

Neighbourhood Priority Statement

Gwennap Parish Council



Introduction

In January 2019, Gwennap Parish Council began work on a Neighbourhood Development Plan and this was completed in August 2019. In early 2025 following consultation with other parishes and Cornwall Council, we have chosen to develop a Neighbourhood Priorities Statement (NPS).

The NPS is designed to outline a long-term vision for the parish through to the year 2050. Our intention is to protect and enrich the spirit, character, heritage, and amenities of Gwennap, while also promoting suitable local development that aligns with the needs of our community. This involves addressing concerns related to housing, transportation, green space preservation, infrastructure, and public facilities, as expressed by our residents.



St Wenappa Parish Church, Gwennap

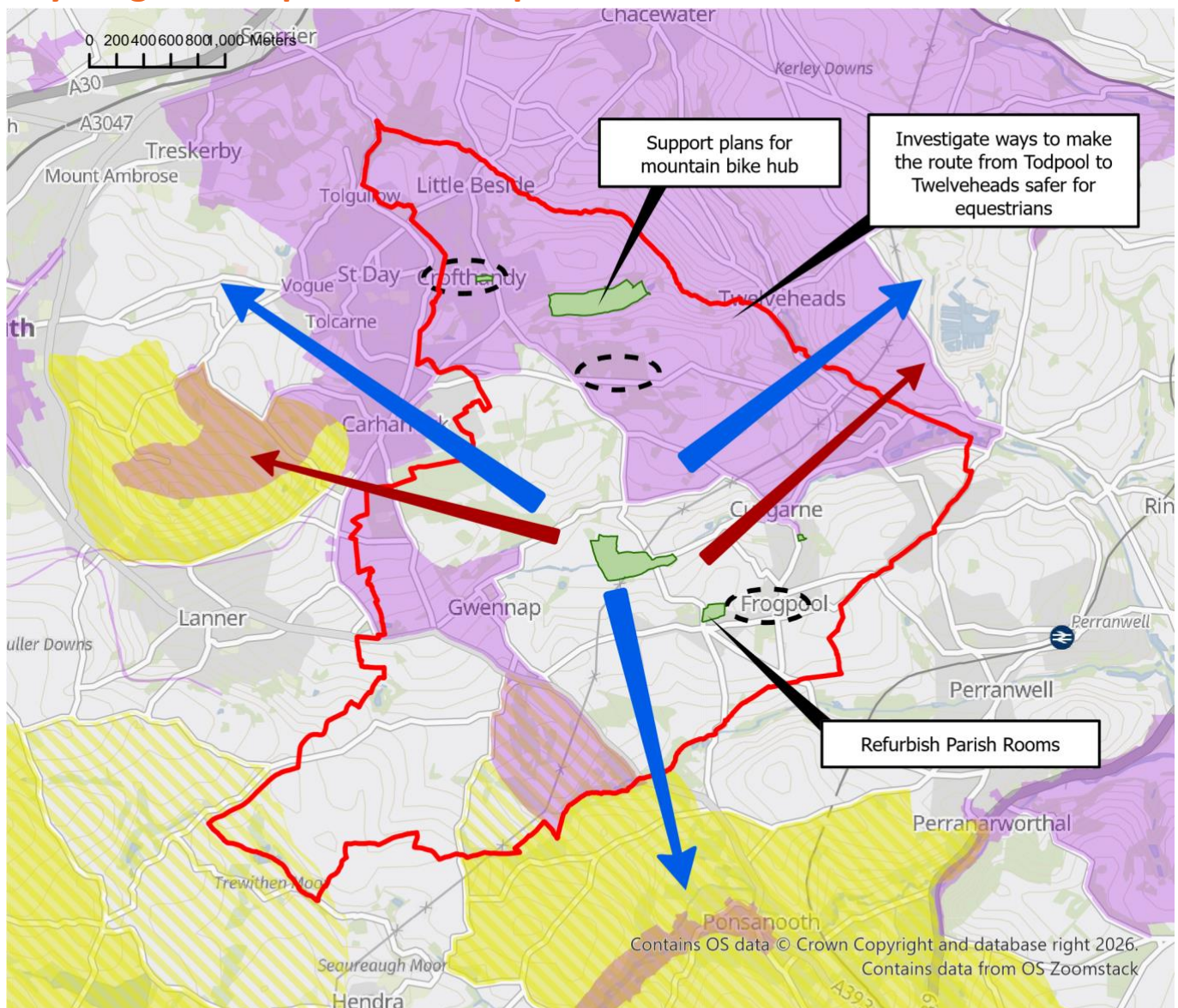
To shape this vision, we undertook some community engagement activities starting in May 2025. These included:

- Formation of an NPS Steering Group comprising of Parish councillors, meeting regularly.
- Distribution of a parish-wide residents' survey.
- The "Let's Talk" survey, accessible via QR code available throughout May to August 2025.
- 4 separate 'meet and greet' events for residents in August.
- Business consultation event held in June 2025 This provided valuable opportunities for residents and local businesses to share their views, raise concerns, and express priorities for the future of the Parish.

