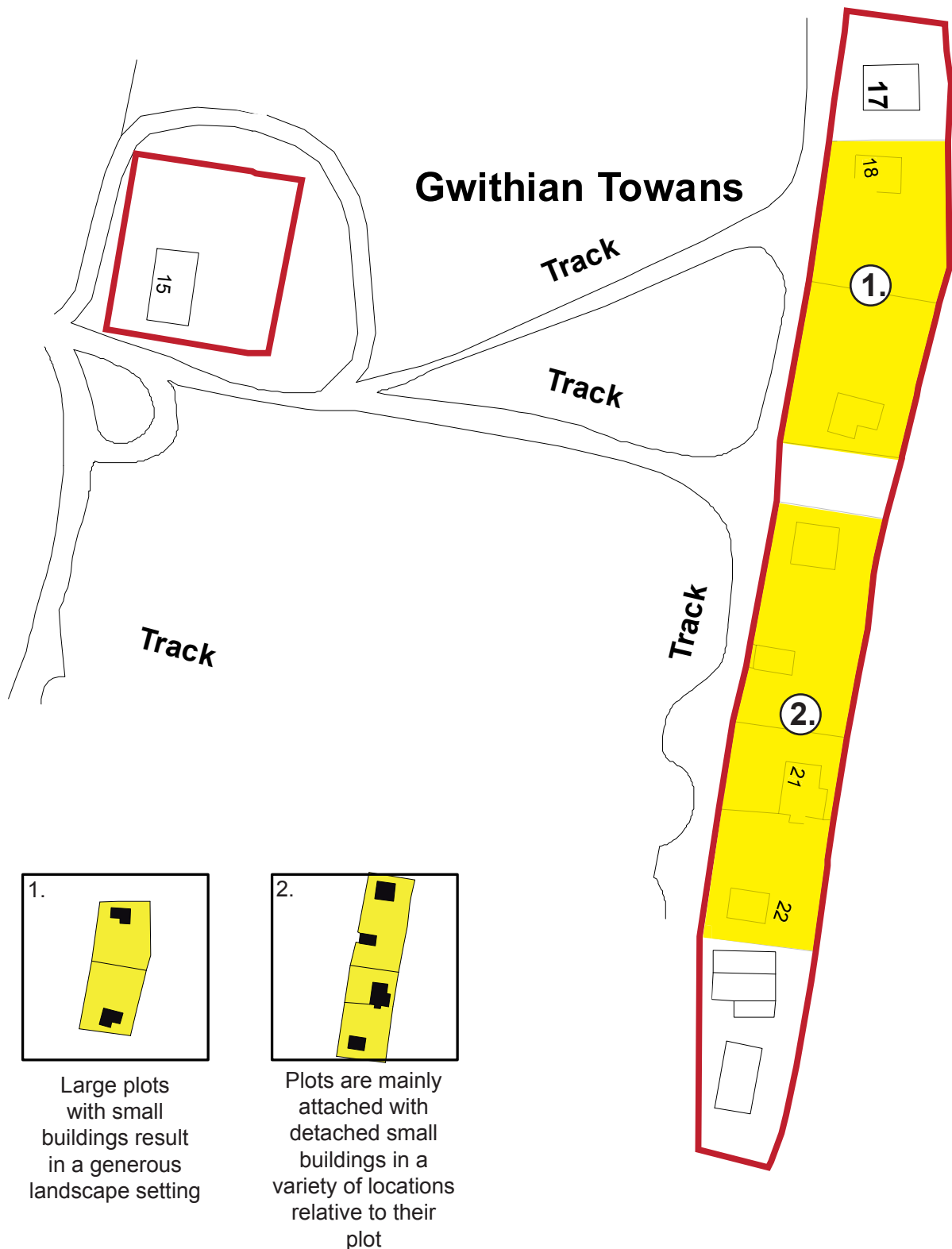


Plots and buildings vary in size resulting in variation in % footprint:plot



Some minor variations in orientation of plots offering buildings a variety of views

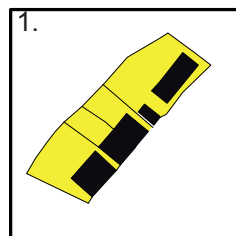
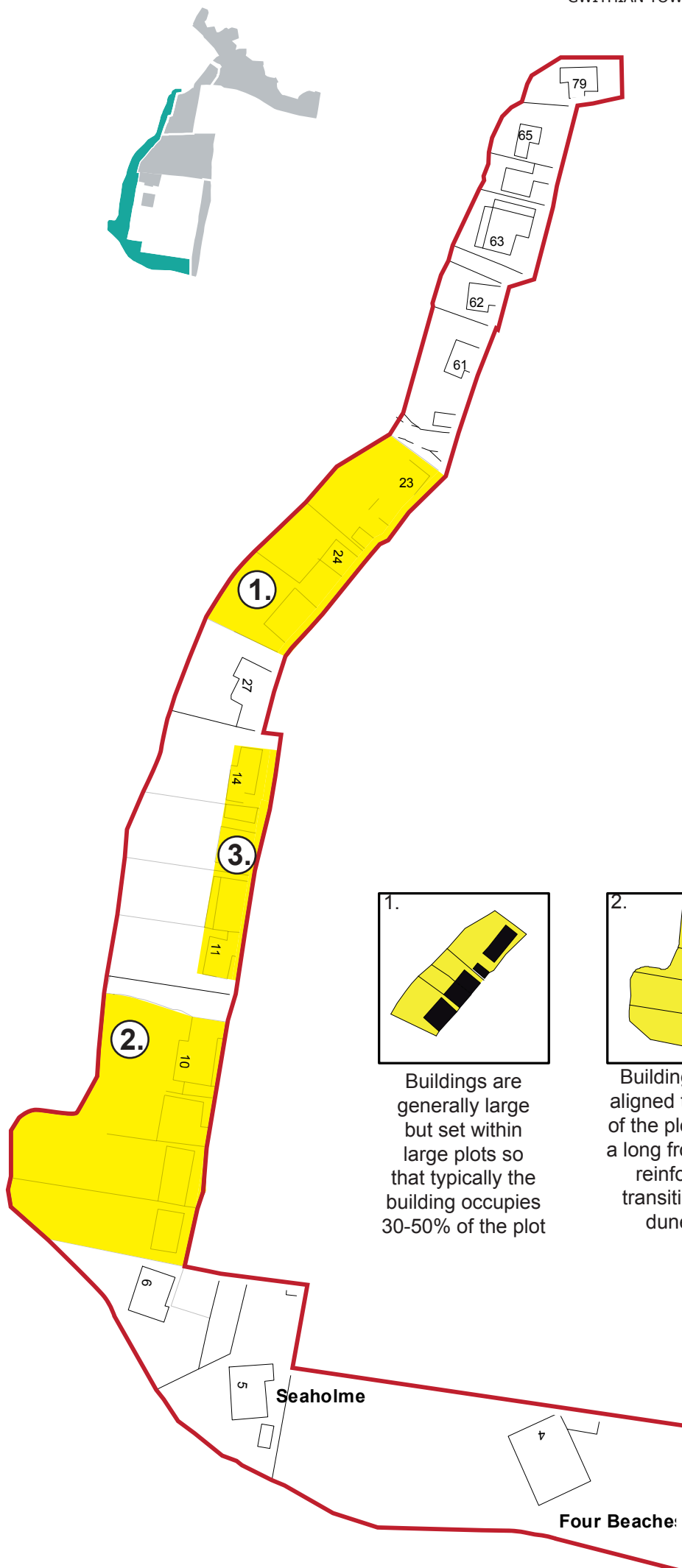
Southern character area



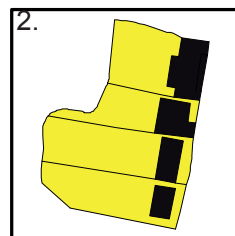




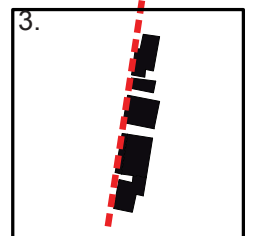
## Fringe character area



1. Buildings are generally large but set within large plots so that typically the building occupies 30-50% of the plot



2. Buildings are all aligned to the rear of the plot creating a long front garden reinforcing a transition to the dune area



3. Building facades are aligned uniformly which creates a formal frontage to the margin of the area

Fig 6. Reinforcing Collective Character

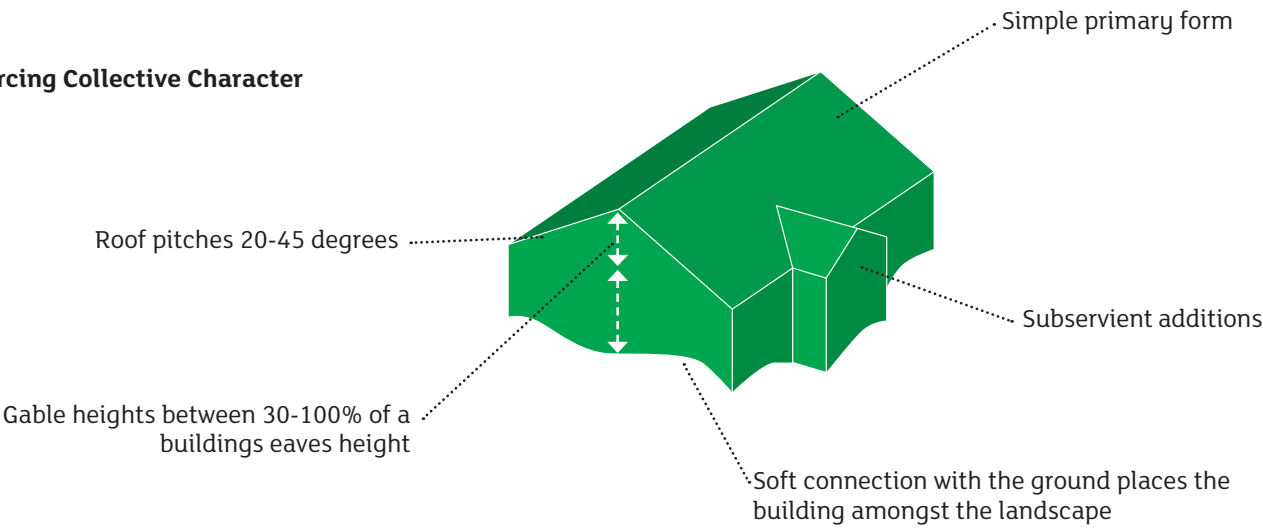
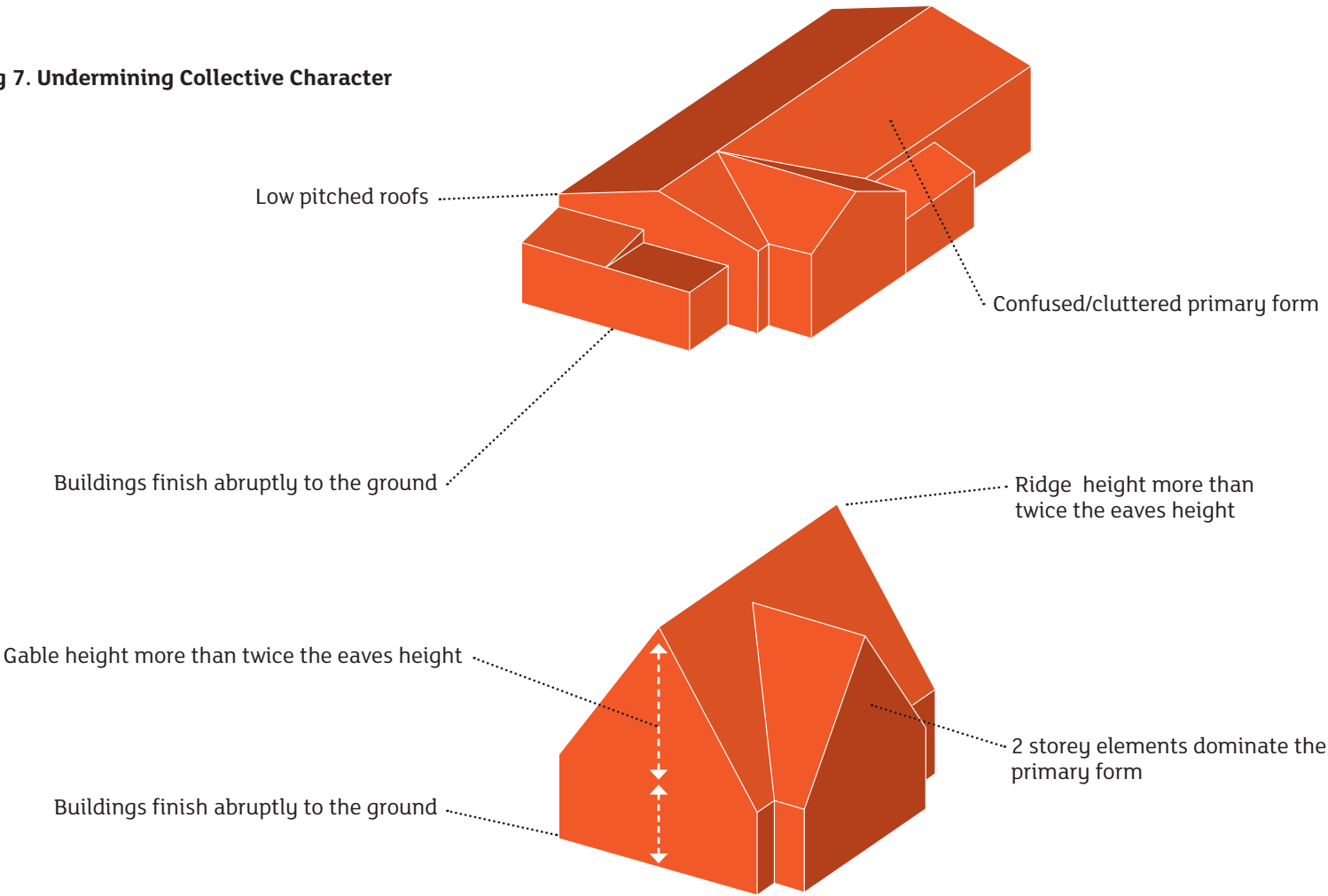


