



# Cornwall Local Plan

Planning for  
Cornwall's future

Strategic Policies 2010 - 2030

## Towl leel Kernow

Policis Stratejiek 2010 - 2030

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)



Cornwall is the second largest local authority in the south west, covering an area of

**3,559 sq km**

with a coastline of **697km**

**Cornwall's environmental assets are extremely valuable** and are a key contributor to the economy and quality of life

Over **40%** of the population of Cornwall live in settlements of less than **3,000** people

### **Agriculture and fishing**

account for a larger share of employment in Cornwall (3%) than the regional (2%) or national (1%) (2010).

### **Education and Skills -**

**Over 69,900 children**

and young people are educated in state funded schools and academies with a further 2,525 pupils on roll across independent schools in Cornwall)

Crime in Cornwall is

**generally low**

and it is a safe place in which to live and work

76% (as at 2014) of Cornwall's population and

**(414,466 people)**

are of working age (2011)

Median gross annual pay in Cornwall is

**£22,068**

compared to England at £26,165 (2011)

Strengthening Cornwall's economy is an ongoing challenge - **low economic output, low wages, low productivity and a lack of big companies** are challenges

### **Six universities and colleges**

make up the Combined University for Cornwall which attracted over 7,700 higher education students in 2009/10.

To support the delivery of over

**38,000 jobs**

over the plan period the target of 422,400 sq m of employment floorspace has been provided

# Cornwall

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**Cornwall's future**

# Local Plan

Strategic Policies 2010 - 2030

Adopted November 2016

**Note:** This document should be read in conjunction with the Policies maps and the Community Network Area Sections.

# Foreword

Cornwall is a special place. We all have a responsibility for its future and proper planning is a key part of this.



Cornwall Council's strategy has at its core the aim to bridge the inequality gaps in society and make a positive difference to people's lives. Good planning is central to delivering that strategy and building healthy and sustainable communities.

For too long, not having a plan, we have been bombarded with speculative housing development that has damaged trust in our communities of the positive difference planning for places can make. But growth can be a good thing, it provides the investment needed to meet the needs of our residents. This Plan and Neighbourhood Plans are the key to shaping and directing this growth appropriately.

This Local Plan will help make better places, where people want to live, work and play. It will help facilitate 38,000 new jobs, new homes to meet the needs of our residents, new schools, infrastructure and protect and enhance the environment.

By working together, being innovative and being creative means that we can achieve sustainable development in Cornwall that respects our historic and natural environment, provides the atmosphere for job creation and meet the needs of our communities.

**Edwina Hannaford**, Cornwall Council's Portfolio Holder for Planning and Environment Strategy

# Raglavavar

Kernow yw le arbennek. Peub ahanan a'n jeves charj rag hy thermyn a dheu ha towlenna gwiw yw rann a vri a hemma.

Strateji Konsel Kernow a'n jeves orth y golonnen an amkan dhe lenwel aswaow anparder yn kowethas ha gul dyffrans posedhek dhe vewnansow an werin. Towlenna da yw kresel dhe dhelivra an strateji na ha drehevel kemenethow yagh ha sostenadow.

Dres termyn re hir, heb kavos towl, ni re beu tanbelennys gans displegyans anedhans aventuryek re gisyas trest y'gan kemenethow a'n dyffrans posedhek a yll gul towlennans rag leow. Mes y hyll bos tevyans tra dha: y provi an kevarghow res dhe gowlwul an edhommow a'gan trigoryon. An Towl ma ha'n Towlow Kentreveth yw an alhwedh dhe furvya ha lewya an tevyans ma yn hwiw.

An Towl Leel ma a wra gweres gwruthyl leow gwell, ynna may fynn tus triga, oberi ha gwari. Y hwra gweres dhe wruthyl 38,000 a sodhow nowydh, trevow nowydh dhe gowlwul an edhommow a'gan trigoryon, skolyow nowydh hag isframweyth, keffrys ha gwitha hag afina an kerghynnedh.

Der oberi war-barth, dre vos nowydhyansek hag awenek y hyllyn ni kollenwel displegyans sostenadow yn Kernow hag a wra revrons dh'agan kerghynnedh istorek ha naturek, provia an ayrgylgh rag gwrians sodhow ha kowlwul an edhommow a'gan kemenethow.

» *Good planning is central to delivering our strategy and building healthy and sustainable communities.*

# Dalghow

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# Komendyans

# Introduction



## Planning Future Cornwall

**1.1** This part of the Local Plan (the Plan) sets out our main planning approach and policies for Cornwall. Further details including allocations are provided by additional Local Plan and Supplementary Planning Documents. Neighbourhood Plans, prepared by city, town and parish councils will be part of the statutory Plan too. The Plan also sets out how we will manage development to 2030.

**1.2** The Plan is intended to help deliver the vision and objectives of 'Future Cornwall', our sustainable community strategy. The underlying principles of the strategy seek to manage future development to ensure all communities in Cornwall have an appropriate balance of jobs, services, facilities and homes.

Future growth in Cornwall will be guided by a 'plan, monitor and manage approach' ensuring that the right policies are in place to reflect changing circumstances. To enable this more flexible approach the Cornwall Local Plan will be subject to periodic review over the Plan period.

## How to use this plan

The policies avoid repetition so it is important they are all read as a whole. All policies will be considered together in decision making. The policies are the strategic policies for the purpose of providing context for Neighbourhood Plans and Development Plan Documents.

**1.3** These policies set out how we will consider planning applications, set targets for growth and the broad distribution of development that reflects identified needs. They are also intended to provide sufficient flexibility to respond to opportunities and changing priorities. They give scope for our communities to manage the delivery of the Plan locally.

**1.4** We also intend the Plan to provide a suitable framework for a range of key service providers and stakeholders, whose input and delivery of services and infrastructure will be essential to the successful implementation of the strategy.

**1.5** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It provides the framework within which local communities and councils can produce their own distinctive local and neighbourhood plans. The Cornwall Local Plan seeks to be fully consistent with the NPPF and does not repeat national policy but sets out a clear approach for dealing with proposals.

» The Plan supports the expansion of existing businesses and the growth of new sectors to strengthen the economy

The Cornwall Local Plan: Strategic Policies document sets out policies that are:

**Spatial** – setting the overall strategy; and

**Topic based** – which will be applicable to most proposals.

**1.6** In addition the Plan will be supported by other formal documents, these include:

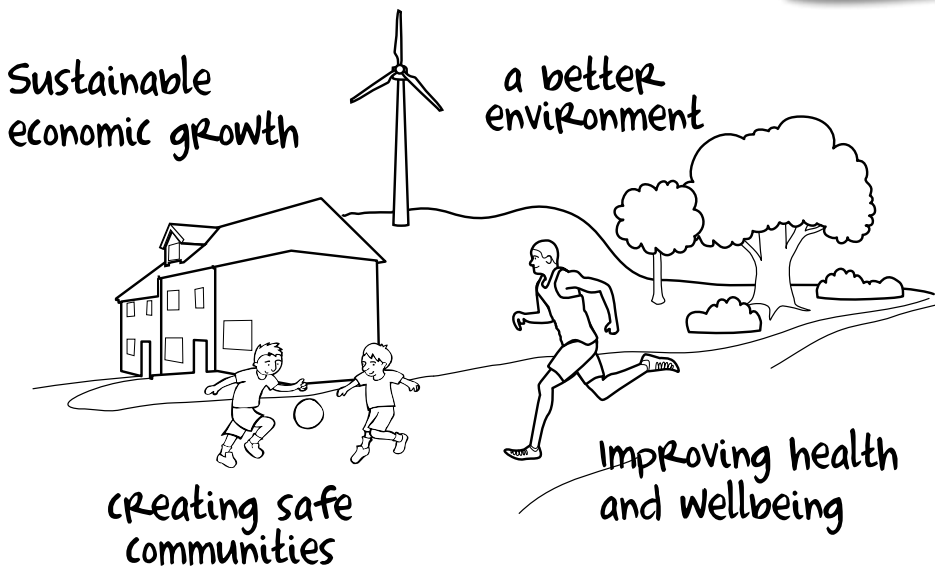
**Neighbourhood Plans** – prepared by local councils in conformity with national policy and the policies and proposals of this Plan,

**Development Plan Documents** – providing further detail for policies and forming part of the statutory framework including site allocations and mineral safeguarding,

As well as:

**Supplementary Planning Documents** that help guide decisions by giving additional evidence and advice.

**Figure 1: Hierarchy of Planning Documents**



# » The policies set out how we will consider planning applications and also targets for growth



**Key:**

- Local Plan: Longer term vision, strategic objectives, spatial strategy and core policies. Includes Development Plan Documents (DPD); Policies and proposals for specific areas of land and for allocating sites for different uses.
- Supplementary Planning Documents (SPD): Providing further detail on existing policies and proposals.
- Material Consideration (MC): In considering a planning application the council has a statutory duty to have regard to the provisions of the development plan and any other 'material considerations'.



## Cornwall in context

**1.7** Cornwall is the most south westerly tip of the United Kingdom, covering an area of 3,559 sq km. It is the second largest local authority area in the South West. Cornwall is distinctive with a coastline 697km long. The sea forms the northern, southern and western boundaries, with the River Tamar forming the eastern border with Devon and Plymouth, giving it its strong maritime character.

**1.8** Cornwall encompasses a diverse environment and rich economic and cultural history; the quality of which attracts residents, visitors and businesses alike. Cornwall is an area of many contrasts and varied landscapes with remote rural, coastal and environmentally sensitive areas, interspersed with villages and historic market towns. Many areas are affluent, contrasting with some areas being among the most disadvantaged areas in the UK.

**1.9** Cornwall is famous the world over for its 'industrial and mining heritage' recognised through its World Heritage Status. Today we have a growing reputation in environmental protection and technologies and the arts, alongside the growing role and reputation of its academic institutions.

**1.10** Cornwall is characterised by a dispersed settlement pattern. Our communities are equally

diverse having developed strong local identities and traditions – many of which continue today. Nine towns have a population of over 10,000 (five over 20,000) while a further seventeen small towns have around 5,000 residents. These sit among many other sizable villages and hamlets.

**1.11** Being a peninsula means that Cornwall does not and cannot rely heavily on neighbouring areas to supplement many infrastructure requirements such as health, employment and education. While this geography creates challenges for economic growth and accessibility it also provides us with opportunities. It has helped create some of Cornwall's distinctiveness and cultural identity.

**1.12** For many years the Council has sought to promote higher incomes with a more diverse economy and make Cornwall less dependent on seasonal employment, based largely in the tourism sector. A combination of high house prices, low average incomes aggravated by high second home and holiday let ownership has led to a situation where many parts of Cornwall have difficulty in meeting their own communities' housing needs.

**1.13** Changes in the population present major challenges, an increase in the proportion of older residents' impacts on health facilities and services, while deprivation remains a persistent concern in key areas.







# Ragwel hag amkanow

## Vision and objectives



**1.14** The vision of Future Cornwall (our adopted sustainable community strategy) is to:

**“achieve a leading position in sustainable living”**

**1.15** The strong and diverse character of Cornwall is special. It gives us an important understanding of our place in the world. This Plan gives us the opportunity to protect what we know is special while taking responsibility to shape future development positively, for all our residents and visitors. The erosion of this valued character, for example, by globalisation and ‘standard’ building types must be guarded against.

**1.16** The announcement, in 2014, of the formal recognition of the Cornish as a national minority reinforces the distinctive cultural identity and character of Cornwall. The designation also brings with it responsibilities under the Framework Convention for the Protection of National Minorities.

**1.17** The Local Plan, in providing a land use framework for Cornwall, seeks to manage change in a positive way. In doing this the plan attempts to provide for the future needs of the community. The plan supports sustainable economic growth and provides policies to support the delivery of housing to meet needs. The policies of the Local Plan provide a particular priority on the support for affordable housing with a focus upon supporting the delivery of housing to meet local needs with restrictions via a local connection.

**1.18** We have a responsibility to ensure that change and the new places we create meet our current and future needs and can be designed, in a way that is equally as rich, inclusive and distinctive as the best of what has come before.

**1.19** Our overall aim is to support sustainable development. Ultimately this is a balance of decisions around economic, social and environmental issues to meet our present day needs while not compromising the needs of future generations. Our policies in this Plan give the framework for this.

**1.20** To deliver the vision by 2030, Future Cornwall identifies four long term themes.

### Future Cornwall themes; the plan’s objectives

#### Theme 1: To support the economy

**Objective 1:** Remove unnecessary barriers to jobs, business and investment through a positive policy framework with a focus on sustaining a range of local businesses including growth sectors promoted by Cornwall Council and the Local Enterprise Partnership (LEP) to support both new business and the traditional industries of fishing, farming and minerals.

**Objective 2:** Enhance the cultural and tourist offer in Cornwall and to continue to promote Cornwall as a year round destination for tourism and recreation.



## » The plan will enable people and communities to provide for jobs and deliver homes locally to meet needs

**Objective 3:** Provide and enhance retail provision within our towns and City with a regional and sub-regional status that adds to economic growth and provide opportunities to improve existing facilities for better economic performance.

**Theme 2: To enable self-sufficient and resilient communities.**

**Objective 4:** Meet housing need by providing for new homes over the plan period that provide everyone in the community with the opportunity of living in an appropriate home, supported by local community facilities.

**Objective 5:** Allow people and communities to provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.

**Objective 6:** Ensure that infrastructure is provided that will enable development to benefit the local community.

**Theme 3: To promote good health and wellbeing for everyone.**

**Objective 7:** Meet a wide range of local needs including housing and for community, cultural, social, retail, health, education, religious, and recreational facilities, in order to improve quality of life and reduce social exclusion.

**Objective 8:** Promote development that contributes to a healthy and safe population by providing for opportunities for walking and cycling and ensuring the appropriate levels of open space and the protection and improvement of air quality.

**Theme 4: To make the most of our environment.**

**Objective 9:** Make the best use of our resources by;

- a. Reducing energy consumption while increasing renewable and low carbon energy production;
- b. Maximising the use of previously used land;
- c. Supporting local food production, and
- d. Increasing resilience to climate change

**Objective 10:** Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through;

- a. Respecting the distinctive character of Cornwall's diverse landscapes;
- b. Maintaining and enhancing an effective network of open space and environmental stewardship for our ecosystems services network for food production, flood control and wildlife; and
- c. Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.

Over **40% of the population** of Cornwall live in settlements of less than **3,000** people

**35% of the population** live in Camborne, Pool, Redruth and Illogan, St Austell, Falmouth and Penryn, Truro and Threemilestone, Penzance and Newquay

## Policy 1: Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.

We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible,

and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

## Spatial strategy

**1.21** Our economic strategy seeks to improve conditions for business and investment, providing, for an overall increase in jobs and supporting the provision of better paid full-time employment opportunities, to drive an increase in the Gross Value Added to above 75% of the EU's average.

**1.22** Our overall aim is to support economic growth in Cornwall by providing a planning policy framework that is positive towards business and adheres to Cornwall Council and the Local Economic Partnership (LEP) economic strategies and is supported by an investment strategy to channel public funds that optimise opportunity and private investment. This will happen at different scales and in different types of jobs depending on the local situation. New business will be crucial to our future but established business will be too. The ability for farming and fishing to adapt to the future demands of more local food supplies will be an important element in this.

**1.23** China clay remains a significant business in Cornwall despite mining declining more widely.

The other traditional cornerstones of our economy, farming and fishing, have continued to modernise, and we intend to support this into the future. Currently, two thirds of jobs are in retail, health education and accommodation related sectors. However, Cornwall has a strong propensity and opportunity for particular specialisms including marine activities, food production and mining, as well as tourism.

**1.24** While the economy is forecast to continue to grow, both the Council and LEP economic strategies identify key structural weaknesses in our economy particularly from poor connectivity and low productivity, wages and skills. Skills and productivity are a priority focus of the LEP and for European funding. The respective strategies also target key interventions; with an Enterprise Zone established at Newquay International Airport, proposals for two agri-food Enterprise Zones in the east and support for the exploitation of geothermal energy in central Cornwall.