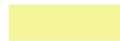
Based on the residents' survey, the Parish has indicated its openness to new housing development, providing it is environmentally sustainable and delivers truly affordable homes. This is vital for supporting younger residents to remain in the Parish and providing appropriate options for older residents looking to downsize. Our primary priorities remain the preservation of existing green spaces and the protection of

Gwennap's heritage and character. Residents have emphasised that the design of any future development within the Parish should enhance these qualities rather than diminish them.

Key diagram Map for Gwennap Parish



Key

- | | | | |
|---|--|---|--|
|  | Parish boundary |  | Local Green Space |
|  | World Heritage Sites |  | Explore options for more regular bus services towards Truro, Redruth, Falmouth |
|  | Areas of Great Landscape Value |  | Improve cycling / walking links to secondary schools in Truro and Redruth |
|  | Candidate Areas of Great Landscape Value | | |
|  | Preferred locations for new homes | | |

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Key Data (2025)

Parish Overview	
Number of homes	689
Number of affordable homes	34
Number of settlements of [>100 homes]	Frogpool
New homes built since 2014	44
How many of those homes were affordable? (%)	None
Commitments (homes with consent not yet built)	48
Households on Homechoice with Local Connection	58
Population	1539
Over 65s	438
Working Age (18-65)	888
Under 18	213
Is there an existing Neighbourhood Plan?	Yes

Our Priorities

The lists below set out the priorities that have been identified by residents. They are separated into planning priorities, which can influence the Cornwall Local Plan policies, and community priorities, namely other projects that are important to the parish that can be addressed in other ways.

Planning Priorities

- Protection of heritage and character in the Parish, which safeguards, preserves and/or enhances our natural and historic environment, including the Conservation Area, SSSI, and UNESCO World Heritage Site, acknowledging that development in Gwennap should serve the interests of the Parish.
- To support delivery of more well-designed, small new development(s) which incorporate(s) a better range of affordable homes.
- Protection and enhancement of our open green spaces.

- No reduction in our recreational areas, in particular, the following areas should be protected from inappropriate development: Cusgarne School Playing Field, Crofthandy Village Hall grounds, Cusgarne County Wildlife Site, Richard Jory Playing Field and the Wheal Maid Valley recreational area.
- To create a facility which will act as a central hub and focus for the entire Parish, we aim to transform the existing Parish Rooms whilst also ensuring maximum use of existing community buildings. The new 'Parish Centre' will have multiple spaces which will be functional, sustainable and welcoming.
- Addressing local demands for affordable housing in a manner that aligns with the scale and character of the current settlements while preserving their distinct identity within the Parish.
- New housing developments must deliver:
 - Affordable homes with focus on infill/brownfield sites that enable young families to remain locally rooted.
 - Smaller homes that might be more affordable for younger residents and allow elderly residents to downsize within our parish.
- *Housing developments will also be expected to include, where possible, an element of single level dwellings to meet the needs of the elderly and residents with disabilities and impaired mobility.*
- *Materials used and the design of homes should reflect the traditional building materials and styles used in the parish, including local stone, granite ashlar, slate, cob, render. Homes should generally be two storeys or lower. Proposals for development should reflect requirements of the Gwennap Design Code.*
- *Preferred directions for housing growth are identified in the key diagram.*

It is important for the Parish that future development is approached with care to avoid placing undue strain on the existing environment and to maintain the integrity of the local landscape, wildlife, and community. Any new development should be proportionate and thoughtfully planned to preserve the heritage, character and sustainability of the area. A recent example from Trehaddle illustrates this concern, where the construction of several large houses has not aligned with the community's heritage expectations and affordable housing, thus creating a disconnect with the traditional character of the Parish. The preference among residents leans towards bungalows and smaller dwellings, which are more compatible with the area's character. Therefore, there is a collective desire for future planning applications to focus on maintaining this alignment and to consider the community's vision for its development.

Other Community Priorities

- Support the development of infrastructure that delivers improved mobile coverage and high-speed broadband, ensuring reliable digital connectivity for residents, businesses and community services within the Parish
- To deliver a designated cycling route for secondary school and college students to commute to Redruth and/or Truro

- Create new and improve existing employment opportunities for our residents.
- Investigate how to improve sustainable transport connections to Redruth, Truro, Falmouth and the surrounding regions. In particular, there should be improvement of existing bus services in the Parish to incorporate a wider timetable and area provision for all residents, in particular, the elderly or mobility impaired residents.
- Phased plans have recently been unveiled for a multi-skill mountain bike hub at Wheal Maid, which have been detailed in a Strategic Feasibility Study, aimed at creating a facility for riders of all levels. Subject to consultation, the study proposes, in phases, to regularise and expand mountain biking activities in a safe environment while protecting both the heritage and landscape. It includes a zoning structure with red zones for mountain bike priority areas, green zones for multi-use access, and blue zones as primary routes. Additionally, subject to proof of concept and phasing, proposed facilities include parking, a café, bike maintenance, coaching zones, event space, and improved public transport links. The hub will also prioritise ecological protection and heritage sensitivity, particularly given some areas are identified as contaminated land, which may limit certain improvements. The Parish supports this project and strongly believes in its value to the community.
- To support local horse riders with a designated safe area to ride, canter and gallop. Resident horse riders have stated that, in previous years, the path between Todpool and Twelveheads was only used by horses and walkers and now it is used regularly by cyclists who often travel at speed, which can spook the horses and could result in a serious incident. Improved signage could encourage more cyclists to use the existing cycle route between Poldice and Twelveheads, making the Todpool route safer for horses. The Parish should further explore what changes could be implemented to improve safety for equestrians and other users.
- To encourage a community that is more diverse and equitable, ensuring it welcomes young people, working age residents and retired people alike, so that people at all stages of life can live, work and remain part of the community,