Fig 7. Undermining Collective Character



# Architectural Analysis



A thorough analysis of architectural form, style and materials has been carried out and conveyed as a series of annotations on representative photographs of buildings throughout the Towans. This photo documentation of the analysis is included in the appendix of this document and while attention is drawn to specific elements of individual buildings the intention is not to credit or criticise individual owners or builders but to demonstrate examples of more widespread themes in the architectural character of the area.



The following is a summary of the key themes demonstrated in buildings across Gwithian Towans. These themes are divided into two groups and shown in corresponding colours on the annotated photos:

## REINFORCES COLLECTIVE CHARACTER

- Simple primary forms with subservient additions
- Soft connection with the ground/landscape
- Roof pitches between 20-45 degrees
- Gable heights between 30-100% of a buildings eaves height
- Restrained palette of natural material.

## UNDERMINES COLLECTIVE CHARACTER

- Confused or cluttered primary forms
- Low pitched roofs below 20 degrees
- Hard connection with ground
- 2 storey elements not set within primary roof form
- Unrestrained palette of materials
- Long/wide building footprint
- Ridge heights/gable heights above 2 times eaves height



## 'A SHIP AT SEA' ALFRED WALLIS

The painting by the 19C St Ives artist depicts a topography of waves in which the ship, a significant structure, is partially obscured, at times lost to sight in the troughs of the waves.

The architectural character at Gwithian Towans is derived from buildings being subordinate to the landscape. When viewed from a distance, or when experienced from within, the collective character of buildings is one of a subtle presence amidst the sand dunes. The diversity of the architecture assists in mitigating the visual impact where formality or over-standardised form would be overbearing.





# Patterns of Use

Building form and architectural style and treatment are an expression of the use of the building and the surrounding space. As there is a migration from one use to another so the buildings and the space around them are adapted to suit.

## FROM 'HUT' TO 'HOUSE'

Buildings within the sand dunes at Gwithian Towans originated as short term dwellings, more akin to beach huts in the way people used them when on holiday. Facilities and fittings were few and the space required minimal.

As time has gone on, patterns of use, and the mechanisms of ownership have changed resulting in aspirations and requirements for more space, better facilities and a more permanent sense of dwelling -in some cases inhabiting the buildings on an ongoing basis.

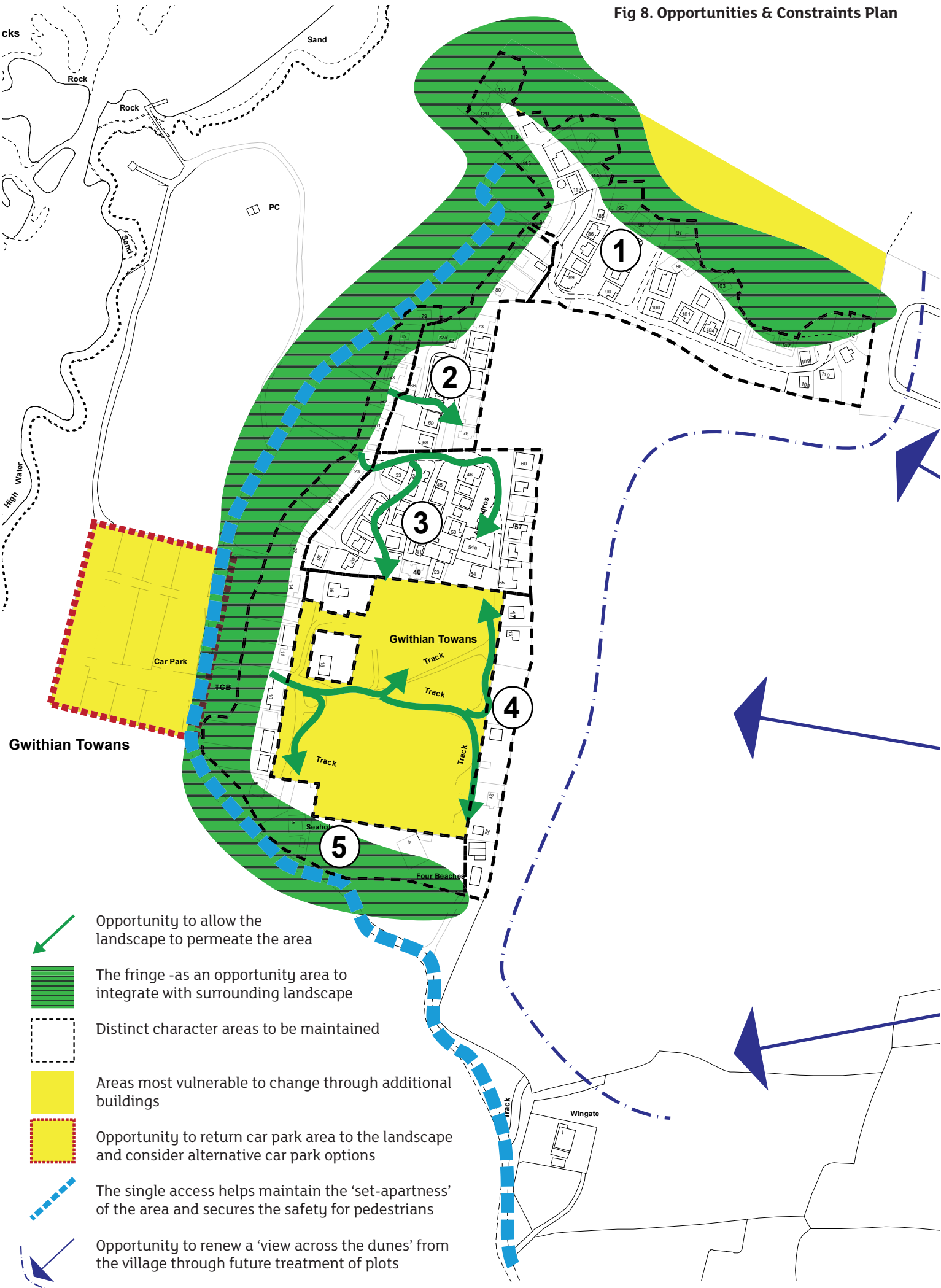
This has shifted the pressure upon buildings to simply perform as Huts to begin to perform as Houses with landscape around the buildings also being adopted as a more formal and domesticated surroundings.

## 'HUT' VALUES

In the context of preparing a Design Guide for the area at Gwithian Towans it is not appropriate to require the community to resort to using Huts and the guide must respond to contemporary pressures and ambitions. But this study does identify a series of values inherent within the origins of Gwithian Towans which can inform the design and ensure a lasting character which connects the buildings to the landscape:

- Individuality
- Innovation & Ingenuity
- Up-cycling & Re-purposing
- Stripped back -'basic' comfort
- Thriftiness
- Wabi-Sabi (Japanese) -the principle of beauty with age

Fig 8. Opportunities & Constraints Plan





# Opportunities & Constraints

The following headings, in association with the Opportunities & Constraints Plan (Fig 8.), describe the potential for change to be guided in a pro-active and positive way (opportunities) and where existing or perceived factors may dictate the extent to which guidance can have any influence (constraints).

## **PAST, PRESENT, FUTURE**

The development within the Towans demonstrates a time line of activity. The buildings and the use of buildings represent how people used the area in the past -a number of original buildings exist. Also prevalent are the aspirations of current day occupants and users to establish more permanent residence in the area. Reflective of the variations in fashion and habit over time is the adaptation of local businesses within the Towans to suit different needs.

The opportunity to provide a positive future for the area exists in the ability to carefully consider, and interpret in a contemporary way the characteristics which can contribute positively to the whole area.

## **DEVELOPMENT PRESSURE**

The pressure of development is not a new threat at the Towans. Ever since someone first sought to establish a firm footing for their beach hut within the dunes area the landscape has accommodated the pressure exerted upon it by the human need to settle and have shelter.

Turned into a more positive attribute, development pressure could be perceived as the desirability of the area and the environment. The opportunity is in maintaining the location as a local asset such that its desirability is preserved and remains attractive for future generations. This will be achieved by managing the pressure and the manifestation of that pressure in development terms.

## **AREAS OF VULNERABILITY FOR ADDITIONAL DEVELOPMENT**

There are 3 key locations which represent the greatest vulnerability to change by additional development. The constraints in these areas vary and as such the likelihood of development coming forward varies too.

The opportunity is to consider, within a design guide, the appropriate response. Whether to dissuade any development at all or to make suggestions which relate to character and context.





### **A UNIQUE ENVIRONMENT**

The setting and the range of buildings at the Towans creates a unique situation. The Design Study and Character Appraisal has identified a diversity of character areas and in particular a quality in the diversity of buildings. There is the opportunity to create new variations in the built form and to interpret the setting and the landscape character in new and imaginative ways.

### **MAINTAINING DIVERSITY**

A defining characteristic as identified in this Character and Design Study Appraisal is the diversity of buildings styles, forms and materials. The constraining of the type of development that may come forward in the future should be careful not to compromise the richness of character achieved through this diversity. Buildings vary in many ways: plot size, plot layout, building size, orientation, building materials and form. To maintain diversity at one extreme would be to specify that no new development be like anything that has gone before. The opportunity for design guidance is to identify the key parameters within which diversity can be expressed.

### **SUSTAINABILITY**

The setting of the Towans provides a very close link between buildings and the landscape. This link provides a strong justification for the area to demonstrate highly sustainable practice through integration with the ecosystem, adaptation of buildings to suit the environment and to maintain a light footedness on the landscape.

The area has the opportunity to become an example of sustainability and demonstrate how low impact buildings and human activity can exist hand in hand with a unique ecosystem and coastal environment.



# Design Guidance Recommendations

This Design Study and Character Appraisal work has been carried out with a view to preparing a Design Guide for the Gwithian Towans residential area.

The study provides a basis of evidence upon which future guidance can be established and includes analysis of the wider context, development form & layout and plot layout & character.

In order to develop a design guidance which has the widest application and is true to the aspirations of the area and the quality of the environment it is important that the work carried out in this study is clearly referenced and that design guidance is not perceived as a subjective matter.

The following headings outline how the content of an emerging design guide document might be structured but also include recommendations on the process of undertaking the design guide preparation. It will be important that buy-in to the need and the use of the document is established across a wide group if it is to be endorsed and championed over time.

## **VISION**

There is a strong sense of pride among people of the Towans and others locally of the quality of the environment and the way of life which exists within the Towans. The Parish Council and community group representatives have, over time, tried to articulate this in a clear Vision which represents the character of the area, the identity of the place and the aspirations of the people.

The process of preparing a Design Guide should first seek to establish a Vision which not only outlines the inherent qualities of the Towans but also sets the aspirations for the future. The Vision may include:

- Imagery or snap shots which typify the place and its people;
- Words & phrases which summarise the quality and uniqueness;
- Metaphors or associations which articulate the essence of the place;
- Clear objectives and values which can be upheld for the future.

The Vision can establish a shared set of values which embody a breadth of aspirations from the preservation of historic and existing elements to development opportunity and positive ambition.

## **COMMUNICATION**

Throughout the process of developing a design guide communication should be maintained between all parties including the public, the Local Authority and other stakeholders.

Communication should begin with a statement of intention of the proposal to prepare a Design Guide and a focus should be on developing a good relationship with the Local Authority across a variety of roles.