**1.25** The economic strategies also focus on 'Smart Specialisation'. This is a rational approach to what sectors or group of sectors or supply chains have



a natural advantage in Cornwall because of the environment or existing facilities. The Plan aims to ensure that policies are appropriately flexible to respond to specific requirements of new and growing business.

**1.26** This flexibility will help to ensure that proposals are able to provide the space and locations that employment markets require across Community Network Areas (CNAs) in the most appropriate location. All developments will need to ensure that the environment is protected in line with the policies of this plan.

The private sector will always provide the lion's share of business investment; the strategies aim to facilitate this investment. Where the market would not otherwise invest, or where there is a clear public sector role, such as the provision of strategic infrastructure, the Council and LEP will continue to take a pro-active role to support improvements in productivity and connectivity. This plan aims to ensure that there are homes and employment space of the right type and in the right place to support labour market flexibility.

**1.27** The spatial implication of all this is varied. Some business will need specific space related to a unique asset such as the maritime or aerospace sectors, while many will be increasingly footloose with the development of infrastructure such as super-fast broadband. The Plan aims to provide a balance. Strategic scale developments should be located at the larger towns with the most appropriate infrastructure to support their delivery.

**1.28** The spatial strategy aims to support ongoing economic growth across Cornwall by providing a supportive planning environment for private investment, as well as key public sector intervention and support. The delivery of employment space targets is a key component of this strategy by providing for the broader and established activities of our economy.

**1.29** The housing distribution in this Plan aims to support economic growth through both the anticipated private sector investment and the public sector intervention, seeking to best meet the need for affordable housing. All types of development should ensure the protection and, where possible, enhancement of the environmental quality and assets

of Cornwall, safeguarding its landscape, biodiversity, geodiversity and World Heritage Status.

**1.30** The particular focus for economic growth in Cornwall is identified in sectors, interrelationships between those sectors, and clusters of sectors, creating opportunities for improvement in productivity and a more flexible labour market. Key sectors for Cornwall include Smart Specialisation (as described above) focussed on: aerospace/satellite/space; marine-tech; agri-tech; e-health; and digital economy. The specific focus is on productivity gains that develop the value and job focus of the supply chain.

**1.31** A continued focus is given to other clusters of particular opportunity in Cornwall, renewable energy technologies; earth sciences (including minerals); culture industries; health; tourism; marine; and food and drink production. This represents not just the supply chain elements but also linkage opportunities between the sectors, e.g. creative/digital/design; health & technology; marine renewables.

**1.32** Much of the employment in the emerging smart specialisation sectors relates to increasing their 'drivers of productivity and production' including: research and development capacity; labour market skills; access to finance; improved connectivity to new markets; and other investments to improve competitive advantage, such as grow on space. As these sectors grow, many are moving to activities that will need more physical space for production and maintenance. At this time it is difficult to be precise about the locational need for employment space requirement for these businesses, and a flexible approach is taken by this Plan to allow locational needs to be understood as the sectors mature. It would not be appropriate to limit a particular type of employment to one particular CNA. There will increasingly be clear links through the specific location opportunities – such as clustering of related sectors or need for access to environmental assets such as the sea.

**1.33** Rather than providing targets to specific places, this Plan addresses this need for flexibility through the geography of Community Network Areas, with targets adjusted to better match the economic strategies and public funding streams. The employment space targets in the Plan have been



adjusted upwards in:

- Camborne-Pool-Redruth - to deliver growth on space for business particularly in (advanced) engineering related activity;
- Bodmin - to support growth aspirations in clusters such as agri-tech and opportunities from A30 and logistics;
- Falmouth - particularly for marine and renewables innovation and the creative cluster developing there;
- Hayle - for renewables technology; and
- Newquay - associated primarily with aerospace and wider engineering opportunities as well as the vibrant tourism cluster.

**1.34** These have a particular focus in areas where they benefit from locational advantage. Other areas, particularly Truro, continue to have strong forecast for employment needs and this is reflected in the employment land available and the targets of this Plan.

**1.35** In addition, the economic strategies aim to support growth across wider geographic areas. The Plan's employment space targets ensure provision particularly for:

- agri-tech and food/drink growth (and their supply chain) in the wider area of Cornwall's eastern Travel to Work Areas;
- logistics related activities across central Cornwall optimising the combined opportunities between the mid-Cornwall growth corridor of Newquay – Bodmin – St Austell/Clay Country;
- appropriately scaled maritime and marine focus in the key ports and harbours of Hayle, Penzance/Newlyn, Falmouth, Fowey, Looe and Saltash;
- creative industries in the Penzance and St Ives areas;
- focus of Culture in West Cornwall, Falmouth and historic records in Redruth; and
- retail, with continued support for town centres.

**1.36** Neighbourhood Plans will help to drive solutions and provision for local infrastructure and economy requirements, and help to focus opportunities. Specific land allocations and strategic



sites will be identified in the Allocations DPD and Neighbourhood Plans, as clarity about the needs of these locations and sectors emerge. Allocations should also be considered where less than two thirds of the employment land target for the area (as set out in policy 2a) is 'available' in terms of planning permission.

**1.37** Infrastructure remains a key factor for the Cornwall Council and LEP strategies, with particular shared focus to deliver improvements to the road network of the A30 (Carland Cross-Chiverton and around Hayle), A391 (St Austell to A30), A393 (Falmouth to Redruth), and a stronger and more integrated transport system across Cornwall that includes upgrades to rail and rolling stock and Newquay Airport.

**1.38** The strategy reflects the distinctive nature of Cornwall and the connection between our city, towns and villages and the rural areas they serve. We promote this as a longer term sustainable pattern of development which recognises that many of our smaller places could provide better opportunities to be more self-contained or work collectively to provide a range of services allowing development of an appropriate scale to meet their needs.

**1.39** Cornwall's main towns are the focus for a strategic scale of development to meet their needs and, the needs of their surrounding hinterland. While each town has an important role, the scale and nature of that role does vary. For example, Falmouth and Penryn host the hub of Cornwall's University, while St Ives, Penzance and Newlyn have a major arts heritage. This is reflected in many of the economic opportunities and cultural character of the area. Many towns have this dual role and character, both meeting local needs and having a wider pan Cornwall role. The Plan, while supporting a dispersed approach to growth across Cornwall, also seeks to identify areas of specific focus. The recognition of this diversity is in part why Cornwall is committed to support the development of Neighbourhood Plans. It is Neighbourhood Plans that will, to provide an appropriate planning framework, within this strategic framework while celebrating and developing the differences in character and nature across Cornwall.

**1.40** While Cornwall is a peninsula at the start of the United Kingdom it is not an island. In addition, its historic and cultural links around the world form the basis of its World Heritage Status and its maritime history. Cornwall has a significant economic and social relationship with the cities and towns of neighbouring authorities to the East and a key role in supporting its neighbours on the Isles of Scilly. Most notable of these, are the relationships with Plymouth and Exeter. This needs positive and proactive planning to manage change in a way that ensures Cornwall's economy can best serve its local community and, particularly in the case of Plymouth, can benefit as part of a wider economic influence.

**1.41** Underpinning all this is the need to protect the quality and natural beauty, including the landscape, ecology and historic character of our environment, for its own sake, for the ecosystem services it provides, but also as an economic driver and to build and maintain resilience to climate change. In some cases, adaptations to accommodate the likely impacts of climate change will be required to allow development to proceed.

## Policy 2 – Spatial Strategy:

New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development. Overall, development should seek to meet the following objectives of the Plan for Cornwall:

### 1. Respecting and enhancing quality of place:

Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;
- b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;
- c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;
- d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.

### 2. Providing solutions to current and future issues:

Proposals should assist the creation of resilient and cohesive communities by:

- a. Delivering renewable and low carbon energies, increasing energy efficiency and minimising



resource consumption through a range of renewable and low carbon technologies;

- b. Ensuring that built and environmental assets can adapt to and be resilient to climate change;
- c. Creating landscapes and biodiversity and geodiversity assets that are resilient and sensitively accommodating investment and growth within Cornwall's unique landscape and wealth of biodiversity and geodiversity, ensuring that people continue to be drawn to Cornwall to visit and invest and for a thriving healthy population to live and work;
- d. Supporting the delivery of made Neighbourhood Plans and other community based initiatives that help to make communities more resilient.

### **3. Generating and sustaining economic activity:**

Proposals will be welcome that improve conditions for business and investment in Cornwall, in particular by:

- a. Supporting key regeneration activities and the economic vision for Cornwall;
- b. Providing homes and jobs in a proportional manner, where they can best sustain the role and function of local communities and that of their catchment;
- c. Supporting the expansion of existing businesses and the indigenous businesses of agriculture, fishing and mining;
- d. Safeguarding waterfront sites, docks and ports to provide for marine businesses;
- e. Maximising the economic growth and benefits of education, skills development, research, and the colleges and Combined Universities in Cornwall;
- f. Supporting employment schemes in both towns and rural areas, giving particular emphasis to quality, permanent, work opportunities that break seasonal labour cycles;
- g. Supporting smart specialisation sectors including; food; aerospace; marine; renewable energies (including geothermal); and cultural industries;
- h. Supporting the provision of work hubs and the ability to work from home through live/work units;
- i. Supporting the Enterprise Zone Aerohub at Newquay Airport as an economic catalyst for the wider Newquay, Clay Country and St Austell area through improved linkages;
- j. Supporting the economic regeneration of Camborne, Pool and Redruth;
- k. The regeneration of Hayle, focussing mainly on the harbour area and the development of the Wave Hub and associated employment development;
- l. Optimising the economic opportunity and maximising existing linkages in mid-Cornwall by:
  - i. supporting the role of Bodmin as a strategic employment location taking advantage of its position on the transport network;
  - ii. identifying mixed use development to deliver the eco-community at West Carclaze / Baal and Par Docks, to help deliver an exemplar development that provides a showcase for sustainable, greener, low carbon living;
  - iii. supporting the economic regeneration of St Austell as a centre for retail, business and leisure with a focus on promoting 'green' industries;
- m. Supporting economic development in South East Cornwall that meets the area's own needs and benefits from its relationship with Plymouth;
- n. Supporting Truro's wider role as an economic and service centre and maintaining its role in the retail hierarchy and as a retail alternative to major centres outside of Cornwall;
- o. Strengthening the role of Launceston and Saltash as gateways to Cornwall;
- p. Supporting the economic regeneration of Penzance, including the improvement of Penzance Harbour, and retention of a main line rail link to Penzance as a strategic link for Cornwall and the UK.

**1.42** Cornwall's unique character is reflected in a range of designations from its cultural history in terms of World Heritage Status, the importance of its biodiversity in European and Nationally designated areas of biodiversity through to the quality of its landscape with over 30% of the landscape designated as Areas of Outstanding Natural Beauty (AONB). The quality of the environment is not limited to those areas recognised by National designations but the plan does need to reflect in its strategy the particular importance attached to designated areas. For that reason the dispersed approach to development is more constrained in those areas where designated landscapes or biodiversity assets limit capacity or the speed of future growth.

**1.43** Policy 2 establishes our priorities for planning decisions. Policies 2a, 3, 4 and 5 provide additional guidance on how the spatial strategy will be implemented across Cornwall, and how the growth required will be split to achieve the sustainable growth required by Policies 1 and 2. Policies 6 to 27 are thematically based to provide additional guidance on the type, form and standard of development that the plan seeks to achieve.

**1.44** To achieve the overall objectives of the Plan, it is necessary to manage the location and scale of new housing and employment space. Housing targets are derived from; Cornwall's demographic need and consideration of a range of factors, including what are termed 'market signals', economic growth projections and the needs of particular groups and the delivery of affordable homes. This is set out in the Council's Strategic Housing Market Needs Assessment, and updated by the Council's Full Assessment of Objectively Assessed Need for the Plan period.

**1.45** In addition to the need for new homes, the Plan makes allowance for permanent and transit pitches to meet the needs of Gypsies, Travellers and Travelling Showpeople; and an increase in places within communal establishments such as additional purpose-built student accommodation, to mitigate any future student growth pressures on the existing housing stock and facilities for older people.

**1.46** The economic strategy is based on assumptions of projections of continued economic growth, combined with the influence of the economic strategies of the Council and the LEP, as well as the

implementation of substantial European funding programmes. Taking account of the current key areas of weakness in our economy, our strategies aim to exceed GVA and increase productivity by improving skills and qualifications. This will support economic growth but also be focussed on key areas of 'smart specialisation' for Cornwall.

**1.47** Economic growth will continue within the main employment and business sectors, but the strategy will support and enable niche markets to emerge, capitalising on Cornwall's unique set of characteristics. These markets are set out earlier in this document and have already benefited from key interventions such as the Newquay Aerohub Enterprise Zone.

**1.48** In addition, improving productivity is a key target for European funding streams. Targeted programmes such as 'Growth Programme' (2014-20) have already estimated a target of nearly 5,000 people to improve skills and enable people to join the existing workforce or to benefit from better paid jobs. Recent studies indicate that broadly 15,000 people in the labour market could move into or secure higher value jobs or backfill jobs vacated.

**1.49** The Plan aims to provide the space and conditions to support approximately 38,000 jobs over the Plan period. These are full time equivalent jobs but, due to the nature of Cornwall's economic sectors, will inevitably include a proportion of part time jobs. The target is based on economic projections that incorporate factors such as European funding programmes and the addition of space created through this support.

**1.50** Although it is recognised that the employment space proposed amounts to only a portion of the overall employment that will be provided, it is still a key factor in delivering the economic strategies. The employment space planned for in Policy 2a is derived from the Council's Employment Land Review, and incorporates a 40% over provision to take account of the non-delivery of some sites and flexibility of appropriate space. These are adjusted largely within the respective Travel to Work Areas to reflect both the Council and LEP's economic strategies, and the associated investments being made to enable them, and the employment needs of the economy are commensurate with the distribution of housing growth.



**1.51** Office space and other business uses are given separate targets to reflect the relative need in any particular area. They are measured in square meters based on a ratio of approximately 40% built floorspace in every hectare of employment land.

In some areas, a surplus of available employment space has been identified against these targets. In these areas, careful consideration will be given to the development of sites for non-employment uses.

## Policy 2a: Key targets

The Local Plan will provide homes in a proportional manner where they can best meet need and sustain the role and function of local communities and that of their catchment. Development proposals in the period to 2030 should help to deliver:

1. A minimum of 52,500 homes at an average rate of about 2,625 per year to 2030, to help deliver sufficient new housing of appropriate types to meet future requirements. In particular, meeting affordable housing needs;
2. At least 318 permanent pitches for Gypsies and Travellers, 60 transit pitches and 11 plots for Travelling Showpeople;
3. Provide for 38,000 full time jobs and 704,000 sq. metres of employment floorspace to help deliver a mix of 359,583 sq. metres of B1a and B1b office and 344,417 sq. metres of B1c, B2 and B8 industrial premises by 2030;
4. The provision of additional bed spaces within purpose-built accommodation commensurate with the scale of any agreed expansion of student numbers at the Penryn campus, taking into consideration any changes in student numbers within other campuses at the universities in Falmouth and Penryn.
5. The provision of 2,550 bed spaces in communal establishments for older persons, including nursing and specialist accommodation.

There are **fewer** younger people than the UK average.