Gwennap Today

Gwennap is a historic rural Parish in Cornwall, consisting of four main settlements: Gwennap, Frogpool, Cusgarne, and Crofthandy. It is a sought-after location due to its appealing rurality combined with its proximity to the growth areas of Falmouth, Truro and Redruth. Additionally, the Parish is conveniently located near the A30 trunk road, making it easy to commute to other parts of the south west.

The Parish is ideally situated near picturesque beaches, a stunning coastline, and various heritage sites. However, the increasing development pressures and rising property prices present a challenge in providing housing that meets local needs while preserving the area's quality and rural charm.

Strengths	Weaknesses
• Active Parish Council providing strong governance and community leadership. • Rich heritage and landscape, rooted in mining history, with attractive countryside. • Low crime rates contribute to a safe rural living environment. • Well-used recreational assets, including parks and extensive footpath networks. • Robust community infrastructure with halls and spaces for various events. • Thriving business parks offer local employment opportunities. • Vibrant small business sector, enhancing local character and resilience. • Effective communication through a community newsletter delivered by volunteers. • Strong agricultural presence, important for local economy and heritage.	• Lack of specialised amenities and limited public transport hinders access to essential services and opportunities. • Traffic safety issues include persistent speeding, no pedestrian pavements, and unauthorised motorcycle use, compromising local road safety. • Significant housing challenges exist, with 58 households on the housing need list but only 9 affordable homes planned, indicating a major shortfall in local demand.
Opportunities	Risks
• Development of well-designed, affordable housing. • New Parish Rooms to serve as a community hub, enhancing local access and engagement. • Improvement of green spaces and trails in Wheal Maid, promoting safety and use by walkers, cyclists, and horse riders. • Increased accessibility and specialised equipment in play areas. • Promotion of high-quality tourism by celebrating local heritage and safeguarding cultural assets. • Hosting community events and initiatives focused on youth engagement. • Implementation of climate and sustainability projects.	• The Primary School faces sustainability issues due to declining pupil numbers from a falling birth rate and an ageing population. • Severe weather, including storms and heavy rain, can cause power outages and flooding, particularly affecting vulnerable residents. • Budget cuts and adverse weather lead to poor road maintenance, creating safety hazards and access issues. • Overdevelopment threatens the parish's character and heritage by encroaching on protected areas. • An ageing population and young people leaving, exacerbated by a lack of affordable housing, threaten community vibrancy and economic growth.

At the centre of the Parish lies the Richard Jory Playing Field, located at Pulla Cross. This facility features a well-appointed children's play area that was significantly refurbished in 2019. There is also a football pitch with floodlit training facilities and changing rooms, which can be utilised by youth and adult residents in the parish. The playing field is the home ground for Frogpool and Cusgarne Football Club, hosting their matches during the football season. In the summer, the playing fields are used for car boot sales held on the first and third Sundays of each month from April to September, providing a fantastic opportunity to shop for bargains or sell unwanted items. The Parish Rooms are also situated within the playing field and this hosts regular WI meetings, Parish council meetings, home education, yoga and Tai Chi, along with many other bookings.

Croft handy Village Hall also holds an Annual Classic Motorbike show as well as regular bookings which consist of an Art Club, Dog Club, Women's wellbeing sessions, Cornwall Bee Association, BBQs and children's parties.

The Parish is served by two local pubs, The Cornish Arms in Frogpool and The Fox & Hounds in Comford, both of which offer restaurant services, host community events, and feature live music. Residents can also take advantage of an organic farm shop in Cusgarne that provides a range of fresh local produce, award winning beef and many other provisions. There is also a garden centre with a separate restaurant which offers a vast all-day menu with speciality events and sees significant visitors both local and from out of county. Additionally, there is a Methodist Hall in Frogpool that hosts various activities such as coffee

mornings, a craft group and a beetle drive. The Parish Church of St Wenappa has a church hall available for community use. Cusgarne Manor is an adults-only retreat set within a private 13-acre nature reserve which overlooks a wooded valley. There is a date stone in the wall of 1629. The Parish has 4 defibrillators which are situated at The Cornish Arms in Frogpool, The Parish Rooms at Richard Jory Playing Field, Crofthandy Village Hall and Gwennap Church Hall.

The Parish benefits from an organic farm shop situated in Cusgarne, 3 supermarkets within a 5 mile radius and a convenience store in neighbouring Lanner. Cusgarne has a primary school.. Redruth and Richard Lander secondary schools are also within a 5 mile radius of the Parish.