The ultimate usefulness and adherence to a design guide will come through ownership and endorsement of the guide and close engagement with those proposed to use and benefit from the guide. The extent to which local aspirations and opinion are expressed through the guide will be a measure of its success.

## **SCOPE**

The Design Guide should have a wide scope. This is necessary in order that it addresses issues and provides solutions at a number of stages in the development process and is useful to a range of users and parties.

It is important that the design guide begins with the establishment of a Vision, considering the wider context of the area and the setting for development. In parallel the design guide should look at a pragmatic approach to guiding the detail in the design of new dwellings.

A design guide needs to be helpful. It can help those with an aspiration to build on or develop their plot to articulate their aspiration in the context of an overall vision for the area. It should also be pro-active and can take on issues previously left up to the local plan to determine. The scope of a design guide document should reflect this, identifying primarily the opportunities to add positively to the collective character and be restrained in its prescriptiveness or prohibitiveness.

## STRUCTURE

This Design Study and Character Appraisal has identified 5 character areas and identifies specific characteristics which differentiate these areas:

- Northern Character Area
- Central 1 Character Area
- Central 2 Character Area
- Southern Character Area
- Fringe Character Area

It is recommended that design guidance be structured partly around the 5 character areas but also considers the suitability of guidance which applies across the area as a whole. It may be appropriate that some universal elements of design guidance which are generic in nature can be applied in different ways when interpreted in the context of contrasting character areas.

A Design Guide should include an over arching framework plan which seeks to stipulate the integrity of the area as a whole. This might include:

- The definition of distinct character areas
- Access arrangements
- Consideration of the wider context such that landscape character and habitat protection/enhancement is sustainable
- Preference for location of particular facilities such as car parking, public toilets with embedded opportunities for local businesses
- Any other strategic considerations such as relationship with the neighbouring settlement/landscape.

## DETAIL

It is recommended that the design guide resists providing in depth detail stipulations relating to various elements such as materials or architectural features.

Part of the quality of the Towans is in its diversity and this study has not identified a typical set of details which represent the area generally. To the contrary, particular to its character is the mix of approaches to building form and decoration.

A Design Guide should acknowledge the delicate balance between preserving key qualities through stipulating particular design parameters and avoiding a standardised approach which places the diversity of the area's character under threat.

### **STATUTORY STATUS**

It is beyond the scope of this report to make definitive recommendations on the chosen route in pursuing a statutory status for a subsequent design guide. However a number of opportunities exist in the following areas:

- Local Plan Policy: adoption of a design guide within the Local Plan would provide strong material evidence for the determination of applications submitted to development control.
- An informal recognition of the design guide document by the Local Authority through close engagement with officers and through the Planning & Policy Procedures Panel may be more suitable where the formal adoption process is deemed too lengthy for limited extra value.
- Neighbourhood Plan: The Neighbourhood Plan process provides a good route to be pro-active at a local level. Where engagement with the local community is strong, confidence in a positive outcome in adopting the Neighbourhood Plan should be high. The Towans however is one small area of a large and disparate parish, the community of which may not share the specific concerns regarding the Towans or consider the focus upon this area as important within the Neighbourhood Plan.

There can be no guarantee that one route above another provides certainty of statutory adoption in a timely fashion or that, statutory status guarantees an effective and enforceable design guide. This success relies on a combination of factors, not least the pro-activeness to engage and enthuse all parties in the value of a guide and the benefit it can provide to the whole area.

It is recommended that the Parish Council and Community Representatives engage with local members and particularly those with responsibilities for the planning portfolio to seek endorsement of the Vision for the Towans and subsequently for the value of a design guide for the area.



**FORMAT & ACCESSIBILITY**

Consideration should be given to how the design guide could be published, communicated and used. Enthusiasm and buy-in from the community may be in part related to how relevant they find the content and the format in which it is available.

Historically, planning documents have become reference items, often difficult to access in council departments or hidden deep within Local Authority's web sites. The Parish Council have the opportunity at the outset of the process of developing a guide to be creative about how people engage with and use the guide. There will be a range of opportunities from 'fridge magnet' to 'reference book' to suit different groups.



# Next Steps

## **PUBLIC EXHIBITION**

To share the findings of this Character & Design Appraisal Study among the public and stakeholders, gather impressions on the themes and concepts and trigger individual's to provide further information and material relating to Gwithian Towans.

## **LIAISE WITH LOCAL AUTHORITY & STAKEHOLDERS**

To consider, with the Local Authority, the appropriate activities with regards preparing a design guide and in the context of the preparation of the Neighbourhood Plan. To plan a scope of works to prepare the Design Guide.

## **DESIGN GUIDANCE PREPARATION**

Undertake the work necessary to plan, design, write and publish a design guide document.

## **COMMUNITY ENGAGEMENT**

A parallel process to the Design Guide preparation which engages the community in a meaningful and community led guide.

## **DESIGN GUIDANCE TESTING**

To assemble relevant groups and individuals to use the design guide in a practice scenario (hypothetical or realistic) to iron out how it can be used and where they may be any gaps.

## **PUBLICATION**

To incorporate comments, additions and amendments before publishing and circulating. Also to consider the marketing of the document for full awareness among the relevant communities/industries of its origin and application.

## **STATUTORY STATUS**

To consider options and make necessary arrangements to take advantage of opportunities to bring full weight to the document.

## **USING THE DESIGN GUIDE**

To maintain awareness of the document among all those concerned, keep the document updated if required and to provide help and training to those wanting to use the document. To consider the enforcement of the design guide depending on the document's statutory status.



# Appendix

## **ARCHITECTURAL PHOTOGRAPHIC ANALYSIS**



Large openings  
facing view, located  
in primary elevation

Simple primary  
form & restrained  
material palette

Soft boundary  
treatment softens  
connection with  
ground



Ambiguous primary  
form - extensions  
swamp & clutter  
original dwelling









Poor connection with the ground, lack of softening



Complex roof form

Excessively hard boundary treatment









Two dominant gables  
resulting in ambiguous  
primary form



Length of building  
creates perception  
of a large dwelling

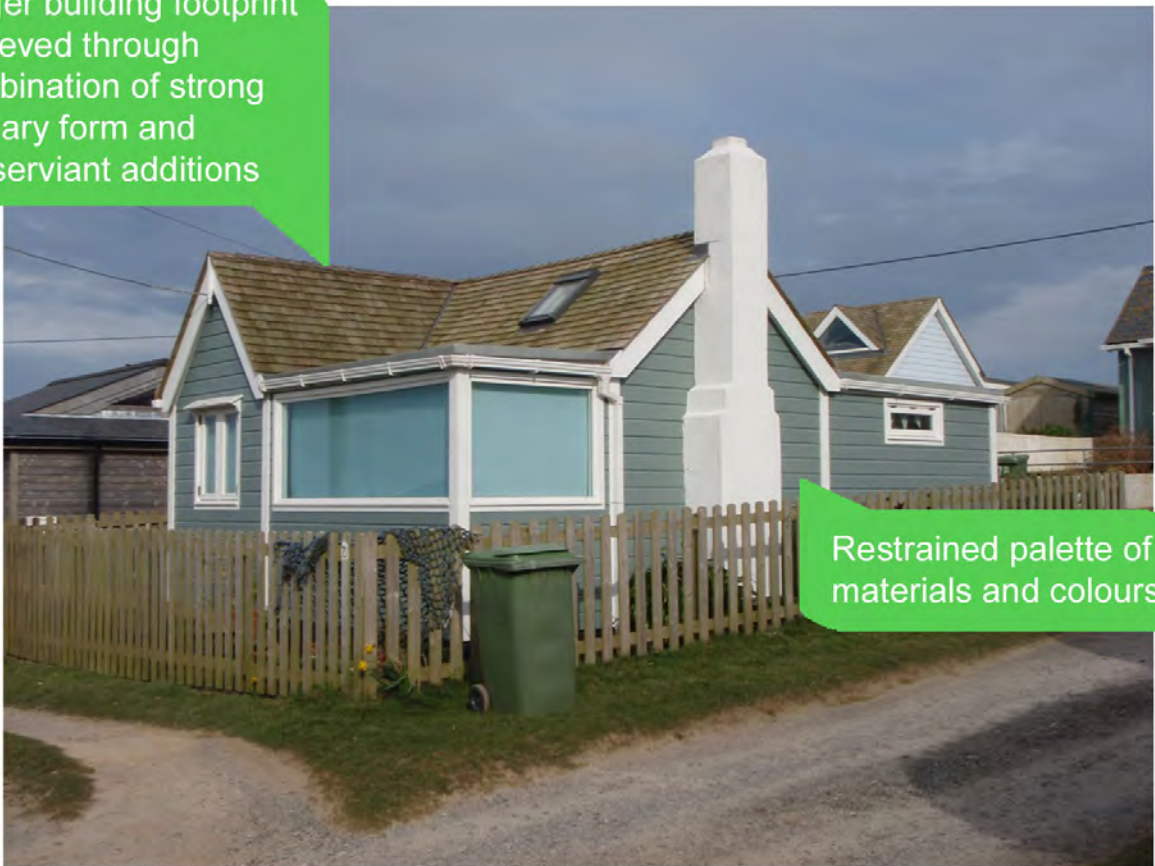








Larger building footprint achieved through combination of strong primary form and subservient additions



Restrained palette of materials and colours

No clear primary form - overly complex juxtaposition of forms















Simple pitched roof  
primary form with  
subservient additions

Simple 2-tone palette  
of materials/colours

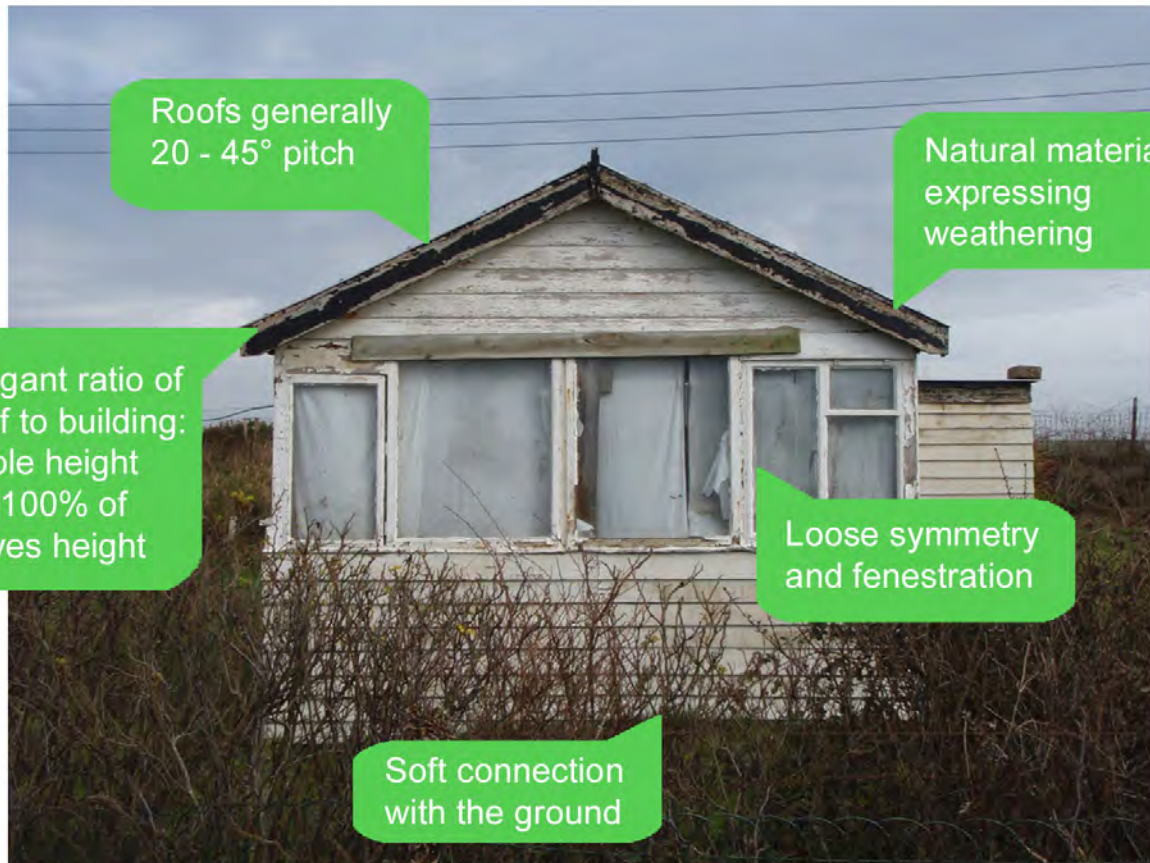


Contemporary example  
containing positive character  
features: simple primary form,  
large central windows facing  
the sea, 20-45° pitched slate  
roof & horizontal timber  
weatherboarding













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# GWITHIAN TOWANS

## DESIGN GUIDE





# CONTENTS

- 3. FOREWORD**
- 4. INTRODUCTION**
- 5. PURPOSE OF THIS GUIDE**
- 7. USING THE GUIDE**
- 9. GUIDING PRINCIPLES**
- 13. OTHER CONSIDERATIONS**
- 14. REFERENCES**

# FOREWORD

People who come to Gwithian Towans acknowledge the stunning setting and the beauty of the landscape. It is little surprise then that those who enjoy owning a property within the Towans should be motivated to make the most of this setting, the views and optimize the building's position in the landscape.

