

# Grampond Development Plan

*'Ensuring future housing development is appropriate to the village, its landscape and character'*



*Grampond with Creed Parish Council  
in partnership with  
Restormel Borough Council*

# Why create the Grampound Development Plan?

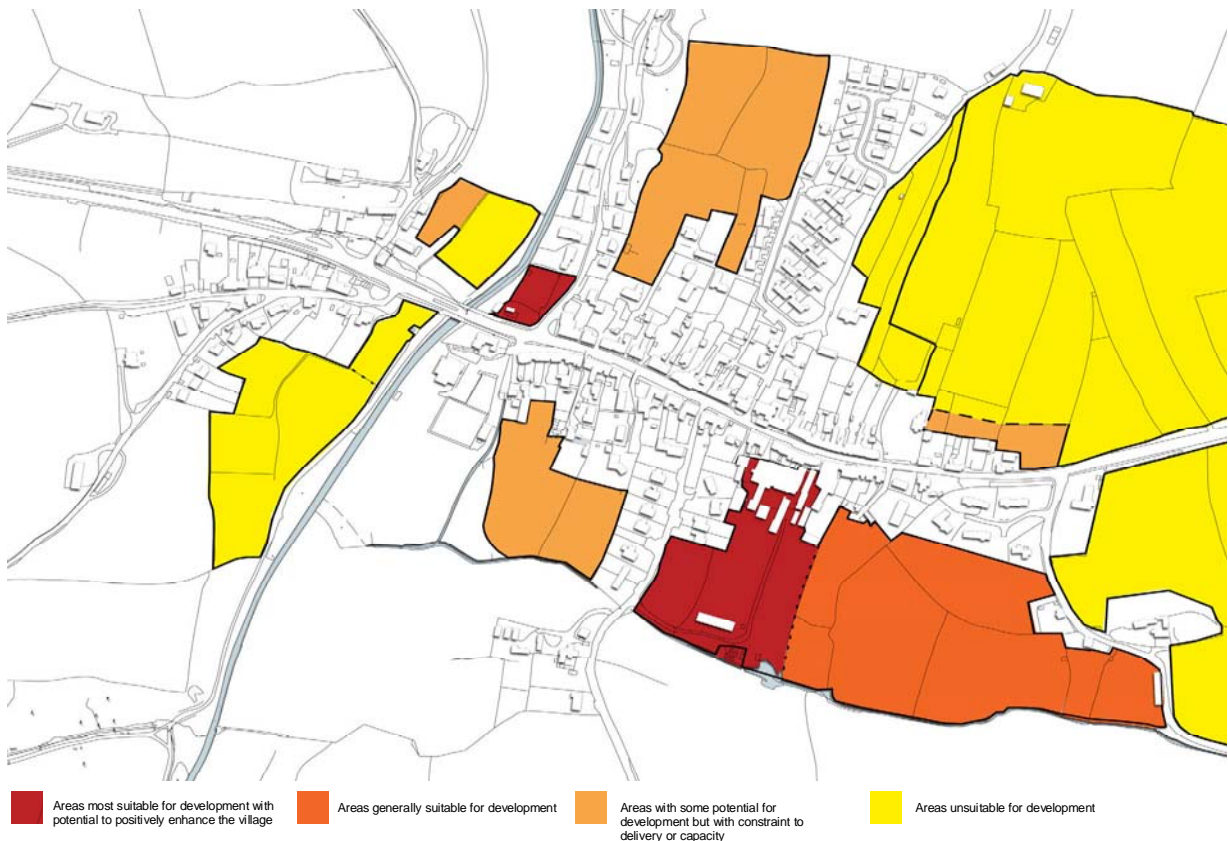
The Grampound Parish Plan, completed in 2003 sought the views of local people to have a say in the future needs of the parish. In response to the 82% of respondents who would welcome additional ‘affordable homes’ Grampound with Creed Parish Council has joined forces with Restormel Borough Council and to look at the future needs of our village to deliver a sustainable future for our community.