Communication within the Parish is regular, with a comprehensive newsletter delivered three times per year to every household by a cohort of volunteers. This ensures that residents remain informed of and involved in local developments and decisions.

Despite these strengths, the Parish faces several pressing challenges.

The Parish suffers from insufficient bus provision, especially affecting older residents. There is a clear need for a consistent, seven-day service that connects Gwennap with surrounding towns and villages, including Redruth, Perranwell, Four Lanes, Stithians and St Day.

Youth engagement is currently limited, highlighting a recognised need for additional facilities and organised activities. Residents have expressed the need for creating a more diverse and balanced community which would support the younger generation within the Parish and these initiatives will hopefully aim to enhance a sense of belonging among young residents and lower the likelihood of antisocial behaviour.

Housing is another critical concern. While additional housing is necessary to meet future demand, there is widespread apprehension about overdevelopment. There is a need to ensure that any new developments include adequate private parking, prioritise biodiversity and incorporate green spaces, where appropriate. Areas identified as suitable for development include Frogpool, United Downs and Crofthandy which are considered less environmentally sensitive. Please see diagrams at the end of this document.

Environmental stewardship remains a central focus for the Parish. Preserving green spaces such as Cusgarne School Playing Field, Crofthandy Village Hall grounds, Cusgarne County Wildlife Site, Richard Jory Playing Field and Wheal Maid Valley recreational area is essential for maintaining biodiversity and enhancing residents' wellbeing. Any future loss of these areas would be detrimental to the community.

Crime rates in and around Gwennap are relatively low, so therefore not a concern. However, use of illegal off-road vehicles at Wheal Maid is an ongoing issue that needs to be addressed.

In conclusion, while Gwennap Parish enjoys a strong community foundation and a range of valuable amenities, it must continue to address key issues around transport, housing, youth engagement, and environmental protection. The changes and enhancements currently being considered will significantly benefit the Parish, ensuring a sustainable and inclusive future for all residents.

The Vision for Gwennap Parish

What the Parish of Gwennap Values Most

The wishes and ambitions of residents and other stakeholders in the Parish of Gwennap have formed a vision expressed in the slogan, “Your Parish, Your Choice.”

The community seeks to maintain and enhance the distinctive rural, tranquil, historic, and healthy qualities, including its sense of community within this beautiful area of Cornwall, while also addressing the rising need for housing, employment, and infrastructure in the 21st century. Whilst we envisage that the population will grow, we fundamentally wish to maintain the healthy qualities listed above within the Parish. We would support housing in the development areas stipulated at the end of this document. Residents are also able to seek employment outside of the Parish with many job opportunities available in surrounding areas. Nearby towns provide access to a range of employment sectors, including education, finance and marketing, thus allowing residents to work locally while continuing to live within the Parish.

Residents value:

- **Community Spirit:** A vibrant and inclusive atmosphere supported by a newsletter which is delivered by local volunteers to dozens of homes as well as being posted online.
- **Youth Engagement:** The Playing Field is at Pulla Cross and is a well-equipped and extremely popular play area for children, which was refurbished in 2019 with a wide range of new equipment. There is also a football pitch with floodlit training area and changing facilities. The playing field is home to Frogpool and Cusgarne Football Club. Their home matches are played here during the football season.
- **Local Traditions:** The Parish holds a car boot sale in the Richard Jory Playing Field between April and Sept, on the 1st and 3rd Sunday of each month. This can draw in over 800 people at a time when including both sellers and buyers. The village fete is also held annually here and can also draw in over 1,000 attendees and raises significant funds for charity. Crofthandy also holds an annual Classic Motorbike Show which is always well attended.
- **Green Spaces and Heritage Sites:** The Parish treasures its natural and historic assets, including St Wenappa Parish Church, churchyard and bridge, Cusgarne School Playing Field, Cusgarne Pump and Pond, Crofthandy Village Hall and grounds, Frogpool Cemetery, Frogpool bus stop, Cusgarne County Wildlife Site, Richard Jory Playing Field and Wheal Maid Valley recreational area.
- **3 historic estates** - Burncoose House and Nurseries situated at Gwennap is the oldest section of the Caerhays Estate, owned by the Williams family since their arrival in Cornwall in 1650 and settlement at Burncoose in 1715. The family played a significant role in Cornish tin mining from 1750 to 1850, even setting the world copper price from their office and employing 10,000 people in Gwennap Parish. With over 300 years of presence in one location, they are among the few families in Cornwall with such a long history. Today, Burncoose is renowned for its nurseries, established in 1984, which have become one of the UK's largest plant mail order businesses. The estate features a stunning 30-acre woodland garden that showcases an impressive array of camellias, rhododendrons and magnolias in spring, along with beautiful hydrangeas in summer.
- Trevince is a rural estate situated within the Parish and features the main house, a grade II listed building and gardens at its core, which have welcomed the public for events such as Christmas fayres in previous years. The name is derived from Cornish and Celtic heritage and was first documented in 1281, with the family living in the region since then. The estate was built by the Olver family, who were agricultural tenants at the time, and they have remained linked to the property ever since.