### Population

Current estimates (2011 Census) suggest that Cornwall's population stands at around

**532,300**

Population estimates suggest that there are

**115,200 people aged over 65**

in Cornwall, which is just over 22% of the total population

Location	Housing apportionment	B1a and B1b office floorspace sq. m	Other B employment floorspace sq. m
Penzance with Newlyn, Heamoor, Gulval and Longrock	2,150		
West Penwith CNA residual	1,000		
<b>CNA Total</b>	<b>3,150</b>	<b>16,083</b>	<b>16,083</b>
Hayle	1,600		
St Ives with Carbis Bay	1,100		
Hayle and St Ives CNA residual	480		
<b>CNA Total</b>	<b>3,180</b>	<b>19,083</b>	<b>19,083</b>
Helston	1,200		
Helston and south Kerrier CNA residual	1,100		
<b>CNA Total</b>	<b>2,300</b>	<b>12,417</b>	<b>17,000</b>
Camborne, Pool, Illogan & Redruth	5,200		
CPR CNA residual	1,000		
<b>CNA Total</b>	<b>6,200</b>	<b>80,833</b>	<b>41,417</b>
Falmouth-Penryn	2,800		
Falmouth and Penryn CNA residual	600		
<b>CNA Total</b>	<b>3,400</b>	<b>25,750</b>	<b>21,667</b>
Truro with Threemilestone	3,900		
Truro and Roseland CNA residual	1,200		
<b>CNA Total</b>	<b>5,100</b>	<b>38,333</b>	<b>31,250</b>
St Agnes & Perranporth CNA Total	1,100	15,167	9,333
Newquay with Quintrell Downs	4,400		
Newquay and St Columb CNA residual	400		
<b>CNA Total</b>	<b>4,800</b>	<b>27,750</b>	<b>30,250</b>

Location	Housing apportionment	B1a and B1b office floorspace sq. m	Other B employment floorspace sq. m
Eco-Communities <sup>1</sup>	1,200		
St Austell	2,900		
St Austell CNA residual	300		
<b>CNA Total</b>	<b>3,200</b>	<b>9,750</b>	<b>12,500</b>
St Blazey, Fowey and Lostwithiel CNA Total	900	11,833	13,500
China Clay CNA Total	1,800	13,250	13,000
Wadebridge	1,100		
Wadebridge and Padstow CNA residual	1,000		
<b>CNA Total</b>	<b>2,100</b>	<b>6,667</b>	<b>6,667</b>
Bodmin	3,100		
Bodmin CNA residual	100		
<b>CNA Total</b>	<b>3,200</b>	<b>22,833</b>	<b>24,667</b>
Camelford	375		
Camelford CNA remainder	625		
<b>CNA Total</b>	<b>1,000</b>	<b>3,917</b>	<b>3,917</b>
Bude with Stratton, Flexbury and Poughill	1,200		
Bude CNA residual	600		
<b>CNA Total</b>	<b>1,800</b>	<b>10,583</b>	<b>10,583</b>
Launceston	1,800		
Launceston CNA residual	500		
<b>CNA Total</b>	<b>2,300</b>	<b>14,083</b>	<b>28,167</b>
Liskeard	1,400		
Liskeard and Looe CNA residual	1,500		
<b>CNA Total</b>	<b>2,900</b>	<b>20,667</b>	<b>23,667</b>

<sup>1</sup> Includes 900 dwellings at West Carclaze and Baal and 300 dwellings at Par Docks within the Plan period.

Location	Housing apportionment	B1a and B1b office floorspace sq. m	Other B employment floorspace sq. m
Callington	480		
Caradon CNA remainder	520		
<b>CNA Total</b>	<b>1,000</b>	<b>3,667</b>	<b>11,083</b>
Saltash	1,200		
Torpoint	350		
Cornwall Gateway CNA residual	350		
<b>CNA Total</b>	<b>1,900</b>	<b>6,917</b>	<b>10,583</b>
<b>TOTAL:</b>	<b>52,500</b>	<b>359,583</b>	<b>344,417</b>

Note: the identification of a wider extent for the main towns where they consist of a cluster of places, (e.g. Bude with Stratton, Flexbury and Poughill), does not imply that there is a presumption in favour of infilling of gaps between these settlements.

## The role and function of places

**1.52** Our towns and villages are central to our strategy. It is their role and function, not simply their size, that should determine the appropriate level of development to be planned for.

**1.53** In order to maintain and enhance these places the Plan takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally.

**1.54** Specific housing targets are provided for the main and other significant towns identified in Policy 3 reflecting their role and function and also for the proposed eco-communities. Sites for development at, or well related to these towns, and for the eco-communities at West Carclaze, Baal and Par Docks will be identified in the Cornwall Site Allocations Development Plan Document and Neighbourhood Plans. The standards expected for the proposed eco-communities are set out in Policy 3 and guidance will be provided in the Site Allocations DPD.

**1.55** In some cases housing allocations and/or planning permissions for a town will cross parish and community network boundaries or abut such boundaries where this best meets the growth needs of that place. Where this is the case, development in those locations will be counted against the allocation for that town.

**1.56** The Council will monitor the delivery of the Eco Community sites to ensure delivery. If proposals have failed to progress sufficiently towards delivery within 2 years of adoption of the Local Plan this area of the Plan will be reviewed to consider redistribution of the housing apportionment for the area.

In addition, the Plan seeks to ensure additional purpose built accommodation is provided for students in Falmouth and Penryn. This is to reflect and help to alleviate the very specific pressure that is placed on the local housing market for those towns and to allow for the future expansion of the university in this location. The Plan does not include a specific additional target figure for this, as it will be based on the scale of expansion that the university provides during the Plan period.

**1.57** The majority of parishes that do not have a town or village named in Policy 3 can meet the remaining housing requirement through the following:

1. Existing sites with planning permission;
2. Infill;
3. Small scale rounding off;
4. The development of previously developed land within or adjoining settlements;
5. Rural exceptions sites.

**1.58** There are however (at April 2016) some Community Network Areas where this is not the case. These are likely to require allocations through Neighbourhood Plans to enable the delivery of the housing requirement.

In the rural areas of the following CNAs;

- Bude
- Camelford
- China Clay
- Cornwall Gateway

**1.59** Progress on Neighbourhood Plans and the housing provision made within them will be monitored on an annual basis to determine the scale of development remaining to be provided and therefore whether further allocations are required.

**1.60** The Local Plan housing apportionment in Table 1 sets out the level of growth expected in the Community Network Area or town. Some of this housing will already have been built since 2010 and other sites will also have obtained planning permission but not yet have been built (commitments).

**1.61** In assessing how the remainder of the housing apportionment is to be met, the following factors need to be considered:

- An assessment of the deliverability of those sites with planning permission during the Plan period. This is set out in the Council's Housing Implementation Strategy, updated annually; and
- An allowance made for the estimate of windfall development that is likely to come forward during the Plan period.

**1.62** Together these indicate the residual level of growth that will need to be provided by allocations in either the Site Allocations Development Plan Document or Neighbourhood Plans. Progress towards this delivery of that residual requirement will be monitored annually.

**1.63** There may be a requirement to allocate or permit development of further sites above the residual housing number to ensure delivery of the target in the Plan period or support the provision of a continuous 5 year land supply. The provision of critical strategic infrastructure essential to the implementation of the Local Plan strategy may also require additional housing sites to be permitted.

**1.64** Elsewhere, development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities through windfall development, including infill sites and exceptions sites. Development should be of a scale and nature appropriate to the character, role and needs of the local community.

**1.65 Infill:** For the purposes of this policy, 'infilling' is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.

**1.66** Many frontages however are not continuously built up and have large gaps, i.e. bigger than one or two dwellings between buildings or groups of buildings. These gaps can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished.

**1.67** Large gaps often exist between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement; they are not appropriate locations for infill development, and the development of these gaps would not therefore be considered as infill under the policies of this Local Plan.



**1.68** In smaller villages and hamlets in which ‘infill’ sites of one-two housing units are allowed, the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings. The settlement should be part of a network of settlements and / or be in reasonable proximity to a larger village or town with more significant community facilities, such as a primary school. Neighbourhood Plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.

**Rounding off:** This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth ( such as a road). It should not visually extend building into the open countryside.

**Previously developed land:** In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.

**Rural Exception sites:** These are affordable housing led developments adjoining, or physically well related to, the built form of existing settlements, (they allow for a proportion of market housing where it is required to support delivery of the affordable element). The definition of these sites is set out in Policy 9 of the Local Plan.

**1.69** The Council is committed to supporting the development of Neighbourhood Plans to ensure delivery of the spatial strategy and key targets. Should these plans not reach submission stage within two years of the adoption of this Plan or do not make sufficient housing provision within the Neighbourhood Plan to meet key targets, the Council will undertake the necessary site allocations to support the delivery of the targets set out in the Local Plan.

**1.70** We recognise that sustainability is based on many factors and, we will welcome a wide range of development that helps existing centres to provide a mix of uses and continue to be hubs for communities, by providing employment, services, retail and social facilities.

**1.71** We aim to provide better opportunities for villages to be more self-contained or to work collectively with other settlements to provide a better range of services.

**1.72** The re-use of long term empty houses and buildings for residential purposes is encouraged in line with the Council’s [Empty Homes Strategy](#).

## Policy 3: Role and function of places

The scale and mix of uses of development and investment in services and facilities should be based on the role and function of places. New development up to 2030 will be accommodated in accordance with the following hierarchy:

1. Delivery of housing, community, cultural, leisure, retail, utility and employment provision will be managed through a Site Allocations DPD or Neighbourhood Plans for the following locations:
  - Bodmin;
  - Bude with Stratton, Flexbury and Poughill;
  - Callington;
  - Camborne with Pool, Illogan and Redruth;
  - Camelford;
  - Falmouth with Penryn;
  - Hayle;
  - Helston;
  - Launceston;
  - Liskeard;

- Newquay with Quintrell Downs;
- Penzance with Newlyn, Heamoor, Gulval and Longrock;
- Saltash;
- St Austell;
- St Ives with Carbis Bay;
- Torpoint;
- Truro with Threemilestone; and
- Wadebridge.

Development at or well related to these named towns will provide an appropriate level of affordable housing in accordance with the requirements of Policy 8.

2. The provision of eco-communities at West Carclaze/ Baal and Par Docks with an indicative overall scale of about 1,500 and 500 dwellings respectively. The final scale and capacity of these proposals should be confirmed through the Site Allocations Plan.

The proposals should be led by a masterplan and design code that will set out the framework for the development, and reflect the aspiration for environmental quality, including the delivery of all of the following alongside the other policies of this Plan:

- 30% affordable housing and 5% self and/or custom build housing;
- Improved access to public transport and non-car travel modes.

And for the West Carclaze /Baal sites:

- Provision of employment space, Carluddon technology park and space for further economic growth;

- The provision of a new local centre to include facilities for health, neighbourhood shopping, community facilities and a new primary school;
- Strategic scale open space with public access and trails linking into existing networks as part of green infrastructure improvements;
- The retention of the Sky Tip and other distinctive landscape features as part of the green infrastructure of the site
- Demonstrate high levels of energy efficiency in the fabric of buildings on the site
- Strategic Sustainable Urban Drainage Systems to reduce flood risk on and beyond the site;
- Meeting all of the regulated energy requirements of the development from renewable and low carbon sources on or near to the site;
- Provision of low carbon heat via a heat network with consideration given to sourcing that heat from geothermal resources within the vicinity of the site; and
- Improved access to public transport and non-car travel modes.

The site for the eco-communities will be identified through the Site Allocations DPD.

3. Other than at the main towns identified in this Policy, housing and employment growth will be delivered for the remainder of the Community Network

Area housing requirement through:

- identification of sites where required through Neighbourhood Plans;
  - rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
  - infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
  - rural exception sites under Policy 9
4. Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this Plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB.

**1.73** To ensure an appropriate supply of housing land in the right place and at the right time, we will ensure there is at least a 5 year supply of deliverable sites in Cornwall. The adequacy of the 5 year supply will be assessed on a local authority, Cornwall-wide, basis. It will not be appropriate to assess 5 year supply below the local authority level for the purposes of determining whether paragraph 49 of the NPPF applies.

**1.74** Where a five year supply can be demonstrated, the adequacy of supply in meeting the needs of a particular CNA or town over the whole Plan period will be a material consideration when making planning decisions. Any deficiency in supply should be accommodated within the CNA with a shortfall and not be compensated for by increasing supply in other CNA's where existing supply is sufficient to meet its Local Plan target.

**1.75** Working to deliver the targets provided by the network area and town figures is critical to supporting the strategy and spatial distribution, and ensuring the needs of all communities are met in a planned manner. The following chart illustrates the housing trajectory demonstrating the expected delivery of the Local Plan target for Cornwall as a whole. This will be kept up to date with more detail of sources of delivery, in the Annual Monitoring Report, which will incorporate a Housing Implementation Plan. This trajectory is illustrative at this stage pending further testing of the deliverability of permitted/allocated sites.

**1.76** In some towns key infrastructure may need to be in place before the anticipated building rates can be achieved. It is therefore expected that annual building rates in these towns could be lower in the early years of the Plan period this will in turn impact on the expected building rates across Cornwall as a whole.

**Cornwall Housing Trajectory**

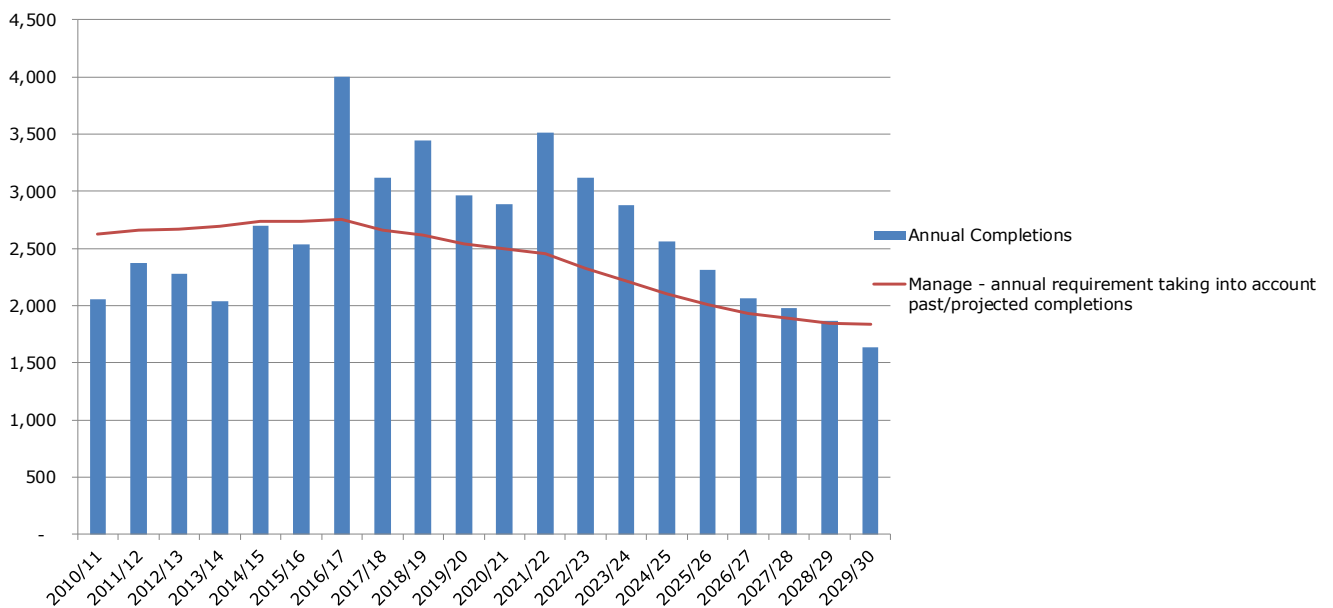


Table 1: **Apportionment of Local Plan Housing Provision (as at 31st March 2016)**

<b>Location</b>	<b>Housing apportionment</b>	<b>Completions 2010-16</b>	<b>P.P. Not Started and Under Construction</b>	<b>Windfall on sites of less than 10 homes 2021-30</b>
Penzance with Newlyn, Heamoor, Gulval and Longrock	2,150	255	268	306
West Penwith CNA residual	1,000	345	493	270
Hayle	1,600	119	1,112	99
St Ives with Carbis Bay	1,100	506	342	333
Hayle and St Ives CNA residual	480	186	206	99
Helston	1,200	251	759	126
Helston and South Kerrier CNA residual	1,100	540	399	450
Camborne, Pool, Illogan and Redruth	5,200	1,020	2,909	660
CPR CNA residual	1,000	291	267	330
Falmouth-Penryn	2,800	780	999	270
Falmouth and Penryn CNA residual	600	259	197	144
Truro with Threemilestone	3,900	715	2609	171
Truro and Roseland CNA residual	1,200	548	486	297
St Agnes and Perranporth CNA	1,100	495	503	225
Newquay with Quintrell Downs	4,400	1000	3022	540
Newquay and St Columb CNA residual	400	169	158	108
Eco-Communities <sup>1</sup>	1,200	0	0	0
St Austell	2,900	1069	1286	171
St Austell CNA residual	300	215	99	108

<sup>1</sup> Includes 900 dwellings at West Carclaze and Baal and 300 dwellings at Par Docks within the Plan period.