Policies TM5 and TM8 of the former Penwith Local Plan sought to protect the special character of the Gwithian Towans and the Towans area from inappropriate development. Cornwall Council, when they became the Local Planning Authority, saved these policies and as such all new development was assessed against their criteria together with all other material planning considerations. Since the Cornwall Local Plan was adopted in November 2016, policies TM5 & TM8 have ceased to exist.

New Planning Policy under the Localism Act 2011 presents the opportunity for Parishes to become much more proactive in addressing issues of local concern and as such Gwinear Gwithian Parish Council decided to prepare a Design Guide for the Towans area which significantly augments the former Penwith Local Plan policies, establishing a proper assessment of character and design and providing a community endorsed and easy to use guide to how to respond well to the landscape and setting and also why this response is appropriate.

This document is supplemental guidance to the policies in the Gwinear-Gwithian Parish Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications.

# INTRODUCTION

Gwithian Towans is a unique environment and offers a variety of people the opportunity to experience the environment in a variety of ways. The area has a long history of human interaction with the landscape which has created features and left scars. In a similar way, people who experience the Towans, either as residents or visitors, are affected by its beauty – it leaves its mark on you too.

This design guide has been prepared in order that this relationship between a landscape and its people remains 2 way. That while development and building is pursued the design process allows for the landscape to bear its impression on our activity, our patterns of behaviour, and our buildings.



## A VISION FOR GWITHIAN TOWANS

This Design Guide is born out of the motivation for a pro-active and contemporary approach to design at Gwithian Towans. A vision of longevity of character and a sustainable future has underpinned the careful preparation and testing of a series of guiding principles which ensure the Towans does not become engulfed by the pressure of development but equally is not moth-balled in nostalgia. Residents at Gwithian Towans share a sense of belonging to the place rooted in the qualities of the surroundings. The Design Guide seeks to foster a neighbourly approach, respecting one another and taking shared

## UNDERSTANDING CONTEXT

First impressions of a design guide might be that it zooms in on buildings, interrogating the detail of designs and setting onerous requirements. But this design guide zooms out to consider first the context, the factors that have and can continue to have a positive influence on the pattern of development and lastly the detail of the building design.

## CHARACTER AND DESIGN APPRAISAL STUDY

The basis of this design guide is the Design Study and Character Appraisal carried out in March 2013. That study identified key characteristics of development and fundamentally it identified an inherent relationship with the landscape which defines the character of the developed area as a whole. This baseline represents a series of constraints and set the foundations for a design guide should it be prepared at a later date. The design process begins by correctly identifying the constraints and constraints encourage good design. This Design Guide should be read in conjunction with the Design Study and Character Appraisal. It carefully navigate a route to be able to respond to the constraints.

# PURPOSE OF THIS GUIDE

The preparation of this guide has been motivated by the desire to maintain a coherent and distinctive overall composition to development at Gwithian Towans. The guide describes a series of principles for individual elements and the relationships between them necessary to uphold a harmonious existence with the landscape and to sustain the characteristics of groups of buildings which have developed over time.

The aim of this guide is not to set rigorous rules which in the end stifle the innovative, creative and unique nature of many of the buildings which typify the area but to: **ENCOURAGE** design which values the context and character of the area and; **INSPIRE** a return to that which, most likely, whether a long term resident or an occasional or regular visitor, first captured the emotions – the sense of place articulated through the particular relationship between buildings and landscape. The guide seeks to **INFORM** the community such that a consensus can be reached on the collective responsibility held towards the character of the area and for the preservation of the very assets in the built form and in the landscape which define the place and made it attractive in the first place.

The Guide does rely on a spirit of neighbourliness to make these aims achievable. The consultative approach taken through the preparation of the Guide reflects this reliance on the communication and civility between neighbours and the community. This will ultimately be the success of the Guide.





## HOMEBAKED Vs FACTORY REGULATED

Much of the quality of the Towans is found in the individuality expressed through the buildings that pepper the dune landscape. Like homebaked cakes, everyone is different. However it is not always appropriate to rely upon enthusiastic experimentation for the best result. Modern methods of manufacture have regulated products such as cars ensuring that every one is the same, guaranteeing reliability. We can have assurity that every car will stop and start as well as another one.

As far as is possible, this design guide encourages the freedom to make unique expressions which add to diversity. But for the good of all, guidelines and recommendations are provided to address those concerns that everyone wants assurity in.

A few of the guiding principles provide absolute thresholds – heights, maximums, etc, but mostly the guidance seeks to equip people to think more widely about the impact of their designs on others and on the landscape so that through their well meaning, expressive design others are not prohibited from the same. This approach relies upon a responsible approach to design and the effectiveness of this guide relies upon willing participants.

## ADDRESSING A MIX OF INTERESTS

The guide strongly advocates an attitude of ‘value to all, not just to one’. The community of Gwithian Towans is a diverse one with an equally diverse mix of interests (resident, retiree, visitor, absent owner, etc). The one common factor everyone has is the location, the Towans. This guide acts primarily in the interest of the location, working for its longevity and distinctiveness and this ultimately brings value to all who have a stake in the location by way of owning or occupying a property here.



This painting depicts a cottage ‘consumed’ by the Landscape



A new building in the Outer Hebrides is contrasting and sympathetic to the surrounding landscape

# USING THE GUIDE

The guide is primarily for use by members of the community of Gwithian Towans when they think about changes or additions to their buildings and plots. With the Design Study & Character Appraisal document the guide provides information (on past and present character and features of buildings and the landscape) and offers a series of principles by which new development and improvements to existing plots and buildings can be carried out in a way which not only respects the character but sustains it for the future.

Residents and visitors of Gwithian Towans form a strong community who have communicated well through the consultation on this document to form a consensus on the approach to design and development in the area. A wide variety of people have been vocal in offering reflections on the past, comments and information which has assisted the description of the character and has highlighted objection to particular elements of new buildings and design. At the same time, significant new development and improvement of plots demonstrate the aspiration to make the most of enjoying the location and its surroundings. This guide seeks to provide assistance to all of those empassioned by the Towans in articulating a series of recommendations for design which encourage the opportunity to create distinctive and beautiful architecture while not sacrificing the very beauty which evokes such a necessary response.

This document is supplemental guidance to the policies in the Gwinear-Gwithian Parish Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications.

The principles in this guide are organized into 4 key considerations which can help in the appreciation of the different perspectives when designing a building.

## CONSIDER THE CONTEXT

The Design Study and Character Appraisal drew attention to the qualities of the Towans landscape and the relationship between this and neighbouring areas. It concluded that, rather than having its own distinct settlement character derived from the development and building form, the area is defined by its landscape with buildings responding to, and residing in, this context.

By engaging in understanding this context and adapting the design of buildings to suit, a stronger vernacular can emerge which over time perpetuates a trend of increasing strength of character and reinforced distinctiveness.

## CONSIDER YOUR COMMUNITY

Buildings at Gwithian Towans are organized into several fields, this structure as well as the buildings around the outside of these fields create 5 character areas as described in the Design Study and Character Appraisal:

- North
- Central 1
- Central 2
- South
- Fringe

Maintaining the distinction between the fields and being able to identify a distinct edge to the development involves grouping and positioning the buildings in different ways. No one building by itself can achieve this but thinking of the building as part of a collection, its position and relationship to other buildings, will help to define these character areas.

## CONSIDER YOUR NEIGHBOUR

Respecting others and seeking to enhance their enjoyment of the area as well as your own can result in a more sympathetic architecture which demonstrates a sophistication in addressing external constraints as opposed to simply seeking to maximize development.

## YOUR LIVING SPACE

The Design Study and Character Appraisal identifies contrasts between 'hut' and 'house'. It is recommended that the approach to designing the building and its inside space should acknowledge that the design and function of the building will have outward implications.

**'Buildings in a landscape' .....**



**'A landscape with buildings in it'**



# GUIDING PRINCIPLES

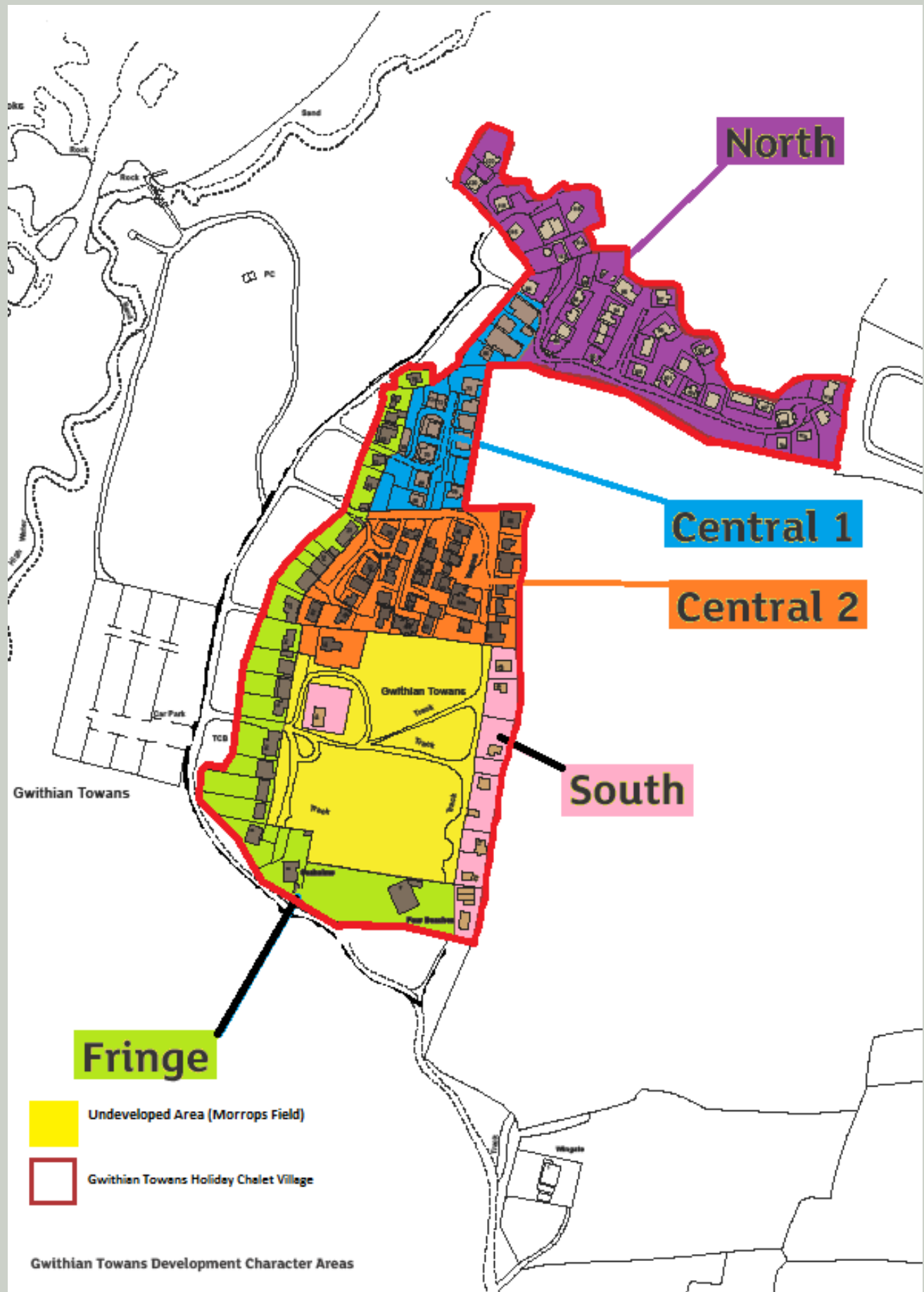
Outlined below are 15 carefully selected guiding principles. Written as a hierarchy to be considered in order, these principles progress through the 4 key areas for consideration: Context, Community, Neighbour and Living. The principles are written this way to encourage wider issues of landscape and surroundings to be considered first with patterns of use and design of buildings as subservient and to be adapted to suit the context.