- Comfort House is a grade II listed building and situated at Comfort, Gwennap and was an original part of the Fox & Hounds Public house, which is also a Grade II listed building.
- **Accessibility and Preservation:** Maintaining access to footpaths, conserving wildlife and biodiversity and protecting green spaces are key priorities. There is also a desire to improve transport links in the Parish. There is a cycle path from Devoran – Portreath which allows residents to cycle to the Beach safely if they so wish. There is not a safe cycling route to local secondary schools or to Truro College. A current timeline guide is 36 minutes from Frogpool to Truro College but this would incorporate main roads.
- **A Thriving Primary School:** Ensuring that the much-cherished local primary school is sustainable which attracts young families into the Parish and provides a catalyst for other activities and priorities within the Parish.

Vision for the Future of the Parish of Gwennap

As we look toward 2050, the Parish of Gwennap imagines a future that harmonises development with conservation, aiming to keep the Parish a welcoming and sustainable place for all generations.

- **Inclusive Growth:** Most residents acknowledged that there was a housing crisis in Cornwall and agreed that new homes need to be built within their local area, particularly affordable homes. Delivery of affordable homes, along with homes suitable for both the young, disabled, elderly and those with impaired mobility are priorities for the community. Residents were strongly opposed to any holiday homes/developments. Any development must include parking, EV charging points and green design principles.
- **Improved Infrastructure:** An improved bus service connecting Gwennap with surrounding areas such as Redruth, Perranwell, Frogpool, Four Lanes and Stithians.
- **Youth Engagement and Facilities:** The Parish aims to foster greater interaction with young people through the creation of a Parish hub and the development of leisure facilities.
- **Safety and Sustainability:** Speeding remains a concern in the community, but initiatives like the “20 is Plenty” campaign and signage near to the primary school and in Frogpool is slowly making progress. Crofthandy also has a digital 30 mph speed sign, but sadly this is not effective and residents report drivers can travel at speeds up to 50/60 mph through this area. There is a desire to reduce speed limits within Gwennap Village and between Pulla Cross and Frogpool.
- **Environmental Stewardship:** Protecting areas of conservation (as marked on Parish maps). Gwennap lies in a beautiful landscape, rich in wildlife and the landscape character and its distinctive flora and fauna are founded on granite/killas, the importance of which is recognised by the designations. To protect and enhance our unique environment and to enhance and improve its biodiversity through careful land management will remain central to Parish planning.

This vision demonstrates a dedication to fostering the Parish’s distinct identity while supporting considerate, community-driven enhancements that serve the interests of new and existing residents.

Our Objectives

Growth and locations for new homes

Our Parish should continue to remain a beautiful, mainly rural area with a rich industrial history, providing a high quality of life for its residents (approx. 2,000 people) nestled between Truro and Redruth. The community should remain a small and thriving Parish offering a diverse array of facilities and opportunities to its residents. Currently, 65.4% of homes within the Parish are detached houses/ bungalows and 34.6% are semi-detached/terraced houses or bungalows.

The type and level of development we would like to see in the Parish is affordable family homes: 2/3 bedroom and smaller accessible homes for single occupancy to facilitate for the elderly enabling them to downsize, which in turn provides families with the option of larger homes. Property designs should have traditional Cornish stone which remains in keeping with the current heritage and character in the Parish. Single storey dwellings should be built which reflect the predominant dwellings in the area, together with eco-friendly new build properties, such as those recently built at Little Chychoose, Frogpool which are both traditional and in keeping. New dwellings should reflect the principles set out in the Gwennap Design Code.

Areas of the Parish that we need to protect from additional development are Gwennap Churchyard and Bridge, Trehaddle Ford, Cusgarne Pump and Pond, Cusgarne School Playing Field, Carn View Green, Crofthandy Village Hall grounds, Cusgarne County Wildlife Site, Frogpool bus stop, Richard Jory Playing Field and Frogpool Cemetery. Development should promote and improve the reasons for designation of these Local Green Spaces.

Housing

Between 2014-2024, 44 new homes have been built in the Parish, with none of these being affordable. According to Cornwall Council data released in April 2025, we currently have 58 households on the Homechoice register. There are 34 affordable or socially rented homes, representing around 5% of the properties in the Parish. There have been no significant large developments within the Parish that would deliver affordable housing for the local community, although there are 26 open market homes and 19 affordable homes permitted but as yet to be delivered.

As referenced in the Cornwall Council Affordable Housing Team's consultation response (2025), the current housing need for Gwennap is 47 households registered on Homechoice with a local connection to Gwennap. Their assessment highlights that of these, 28 are in General Housing Need Band who may be suitable for Low Cost Homeownership (such as Shared Ownership or Discount Market Sale), while 19 households are likely to only have their needs met by affordable rented accommodation. This evidence underscores the importance of delivering a broader range of affordable homes to meet the diverse needs of the Parish, including both affordable rented and low-cost homeownership options.

The Parish recognises that poor design can inadvertently create spaces where crime, disorder, and anti-social behaviour (ASB) flourish, negatively impacting the whole community. Informed by feedback from the Designing Out Crime Officer at Devon & Cornwall Police, we are committed to ensuring that all new and existing development actively designs out opportunities for crime and disorder within the built environment. This includes using established crime prevention design principles and seeking to make all places safer, especially for women and girls.