Location	Housing apportionment	Completions 2010-16	P.P. Not Started and Under Construction	Windfall on sites of less than 10 homes 2021-30
St Blazey, Fowey and Lostwithiel CNA	900	412	303	207
China Clay CNA	1,800	767	519	324
Wadebridge	1,100	154	232	54
Wadebridge and Padstow CNA residual	1,000	397	301	252
Bodmin	3,100	455	566	126
Bodmin CNA residual	100	40	35	63
Camelford	375	128	65	54
Camelford CNA residual	625	182	134	171
Bude with Stratton, Flexbury and Poughill	1,200	208	441	99
Bude CNA residual	600	170	109	198
Launceston	1,800	367	917	90
Launceston CNA residual	500	163	171	207
Liskeard	1,400	280	559	72
Liskeard and Looe CNA residual	1,500	518	681	288
Callington	480	134	162	72
Caradon CNA residual	520	150	304	180
Saltash	1,200	135	105	117
Torpoint	350	4	32	0
Cornwall Gateway CNA residual	350	84	74	45
<b>TOTAL:</b>	<b>52,530</b>	<b>13991</b>	<b>21,752</b>	<b>7,200</b>

Note: totals may not add due to rounding



## Shopping, services and community facilities

**1.77** Shopping is a key component and function of many places and forms a major part of successful towns. Town centres remain our focus for retail and community facilities in line with national policy. Proposals should support Truro's wider role as an economic and service centre, and maintain its role at the top of the retail hierarchy and as an alternative to major centres outside of Cornwall.

**1.78** Where edge of centre and out of town retail developments are proposed, a sequential test will be required to assess alternatives in accordance with national policy. If required, a threshold for retail impact testing will be identified for Cornwall's main towns in the Allocations Development Plan Document. Until this is produced, the National Planning Policy Framework shall provide the measure.

**1.79** Town centre boundaries, primary shopping areas and primary shopping frontages are defined on the proposals map inserts (on which the last category are noted as primary "retail" frontages). The Council has not defined secondary shopping frontages, but the primary shopping areas have been defined to include appropriate secondary frontages.

**1.80** Community facilities are essential for local residents. They also impact on the health and well-being of communities. Any growth in jobs and homes needs to be supported by adequate infrastructure provision, this includes community facilities. It is important that these facilities and services are accessible to all.

**1.81** The definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres, allotments, playing fields, social care facilities including day centres, places of worship and services provided by the community and voluntary sector.

**1.82** As part of the evidence base for the Local Plan, the Council appointed consultants to calculate the capacity for convenience and comparison goods retail provision in each town for the Plan period.



This takes into account all committed floorspace for these categories at the time of completing the capacity forecasts in March 2015. A negative figure indicates that the anticipated quantitative floorspace capacity for the town has been exceeded. The Council recognises that this data represents a 'snapshot' of capacity at the time of preparing the forecasts and this was based on the housing requirement and distribution in the Plan as originally submitted for Examination. It should be read in the context that some of that committed floorspace may not be delivered (due to changing retail patterns), or remain vacant, and further permissions granted after the completion of the forecasts will both need to be factored into the floorspace capacity for the relevant town(s).

**1.83** The capacity calculations will be monitored against permissions, completions and vacancies throughout the Plan period. The capacity forecasts are based on existing centres retaining their current market share (or adapting to the consequences of

unimplemented permission known at that time in other locations). The Plan does not propose any change to the existing market share of centres within Cornwall.

## Policy 4: Shopping, services and community facilities

The Council will seek to maintain the retail hierarchy by supporting centres to provide for the needs of their community. Allocations Development Plan Documents and Neighbourhood Plans should ensure that the retail floorspace capacity targets can be delivered by taking account of the market delivery and land available for this.

In considering the need for further retail provision Plans should review the level, nature and quality of existing commitments' ability to meet the space requirements set out in Table 2.

1. Development will be permitted where it supports the vitality and viability of town centres investment within them, and maintains and enhances a good and appropriate range of shops, services and community facilities. Retail and other main town centre uses outside defined town centres (with the exception of small scale rural development) must

demonstrate the application of a sequential approach to site selection, where the proposals exceed the applicable threshold, show there is no significant adverse impact on the viability and vitality of, and investment within, the existing centres.

2. Proposals for shops, financial and professional services, and food and drink establishments (Use Class A) will be permitted within the defined town centre primary shopping areas, where:
  - i) They do not individually or together with other proposals undermine the vitality or viability of the town centre; and
  - ii) The proposal is consistent with the scale and function of the town centre; and
  - iii) Consideration is given to ensuring that proposals do not eliminate separate access arrangements to the upper floors, which could be used for residential or alternative uses.
3. Within the primary retail frontages identified on the proposals map, the change of use of ground floor Class A1 shop premises to Class A2,

A3, A4 and A5 will only be permitted where the proposed use would not undermine the retail function of the town centre and maintain and enhance its vitality and viability. The determination of each application will have regard to the following factors:

- i) The location and prominence of the premises;
- ii) The size and width of the premises;
- iii) The number and distribution of other existing and committed non-A1 uses within the defined primary retail frontage (including any premises subject to current Permitted Development changes of use);
- iv) Where applicable, the length of vacancy of the premises and evidence of marketing for the current permitted use;
- v) The nature and character of the proposed use; and
- vi) The design of the shop-front.

The above considerations will normally be sufficient to assess applications for a change of use. Premises do not have to be vacant or marketed for a change of use to be acceptable. Nevertheless,

**Table 2: Local Plan Retail Floorspace Capacity Requirements 2010-30**

Convenience goods (food)

Settlement	Year - sq. m net sales area			
	2014	2019	2024	2030
Bodmin	-609	-1576	-1113	-591
Bude	168	344	566	801
Camborne, Pool, Redruth	-880	-948	-188	642
Falmouth	-2215	-1164	-610	-10
Hayle	-1971	134	394	677
Helston	-136	141	493	869
Launceston	561	1215	1586	1993
Liskeard	1015	855	1157	1485
Newquay	-5895	-5983	-5497	-4952
Penzance	-571	-478	141	821
St Austell	-1096	-182	655	1584
Saltash	-1084	441	719	1012
Truro	-1363	-252	540	1415
Wadebridge	-2738	-2187	-1852	-1478
<b>Totals:</b>	<b>-16814</b>	<b>-9640</b>	<b>-3009</b>	<b>4268</b>

Comparison goods (non-food)

Settlement	Year - sq. m net sales area			
	2014	2019	2024	2030
Bodmin	-480	-1154	-58	1364
Bude	-2188	-949	-356	403
Camborne, Pool, Redruth	-7352	-5906	-3889	3348
Falmouth	-9559	-4246	-2249	328
Hayle	-3172	-270	632	1797
Helston	0	-325	134	721
Launceston	-1082	-111	918	2248
Liskeard	-740	-333	919	2536
Newquay	-20479	-11099	-9587	-7637
Penzance	-4776	-3914	-1951	579
St Austell	-6400	-2129	712	4388
Saltash	-2081	-99	365	954
Truro	95	-4957	3536	14121
Wadebridge	-3819	-2777	-1999	-989
<b>Totals:</b>	<b>-62033</b>	<b>-38269</b>	<b>-12873</b>	<b>24161</b>

the length of any vacancy of the premises and evidence of unsuccessful marketing for the current permitted use may be evidence of a lack of demand and changing retail patterns.

4. Community facilities and village shops should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:

- a. no need for the facility or service;
- b. it is not viable; or
- c. adequate facilities or services exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.







# Policis ollemmyn

## General policies



### Business and Tourism

**2.1** In order to make the economy competitive it is important to remove unnecessary barriers. The Plan seeks to provide a positive policy framework, which supports jobs, business and investment with a focus on sustaining a range of local businesses. It sets a framework to encourage both large and small scale opportunities throughout Cornwall in appropriate locations. Decisions will support and protect the sustainability and expansion of existing businesses and the growth of new sectors to strengthen the economy particularly where this provides full time jobs and, wherever possible, leads to a rise in the average wage in Cornwall.

**2.2** The Plan provides targets for the provision of employment space to ensure the continued availability of business space. The allocation and safeguarding of employment premises to meet this need should be made through the Allocations DPD and/or Neighbourhood Plans. The employment space targets are as floor space to provide the most useful proxy to jobs but also allow for locally defined densities and character of business space through the Allocations DPD or Neighbourhood Plans.

**2.3** To do this we need a flexible approach that ensures sufficient sites and a range of premises of the right type are available in the right places at the right time to meet business needs of the economy. The economy is growing and business needs are changing rapidly. To enable the approach of smart specialisation promoted in Cornwall's respective strategies, this Plan is not prescriptive of the location

or nature of most employment space that will be developed, providing the flexibility required to adapt to changing markets.

**2.4** In particular this Plan provides policies to support the Council and Cornwall and Isles of Scilly LEP, on which the council is represented, as we deliver our shared strategies for economic growth by improving productivity and structural change and better quality jobs rather than through increased levels of migration, which would be inappropriate. In relation to housing, the emphasis of the strategy is to ensure the right homes in the right places to help support skills mobility and access to employment. In addition the Plan complements Plymouth's significant role in relation to South East Cornwall, particularly in terms of employment and retail provision.

Our emphasis will be on supporting;

- Knowledge based industries, to exploit super-fast broadband;
- Infrastructure delivery including improvements, to the rail and road network (particularly the trunk road network), capacity of the electricity grid, access to schools, and continued improvement to higher education and industries developing from these improvements;
- Indigenous business including agriculture, fishing and mining;
- Creative industries to utilise the graduate output from the Universities in Cornwall along with other higher education facilities;
- Low carbon energy production and related industries to exploit the opportunity in Cornwall of marine, wind, hydro, solar and geo thermal opportunity;
- More industrial workspace and homes to support the workforce;
- The quality of Cornwall's environment, through protection and enhancement, as an economic driver;



- The expansion of existing businesses;
- The provision of work hubs, working from home and live / work units; and
- Skills development.

**2.5** Skills development is central to our economic strategy and proposals that would provide for higher education, training and skills development will be encouraged. Where appropriate detailed policy provision such as site identification will be provided with a particular focus supporting the growth from Cornwall's colleges and the Universities in Cornwall in close association with local economic opportunity.

**2.6** To support the delivery of jobs over the Plan period the target of 704,000 sq. m of employment floorspace has been provided to help support a mix of industrial and office provision capable of providing over 16,000 jobs. A further 7,000 jobs are expected from non-industrial sectors including retail, tourism, leisure, health, construction and transport.

**2.7 Agriculture:** Cornwall's agricultural sector accounts for almost 10,699 jobs and 3% of the GVA for Cornwall. Overall, it is estimated that Cornwall's agricultural sector contributes more than £244m to the gross domestic product of Cornwall. Agriculture also adds considerably to the management of our landscape, upon which tourism relies. It also supplies our food. Supporting the continued growth of the agricultural sector and supporting diversification of the industry will be critical to the Cornwall's future, long term prosperity.

## » The Plan seeks to provide a positive policy framework, which supports jobs, business and investment

**2.8 Tourism:** The quality of Cornwall's landscapes, seascapes, towns and cultural heritage, enables tourism to play a major part in our economic, social and environmental wellbeing, it generates significant revenues, provides thousands of jobs and supports communities. Our key challenge is to realise this opportunity in better wages through improved quality and a longer season.

**2.9 Maritime:** Cornwall's marine sector accounts for almost one in seven of the UK's marine jobs and 8% of the UK's marine industry turnover. Overall it is estimated that Cornwall's marine industry sector contributes more than £130M to the gross domestic product of Cornwall, supporting 14,000 jobs. Realising the development potential of Cornwall's maritime sector will be critical to the region's future, long term prosperity.

**2.10** With stakeholders, Cornwall Council has produced a Maritime Strategy. This covers the period 2011-2030 and provides a unifying policy framework for the planning of Cornwall's land, sea and coast.

**2.11 Aerohub:** Newquay Airport with Goonhilly has secured Enterprise Zone status which aims to create new jobs and growth through facilitating private sector investment within the aerospace sector by creating a new aviation / aerospace hub that will deliver high value, highly skilled permanent jobs underpinned by the development of an aviation skills centre. Four development zones each with its own Local Development Order have been identified. Whilst Cornwall's Enterprise Zone is based at the Aerohub, the impacts of this will be wide ranging – providing benefits for the economy of Newquay, Cornwall and the Isles of Scilly and beyond. This will support the economic growth of Newquay and create a stronger connection with the Clay Country eco-communities and St Austell.

**2.12** Where there is a clear need for employment facilities but building them is not viable, we will consider proposals that include mixed use schemes where the 'other' uses can provide cross subsidy. Such proposals should expect to be bound to phasing conditions and obligations so that the viable uses are broadly phased to coincide with the delivery of the employment opportunities.

**2.13** Strategic employment sites are employment sites with 5ha or more of built development, comprising multiple units predominately within the B use classes, plus sites that are demonstrated to deliver an important function for Cornwall's economy. In addition, a number of sites that offer the potential to attract specific sectors or end users that have specific requirements with respect to scale, location or the particular attributes of a site, e.g. Falmouth Harbour for marine uses, are also considered as strategic.

**2.14** Guidance in Policy 5 sets out how the Site Allocations DPD and Neighbourhood Plans should provide further detail on strategic and new sites in the main towns, across Cornwall that will be protected and allocated in locations that can significantly enhance the existing portfolio of sites.

**2.15** These Plans should also ensure that the employment space targets can be delivered taking account of the market delivery and land available for this. The following table sets out the consents against each target and CNA. The monitor of employment space published annually will provide the up to date position.

**2.16** In considering the need for further employment land provision, Plans should review the level, nature and quality of existing commitments and their ability to meet the space requirements set out below and the needs of particular sectors. Following that review of employment space, Plans should consider how this can be met either through allocations in Plans, windfall of small sites coming forward or safeguarding of strategic sites that are larger sites or most suited to Cornwall's growing economic sectors.

**2.17** Employment sites in Cornwall remain an important part of supporting employment growth. The viability gap in providing new sites in Cornwall, and the need to ensure a range of available provision makes the loss of any site an issue which requires assessment. Such land and buildings should only be considered for alternative uses where this does not result in the loss of economic performance of the site or location, i.e. through the redevelopment for a mix of uses.