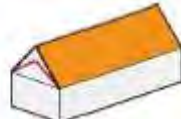


Some principles can be applied uniformly (identified in pink) others have a specific guideline relating to each of the character areas (identified in yellow).


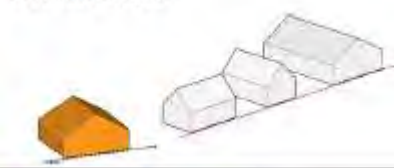


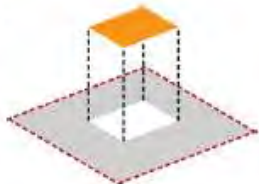






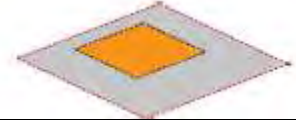

# STUDY AREA



		North	Central 1	Central 2	South	Fringe	Morrops Field
<b>CONTEXT</b>							
<b>Explanation :</b> The surrounding landscape is the defining factor in the character of the Towans. The following principles establish parameters for buildings which retain a position and relationship with the landscape minimising impact and emphasising character.							
<b>Eaves</b>		<b>Aim :</b> to have consideration for the surrounding landscape when designing buildings. When viewed from nearby a combination of discrete and prominent buildings should be perceivable as ships amongst wavy seas.		The eaves (height to the wall-plate) of the building should be no more than 2.5m from the ground at any point around the footings.			
<b>Roof</b>				The ridge height of the building at any point should be no more than twice the height of the wall roof plate (eaves) from the footings. The roof pitch should be between 20-45 degrees.			The ridge(s) of the building should be no more than twice the height of the eaves. The roof pitch should be between 20-45 degrees.
<b>Footings</b>				There should be a subtle meeting of walls to the ground. Use the landform and planting to blend in with the landscape. Avoid abrupt changes between hard materials.			
<b>Building on slopes</b>				Datum should be the lowest point of the dwelling footprint. Avoid mounding or major excavation of the plot. Any other external buildings or platforms (ie decking) should not be more than half a metre above the original surrounding land.			

		North	Central 1	Central 2	South	Fringe	Morrops Foeld
COMMUNITY							
<b>Explanation</b> : Across the Towans groups of buildings create different character areas. Groupings can be because of historic land ownership, age and the constraints of the landscape. Groups of buildings create a different effect to individual buildings.							
<b>Materials</b> 	<b>Aim</b> : to emphasise collective character as displayed through grouping of buildings across the Towans and maintain the distinction between different fields as described in the 5 character areas.	External finish preferably timber. Consider using traditional materials in new ways to achieve a contemporary appearance. Avoid using stone, block or brick. External appearances often reflects the inner workings so consider structural materials too.					
<b>Orientation</b> 		Vary building alignment to suit view/dune topography.	Align with existing rows. Entrances to the front or side.	Roughly align with existing rows (variation to suit views).	Buildings and plots should be arranged in broadly laterally off-set parallel rows to maximise the possibility for others to see between and / or over buildings.	Front elevations align uniformly. Rear elevations parallel to boundary.	Vary building alignment to suit view / field topography.

		North	Central 1	Central 2	South	Fringe	Morrops Field
NEIGHBOUR							
Explanation : Thinking beyond your boundary to consider what impact your design has on other's enjoyment of the area							
<b>Plot</b> 	<b>Aim :</b> To adopt a considerate and neighbourly approach to design. Positioning and designing buildings thoughtfully and in doing so collaborating in, and benefiting from, a shared responsibility for the upkeep of the collective assets of space and community	Building up to 50% of plot. New plots up to 150m2. Plots should not be sub-divided. 1 chalet per plot only.	Building up to 80% of plot but only touch one boundary. Plots should not be sub-divided. 1 chalet per plot only.	Building up to 25% of plot, min 2m from any boundary. New plots at least 150m2. Plots should not be sub-divided. 1 chalet per plot only.	Building to be placed at rear (inland) of plot. Min plot width 15m. Plots should not be sub-divided. 1 chalet per plot only.	The size of plots to be in a range of 650sq m to 900sq m, and the building to be no greater than 25% of the plot size.	
<b>Boundary</b> 		Solid boundaries should not be higher than eye level. Visually permeable boundaries or planting should not exceed eaves height. Add "existing Cornish hedge field boundaries should not be breached"			Front boundary should be Cornish Hedge. Add "existing Cornish hedge field boundaries should not be breached"	Solid boundaries should be not be higher than eye level. Cornish hedges should be considered. Visually permeable boundaries or planting should not exceed eaves height. Existing Cornish hedge field boundaries should not be breached.	
<b>Views</b> 		Allow others to see over or between buildings.					
<b>Outside Space</b> 		Avoid creating (building or engineering) outside space which is higher than the floor level inside the building or than any of the boundaries surrounding the plot. Consider outside space as an opportunity to promote neighbourliness, eye contact and conversation. <i>Add "Wherever possible telephone and electricity cables should be concealed underground."</i>					

		North	Central 1	Central 2	South	Fringe	Morrops Field
LIVING							
Explanation : Over 100 years patterns of building use have changed at the Towans from the use of 'huts' to the establishment of houses. In the same time period the landscape has remained largely unchanged and the 'hut' remains the building form most compatible with this landscape.							
Shape		Aim : To facilitate comfortable and modern standards of living manifested through building forms which are sensitive to the surroundings and other people	Buildings should have a recognisable, simple primary form and have regard to the height, layout, building line and form of neighbouring properties. To achieve this make sure any additions: do not amount to more than 50% in volume of the whole building; secondary ridges, gables or lean tos are lower than the main ridge and; have the similar roof pitch.			Buildings should have a recognisable, simple primary form. Any additions do not amount to more than 50% in volume of the whole building. Secondary ridges, gables or lean tos are lower than the main ridge.	
Size			No building to exceed 12m in any dimension. Consider having a maximum footprint area rather than 12m to encourage different shapes/designs No new plot to exceed 25m in any dimension.			Consider a minimum plot size at 650 sq m and maximum build size of 144 sq m specific to dwelling only to ensure that plots are not sub-divided. Only 1 dwelling per plot, no sub-division of plots.	
Access & Parking			Where possible, existing and proposed dwellings should include a minimum of 1 parking space which relates to the site area.			All existing and proposed dwellings should include a minimum of 2 parking spaces which relates to the site area. See item 5 for materials.	
Energy Efficiency			Efforts to become self-sufficient are welcomed. Consider the use of recycled, re-used or sustainably sourced materials where possible.				

# OTHER CONSIDERATIONS

## EXCEPTIONS

It is accepted that a general exception to these guidelines applies to those properties that are demolished and rebuilt such that a like for like replacement is acceptable. It is recommended however that any rebuild take account of these guiding principles to bring about any improvement in the general character of the area. This exception will likely only apply in a handful of cases however since by definition these guidelines reflect the precedents set over time by many of the buildings which still exist across the Towans today. By their nature these buildings, generally do not exceed or contravene the principles outlined here.

## BUILDING REGULATIONS

These guidelines do not override any requirement to seek building control approval for any building works carried out and they do not seek to contravene any standards which are established in the current building regulations. It is recommended however that in many areas e.g. the energy efficiency of buildings, that the building regulations standard is treated as a baseline minimum upon which to improve. Many modern buildings demonstrate achievement of standards way beyond the building regulations standard and at Gwithian Towans similar aspirations would be a fitting and contemporary expression of the innovation and creativity which is characteristic here.

## PERMITTED DEVELOPMENT

This guide does not override and does not extinguish any permitted development rights for properties at Gwithian Towans. The guide has limited 'power' to affect the design of building carried out under permitted development. However, the application of this guidance to even the most discrete pieces of permitted development would contribute great value to the wider character, maintaining the distinctiveness of the Towans and some of the subtleties of design which define it. The use of the guide in accordance with intentions for pursuing permitted development is strongly encouraged.



# REFERENCES

The following documents and references have been used in establishing the evidence for character and design and in the writing of the Gwithian Towans Design Guide.

Cornwall & Isles of Scilly Landscape Character Study; Cornwall County Council 2005-2007

Cornwall Historic Landscape Characterisation; Cornwall County Council 1996

Landscape Character Assessment Guidance for England and Scotland; The Countryside Agency 2002

The Penwith Local Plan; Penwith District Council 2004

The Outer Hebrides Design Guide; Comhairle Planning Service 2010

NPPF and associated Supplementary Policies

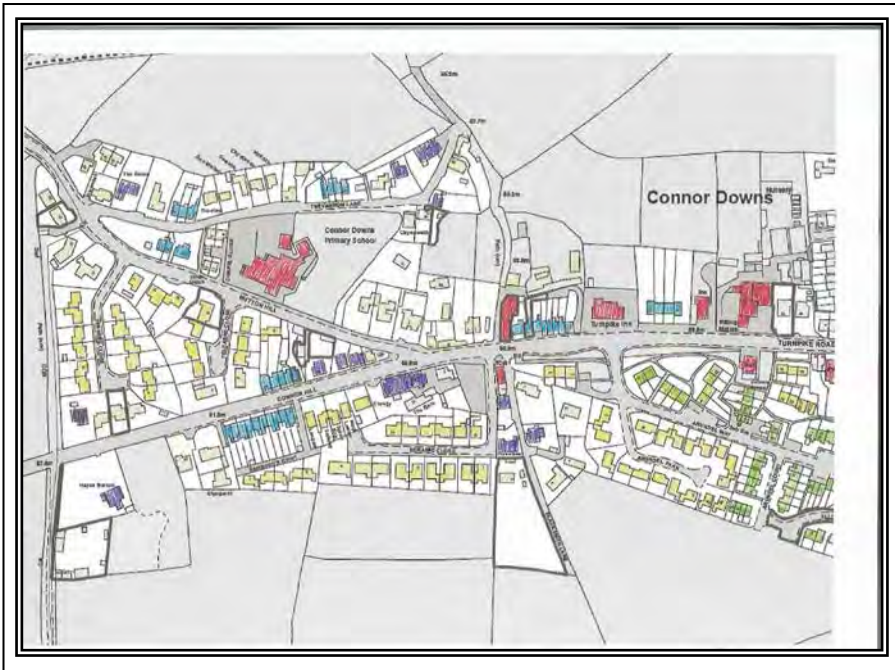
Draft Cornwall Local Plan and associated Supplementary Policies

Produced in conjunction with David Hawes



## CHARACTER AREA APPRAISAL – CONNOR DOWNS (WEST END)

This document is supplemental guidance to the policies in the Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications.



### GUIDANCE

- Retain centrally positioned dwellings within plots, allowing for gardens and parking
- Dwellings to face the main access route into the property
- Emphasise traditional construction within elements of build
- Retain and extend the continuity in building line
- Add architectural interest and style by varying roof line/type cladding, window form, stone features and painted walls using local materials where possible.
- Create open space for recreation and play.
- Design in pedestrian/cycle paths as short cut to village centre, schools, shops, transport links etc; and seek local guidance on this subject.
- Retain mature trees and hedging and create new areas where possible
- Front walling, fencing or hedging to be kept at 1.5m or below to promote openness and neighbourliness.
- Promote Cornish hedging and natural stone walling.
- New drives and paths to be natural draining ie stone chips or gravel etc.

**CHARACTER AREA: CONNOR DOWNS (West End)****NEIGHBOURHOOD**

<b>General description</b>	Originally based on Connor Hill, now spread up the Turnpike Road to Gwithian / Gwinear Roads junction and laterally up to 250 metres on either side.
<b>Route structure</b>	Y junction – Mutton Hill, Connor Hill & Turnpike Road
<b>Landform</b>	Fairly flat, rising slightly from West to East
<b>Non-residential uses</b>	Turnpike Inn, Post Office, Filling station with retail shop, Fish & chip outlet, Industrial units including 2 vehicle repair workshops, WI Hall, Evangelical Free Church, Sunday School Hall, Playground, Primary School

**STREETS/SQUARES**

<b>Special features</b>	Connor Hill and Turnpike Road were originally main A30, now bypassed but still the alternative road.
<b>Tree cover</b>	Nothing significant
<b>Landmarks/views</b>	Views over rolling countryside
<b>Parking</b>	Mostly off-street
<b>Traffic</b>	Bus route Hayle & Camborne. Alternative to A30 in emergency.