Gwennap Parish covers the villages of Gwennap, Frogpool, Crofthandy, and Cusgarne, as well as many smaller hamlets. The main building materials are granite, stone, and block, some of which have since been rendered and painted. The style of buildings is very traditional, and the hamlets and villages have irregular layouts with no definitive orientation. We have varied housing, which provides limited opportunities for people to downsize if necessary: 7.7% are one-bedroom, 19.2% two-bedroom, 38.5% three-bedroom, 30.8% four-bedroom, and 3.8% five-bedroom or more. We must ensure that elderly residents can downsize to smaller dwellings while being mindful of the younger generation's housing requirements. Looking ahead, the Parish encourages new homes in the style of Little Chycoose at Frogpool or the proposed development on land adjacent to Trelyn at Frogpool, possibly incorporating bungalow-style properties to support ageing residents.

Future development must:

- Incorporate crime prevention through environmental design to minimise opportunities for crime and anti-social behaviour
- Improve safety for all residents, with particular attention to women and girls
- Enhance biodiversity
- Allocate private parking for each property to avoid parking constraints within the Parish

By taking these steps, the Parish will ensure that new housing supports a safe, inclusive, and sustainable community for residents of all ages.

Jobs and Economy

Key employment opportunities and businesses within our Parish include 2 significant industrial estates, farming, 2 active Public Houses and varied and thriving tourist accommodation. There are a variety of opportunities for self-employment and working from home, such as Avon, Body Shop, Scentsy etc. Just outside the Parish are several supermarkets and leisure facilities, as well as key institutions such as Royal Cornwall Hospital, Camborne and Redruth (Barncoose) Hospital, Truro and Penwith College and Cornwall College, all of which provide significant employment opportunities. However, accessibility necessitates the use of public or private transport.

Given these considerations, the Parish currently believes there is no need for additional commercial development. Nonetheless, we are committed to actively encouraging and supporting the expansion of existing businesses within and around the Parish, with the aim of fostering further employment opportunities.

Getting Around

Generally, private transport is needed to get around the Parish, although the more able find it less of a challenge. Residents stressed that better active travel routes, both walking and cycling paths, would make it easier to move around without a car.

Heritage, Character and Design

The areas of local character which are most important to our community are St Wenap pa Church, Churchyard and Bridge, Cusgarne School Playing Field, Cusgarne Pump and Pond, Crofthandy Village Hall and grounds, Frogpool Cemetery, Frogpool bus stop, Cusgarne County Wildlife Site, Richard Jory Playing

Field and Wheal Maid Valley recreational area. In addition, there are our three historic estates at Burncoose, Trevince and Comford.

The features and materials of the built environment within our community are a mixture of bungalows, houses and cottages, which are primarily built of stone, cob and granite. Should a future development of housing happen within the Parish, we would prefer to avoid 'town style' type houses i.e., 3 storey houses. New development should reflect the principles in the Gwennap Design Code.

Green spaces, environment and nature within the village

The Parish sits alongside 6 other Landscape Character Areas: Lanner, Chacewater, Carharrack, Perranarworthal, Stithians and St Day and are assessed as having moderate cultural and ecological sensitivity (Cornwall Council, 2007).



The green spaces and areas of protection within Gwennap Parish are an important feature of the community's everyday life and these include Gwennap Churchyard and Bridge, Cusgarne School Playing Field, Cusgarne Pump and Pond, Crofthandy Village Hall grounds, Frogpool Cemetery and Frogpool bus stop with further areas of nature being situated at Cusgarne County Wildlife Site, Richard Jory Playing Field and Wheal Maid Valley recreational area.

These natural and semi-natural open spaces provide many recreational activities and contribute to business and employment amenities. Importantly, they impact on mental health and wellbeing and increase social interaction and engagement. Furthermore, open spaces are restorative, uplifting and healing (Public Health England, 2016). Development that does not promote and/or improve the reasons for designation of the Local Green Space will not be supported.

In December 2021, Cornwall Council declared an ecological emergency to tackle the decline of wildlife and nature across the county. Whilst there is existing national and local planning policy and national legislation that is relevant, this NPS adds locally relevant detail to make sure wildlife habitats and species are both protected and enhanced. Following on from local interest and concerns, one of the aims of this NPS is to improve and enhance local biodiversity and encourage improved access to allow more local people and visitors to enjoy the unique landscape and natural environment of our area. Please see maps at the end of this document which identify local valued open spaces.

Community facilities and sustainability

Do any of our green spaces or sports or leisure facilities require replacing, expanding or upgrading? The Parish Rooms require modernising and the Parish Council have been leading a transformative project to create a modern, accessible Parish Centre and community hub. Planning permission has been granted and a business plan has been drawn up which aims to attract small business and services which will engage residents of all ages throughout the Parish. In addition, the play area within the Richard Jory Playing Fields will need repairs/improvements over the next few years. Leisure facilities also need to be expanded to cater for the youth in the Parish with a potential development of a youth council to feed into these projects.