**97%** of our businesses were small or micro level, employing **less than 10** people in 2015

**23%** of People in employment are self employed; above the national average of **14%**

Cornwall has low numbers of people **without qualifications** (6%) and low numbers (but growing) **with high level qualifications**



Table 3: **Local Plan Employment Floorspace**

Requirements 2010-30 (office: B1a and b; industrial: B1c, B2 and B8 use classes only)

<b>Community Network Area</b>	<b>Target 2010-2030 (m2)</b>	<b>Net Completions 2010-15 (m2)</b>	<b>Commitments 2015 (m2)</b>
West Penwith Office	16,083	289	4,308
Industrial	16,083	-321	2,203
Hayle and St Ives Office	19,083	531	8,931
Industrial	19,083	-422	12,223
Helston and South Kerrier Office	12,417	705	6,571
Industrial	17,000	2,075	8,845
Camborne, Pool and Redruth Office	80,833	14,482	25,255
Industrial	41,417	14,977	38,578
Falmouth and Penryn Office	25,750	12,223	8,215
Industrial	21,667	-639	6,884
Truro and the Roseland Office	38,333	1,642	17,866
Industrial	31,250	11,476	44,006
St Agnes and Perranporth Office	15,167	1,585	4,914
Industrial	9,333	440	5,047
Newquay and St Columb Office	27,750	1,742	7,137
Industrial	30,250	793	24,991
St Austell Office	9,750	-687	1,622
Industrial	12,500	2,724	287
St Blazey, Fowey and Lostwithiel Office	11,833	1,426	484
Industrial	13,500	-804	9,628
China Clay Office	13,250	5,517	11,770
Industrial	13,000	5,863	27,548
Wadebridge and Padstow Office	6,667	304	489
Industrial	6,667	2,031	4,314
Bodmin Office	22,833	243	5,223
Industrial	24,667	2,933	-2,708
Camelford Office	3,917	-299	89
Industrial	3,917	2,694	6,126
Bude Office	10,583	580	2,988
Industrial	10,583	1,056	9,097
Launceston Office	14,083	-1,157	649
Industrial	28,167	9,010	4,873
Liskeard and Looe Office	20,667	-238	1,200
Industrial	23,667	2,293	6,082
Caradon Office	3,667	878	496
Industrial	11,083	3,988	3,306
Cornwall Gateway Office	6,917	367	130
Industrial	10,583	1,176	6,804





## Policy 5: Business and Tourism

1. To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:
  - a) well integrated with our city, towns and villages; or
  - b) within areas that are well served by public transport and communications infrastructure; or
  - c) in the countryside and smaller rural settlements be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification; or
  - d) an extension to an existing business where re-location would be impractical or not viable.
2. Proposals that would result in the loss of business space must:
  - i. demonstrate there is no market demand through active and continued marketing for at least a period of 9 months; or
  - ii. result in the provision of better quality employment space allowing for mixed use; or
  - iii. be necessary to meet a clear need for community facilities;

- or
- iv. be unsuitable to continue as business use due to environmental considerations.
3. The development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits.
  4. Site Allocations Development Plan Documents and Neighbourhood Plans should identify new land, and safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. These allocations should be based on an assessment that considers the ability of the quantity, nature and quality of existing space and any commitments to meet the space requirements set out in Policy 2a and the needs of particular sectors.

The assessment should:

- assess the ability of vacant sites

and buildings identified in the Employment Land Review to meet that need; and

- consider if any shortfall can be reasonably met through windfall sites coming forward; and
- Identify sites for further employment space, where necessary, to address the targets set out in the policy 2a; and
- Identify existing employment land and/or buildings that are considered to be of strategic, and where appropriate, local significance for safeguarding.

Strategic Employment Sites or allocations are sites of 5ha or more, including those comprising multiple units predominately within the B use classes, or sites that offer the potential to attract particular sectors or end users that have specific requirements with respect to scale, location or the particular attributes of a site, e.g. for marine uses/ aerospace/ telecommunications related to the smart specialisations set out in the Local Plan Strategy.

Locally Significant Employment Sites are sites which make a significant contribution in terms of space or job provision within a Neighbourhood Plan area.





## Housing mix

**2.18** We must plan for the housing needs of our future communities. Failing to do this will undermine the economic strategy, place excessive pressure on an already straining housing market and restrict our ability to secure affordable housing to meet the very acute needs of many in Cornwall.

**2.19** There is no precise measure to predict what level of housing we need to plan for. Our target is a judgement based on the best available demographic projections to identify the level of growth. We accept however that this is an issue that needs close monitoring and will be reviewed within 5 years.

**2.20** From this the Plan sets out a framework to identify the likely need and demand for a 20 year target of about 52,500 homes. This includes sites already committed which at April 2016 totalled around 21,800 with planning permission or under construction and around 14,000 completions.

**2.21** The pace that homes are built will vary depending on the economy and viability. Migration rates, a major component in housing need, are closely linked to levels of economic growth and influence demand for housing in the wider housing market. During the recent economic downturn a slower rate of housing growth was experienced in the first few years of the Plan period. As the housing market now appears to be entering a period of recovery, it is anticipated that building rates will continue to increase and that this will enable the shortfall from the first few years to be met in the following five years. However, this is not an exact science. Therefore it will be necessary to have a clear understanding of the rates of delivery and monitor progress closely and amend our Plan when necessary over the Plan period to respond to changes in the economy. This will involve a 'plan, monitor and manage' approach to the future growth of Cornwall.

**2.22** Good quality housing is vital for the physical and mental wellbeing of individuals and the wider community. It is important that our housing market is appropriate to meet the needs of the community. These needs include not only those of affordability and the desire to build our own homes, but also meeting the challenges presented by our aging and changing population. This involves both the consideration of design and layout of new dwellings for the future needs of particular groups but also the provision of specialist housing such as extra care accommodation where needed. Major developments should consider these needs in developing their proposals.

**2.23** The Council's housing evidence base includes the Strategic Housing Market Needs Assessment (SHMNA) and together with the proposed Site Allocations Development Plan Document (DPD) and existing and emerging Neighbourhood Plans, will provide the information and/or tools necessary to understand the types of housing need and demands specific to local communities in Cornwall.

**2.24** The following paragraphs identify the types of households, based on existing evidence, which should be considered when planning new housing development in order to meet needs relevant to specific local circumstances. This list is not exclusive as there may also be other types of households that should be considered to be in need of housing in certain areas. In all instances an appropriate mix of housing types, sizes, prices and tenures should form

## » Delivery of the new housing development in the quantity and form necessary is fundamental to achieving sustainable growth

the basis of any new development proposal, and it is anticipated that no one housing type will dominate a scheme unless it is specifically designed to do so, e.g. a scheme specifically intended to deliver student accommodation. Innovative and flexible design will help in meeting the diverse needs and aspirations of society today.

**2.25 Housing for older people:** According to the SHMNA the number of people aged 65 or more in Cornwall will increase by 43% over the Plan period and includes a doubling in the numbers of those aged 85 and over. This significant increase in older people means that the Council needs to consider how it will tackle the strategic challenge of ensuring there is a range of appropriate housing provision for this particular group in the future. Larger schemes will be expected to include a proportion of accessible homes as part of the overall housing mix, and should also consider the provision of specialist housing for older people.

**2.26 The Private Rented Sector and Student Accommodation:** The private rented sector offers an alternative to social housing for those that cannot or have no desire to access home ownership, and the proportion of households privately renting accommodation has increased significantly over the last decade in Cornwall. The quality of some private rented accommodation can be an issue. Privately renting accommodation may be the only option available to some groups in the community, such as single young people and students, and this can sometimes lead to there being a high concentration of Houses in Multiple Occupation (HMOs) in certain areas of Cornwall which can lead to other associated problems. Where there are particularly high instances of HMOs, mixed communities are not being sustained. New developments can offer opportunities to enhance the provision of good quality, affordable private rented accommodation of a size, tenure and price that will appeal to all residents of the local community, and help rebalance housing stock.

**2.27** The Local Plan recognises the importance of supporting the growth of further and higher education in Cornwall as a significant contributor to the local economy and labour market. This has led to tension in specific areas between the needs of the student population and those of local households.

In order to help redress this imbalance and provide for existing and future need, the provision of specialised student accommodation in appropriate and sustainable locations, in addition to meeting the needs of the local resident population, will be supported. In Falmouth and Penryn towns, and Mabe in particular, whilst there are limited opportunities, every effort should be made to deliver good quality, managed accommodation within the towns and in locations close to the university. Such provision will help to reduce the reliance on existing housing stock in the community for use by students.

**5% of dwellings**  
in Cornwall are second homes  
(2012)

In 2014 average house price was  
**£194,000** - over 10x the  
average (median) income of **£18,358**

There are over **230,400**  
households in Cornwall with an  
average household size of **2.27**  
persons

**2.28 Households with specific needs:** The Council's SHMNA and housing evidence base identifies the need for specialist housing to meet community needs including those with physical disabilities, learning difficulties or a mental health problem. Larger schemes will be expected to include a proportion of accessible homes as part of the overall housing mix and should consider the provision of specialist housing for people with special needs.

**2.29 People wishing to build their homes:** The Government is keen to help individuals commission their own homes either through self-build or custom build. Such schemes can be an effective way to increase the mix of housing types and tenures, and have the potential to increase the delivery of innovative and highly sustainable developments in a cost effective manner. Community Land Trusts can provide an opportunity for affordable self-build schemes. In addition, the Council will work with developers on sites where the delivery of serviced plots for affordable housing are negotiated to enable some of these to be offered for self-build where a need is identified.

**2.30 Single person and family households:** The SHMNA shows a significant increase in single person and couple households driven in the main by the increasing number of older person households, and concludes, particularly in relation to affordable housing, that there will be a high demand for smaller one to two bed properties. The delivery of an increased number of smaller units will allow downsizing to take place, freeing up larger homes in the Plan area.

**2.31 Meeting high levels of housing need,** evidenced through the Strategic Housing Market Needs Assessment and the Cornwall Housing Register, particularly need for affordable housing, is a key objective for the Council. Delivery of the new housing development of the right quantity and type is fundamental to achieving sustainable communities. This will involve ensuring a range of tenures and dwelling types in new developments. A Housing Mix Supplementary Planning Document will be prepared to give further guidance on how this policy should be addressed.

## Policy 6: Housing mix

New housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. Proposals should seek to:

- Address need and demand for affordable, market housing and starter homes including self-build and custom-build housing; and
- Use local evidence of the need and demand for specific types, tenures and sizes of housing to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists; and
- Respond to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including ground floor flats, flats with lifts and bungalow accommodation) which is able to meet people's needs throughout their lifetimes based on locally derived evidence of need and demand.

2. On sites of 200 dwellings or more, additional specialised housing (including extra care housing) should be considered where demand exists, to meet defined specialist needs.

## Housing in the countryside:

**2.32** The Plan seeks to address the needs of rural areas, looking in particular at shared solutions to the provision of services and facilities locally as well as options for improving access to larger centres. It is important that these rural areas can continue to thrive both economically and socially. The focus for rural settlements is to meet local need while reflecting and respecting the character of settlements. Neighbourhood Plans may, if they feel it appropriate, look to identify specific settlement boundaries consistent with this approach.

**2.33** Open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development. Supporting text to Policy 3 sets out the Council's approach to sustainable development. It clarifies that the majority of development will be provided in settlements with a range of facilities. However it is recognised that there may be a need for some housing in the countryside. In these locations, we will seek to provide a focus on efficient use of existing properties and buildings to meet needs and set out other exceptions to development in the countryside. The appropriateness of buildings for conversion will depend on their scale and method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or substantial rebuilding operations. The conversion of large portal framed buildings will rarely be appropriate.

**2.34** The replacement of existing lawful dwellings will be supported, but these should be broadly comparable to the size, scale and bulk of the dwelling being replaced, and not impact negatively on the character of the surrounding area. Part of the defining character of the Cornish countryside is the range of traditional vernacular buildings in the landscape, although a number of these have been lost through replacement dwellings. Consideration should always be given to retaining or incorporating traditionally built and structurally sound dwellings into replacement dwellings.

**2.35** Subdivision of the residential elements of dwellings, i.e. excluding ancillary buildings such

as annexes and garages, to form additional units, can also help to meet the need for dwellings, but applications will be expected to demonstrate an appropriate level of space and amenity for the new and existing occupants.

**2.36** For the purposes of this policy to both residential sub-division and conversion, buildings should have been erected and used for the purpose for which they had a lawful use for at least ten years before they will be considered for conversion in line with this policy. This is to avoid deliberate circumvention of policies designed to limit new housing in the countryside.

**2.37** Development, particularly providing homes that meets needs arising from activities that require an essential, functional presence in the rural environment will be supported.

### Policy 7: Housing in the countryside

The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:

1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or
2. the subdivision of existing residential dwellings; or
3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or
- 4 Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or
- 5 Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.



## Affordable housing

**2.38** The National Planning Policy Framework (NPPF) sets out key elements of policy to both provide strategic guidance and highlight the scope for local interpretation. The NPPF defines affordable housing in the planning context.

**2.39** To inform our affordable housing policies and negotiations, as well as the Community Infrastructure Levy, we use our viability study. It defines different value and viability areas and the map (**Figure 2**) gives a broad indication of the different house price value zones. More detailed information is included in the Cornwall Affordable Housing Supplementary Planning Document and will be reviewed periodically reflecting the importance of changes in issues such as house prices, both upwards and downwards, to deliverability.

**2.40** The Housing and Planning Act (2016) has introduced the requirement for Local Authorities to promote the supply of starter homes. The Act sets out a definition of starter homes which will be clarified by further regulation. At this time starter homes are homes provided to meet the needs of qualifying households. The starter home will be provided at a discount of at least 20% of market value up to a maximum price of £250,000 and there will be further restrictions on their subsequent sale or letting. For the purposes of S106 agreements starter homes are defined as affordable housing under S159 of the Housing and Planning Act (2016).

**2.41** Under current CIL Regulations starter home exception schemes are not subject to Community Infrastructure Levy payments or be required to provide affordable housing.

**2.42** Rural exception sites are not required to provide starter homes and the Council will not accept starter homes as part of the affordable housing provision on site required by Policy 9. Consideration will however be given to the inclusion of a proportion of starter homes as part of the minority market housing share allowed by the policy where necessary to ensure the viability of the scheme.

**2.43** Our assessment of the purchasing power of a typical household based on local incomes will be used to define the affordability of intermediate housing products for sale. These prices will be based

upon a discount from market values which will vary in the different house price areas. The value zone areas are the basis for the discount that would be required. It is anticipated that this would be between 45% and 80% of market value for any area. More detail on affordability and the detailed operation of the discounting will be provided and updated through the production of a Supplementary Planning Document.

**2.44** Affordable homes for rent must be provided at a level at which a qualifying household can access financial assistance. Whilst social rented homes, affordable rented homes and intermediate rented homes are considered as appropriate to meet the needs of local households, rents must not exceed the level at which the Local Housing Allowance (or any other benefit or welfare payment which replaces it) shall be paid. All these rents should include any relevant service charges.

**2.45** Our approach is consistent with national policy. It also sets out the local balance to be achieved between tenures sought on specific developments and affordability limits which ensure that affordable homes are provided at a price an average household can afford.

**2.46** Where occupancy conditions are lifted on holiday accommodation we will seek community benefits such as affordable housing and infrastructure improvements to ensure consistency with residential use.

**2.47** The need for affordable housing occurs throughout Cornwall. It is recognised that delivery of this is dependent upon the viability of developments coming forward. The Plan's policies therefore have five broad targets reflecting the different house price value areas of Cornwall. This target includes a range of places with different markets and the policy will therefore require a degree of flexibility in its operation. Where a development would cross two value zones or would relate directly to a settlement in a different value zone (such as an extension to a settlement), the Council will seek to negotiate a percentage of affordable housing to the development in accordance with value zone that best reflects the sales values likely to be achieved by the development. The targets are also directly related to the levels of Community Infrastructure Levy to be applied in

the different value zones and ensure that the policy can adjust to often very local prevailing market conditions.

**2.48** Our strategic viability assessment anticipated that a target provision is typically based on the tenure split of 70% affordable rent and 30% intermediate housing and found that this should normally be viable. In some circumstances, where the viability is challenging, it is anticipated that the mix of housing may need to vary to achieve this level of affordable housing, or that the level may be less than the affordable target depending upon the viability of each site.

**2.49** Given the relatively small size and characteristics of most housing proposals in Cornwall and the high level of housing need, we will seek an element of affordable housing from most housing proposals. However we recognise that there are specific challenges and constraints on smaller sites. For this reason, the Council will apply affordable housing requirements more flexibly on these.