PLOTS				
ZONE	TYPE	AREAS	EXAMPLES	
	LARGE (MOSTLY DOUBLE-FRONTED) HOUSES BUILT UP TO 1900/EARLY 1900 FORMING THE ORIGINAL VILLAGE, USUALLY LARGER PLOTS WITH CENTRALLY POSITIONED DWELLING OF TRADITIONAL CONSTRUCTION (STONE WITH HIPPED SLATE ROOFS ETC), 2 STOREY, OFF STREET PARKING, MANY SET BACK FROM STREET	CONNOR HILL		
	HOUSES BUILT UP TO 1900 FORMING THE ORIGINAL VILLAGE, SMALL COTTAGES OR VICTORIAN TERRACES - FORMING LONG AND THIN PLOTS, 2 STOREY, STONE WITH SLATE ROOF, ON STREET PARKING, NOT SET BACK	CONNOR HILL MUTTON HILL PART TURNPIKE RD		
	IN-FILL HOUSES OF 1 OR 2 STORIES. IN ONES, TWOS OR THREES FILLING IN THE GARDENS, OR IN PLACE OF LARGER OLDER DEMOLISHED BUILDINGS	CONNOR HILL TREVARNON LANE BLACKSMITH LANE		
	BUNGALOW ESTATES BUILT IN THE 1950'S TO PRESENT, USUALLY GOOD SIZED PLOTS WITH GOOD SIZED DWELLINGS, 1 STOREY, RENDER, LINKED, SEMI & DETACHED WITH OFF STREET PARKING, GARAGES OR GARAGE BLOCKS	TREVERE CLOSE TELCARNE CLOSE ARUNDEL PARK BERAMIC CLOSE		



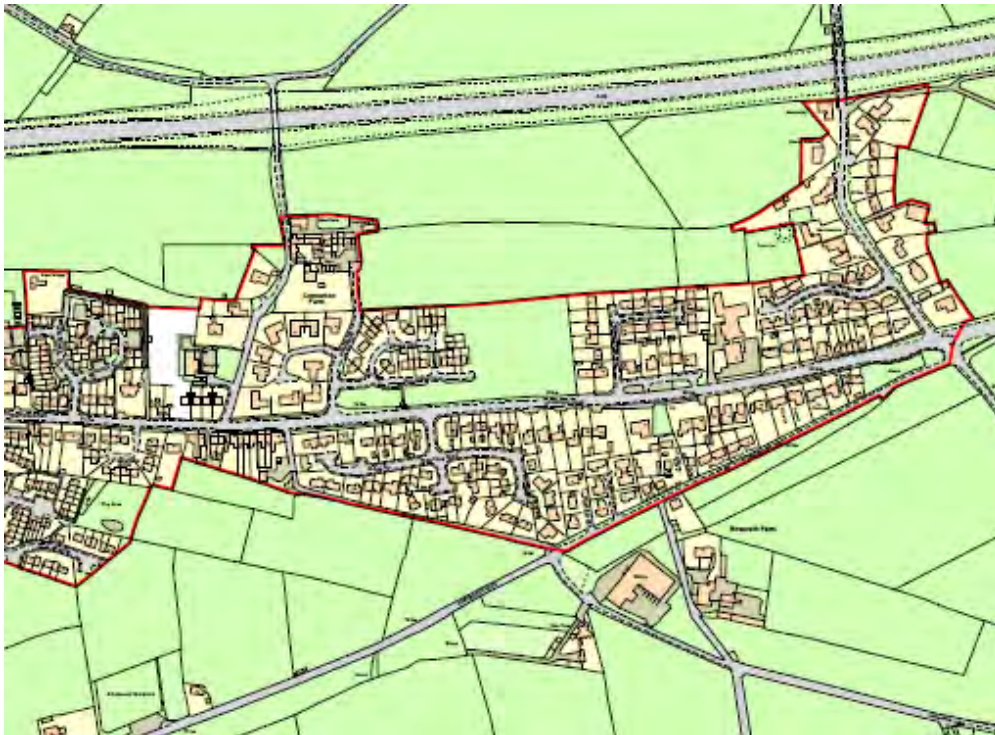
	HOUSING ESTATES BUILT BETWEEN 1950-1990, REASONABLE SIZED DWELLINGS SOMETIMES ON SMALLER PLOTS WITH DISTINCT CHARACTERISTICS OF THEIR PERIOD, SEMI DETACHED 2 STOREY, RENDER/PEBBLED SOME OFF STREET PARKING AND GARAGE BLOCKS	ARUNDEL WAY ARUNDEL COURT ELLIS MEADOWS SAMPSONS COURT		
	NON-RESIDENTIAL USES, SHOPS, PUBS, COMMERCIAL ETC			

## OTHER FEATURES

**Strength of character area: Weak**

## CHARACTER AREA APPRAISAL – CONNOR DOWNS (EAST END)

This document is supplemental guidance to the policies in the Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications.



### GUIDANCE

- Retain centrally positioned dwellings within plots, allowing for gardens and parking
- Dwellings to face the main access route into the property
- Emphasise traditional construction within elements of build
- Retain and extend the continuity in building line
- Add architectural interest and style by varying roof line/type cladding, window form, stone features and painted walls using local materials where possible.
- Create open space for recreation and play.
- Design in pedestrian/cycle paths as short cut to village centre, schools, shops, transport links etc; and seek local guidance on this subject.
- Retain mature trees and hedging and create new areas where possible
- Front walling, fencing or hedging to be kept at 1.5m or below to promote openness and neighbourliness.
- Promote Cornish hedging and natural stone walling.
- New drives and paths to be natural draining ie stone chips or gravel etc.

**CHARACTER AREA: CONNOR DOWNS (East End)****NEIGHBOURHOOD**

<b>General description</b>	Originally based on Connor Hill, now spread up the Turnpike Road to Gwithian / Gwinear Roads junction and laterally up to 250 metres on either side.
<b>Route structure</b>	Straight main road (Turnpike Road and Horsepool Road) with crossroads at Horsepool Junction
<b>Landform</b>	Rising slightly from West to East
<b>Non-residential uses</b>	Eureka Villa B&B, Pine Trees Nursing Home, Doctors Surgery, Forwood Framing, Westwood Timber and Building Supplies, DW Cook Transport

**STREETS/SQUARES**

<b>Special features</b>	Turnpike Road & Horsepool Road were originally main A30, now bypassed but still the alternative road.
<b>Tree cover</b>	Nothing significant
<b>Landmarks/views</b>	Views over rolling countryside. Garden area with bench at Horsepool maintained by CDRA.
<b>Parking</b>	Mostly off-street, but some parking on Turnpike and Horsepool Roads
<b>Traffic</b>	Bus route Hayle & Camborne. Alternative to A30 in emergency.

## PLOTS

ZONE	TYPE	AREAS	EXAMPLES	
	LARGE (MOSTLY DOUBLE-FRONTED) HOUSES BUILT UP TO 1900/EARLY 1900 FORMING THE ORIGINAL VILLAGE, USUALLY LARGER PLOTS WITH CENTRALLY POSITIONED DWELLING OF TRADITIONAL CONSTRUCTION (STONE WITH HIPPED SLATE ROOFS ETC), 2 STOREY, OFF STREET PARKING, MANY SET BACK FROM STREET	TURNPIKE ROAD		
	HOUSES BUILT UP TO 1900 FORMING THE ORIGINAL VILLAGE, SMALL COTTAGES OR VICTORIAN TERRACES - FORMING LONG AND THIN PLOTS, 2 STOREY, STONE WITH SLATE ROOF, ON STREET PARKING, NOT SET BACK	PART TURNPIKE RD TOP OF HORSEPOOL ROAD		
	MIXTURE OF BUILDINGS – TERRACED HOUSES, BUNGALOWS IN LARGE PLOTS, SEMI-DETACHED AND DETACHED	TURNPIKE ROAD AND HORSEPOOL ROAD – (BORDERING MAIN RH SIDE OF VILLAGE HEADING TOWARDS CAMBORNE)		
	BUNGALOW ESTATES BUILT IN THE 1950'S TO PRESENT, USUALLY GOOD SIZED PLOTS WITH GOOD SIZED DWELLINGS, 1 STOREY, RENDER, LINKED, SEMI & DETACHED WITH OFF STREET PARKING, GARAGES OR GARAGE BLOCKS	LOWENAC CRESCENT KENSA WAY GWITHIAN ROAD ANGARRACK LANE COLVER CLOSE ROSEWITHIAN CLOSE MOUNT CONNERTON CLOSE GREENBANK		



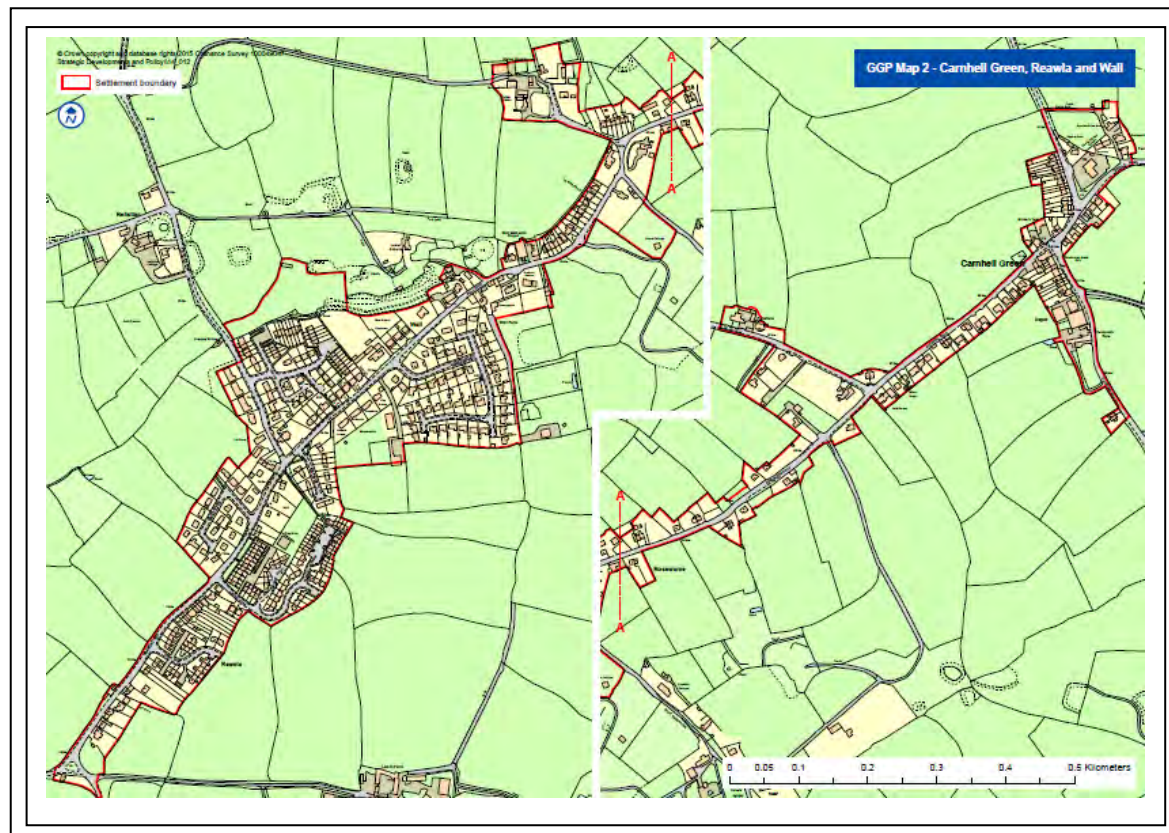
	HOUSING ESTATES BUILT BETWEEN 1950-1990, REASONABLE SIZED DWELLINGS SOMETIMES ON SMALLER PLOTS WITH DISTINCT CHARACTERISTICS OF THEIR PERIOD, SEMI DETACHED 2 STOREY, RENDER/PEBBLED SOME OFF STREET PARKING AND GARAGE BLOCKS, SOME BUNGALOWS	TRESDALE PARK CLEMENS WAY		
	MODERN ESTATES BUILT BETWEEN 1990 & PRESENT, WITH A GOOD MIX OF LIVING ACCOMMODATION CATERING FOR MODERN LIFE, TERRACES/SEMI DETACHED, 2 STOREY, RENDER/PEBBLED MOSTLY OFF STREET PARKING	TOWANS VIEW WILLOUGHBY WAY TREMEDYHK TERRACE		
	NON-RESIDENTIAL USES, SHOPS, PUBS, COMMERCIAL ETC			

## OTHER FEATURES

**Strength of character area: Weak**

## CHARACTER AREA APPRAISAL – CARNHELL GREEN, REAWLA & WALL

This document is supplemental guidance to the policies in the Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications.



### **GUIDANCE**

- Any future development should include gardens/open spaces and neighbourliness/views. This should be reflected with well kept gardens/painted walling.
- Future housing must make the most of the rural nature of the village in design of the dwelling, plot size and layout. Making the most of modern technology to promote energy efficiency to reduce house hold running cost.
- Houses to stand in their own plots with enclosed garden space front and rear.
- On plot garages and parking for at least one car should be provided.
- Dwellings kept at two storey, ground and first floor, roof space can be utilised.
- Dwellings to have internal storage space to accommodate modern family life style.