What additional facilities would improve our village? More amenities for the youth of the Parish, for example a community hub with appropriate facilities. A GP Surgery providing greater capacity for local residents within that community hub would be welcome.

Underused facilities, could they be used for something else - The Parish has a positive sense of community. A comprehensive newsletter is delivered to every household in the Parish by local volunteers. It is also published online. The Parish has 2 community facilities that offer several activities such as yoga, Tai Chi and use by the local WI group. Also, both Parish pubs provide restaurant food, drink, activities and entertainment such as quiz nights and local bands. Also, the organic farm shop at Cusgarne provides good local facilities in terms of fresh local produce, such as fruit, vegetables, honey and award-winning beef which caters for local needs. We have 3 churches that offer services to residents together with other public events. We have a cherished primary school which has an excellent sense of community spirit. We have community Parish Rooms, a playing field and park at Pulla Cross and a village hall and playing field in Crofthandy. However, people living in adjacent settlements need to rely on private methods of transport to access these amenities.

Infrastructure - The Parish is fortunate to have local amenities available and accessible to residents and visitors. However, the addition of a permanent or outreach doctor's surgery within the proposed Community Hub would be a valuable and needed asset for the community.

Energy - electricity including renewable, gas etc? – Some individual properties have taken up the option for solar panels to provide either hot water or electricity. Not all homes are connected to mains gas and use LPG bottles instead. There are no community renewable energy facilities in the Parish although the United Downs Geothermal Power Project and Cornish Lithium are active within the Parish.

Utilities - Digital - Broadband mobile? Connectivity, Water, Electricity, Renewables – Not all properties benefit from mains drainage or gas within the village and must utilise septic tanks, LPG bottles or oil. Some areas within the Parish do have fibre optic broadband, but this depends on the provider. Residents report that broadband is weak in the Parish and not fit for purpose. Mobile signal is sporadic and in areas such as Twelveheads, Bissoe, Frogpool and Gwennap there can be no signal at all depending on individual service providers.

Roads – Roads –

While roads in the Parish are generally adequate for resident needs, they are frequently subject to potholes. These are reported on a regular basis and, when necessary, Cornwall Council acts promptly to address them. The recent implementation of a 20 mph (20 is plenty) speed limit near the primary school and in Frogpool has been welcomed and supported by the community. However, concerns remain regarding the A393, which is recognised as hazardous and impedes accessibility, particularly for non-car

users. The Williams family at Burncoose, as key landowners along the A393, have highlighted the need to improve permeability, safety, and connectivity in this area. Their willingness to commission independent research, and to collaborate with the Parish Council in shaping and delivering this work, presents an important opportunity for strategic improvement. This collaborative approach is especially important for ensuring that future interventions are evidence-based and that the needs of adjoining parishes, such as Stithians and Lanner, are considered.

To address these challenges, the Parish will:

- Work in partnership with landowners, including the Williams family, to develop and deliver projects that improve accessibility and safety.
- Support and make use of independent research to inform robust, evidence-led solutions.
- Prioritise strategic connectivity by addressing barriers created by the A393 and promoting safe, inclusive routes for all, especially non-car users.
- Seek wider community benefit through joint initiatives with neighbouring parishes.
- Commit to open dialogue with landowners, residents, and stakeholders to ensure neighbourhood priorities are shaped and delivered collaboratively.

We believe that by integrating these approaches, our NPS will reflect the collective ambition for a safer, more accessible, and better-connected parish.

Flooding and Drainage - The flood zone and flooding mapping is taken from the Environmental Agency Flood risk maps. For the Parish, this means that extra care needs to be taken in these areas when developments are being considered and development will not be permitted in flood alleviation areas, such as the identified floodplain, where that development would reduce the ability of these areas to alleviate flooding. With new developments, conversions and redevelopment, any associated parking spaces and driveways will be required to have penetrable surfaces. Surface water flooding is a much more prevalent risk to residents and users of the Parish, however, it is felt that current regional and national planning policies address flood risk adequately so will not form part of this NPS.



Community facilities - The Parish benefits from Parish Rooms, the Richard Jory Playing Field, Crofthandy Village Hall and Playing Field, a primary school, 2 public houses with both incorporating restaurants, 1 Garden centre with adjacent restaurant, 1 organic farm shop and 3 churches.

Public transport/Active travel - The nearest main train station is at Redruth which is around 3.5 miles away, although there is a small station at Perranwell which provides a service to Truro to catch connecting trains on the Cornish Main Line. There is not a safe accessible footpath to this station. There are multiple bus stops throughout the Parish, the notable routes being the 36A to Truro and Penryn and the U2 to Falmouth. However,, bus services need to be improved with more diverse timetables to cover surrounding areas and larger towns for 7 days a week.

Footpaths - including pavements, cycleways etc – There are a limited number of pavements which are generally suitable for residents of all ages and abilities. Although the Portreath to Devoran cycle trail is partially located within the Parish, having a safe and appropriate cycling route for secondary school and college students commuting to Redruth and Truro from the Parish would be beneficial.

Green Infrastructure – The Parish currently has no land that has been identified as suitable for development.