**2.50** When applying the thresholds in Policy 8, the Council will consider the capacity of the whole site, not simply that area which is the subject of a proposal. It is not acceptable to attempt to

deliberately circumvent the site size threshold for example by a phased development or the subdivision of a larger site (or indeed to lower artificially the number of units proposed).

**2.51** In cases where a single site is split into more than one, the Council will consider the capacity and suitability of the entire developable area for the purpose of the thresholds of Policy 8. Where the density or number of units in a proposal is lower than might reasonably be expected (taking into account density of development surrounding the site) and where otherwise, the number of units would take the site above the relevant threshold, the Council will treat the site as being above the threshold.

**2.52** The Affordable Housing SPD also provides guidance on viability and the circumstances under which contributions may be varied or reviewed in accordance with Policy 10.

**2.53** Where off-site financial contributions are sought, this will be in accordance with the requirements of the guidance set out in the Affordable Housing SPD. In designated rural areas and AONBs, financial contributions for affordable housing from developments of 6-10 units will be collected on completion of the development.

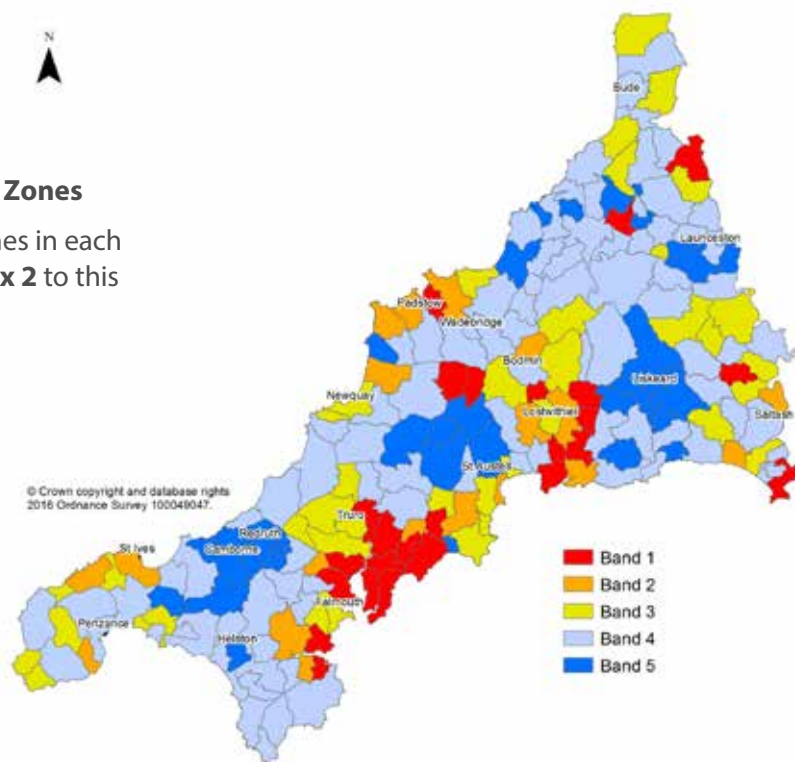


Figure 2: **House Price Value Zones**

A full list of towns and parishes in each zone is provided in **appendix 2** to this Plan.

**2.54** Table 4 below summarises the need and demand for affordable housing in Cornwall and will provide the basis for the Affordable Housing Trajectory:

Table 4 – **Affordable housing need and delivery summary**

<b>Affordable housing need</b>	
'backlog' housing need (annually 926 – cleared in first five years)	4,630
Net newly arising need (annually 1,314)	26,280
<b>Total affordable housing need</b>	<b>30,910</b>
<b>Affordable Housing Delivery (52,500)</b>	
Completions and commitments	8,525
Uplift delivered 2010-2015	336
Anticipated delivery of the remainder	3,445
Eco communities	360
Anticipated uplift delivery 2015-30	5,170
<b>Total Affordable Housing Delivery</b>	<b>17,836</b>
<b>Achievement Rate</b>	<b>58%</b>
<b>Achievement Rate (less backlog)</b>	<b>68%</b>

**2.55** The Affordable Housing Trajectory will be published on an annual basis and will monitor progress in the delivery of affordable homes in Cornwall.

There are two main sources through which affordable homes are anticipated to be delivered in Cornwall.

1. Affordable homes negotiated through the planning process. Affordable homes will be negotiated on all eligible sites that are submitted to the Council for planning approval using the relevant targets from Policies 8 of the Cornwall Local Plan. Sites providing affordable homes through the planning process included in the Affordable Housing Trajectory will include:
  - Those that have already been completed or are subject to current planning approval;
  - Sites that are allocated through the Local Plan and Neighbourhood Plans (where applicable);
  - Sites that the Council own and are actively promoting with chosen developers and which

could deliver a higher proportion of affordable homes than would usually be expected;

- An expectation that some affordable homes will be delivered from windfall sites.
2. Affordable homes delivered through Council and other funding programmes in addition to those delivered through the normal planning route. Sites providing affordable homes through alternative routes and included in the Affordable Housing Trajectory will include:
    - The conversion of open market units to affordable homes through the use of S106 negotiated offsite contributions and other funding sources;
    - Funding of additional affordable homes through external programmes such as the Homes & Community Agency's Affordable Housing Programme;
    - Rural exception sites which do not form part of the windfall allowance and have proved a consistent source of affordable housing delivery in Cornwall;
    - Funding for affordable housing schemes through Cornwall Council's own funding programmes which supports the Council's long term objective of providing affordable homes for local people.

**2.56** We recognise that communities need new housing to meet their local housing needs. This need occurs in all our communities including our smaller towns, villages and hamlets. In many of these communities, due to a lack of brownfield land or sites within the settlement, housing can only be delivered of an appropriate scale on sites outside the existing built up area. This reflects the way in which settlement patterns have evolved traditionally. The provision of local needs housing on the edge of our smaller towns, and villages remains one of the key ways to deliver rural affordable housing.

**2.57** The justification for expanding these places is local need for homes that cannot realistically be met in other ways. Proposals must satisfy a number of criteria, including their relationship with the rest of the village or hamlet and in terms of character, appearance and landscape setting, and to facilities and amenities.

## Policy 8: Affordable housing

All new housing schemes within the plan area on sites where there is a net increase of more than 10 dwellings or where dwellings would have a combined gross floorspace more than 1,000 square metres (not including replacement dwellings) must contribute towards meeting affordable housing need.

In Designated Rural Areas and Areas of Outstanding Natural Beauty, the threshold will be more than 5 dwellings. For developments of between 6 and 10 dwellings in such areas a financial contribution in lieu of on-site provision of affordable housing will be sought per unit of affordable housing that would have been provided.

Subject to considerations in policy 10, developments should provide the target levels of affordable housing as set out below:

- 50% in Zone 1
- 40% in Zone 2
- 35% in Zone 3
- 30% in Zone 4
- 25% in Zone 5

The mix of affordable housing products will vary through negotiation and shall be provided taking into account the Council's evidence of housing need and any viability constraints identified, reflecting the different markets in different value zones. However, the target provision for affordable housing (other than starter homes) is typically in the following tenure proportions:

70% rented homes owned or managed as affordable housing, provided that the initial 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.

As and when by the Housing and Planning Act (2016) and subsequent Regulations, the provision of affordable housing will include an element of starter homes to meet the needs of qualifying households.

Planning obligations will be used to ensure that affordable housing is provided and (where possible) retained for eligible local households.

Any off site contributions must be broadly equivalent in value to on site provision and secured to support the delivery of affordable housing through a planning obligation.

A financial or other contribution will be sought from proposals to remove holiday occupancy restrictions on existing dwellings using the thresholds set out above where there is evidence of need and where development would otherwise have been provided on site for community infrastructure including affordable housing.

Where the splitting of a site would result in two or more sites that are physically adjoined, the Council 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.

**2.58** Normally we would expect proposals that come forward as Rural Exception sites to comprise of dwellings that are all restricted for occupation as local needs housing in perpetuity. However, we accept that in an environment of limited public subsidy, and with the need to provide a wider range of homes in some communities, there can be justification for an element of normal market housing to be included in proposals to support delivery of the required mix of housing for local needs. Such schemes should work from a base position of 100% affordable housing, and decrease

this proportion only, with the needs of achieving viability for the scheme, down to a minimum of 50% affordable housing as set out in the policy. Guidance to help develop proposals is contained within the Affordable Housing SPD. In areas of higher viability, the expectation will be for schemes to achieve a considerably higher proportion of affordable housing than 50%.



**2.59** We will therefore consider proposals that include an element of market housing on these type of sites where it can be shown to the Council's satisfaction that a mixed tenure scheme is essential to the delivery of the affordable housing.

**2.60** Inclusion of market housing may also remove the need for all or significant levels of public subsidy and ensure that affordable homes for sale are delivered at the appropriate level set out in the Affordable Housing SPD. However, the Council would also need to be satisfied that the development

reflects local need in terms of scale, dwelling type and tenure mix in accordance with Policy 6 of this Plan.

**2.61** It is further recognised that within the smallest rural communities (e.g. hamlets), where it would not normally be appropriate to develop because of a lack of immediate access to key facilities and services, there may be circumstances where the provision of housing to meet a local need is best met at a specific community rather than in a more sustainable nearby settlement.

## Policy 9: Rural Exceptions Sites

Development proposals on sites outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

The number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the Cornwall Housing Register or any specific local surveys completed using an approved methodology.

The purpose of such developments must be primarily to provide affordable housing. The inclusion of market housing will only be supported where the Council is satisfied it is essential for the successful delivery of the development based on detailed financial appraisal (For example to fund abnormal development costs or to deliver a balanced, sustainable community).

Market housing must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services.

The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Council's adopted local connection policies.



» The provision of local needs housing on the edge of our smaller towns, and villages remains one of the key ways in which Cornwall intends to deliver rural affordable housing

## Managing Viability

**2.62** We expect that those buying and selling residential land will take into account affordable housing requirements and other planning obligations in valuations. However, we also recognise that it is not always possible to deliver the full quota of affordable housing because of site specific constraints.

**2.63** We are fully committed to ensuring that sites come forward and homes are delivered to meet housing needs without planning obligations imposing an unrealistic burden on the developer.

**2.64** We have carried out the viability study to ensure that as far as possible affordable housing requirements are achievable across the broadest range of sites. This shows the level of affordable housing in the ratios proposed can be delivered without recourse to public subsidy in some cases. Cornwall is however a large and diverse area and while the Council wishes to maximise affordable housing delivery it is accepted the targets cannot anticipate all situations and the diversity of markets. Therefore more detail on how the viability will be assessed and considered will be contained in the Affordable Housing Supplementary Planning Document.

**2.65** The policy sets out a number of alternative delivery mechanisms that will be explored as a way of ensuring that the amount of affordable housing gain can be maximised on sites that may struggle to provide the requirements of Policy 8 due to an extraordinary circumstance. Additional guidance to support this process is provided within the Council's Affordable Housing SPD.



## Policy 10: Managing viability

Where the Council is satisfied through the submission of appropriate evidence that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme to such an extent that it cannot proceed, it will consider whether the following approaches would assist in securing the maximum achievable contribution to affordable housing;

1. Securing public subsidy or other commuted sums, recognising that this may result in further changes to scheme mix and the delivery timescales;
2. Flexibility in the affordable housing tenure, type and size mix and/or phasing required within the development;
3. The transfer of free serviced land / plots to the Council reflecting the number of affordable dwellings that would normally be expected for that development;
4. A negotiated reduced percentage of on-site affordable provision;
5. Consideration of an off –site contribution to enable an improved number or range of affordable homes on another local site.

If, after considering the above options, only very limited or no affordable housing can be secured due to market conditions at a particular moment in the economic cycle, the Council will seek other mechanisms within a planning obligation to secure planning gain. These can include (but not be limited to) re-phasing, deferment of affordable housing obligations, options to reappraise the scheme at future phases or at commencement to allow viability to be re-assessed.

## Gypsies, Travellers and Travelling Showpeople

**2.66** Cornwall has a shortage of approved and authorised sites and a number of sites without planning permission. This is a housing issue that we must address. We are proactively seeking to deliver improved provision to meet the accommodation needs of travelling communities. This should be done in a way that preserves their traditional lifestyle, improves access to health, employment and education facilities and maintains good community relations.

**2.67** Gypsies, Travellers and Travelling Showpeople have similar site requirements, so the locational requirements are addressed in the same policy. The exception to this is for transit sites that should, where possible, be located within easy access to the primary or county road routes to more easily meet travelling patterns. The use of a single criterion for distance to services and facilities reflects that whether groups are resident or in transit, they require good access to shopping, health and community facilities and where possible are accessible by sustainable transport modes including walking, cycling, public transport and car sharing. It is particularly important to provide easy access to a range of schools to ensure that children can attend school regularly, particularly on permanent sites. Reasonable access is defined as within about three miles. Although it is recognised that sites for Travelling Showpeople require greater storage and maintenance space for associated equipment, the same criteria will need to be met by all groups regarding accommodation provision.

**2.68** We aim to accommodate two types of provision:

- 'residential', i.e. where there is no limit on the length of stay, typically for one or more single household that may include provision of static accommodation and facilities as well as caravans for travelling to accommodate households within a single extended family; and
- 'transit' sites designed for temporary use (normally up to 3 months) while travelling, and are not intended for use as a permanent base for an individual household.

**2.69** The Council has commissioned a fresh assessment of the needs of Travellers - "Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall" (November 2015). This study concluded that current demand (excluding Travelling Showpeople) exceeds supply by 139 pitches; that the need increases to 198 by 2020 through family formation; and applying a compound family formation rate of 3% for the period 2020-2030 results in a total need of 318 pitches by 2030. This final figure has been included in policy 2a (Key Targets). The evidence of the need for plots for Travelling Showpeople was limited and indicated only a small need which is covered by provision for 11 plots.

**2.70** The Council will identify and update annually in its Annual Monitoring Report a supply of specific deliverable pitches for Gypsy and Travellers for the following 5 years. The starting point for the five year supply calculation will be the need of 198 pitches between 2015 and 2020 less any provision since 2015. The additional 120 pitches required between 2020 and 2030 will be annualised and added to the target each year to enable calculation of the five year supply target in subsequent years. Both the target for transit sites (60 pitches) and Travelling Show 2.71 People plots (11 plots) between 2015 and 2030 will be annualised to provide separate five year targets for these. Existing sites that are deemed to be deliverable will then be compared to these targets to determine whether a five year supply of sites exists.

The Council recognises that many people in travelling communities operate a traditional lifestyle where they live and work from the same location (thereby omitting many travel to work journeys). This can help to contribute to sustainability by reducing the need to travel on a day to day basis, but needs to be balanced with a need to access services (especially schooling) and the impact that some working on site may have on nearby residential properties. All such working uses should be mitigated appropriately for residents of the sites and the surrounding area.

**2.72** A Travelling Communities Site Allocations Development Plan Document will identify and manage the delivery of a network of sufficient, suitable and appropriately located sites to meet the accommodation requirements of the travelling

communities (Gypsies and Travellers and Travelling Show People). The council will use national policy and a criteria-based approach, as set out by Policy 11, to identify the most suitable sites across Cornwall for Gypsy and Traveller pitches in the proposed Development Plan Document. This will add detail to the interpretation and implementation of Policy 11 and identify specific sites to deliver the pitch requirements set out within the policy.

**2.73** Government policy states that new traveller site development away from existing settlements should be very strictly limited. However it is recognised that there may be exceptions in small rural communities that would not normally be used as sites for the travelling community. These would need to be justified on the basis of accommodating households who, for example are either current residents or have an existing family or employment connection. Government policy also states that in rural or semi-rural locations the scale of such sites should not dominate the nearest settled community.