- Dwellings to face the main access route into the property or recreational area, open space or play area.
- Add architectural interest and style by varying roof line/type cladding, window form, stone features and painted walls using local materials where possible.
- Create open space for recreation and play.
- Design in pedestrian/cycle paths as short cut to village centre, schools, shops, transport links etc; and seek local guidance on this subject.
- Retain mature trees and hedging where possible.
- Front walling, fencing or hedging to be kept at 1.5m or below to promote openness and neighbourliness.
- Promote Cornish hedging and natural stone walling.
- New drives and paths to be natural draining ie stone chips or gravel etc.

## CHARACTER AREA: CARNHELL GREEN, REAWLA & WALL

### NEIGHBOURHOOD

<b>General description</b>	Four communities of Carnhell Green, Rosewarne, Wall and Reawla are spread along a mile of flat leafy lane running roughly North to South. Narrow in places with blind bends and no verges. Hedging with mature trees, a rural village feeling.
<b>Route structure</b>	All routes are on unclassified roads. Main access the staggered crossroads formed by Station Rd, Penhale Rd and Cathbedron Rd. Reawla Lane splits towards Leedstown and Fraddam. Minor roads of Gwinear Lane and Relistian Lane leads Westwards to Gwinear Churchtown.
<b>Landform</b>	Large flat area arable farm land 80m above sea level at Carnhell Green, Rosewarne and Wall, gently sloping East to West in Reawla past the hamlet of Trenerth drops to a valley at Calloose/Tabbards.
<b>Non-residential uses</b>	Pendarvas Inn, Joinery Work Shop, Gwinear Farmers Supplies, Parbola Holiday Park, Sand and Gravel Merchant, Methodist Chapel and Hall, Fellowship Church, Pitch and Putt and Café, Plant Nursery, Builder, Children Play Park, Post Office and Store (Carnhell Green), Village Stores (Reawla).

### STREETS/SQUARES

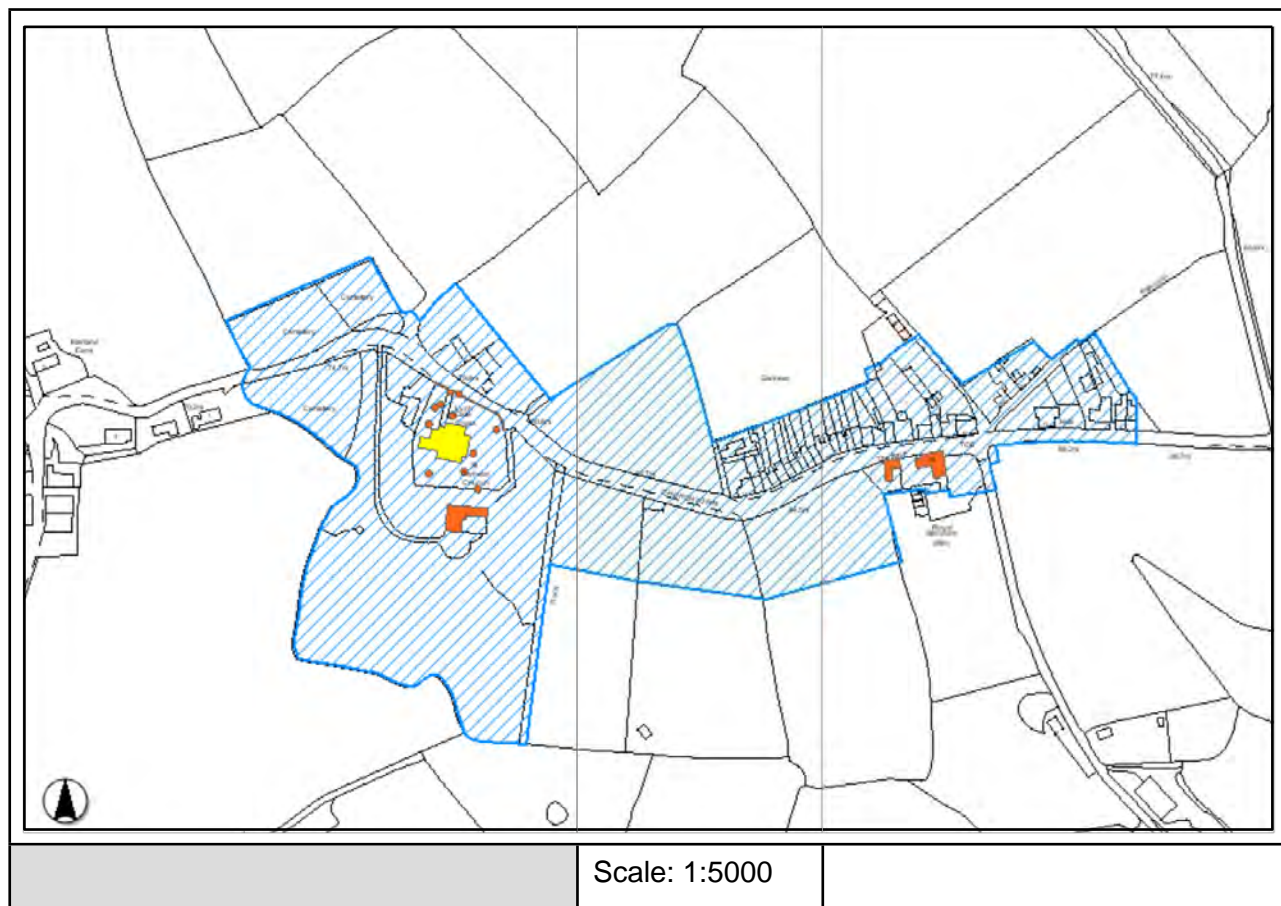
<b>Special features</b>	Menadue Court Reawla a good example of smaller modern development Small enclosed front/rear gardens. Individual parking. The walls coloured in different shades and interesting roof profiles. Grade II Listed buildings Pendarvas Inn, Reawla House, Pen-Tye
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	House, Wall Methodist Chapel and Manse, Wall Farm and Carnhell Green Farm also the cast iron road signs at either end of our communities. The granite houses and cottages that form most of the main thoroughfare.
<b>Tree cover</b>	Small woods form part of the Parbola holiday park. Trees line the remains of an ancient open cast mine, and form a back drop for some of the larger houses where Reawla and Wall meet. Mature trees dot the hedges and gardens enhancing the area.
<b>Landmarks/views</b>	Many properties lookout over open country side at night the lights of Carbis Bay can be seen. Small fields/Cornish hedging dominate the ever changing farming landscape.
<b>Parking</b>	On street parking is common.
<b>Traffic / Transport</b>	There is a steady flow of through traffic throughout the day.  Bus services are limited to once an hour daytimes only. Lanes are narrow and twisting with no pavements and very little or no grass verges.
<b>PLOTS</b>	
<b>Dimensions</b>	Plot sizes vary from large, 1 acre plus to small patio type yards. Average size for medium 3 bed home is 90-100 square metres.
<b>Position of building within plot</b>	Older granite/stone built properties set back from roads and hidden from view behind high hedging. Larger modern houses set back from roads but generally more open at the front, stone walls are planted to good effect.  Older terraced cottages have small front gardens and long back gardens. There are a few cottages in Carnhell Green that are positioned kerbside with only a narrow pavement between the house and the road.  Modern terraced and high density houses have small front and small/medium rear gardens. A few in Henvver Gardens, Reawla are open plan at the front many have built low walling and it is not popular concept. Garages are separate and rented parking spaces are provided near by.  Many medium sized family houses and bungalows sit in their own plots with gardens front and rear. Integral and separate garages are a common feature with off road parking for at least one car.
<b>Plot boundaries</b>	Hedging and Cornish stone walling some planted and others painted are common as are granite gate posts in older types of property. 1940 to present day medium/small houses prefer block/render, capped with ridge tiles and painted white or cream to front of plots. Back gardens in this area have either high wooden fencing or hedging. Trees of various sizes form part of this hedging.
<b>Parking</b>	Most properties have off road parking or provision made by converting front gardens. Both Reawla and Carnhell Green have a small number of older terraced housing where this is not an option and street parking is the norm. It does have a traffic calming effect,



	but could be a problem if traffic flows were to increase.
Planting	Tree planting, new bus shelters & seating are provided in Reawla.
<b>BUILDINGS</b>	
Period/type	<p>Most of the granite houses and cottages dating back to the 1800s - 1900 form along the main thoroughfare. These range from very large houses to very small terraced. The north end of Reawla and Wall are where the larger properties are found. The medium and terraced are spread throughout Reawla, Carnhell Green and Rosewarne.</p> <p>Infilling along this route covers most of the pre-war and post-war era. Rosewarne seem to have missed this expansion but there are still one or two dwellings of this age.</p> <p>Reawla has seen the biggest increases with Wall Vean in the 50s a good example of housing of that period.</p> <p>Continued with Henver Gardens, Pen-tye from the 60s to the 90s with little regard for the social infrastructure. Bungalow estates have been built at Relistian Park, Cober Crescent and Wall Gardens. Bungalows large and small line both sides of Relistian Lane.</p>
Storey height	One and two storey is the norm. A few properties have converted roof spaces to create a third floor using dormers and roof lights. This is not a common feature at present.
Façade/roof form	<p>Older 18<sup>th</sup> century houses and cottages have dressed granite facade under grey slate roof with red brick chimney stacks. Side, back and gable ends pointed stone and painted white or cream.</p> <p>Victorian to Pre-war facade's feature bay windows, rendered walls and colour washed, a good example is a terraced row in Wall. Roof form is single ridge and gable ends, chimneys are red brick.</p> <p>Post-war to present day are of rendered concrete block colour washed in various shades. A good example is Menadue Court. Chimney stacks are rendered and painted white. Roofs form a single ridge to gable ends under Brown and grey tiles, chimney stacks rendered and painted.</p> <p>Hip roofs and dormers windows on houses and bungalows add interest and style.</p>
Facing materials	Dressed granite, rendered block painted. Some bungalows in Cober Crescent have tiling to the gable ends at the front. Grey slate to the upper floor walling does exist but it's rare in this area.
<b>OTHER FEATURES</b>	
<p>The majority of properties have gardens front and back, most are planted with flowers, shrubs and trees with painted and planted boundary walls gives the area a cared for look.</p> <p><b>Strength of character area: Good</b></p>	

## CHARACTER AREA APPRAISAL - GWINEAR CHURCHTOWN



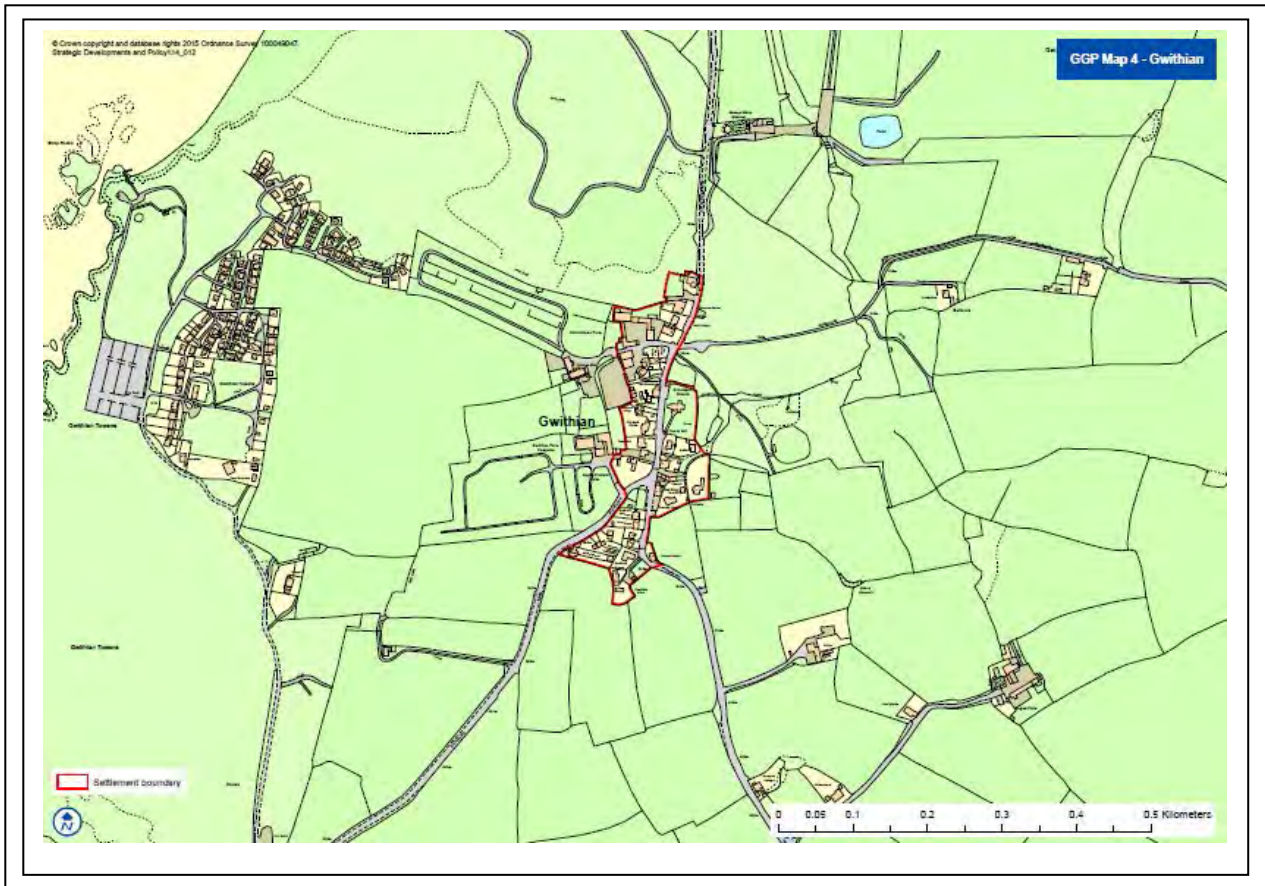
### **GUIDANCE**

- Maintain the predominant orientation of ridge lines in existing development relative to the bend on Churchtown road.
- Maintain continuity with hip and gabled roofs.
- Retain and extend the continuity in building line.
- Maintain uniformity in building plots depending on property type.
- Ensure that the materials applied in new development are similar or complementary to those predominant in existing development such as natural slate, 2 or 4 pane sliding sash windows and stone or render finishing on front elevations.