Work has already begun to identify and appraise potential sites with the intention to continue to build on this process in collaboration with local landowners and the local community. Now it is essential to consider the balance between what the communities future needs are, how much the current services and facilities within the village can support, and to ensure suitability of any proposed development.

## What work has already been done?

An initial assessment of suitable development land has been identified and appraised using the following process.

<b>Identify Need and Capacity Create Framework</b>	Identified what gives Grampound its character . Established basic principles for the future development of the village and the surrounding landscape where change might occur.
<b>Identify ‘Areas of Search’</b>	Identified new sites that maintain the principles established in the Framework.
<b>Appraising Proposals</b>	Sets out criteria by which development brief and plans submitted by developers for priority sites can be appraised.



# What Priority Areas have been identified?

Although large areas of land have been identified with some potential for future development, it is important to note that proposals could only take up small areas of land within these boundaries. Your views matter greatly and the purpose of the public consultation is to ensure that a balance is struck between providing some limited development sites for 'affordable homes' and maintaining the character of the village.

## Priority 1 Areas

There are a number of areas that have been identified as most suitable for development with potential to positively enhance the village. The following specific sites have been highlighted for potential development.

- **Manor Tannery.** The development of this site would have many benefits to the village. However careful consideration for safe access to the site will be required.
- **The Old Garage.** This small area has potential to positively influence the character and image of the village. The Parish Plan identified a desire to reinstating the petrol station, therefore careful consideration will be required as to the development of the site.

Consideration will also be given to a number of derelict or neglected buildings that could be considered for restoration with potential to include residential uses.

## Priority 2 Area

South of Oak Vale could have development potential when combined with the development of Manor Tannery.

## Priority 3 Areas

There are a number of further areas with some potential for development that have some constraints. These include:

- North Old Hill
- West of Tybesta
- East of the recreation ground
- Northeast edge

## Areas that have been identified as unsuitable for future development

Through the appraisal process a number of areas have already been deemed unsuitable for development due to their terrain or negative impact on the landscape and character of the village. Sites assessed include:

- South Old Hill
- East Tybesta
- North East Grampound
- East Bossillion

## **What work is currently taking place?**

Restormel Borough Council is currently producing a Conservation Area Appraisal for Grampound. This appraisal aims to define what contributes to the special character and sense of place of the village. It also identifies any negative features detracting from this special character and recommends management proposals for future preservation and enhancement. The appraisal will inform any future development to ensure it respects and strengthens the local distinctiveness of the village. Public consultation is an important part of the appraisal process and a four week exhibition and public meeting will take place in May. Further information about the appraisal programme can be found on the conservation pages of the Council's web site - [www.restormel.gov.uk](http://www.restormel.gov.uk)

## **What will happen next?**

Restormel Borough Council will shortly be writing to local landowners who have been identified in priority 1 & 2 areas to discuss any potential plans for the development of their land. Any proposals will need to provide an outline planning case based on criteria agreed by the Grampound with Creed Parish Council and Restormel Borough Council. This will ensure that there is a balance between preserving the character and landscape of the village and creating a number of 'affordable homes'.

## **When can I have my say?**

It is essential that the Grampound Development Plan is developed in partnership with the community of Grampound. Therefore once enough information has been collected, Grampound with Creed Parish Council will take a lead in ensuring that everyone has an opportunity to see and comment on proposals through a public exhibition and consultation process.

## **Timetable for the Grampound Development Plan**

Consultation with landowners	May 2007
Conservation Area consultation in village	May 2007
Assessment of development proposals from landowners	July 2007
Exhibition and consultation of proposals	August 2007
Planning Applications submitted	September 2007
Agreement of Grampound Development Plan proposals	October 2007
Decision on Planning Applications submitted	December 2007

## **Who should I contact?**

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