» The plan proactively seeks to meet the needs of travelling communities



## Policy 11: Gypsies, Travellers and Travelling Showpeople

Proposals for new residential and transit sites and extensions to existing sites will be approved where they:

1. Are of appropriate size and proportionate in scale to and avoid dominating any nearby settled community;
2. Take account of the particular and differing needs of different groups of Gypsies and Travellers;
3. Are located so as to ensure reasonable access (defined as within approximately three miles for transit sites and less

- for permanent sites) by a range of transport modes, where possible including walking, cycling, public transport and car sharing to services including GP and other health care provision, education facilities, shops and public transport;
4. Provide safe road access and sufficient space within the site for parking and turning of vehicles as well as the storage of equipment, and for transit sites, are located reasonably close to, or easily accessible from the primary or county road network;
5. Avoid areas (including those with noise or air quality issues or are in areas at high risk of flooding) that would have a detrimental impact on the health and well-being of any

travellers that may locate there;

6. Include sufficient residential amenity and play areas to meet the needs of residents of the site and promote healthy lifestyles; and
7. Provide opportunities for travellers to live and work from the same location where this can be sensitively designed to mitigate potential impacts on the site surroundings or other residential uses near to the site;

Permission will not be granted for the redevelopment for alternatives uses of a Gypsy and Traveller site unless it can be demonstrated that an alternative site of similar or better quality and location has been provided within the Plan area to meet the needs of Gypsies and Travellers.



## Quality of Development

**2.74** All development, whether large or small, has an impact on our environment. The quality of this can be important to our health and the quality of our lives as residents, employees and visitors. How development responds to and respects the diverse character of our landscapes is central.

**2.75** Good quality design is about more than just how an individual building may look; it helps shape the way places work. It can help improve social wellbeing and quality of life by increasing opportunities for exercise; reduce crime; help in finding solutions to public health and transport issues, respond to climate change and assist in its mitigation and adaptation and can improve local environments.

**2.76** The impact of new development on Cornwall's distinctiveness and character must be carefully managed through the design and planning processes. We expect proposals to demonstrate how local distinctiveness and the landscape character assessment process have informed and shaped the design of schemes. Buildings and places should be aesthetically pleasing and meet local needs and requirements.

**2.77** Appraisal of design should be dealt with at an early stage to avoid issues arising during the planning process. We welcome early engagement with local communities in the design process and the use of masterplanning to avoid a piecemeal approach on larger schemes and sites.

**2.78** The Commission for Architecture and Built Environment (now part of the Design Council) in association with the Home Builders Federation produced 'Building for Life' principles. These promote design excellence and celebrate best practice in the house building industry by providing nationally recognised standards are applicable to all development. These alongside advice and guidance from the Cornwall Design Review Panel will be used by the Council to help provide a more objective assessment of the design process and quality of development.

**2.79** The Council has produced a Design Guide as a supplementary planning document to support the implementation of this policy. Developers are expected to demonstrate how the development

## Policy 12: Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate



addresses the relevant guidance by submitting a statement which follows the sustainability checklist included in the Guide.

## Development standards

**2.80** It is essential that new schemes are built to appropriate design and layout standards. This will protect and enhance the quality and value of the built environment and ensure provision is made for surface water management. Suitable treatment of natural assets and amenity on and around the development site and the development / enhancement of green infrastructure will also support our health and wellbeing agenda through better access to open space and opportunity for exercise. Parking Standards are set out in the Council's guidance on the Council's website: [www.cornwall.gov.uk/travelplans](http://www.cornwall.gov.uk/travelplans)

a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:
  - a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and
  - b. layout – provide continuity with the existing built form

and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and

- c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and
- d. adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses; and
- e. engagement process – undertaking community engagement, involvement and consultation in the design

process proportionate to the scheme.

2. In addition development proposals should protect individuals and property from:
  - a. overlooking and unreasonable loss of privacy; and
  - b. overshadowing and overbearing impacts; and
  - c. unreasonable noise and disturbance.
3. For larger developments a balance needs to be achieved between private, semi-private and public open space, which includes allotments, sports facilities, children's play area provision and natural open space provision. The Council will seek the provision of larger areas of multifunctional green space rather than multiple smaller areas as appropriate in larger developments.

**2.81** The Residential Amenity Space Standards Supplementary Planning Document will set the minimum performance and space standards expected in planning applications for residential curtilages. The document will not cover space inside the dwelling which is covered by national guidance contained in the 'Technical housing standards – nationally described space standard' (March 2015) [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/421515/150324\\_-\\_Nationally\\_Described\\_Space\\_Standard\\_\\_\\_\\_Final\\_Web\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/421515/150324_-_Nationally_Described_Space_Standard____Final_Web_version.pdf) (or successor standards), which the Council will apply to Policy 13. Building Regulations Approved Document M Volume 1 introduces an optional set of standards for requiring the provision of accessible homes.

**2.82** As referred to in Policy 6 (Housing mix) this will continue to be a challenge to Cornwall as the proportion of older people increases in many communities. The adoption by the Local Plan of Category 2: Accessible and adaptable dwellings will help to create more accessible and therefore flexible and mixed communities, enabling homes to be adapted to continue to serve the needs of residents as they change over time. Viability testing has shown this to be viable and therefore it is applied as a requirement to all housing developments of 10 dwellings or greater to provide 25% of dwellings as accessible homes as part of the housing mix.

**2.83** In 2014 Cornwall Council adopted the 'Open Space Strategy for Larger Towns in Cornwall' as interim planning guidance. The strategy identifies local provision standards for open space for Bodmin,

Bude, Camborne, Pool, Illogan and Redruth, Falmouth and Penryn, Hayle, Helston, Launceston, Liskeard, Newquay, Penzance and Newlyn, Saltash, St Austell, St Ives and Carbis Bay, Torpoint, Truro and Wadebridge. This will be adopted as Supplementary Planning Document on adoption of this Plan. For larger developments a balance needs to be achieved between private, semi-private and public open space, which includes allotments, sports facilities, children's play area provision and natural open space provision. The Council will seek the provision of larger areas of multifunctional green space as a preference to multiple smaller areas as appropriate in larger developments.

**2.84** In addition, the Council, alongside the Cornwall Sports Partnership and Sport England, have commenced work on producing a Playing Pitch Strategy for Cornwall to map existing provision and establish demand for facilities to ensure residents continue to enjoy access to high quality playing pitches.

**2.85** Open space should be designed as part of the wider network of multi-functional environmental assets (green infrastructure) as addressed in Policy 25.

**2.86** Cornwall has a large number of communities that experience 'fuel poverty'. This is where households have required fuel costs that are above average (the national median level) and were they to spend that amount they would be left with a residual income below the official poverty line.

**2.87** The key drivers behind fuel poverty are:

- The energy efficiency of the property (and therefore, the energy required to heat and power the home);
- The cost of energy; and
- Household income.

**2.88** The Council is exploring opportunities for Strategic Heat Network sites through a 'Strategic Heat Opportunities Study'. This is also being applied to identify rural areas, particularly those without access to mains gas. This will provide the basis for the Council's efforts to promote heat networks in Cornwall. Development in the plan period is therefore encouraged to connect or be designed to facilitate future connection to an existing or planned heat network.

## Policy 13: Development standards

All new development will be expected to achieve the provision of the following:

1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards for all affordable housing\*; and
2. Public open space on-site, in proportion to the scale of the development and providing for different types of open space based on local need. Where
- there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site; and
3. An appropriate level of off street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services; and
4. Sufficient and convenient space for storage for waste, recycling and compostables; and
5. Avoidance of adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development; and
6. Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation; and
7. Where feasible and viable, connection to an existing or planned heat network. In the absence of an existing or planning heat network development will be expected,

## Renewable and low carbon energy

**2.89** Given our aim to be a green peninsula, resilient to rising energy costs and with a low carbon economy, a strong and achievable response to our climate change obligations is needed. This must strike a balance between wider sustainability and economic objectives, energy use and efficiency. Renewable energy generation is a critical part of this.

**2.90** Renewable energy occurs naturally and repeatedly in the environment. Low carbon technologies are those that significantly reduce emissions (compared to the conventional use of fossil fuels).

**2.91** As part of its Supplementary Planning Guidance, the Council explores more widely the issue of noise including the impact of lower frequency noise and aerodynamic intermodulation and their effect on people.

**2.92** Policies in the Local Plan are designed to promote renewable and low carbon energy resource development while ensuring that adverse impacts are addressed satisfactorily, including those of noise, and cumulative landscape and visual impacts. In that context, policies 13, 14, 23 and 24 are particularly relevant. Planning guidance giving further advice on how impacts arising from renewable energy developments could be addressed is currently being prepared and will be progressed formally as a Supplementary Planning Document to accompany the Local Plan.

where feasible, to provide a site-based heat network, or be designed to facilitate future connection to a heat network.

Housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes (Building Regulations Approved Document M4 (2): Accessible and adaptable dwellings or

successor documents) unless site specific factors make the development unsuitable for such provision.

\*The reference to affordable housing in this policy does not include starter homes

**Over 14% of households** (34,998) in

Cornwall spend more than 10% of their income on fuel to maintain a satisfactory heating temperature in their homes

Environment -

**30% of Cornwall**

has been designated as an Area of Outstanding Natural Beauty

Emissions from housing and transport account for

**over 60%**

of CO<sub>2</sub> emissions

Cornwall uses an estimated

**£500m of energy**

each year. Much of this energy is imported and is largely dependent upon fossil fuel consumption



**2.93** In the case of wind and solar photovoltaic development, landscape character is seen as a key driver in determining the appropriate scale and density of development. A broad landscape strategy informs the decision process. The strategy seeks to;

- Maintain diversity of landscapes;
- Retain areas of undeveloped landscapes especially the coast;
- Allow breaks of undeveloped landscapes along transport routes;
- Conserve and enhance the natural beauty of the AONB; and
- Minimise impact by maximising efficiency

**2.94** In this context guidance has been prepared on the level of development likely to be appropriate within each of Cornwall's 40 Landscape Character Areas ('An assessment of the landscape sensitivity to on-shore wind energy & large scale photovoltaic development in Cornwall' 2011) to be integrated into the Council's Renewable Energy SPD. The guidance indicates that a pattern of occasional wind or solar development is likely to be acceptable for many of Cornwall's Landscape Character Areas although some areas should remain free of such development (such as un-enclosed moorland and areas of rugged undeveloped coastline). In Areas of Outstanding Natural Beauty (AONBs) wind and solar development should generally be very small scale in order that the natural beauty of these areas may be conserved.

## Policy 14: Renewable and low carbon energy

1. To increase use and production of renewable and low carbon energy generation development proposals will be supported that:

- a. maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan;
- b. make use, or offer genuine potential for use, of any waste heat produced; and
- c. in the case of wind turbines, they are within an area allocated by Neighbourhood Plans for wind power and avoid, or adequately mitigate shadow flicker, noise and adverse

impact on air traffic operations, radar and air navigational installations; and

d. do not have an overshadowing or overbearing effect on nearby habitations.

e. in the case of solar development, noise, glint and glare is mitigated adequately.

2. Support will be given to renewable and low carbon energy generation developments that:

a. are led by, or meet the needs of local communities; and

b. create opportunities for co-location of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.

3. When considering such proposals, regard will be

given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.

4. In and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.

5. When considering proposals for renewables that impact upon the Area of Outstanding Natural Beauty and its setting and / or the World Heritage Site or other historic assets and their settings, applicants should apply other relevant policies in the Plan.



**2.95** In June 2015 a Ministerial Statement was issued stating that planning applications for wind energy development involving one or more wind turbines should only be granted planning permission where: the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

**2.96** The Council will not be allocating sites for the development of wind turbines in this Plan or a site allocations DPD. This Plan (including Policy 14) represents the policy framework against which planning applications will be considered, should they come forward as a result of a Neighbourhood Plan allocation, or as an application for re-power of sites which benefit from extant planning consent.

**2.97** Renewable and low carbon electricity and heat generation is reliant on continued access to, and the availability of, natural resources in order to help meet our energy needs. In the case of renewable energy, such as wind, solar, hydro and geothermal performance relies on an uninterrupted flow of

energy to the energy generating installation. Careful management is necessary to ensure that new developments do not harm the operation of existing renewable energy installations by, for example, significantly interrupting access to the wind resource, or harming the integrity of deep geothermal reservoirs.

### Policy 15: Safeguarding renewable energy

New development, where appropriate, should show that it does not significantly harm the performance of any existing facility and the potential for optimisation of strategic renewable energy installations, or the availability of their resource (where the operation is dependent on uninterrupted flow of energy to the installation).





## Health and wellbeing

**2.98** The way we perceive and interact with the physical environment – built and natural – has a significant impact on individual and community wellbeing. The impact of planning decisions has a bearing on this and can help people interact and access goods, services and facilities easier.

**2.99** Development can maximise positive health impacts and ensure the mitigation of negative health impacts through the use of Health Impact Assessments for significant major development proposals. Health Impact Assessment (HIA) is a means of assessing the potential health impacts of policies, plans and projects on the health of a population, and the distribution of those effects within the population. HIA helps decision-makers make choices about alternatives and improvements to prevent disease/injury and to actively promote health. Where this is undertaken it should form part of the planning submission to demonstrate how the assessment has shaped the eventual scheme.

**2.100** Air pollution is a top 10 cause of death in the UK. The main cause of poor air quality is vehicle emissions. Hot spots are declared under the Environment Act 1995 as Air Quality Management Areas (AQMAs) and have Action Plans, to effect improvement, prepared for them that include behaviour and infrastructure improvements. In Cornwall there are 6 AQMAs; Bodmin; Camborne-Pool-Redruth; Tideford; St Austell; Gunnislake and Truro. This list is not exhaustive and candidate areas are continually being assessed.

**2.101** Planning decisions, individually or cumulatively, should not lead to unacceptably poor air quality. In AQMAs, proposals must demonstrate, by appropriate assessment methods set out in respective Action Plans, that they will not materially affect or degrade AQMAs or present an unacceptable risk to human health either in terms of the significance of the number of people at risk or the changes on the concentrations of pollutants. Development should not normally be allowed where acceptable mitigation cannot be identified.

### Health and wellbeing -

## Life expectancy

in Cornwall is generally higher than the national average. For males is 78.7 years and for females 82.8 years,

## One in ten

residents have a long term health problem or are disabled (2011 census)

## Health inequalities

continue in areas of deprivation.

## Policy 16: Health and wellbeing

To improve the health and wellbeing of Cornwall's communities, residents, workers and visitors, development should:

1. Protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards afforded from future climate change impacts; and
2. Where it affects Air Quality Management Areas, demonstrate that singularly or cumulatively, it will not cause increased risk to human health from air pollution or exceeding EU standards. Measures proposed to mitigate this should reflect Cornwall's Air Quality Action Plan and Local Transport Plan and aimed at achieving reductions in pollutant emissions and public exposure; and
3. Maximise the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling; and
4. Provide easy, safe and secure storage for cycles and other recreational equipment; and
5. Encourage provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
6. Provide flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.









# Monyow Minerals

**2.102** Cornwall's wealth of mineral resources has the potential to continue to contribute significantly to its economy over the Plan period and beyond. There is great potential for adding value to the raw products, and for generating employment within the industry and the companies and organisations which serve it, including the education and skills sector. There is a need to maintain a sufficient supply of minerals needed for a variety of uses. When determining planning applications for new permitted reserves (including extensions to existing mineral operations) the Council will consider whether the economic and other benefits outweigh any adverse impacts of the development.

Table 5: Mineral Production in Cornwall

Mineral Group	Year	Production
Primary aggregate	2013	1.47 million tonnes
	10 year average production	1.32 million tonnes per annum
Secondary aggregate	2013	1.79 million tonnes
China clay <sup>3</sup>	2012	1.29 million tonnes
Building stone	2013	33,500 tonnes
Metal	Unable to report due to commercial confidentiality	

## Specific Minerals

**2.103** Cornwall has a wealth of mineral resources **Table 5** illustrates production of the main mineral types during 2013 (2012 for china clay).**2.104 China clay** (also known as kaolin) resources are mainly confined to the western and central part of the Hensbarrow (St Austell) granite. The china clay industry currently employs about 1,000 people directly and contributes significantly to the economy of mid Cornwall. The British Geological Survey estimates reserves exceeding 60 million tonnes which will provide supply for almost 60 years. The 'St Austell Tipping and Restoration Strategy' (adopted 2000) will continue to provide Planning Guidance in support of policies in this Plan and will be reviewed and updated to ensure relevance over the Plan period.