CHARACTER AREA: GWINEAR CHURCHTOWN	
NEIGHBOURHOOD	
General description	Historic core of Gwinear retaining a number of listed buildings, a Conservation Area and original miners cottages.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	Gwithian Church, Busy Bodies Pre-school and the Royal Standard pub.
STREETS/SQUARES	
Special features	Prominent orientation of development relative to Churchtown road.
Tree cover	Significant.
Landmarks/views	Fine views of surrounding rolling landscape especially from the two bridleways and various footpaths.
Parking	Apparent - on-street.
Traffic	Apparent - cars, cyclists and pedestrians.
PLOTS	
Dimensions	Terraced: 4-17m width and 25-37 depth. Semi-detached: 6-20m width and 23-46m depth. Detached: 40-46m width and 35-40m depth.
Position of building within plot	Terraced: Front-on and no set back. Semi-detached: Front-on with 4-6m setback. Detached: Front-on with 14-15m setback.
Plot boundaries	Stone walls/fences and hedges.
Parking	Terraced: On street. Semi-detached: On street. Detached: Off street.
Planting	Stone hedging surmounted by overarching trees.
BUILDINGS	
Period/type	19th century former miners cottages, with the exception of the vicarage and latter detached properties.
Storey height	2
Facade/roof form	Hipped and gabled roofs.
Facing materials	Stone/render walls. Slate Roofs. Sliding sash timber windows in 2 pane or 4 pane. Timber doors.
OTHER FEATURES	
<b>Strength of character area: strong.</b>	

## CHARACTER AREA APPRAISAL – GWITHIAN

This document is supplemental guidance to the policies in the Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications.



### **GUIDANCE**

- Maintain vernacular style mixed Victorian style housing/traditional Cornish farming cottages
- Maintain the continuum of hipped and gabled roofs with slate and terracotta ridging
- Ensure the materials used in new developments are similar to or complementary to those predominant in the existing Churchtown vernacular such as natural slate, 4 or more pane windows in sliding sash and stone or whitewashed render on road visible elevations
- Maintain existing plot proportions together with a congruent front building line with neighbours
- Build in a style that is neighbourly, sympathetic and considerate.
- Maintain the predominance of tree cover and / or local low-growing vegetation types
- Maintain low profile Cornish hedge or natural stone walling as the road and inter-plot boundaries.
- Maintain natural or cultivated front gardens

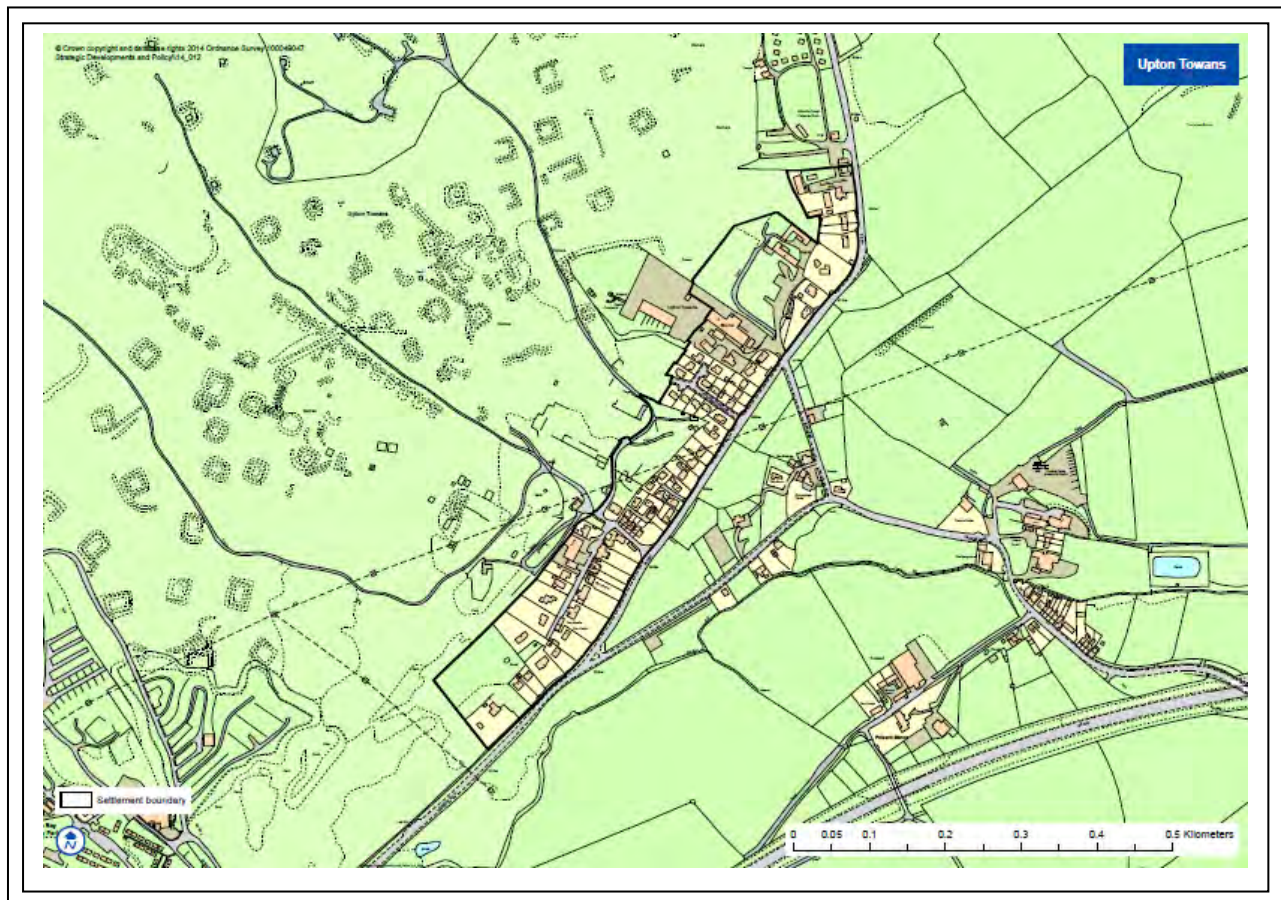


## CHARACTER AREA APPRAISAL – GWITHIAN

CHARACTER AREA: GWITHIAN	
NEIGHBOURHOOD	
General description	Conservation village Gwithian, principally of agricultural heritage has remained largely unchanged since late Victorian times with a mixture of farm cottages and later Victorian substantial houses. It has 1 thatched farmhouse and a Grade 2* thatched Methodist Chapel. Churchtown is the core of the village but later infill to the east and to the west in Prosper Hill and St Ives lane of post war housing and extensions
Route structure	Main thoroughfare but dividing at the west end
Landform	Flat
Non-residential uses	Gwithian Church and Church Hall, Red River Inn Public House, Farm and Campsite (2) , Gwithian Green LNR
STREETS/SQUARES	
Special features	Traditional front garden village style layout orientated to road
Tree cover	Significant
Landmarks/views	Set adjacent to Gwithian Towans, Gwithian LNR and St Gothian Sands LNR. Nestling at the base of rolling open countryside close to beach
Parking	Off street mostly
Traffic	Apparent – cars, walkers, cyclists. Through route to beaches and north coast
PLOTS	
Dimensions	Terraced 6-15m wide 15-30m deep; Semi-detached 15-30m wide 15-30m deep; detached 12-20m wide 15-30m deep
Position of building within plot	All front-on and with 4 exceptions set back at least 3 m
Plot boundaries	Stone walls hedges
Parking	Mostly off street
Planting	Cornish hedging, shrubs and mature trees
BUILDINGS	
Period/type	19 <sup>th</sup> Century and earlier farm cottages and late Victorian houses. The Red River Inn is in Victorian “Railway style” design
Storey height	2
Façade/roof form	Hipped and gabled roofs, thatch. Symmetrical but vernacular form
Facing materials	Stone, rendered and whitewashed . Natural slate roofs, sliding sash 4 or more pane windows. Wood doors
OTHER FEATURES	
<b>Strength of character area: strong</b>	

## CHARACTER AREA APPRAISAL – UPTON TOWANS

This document is supplemental guidance to the policies in the Neighbourhood Plan and should be used in interpreting the Neighbourhood Plan policies in determining planning applications.



### GUIDANCE

- Maintain individual bungalow-style dwellings with rendered walls and tiled roofs, set in reasonable sized garden plots, with low cornish stone wall on the front boundaries.
- Encourage eco design.
- Maximum of 2 storeys with UPVC top opening windows
- Retain properties with garden to front and rear
- Ensure adequate parking provision
- Maintain line with ridge line of existing properties

CHARACTER AREA:	
NEIGHBOURHOOD	
General description	First 6 houses built around 1880 for senior management of Explosives works. Bungalows from about 1950 were added. With around 100 houses today.
Route structure	A ribbon settlement on the B3301. There are two roads off, Treeve Lane and Bar Lane on the East side joining up with Conner Downs.
Landform	The land rises gently South to the North by about 25 metres.
Non-residential uses	Maen Karne Concrete Products Ltd operate 'The Blockworks' and employ about 20 people including delivery drivers. DGW Sand company have an office and stores storage area within a worked out sand quarry. 2 caravan park areas, 30 holiday chalets, 51 holiday mobile homes, at least 19 holiday apartments, some second homes and holiday lets plus a B&B business all within or adjacent to the Upton Towans settlement area.
STREETS/SQUARES	
Special features	All houses are on West side and within 150 metres of B3301 which goes from Hayle to Gwithian. From the first house the road runs virtually straight, South West to North East for about 1000 metres before bending left about 45° 150 metres before the end of the settlement. Atlantic Coast, Gwithian Sands and Godrevy Park are outside the settlement area.
Tree cover	Sparse, some taller conifer trees behind houses, palm trees in gardens.
Landmarks/views	One old chimney on the Explosives factory. Sand dunes/Towans to West stretch 800 metres to the beach and are over 1000 metres North to South. The Towans are a SSSI, and easily accessible from the settlement area.
Parking	There is no parking on the B3301 but ample parking off this road.
Traffic	The B3301 is a busy coastal road with frequent heavy commercial vehicles accessing the Block Works. Bus service from Hayle branches off at Treeve Lane to Connor Downs then Camborne.
PLOTS	
Dimensions	8 – 50m wide by 20 – 60m deep.
Position of building within plot	Most of the buildings on the B3301 are set back from the road. Other bungalows mostly have reasonable sized gardens.
Plot boundaries	There are low stone wall, hedges and fences around the properties.
Parking	Most properties have parking within plot, on street parking off the B3301.
Planting	Mixed planting in most gardens with many palm trees.
BUILDINGS	
Period/type	1880 buildings-large two storied double-fronted Victorian houses. Dwellings built later are bungalows, getting smaller with each decade.
Storey height	1880 buildings - two storied & bungalows some with dormer windows.
Façade/roof form	Hipped and gabled roofs, dormer windows or velux.
Facing materials	Rendered walls with brick features. Wood or UPVC windows, doors and conservatories. Slate roofing on older buildings, bungalows-tiled roofs.
OTHER FEATURES	
<b>Strength of character area: Strong</b>	