Parking and Electric car charging - can you charge an electric car with a public charger? Car parking has not been an issue within our community, as many residents enjoy having their own residential driveways or private land. The Parish currently has no EV charging points, but this is a facility that could be offered by local establishments in the future, particularly on the industrial estates or next to the pubs .

Appendix: History of the Parish

Gwennap is a rural parish within Cornwall. It is located between the city of Truro and the towns of Falmouth and Redruth. The Parish has three main centres of population – Gwennap, Croftandy and Frogpool/Cusgarne. In the 18th and early 19th centuries, Gwennap Parish was the richest copper mining district in Cornwall and was called the “richest square mile in the Old World”. According to one estimate, the mines of Gwennap produced tin and copper to the value of £10 million in the 19th century. The peaceful landscape in Gwennap today is very different to how it was in the 18th and 19th centuries. A large proportion of the current agricultural land in the Parish has been created in more recent times. Much of it is made of former miners’ smallholdings. In the earlier 19th century, the population was dispersed across the Parish, with miners being by and large small-scale farmers as well. The Parish still retains much of this character, with isolated cottages and small groups of terraced cottages set in a landscape of small fields.

Parts of Gwennap Parish are now in a World Heritage Site, giving recognition to ‘Cornish Mining’s’ historic landscapes and world class cultural and heritage sites. Women and girls worked above ground as “bal (mine) maidens”, breaking up the ore. But, below ground, thousands of men worked in dangerous conditions to extract the copper and tin ore. By 1838, over 3,000 people were working in the mines. By the 1860s, the copper industry was in decline and metals were being mined in decreasing quantities. By the 1910s most of the activity was over, but some small-scale mining continued into the 1920s. With the mines now closed, the main business focus in the Parish is farming, although many small businesses are based in the Parish and United Downs Industrial Estate is expanding. Gwennap is surrounded by several other similar parishes and these are Perranarworthal, Kea, Carharrack, St Day, Chacewater, Stithians and Lanner.



St Wenappa Church, Gwennap

Among Gwennap’s notable historical landmarks is St Wenappa Church. In 1225, it was given to the chapter of Exeter by Lord William Briwere. The Parish Church has an old foundation but was rebuilt in the 15th century because of population growth caused by mining and then thoroughly restored in the 19th century. The tower is detached. In 1882, following the removal of the centre gallery, which was said to be an eyesore, The Cornishman newspaper described the church as one of the prettiest in Cornwall. It is particularly beautiful in the spring and early summer when the bluebells provide a carpet of colour, and the cherry tree is in bloom. There are very interesting memorials inside the church and in the graveyard.



Wheal Maid

Wheal Maid (also Wheal Maiden) is a former mine in the Camborne-Redruth-St Day Mining District, 1.5 km east of St Day and is within the Cornwall & West Devon Mining Landscape World Heritage site a major international conservation area, and also contains areas designated as sites of special scientific interest (SSSIs) for their unique habitats and biodiversity, requiring careful management for both heritage and nature. Between 1800 and 1840, profits are said to have been up to £200,000. In 1852, the mine was amalgamated with Poldice Mine and Carharrack Mine and worked as St Day United mine. Throughout the 1970s and 1980s, the mine site was turned into large lagoons and used as a tip for two other nearby mines: Mount Wellington and Wheal Jane. There were suggestions that the mine could be used as a landfill site for rubbish imported from New York and a power plant that would produce up to 40 megawatts of electricity; the concept was opposed by local residents and by Cornwall County Council, with Doris Ansari, the chair of the council's planning committee, saying that the idea "[did] not seem right for Cornwall". The site was bought from Carnon Enterprises by Gwennap Parish Council for a price of £1 in 2002. An investigation by the Environment Agency, concluded in 2007, found that soil near the mine had high levels of arsenic, copper and zinc contamination and, by 2012, it was deemed too hazardous for human activity. The mine gains attention during dry spells when the lagoons dry up, leaving brightly coloured stains on the pit banks and bed. A conservation area is normally created in areas that are rich in history and character, where it is anticipated to preserve or augment them.

Community Engagement

Event	Dates	Comments
Formal consultation	1st May 2025	Formal consultation on draft NPS, publicised via Parish website, newsletter, local posters and social media. Responses encouraged digitally but paper copies also available on request. 26 responses received.
Resident survey	1st May 2025	Cornwall Council Let's Talk - Local Plan resident survey; the parish encouraged residents to complete this survey and Cornwall Council provided all of the comments from residents who identified Gwennap Parish as their home. We received 28 digital responses. We also received 31 printed forms.
Business Consultation event	June 2025	We sent invitations to all businesses in the community to invite them to attend an informal discussion with the option to complete our survey to help us gain a better understanding of the needs and views of businesses in shaping the future of our Parish. This event was supported by 2 of our Parish councillors.
Community Fete	22 nd June	This was our main engagement event where residents from our local community were able to engage with our Parish Council and complete resident surveys which supported us in understanding individuals' views and aspirations in and around our community.
Public meet and greet sessions	August 2025	These events were supported by our Parish Council chairman, where we advertised and invited residents to attend 3 separate sessions at our local Parish rooms, with another session held at Crofthandy Village Hall.

Contact

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