



## Legend:

Residential (proposed)	Indicative Pitch
Mixed Use	Coastal Indicative Flooding
Public/Community/Institutional/Educational	Fenit Recreational Trail Walkway (T-2) (Indicative route)
Harbour/Marine related use (HM-1)	Prop. disused Railway Trail/Greenway (T-1)
Tourism/Leisure	Protected View & Prospects (A-1)
Car Park	Indicative Access Point
Passive Open Space Amenity	Boundary
Active Open Space Amenity	

## Objectives:

Objective No.	It is an objective of the Council to:
MU-1	Make provision for the environmentally sustainable expansion of the village centre, retail, service uses, and amenity space while protecting features of biodiversity and cultural importance.
TL-1	Promote the sustainable development of a hotel/spa/leisure facility.
HM-1	Promote the sustainable development of port, harbour & marine related activities while protecting features of biodiversity and cultural importance including underwater archaeology.
T-1	Facilitate the sustainable development of a walking/cycling trail along the old railway line while protecting features of biodiversity and cultural importance.
T-2	Preserve and improve the coastal recreational walk in a sustainable manner as indicated on the zoning map in a manner compatible with the Natural Environments, Flood Risk Management, Built Heritage and Archaeology Objectives of this Plan.
NE-1	Preserve any existing mature trees where possible and promote additional planting of native trees and shrubs in new developments.
NE-2	Ensure that proposals which would adversely impact on the conservation objectives of Natura 2000 sites, will not be permitted.
NE-3	Ensure that proposals comply in full with the DoEHLG (2009) publications 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities and Technical Appendices'.
A-1	Protect the views and prospects.
H-1	Ensure that dwellings shall be for permanent residential use only and shall not be used for holiday home accommodation.
EN-1	Promote environmental improvements designed to upgrade the streetscape and add continuity to an otherwise disjointed streetscape.
EN-2	Protect and preserve the designated sites within the proximity of the settlement. Any relevant development proposal must comply fully with the requirements of Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive) with respect to 'Appropriate Assessment / Habitats Directive Assessment'.

## Fenit

## Zoning Provisions