**2.105** Aggregates are used by industry in the construction of buildings and transport infrastructure. The Local Aggregates Assessment estimates that permitted reserves of primary crushed rock aggregate amounts to over 130 million tonnes. These reserves are spread throughout Cornwall. Reserves of primary hard rock aggregates in Cornwall are plentiful and capable of meeting demand well beyond the Plan period. Therefore there is no need to allocate further sites for mainstream primary aggregate extraction. There is a shortage of High Specification Aggregates (HSA) used for skid resistant road surfaces, resulting in much material being imported from outside Cornwall. The safeguarding of land for HSA extraction will be considered in the Cornwall Minerals Safeguarding Development Plan Document. Policy 17 recognises that some minerals can only be worked where they are found, primary aggregates extraction is not restricted outside the AONB. However, within the AONB the policy supports extraction of primary aggregate extraction where this is not provided for by other permitted reserves.

## Policy 17: Minerals - general principles

1. Support will be given to maintain and grow a world class, thriving and sustainable minerals industry in Cornwall which meets local needs as well as exporting minerals, predominantly by rail and sea, to serve regional, national and international markets.

2. A sufficient supply of indigenous minerals will be maintained to achieve sustainable and economic growth, whilst encouraging the use of recycled and secondary materials, particularly secondary aggregates from china clay (kaolin) production, to minimise the requirement for new extraction.

3. New mineral development, (including extensions to existing sites) will be supported in the following areas:

a. China clay (kaolin) and secondary aggregate extraction in the St Austell (Hensbarrow) China Clay Area;

b. Primary aggregate extraction where it is outside the AONB designation; and

c. throughout Cornwall for:

i. Building, roofing, heritage and ornamental stone,

ii. Metal and industrial minerals,

iii. Primary aggregate development for particular grades of material not provided for by other permitted reserves.

4. Improved and more efficient working practices at existing minerals sites will be supported.

5. Mineral recycling and recovery facilities will be supported where they fall within well screened areas at currently operational quarries and landfill sites.

6. Mineral development should have no adverse impact on: slope stability, differential settlement of quarry backfilling, and mining subsidence.

7. All mineral development should enable progressive and effective reclamation at the earliest opportunity, taking into account aviation safety, for appropriate and beneficial after-uses that:

i. Contribute to and enhance the natural and local environment including, ecosystem services and networks,

ii. Conserve and enhance heritage assets and protect and enhance valued landscapes, geological conservation interests and soils,

iii. Have the potential for wider community benefits.

**2.106** There are no major natural non-marine deposits of primary sand and gravel aggregates in Cornwall. In addition, given the commercially competitive and plentiful secondary sand and gravel reserves arising from china clay extraction, it is not necessary to allocate land for further planning permissions for primary sand and gravel extraction in Cornwall. Devon, Somerset and Cornwall have previously made joint provision for the supply of sand and gravel, however, it is agreed by the three authorities that, due to a lack of resources, Cornwall is unable to contribute further.

**2.107** There is potential for greater exploitation of china clay by-products for secondary aggregates as well as an estimated 120 million tonnes of usable secondary aggregate resources embedded in china clay waste tips in the St Austell China Clay Area. The Council has produced a Local Aggregates Assessment, which forms part of the evidence base for the Local Plan and provides detailed evidence on how Cornwall will meet its aggregate needs over the Plan period.

**2.108 Building stone:** Cornwall has a great variety of building and roofing stones reflecting its diverse hard rock geology. There are several quarries which mainly supply local markets for specialist heritage and new build projects. Local supply minimises transport costs and carbon emissions.

**2.109 Metals (and minerals other than china clay):**

Most of Cornwall's metal deposits are found in veins or lodes which are linked closely to the surface / underground granite bodies. Despite decline in the industry there is potential for new development during the Plan period to meet growing world demand and provide security of supply in the UK and Europe.

**2.110** Progressive reclamation, which includes restoration and aftercare, will be required on all sites at the earliest opportunity for appropriate and beneficial after uses.

**2.111** The Cornwall Minerals Plan will develop policy, and identify sites, where appropriate, for the safeguarding of specific minerals, associated processing facilities and facilities required for bulk mineral transport.

**2.112** There is need to prevent the sterilisation of resources. National Policy requires Mineral Safeguarding Areas to be defined for minerals resources of local and national importance. However, in identifying these there is no presumption in favour of mineral working within those areas.

**Policy 18: Minerals safeguarding**

1. Important mineral resources and reserves and existing, planned and potential bulk transport, storage, handling and processing facilities and sites shall be safeguarded from sterilisation by other forms of incompatible development.
2. Mineral Safeguarding Areas will be identified for the following minerals resources and reserves;
  - a. aggregates (both primary and secondary),
  - b. china clay,
  - c. building and ornamental stone (including roofing and heritage materials) and
  - d. metals (including relevant shafts and adits),
3. Mineral Safeguarding Areas will be identified for the following existing, planned and potential mineral infrastructure;
  - a. key concrete batching and other products and roadstone coating,
  - b. Storage, handling, processing and distribution of minerals,
  - c. the bulk transport of minerals by rail, sea (ports) or haul roads.

The Cornwall Minerals Safeguarding Development Plan will develop detailed policy and identify sites for safeguarding minerals, mineral resources and associated facilities for transport, storage, handling and processing for onward transport by rail or sea. Key sites used for the batching / manufacture of concrete products and coated materials will also be identified for safeguarding as well as sites for processing and the distribution of substitute recycled and secondary aggregate materials. Policy will also be developed to encourage prior extraction where appropriate.



## Waste

**2.113** The Government is committed to working towards a position where no waste is sent to landfill, and resources are properly valued by business and individuals. This approach is supported by the European Waste Development Framework (Directive 2008/98/EC), which encourages the application of the waste hierarchy.

**2.114** National policy for waste is set out within the National Planning Policy for Waste (published October 2014). This document should be read in conjunction with the National Planning Policy Framework, National Waste Management Plan for England and national policy statements for waste water and hazardous waste.

**2.115** In line with national policy we follow the waste hierarchy; by seeking to minimise the volume of waste generated, addressing waste as a resource and by looking to disposal as the last option, but one which must be adequately catered for.

### Waste management requirements Local Authority Collected Waste (LACW)

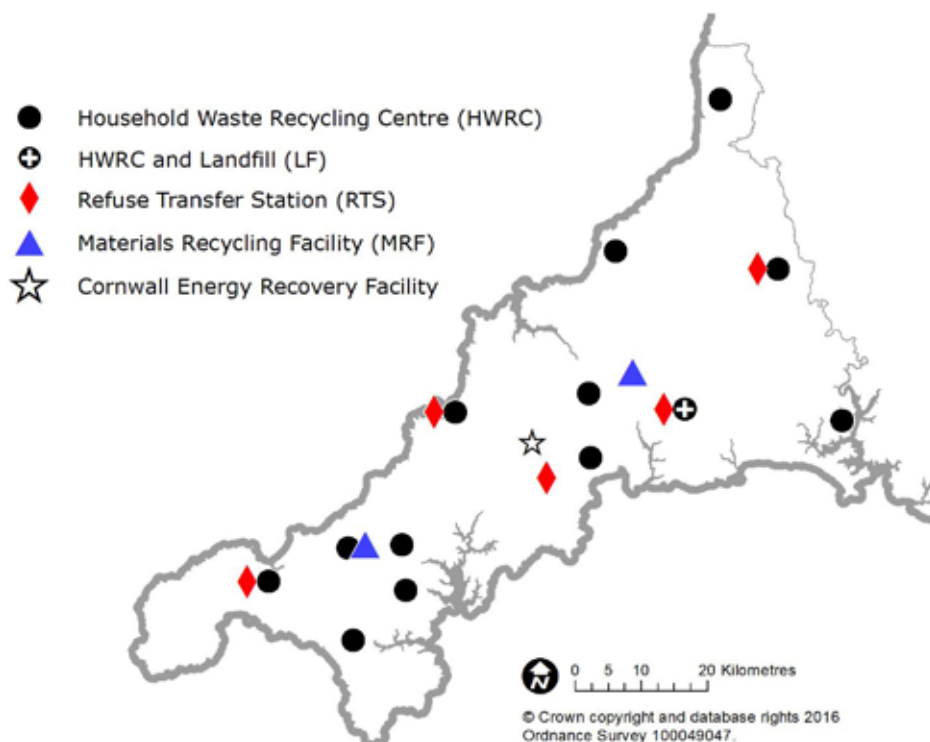
**2.116** Projected waste arisings indicate that Council collected waste will increase by approximately 30,000 tonnes to a total of 335,000 tonnes per year by 2030. There will be no additional requirement for new strategic recycling or energy recovery provision, because planning permission has been granted for the Cornwall Energy Recovery Centre (CERC) with sufficient capacity to meet the recovery needs of the municipal waste stream.

**2.117** The locations of the existing municipal waste management facilities are shown in **Figure 3**.

### Commercial and Industrial (C&I)

**2.118** Future levels of Commercial and Industrial waste are expected to increase by approximately 80,000 tonnes to a total of approximately 435,000 tonnes per annum in 2030.

Figure 3: Main Facilities Receiving Cornwall's Municipal Waste





» *The Government is committed to a target to recycle 50% of household waste by 2020*

**2.119** Cornwall has sufficient permitted recycling / re-use and energy recovery capacity to meet the additional requirements.

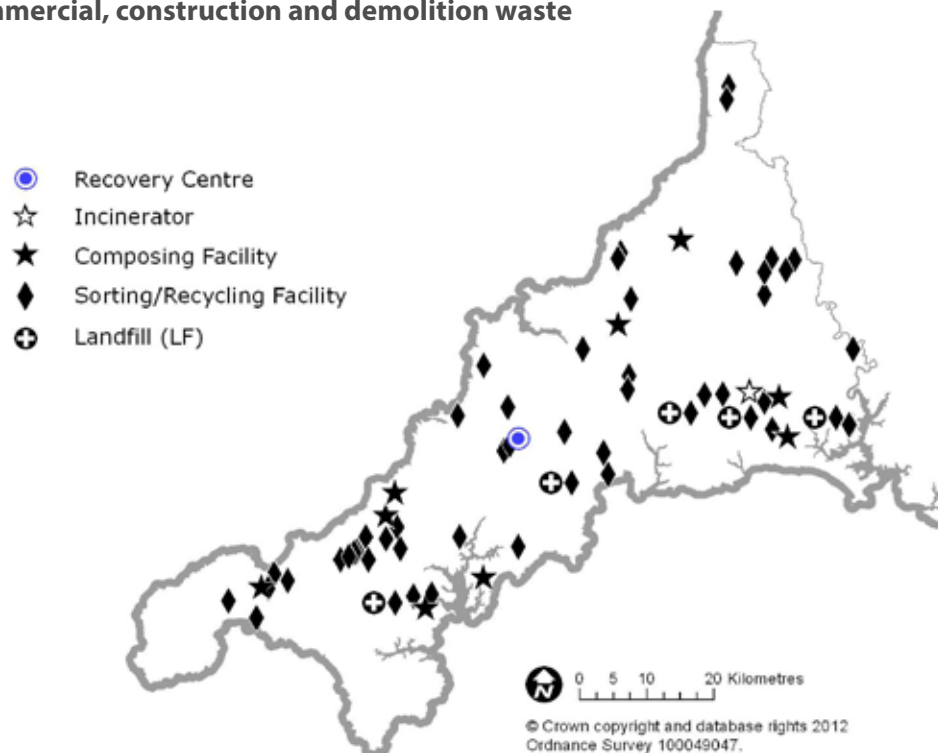
#### **Landfill for Local Authority Collected Waste and Commercial and Industrial Waste**

**2.120** It is estimated that sufficient permitted capacity exists to accommodate the vast majority of residual Local Authority Collected Waste as well as that generated by industry and commerce over the Plan period. Anticipated inputs from adjoining authority areas have been taken into account in undertaking this assessment.

#### **Construction and Demolition Waste.**

**2.121** The Construction, Demolition and Excavation industries in Cornwall are expected to increase waste production by approximately 230,000 tonnes up to a total of just below 1.18 million tonnes per annum in 2030. Provision is needed for an additional 377,000 tonnes of recycling / re-use capacity annually and approximately 659,000 m<sup>3</sup> of landfill provision (in total). The Local Plan seeks to support recycling and provide a policy framework for landfill to meet this need. The location of the existing facilities for the management of Construction, Demolition and Excavation Waste are shown in **Figure 4**

Figure 4: **Main facilities receiving Cornwall's commercial, construction and demolition waste**



## Hazardous Waste

**2.122** It is expected that approximately 73,000 tonnes of hazardous waste will be produced annually by 2030. This includes provision for fly ash that is expected to arise from the CERC. The vast majority of this is from waste oil; however there are already large facilities for dealing with this in Falmouth and Saltash. In light of this existing capacity there will be no need for additional hazardous waste recycling / re-use facilities. It is projected that there will be a landfill requirement for just under 540,000 m<sup>3</sup> of landfill capacity by 2030. However, hazardous landfill facilities are currently provided at the national and regional rather than the local level, due to the costs of setting up such facilities and the need to attract sufficient throughput to support the operation. It is therefore considered inappropriate to make any additional provision in Cornwall before 2030 unless specific significant demand can be identified that cannot be met economically at the regional level. Criteria for assessing planning applications for hazardous waste facilities are set out within Policy 20.

**2.123 Safeguarding:** It is important to ensure that waste management sites are able to continue working without being constrained by new development nearby that may be sensitive to the impacts of the waste operations. A list of waste sites will be published as part of the monitoring indicator 20.1 in the Annual Monitoring Report.

**2.124** Table 6 summarises the requirement for strategic waste management infrastructure over the Plan period. Notwithstanding the existing level of permitted capacity for recycling/re-use and recovery facilities, proposals for additional such facilities will be supported subject to their meeting other policies within the Plan and being in accordance with the 'Waste Hierarchy'.

Table 6: **Future waste management infrastructure requirements.**

Waste Stream	Recycling/re-use (including composting)	Energy recovery	Landfill
<b>Local Authority Collected Waste and Commercial and Industrial Waste</b>	None*	None	Approx 200,000 m <sup>3</sup>
<b>Construction, Excavation and Demolition Waste</b>	Approx 377,000 tonnes/year	None	Approx 659,000 m <sup>3</sup>

\*This takes into account the permitted (not operational) facility at the Cornwall Bio Park (Hallenbeagle, Scorrier). Should this permission not be implemented, capacity would be needed for an alternative facility.

### The 'waste hierarchy'.

**2.125** Waste prevention which offers the best outcome for the environment is at the top of the priority order, followed by preparation for re-use, recycling, other recovery and disposal, in descending order of preference.

**2.126** Given the importance of moving the treatment of waste up the waste hierarchy, proposals for additional reuse/recycling/recovery will be supported notwithstanding the Council's assessment of capacity.

**2.127** Recovery facilities include those that are large and small. Facilities do not necessarily need to comply with criteria R1 of the Waste Framework Directive for heat recovery.

- In the case of Local Authority Collected Waste proposals contribute towards meeting a shortfall in capacity;
- In the case of Construction, Demolition and Excavation waste, they contribute to meeting a shortfall in capacity and, wherever possible, make use of the material for restoration of former mineral workings where restoration is needed and appropriate; or
- In exceptional cases and where it can be demonstrated that the facility is required to meet an identifiable need to manage waste arising that cannot reasonably be moved up the waste hierarchy.

3. Proposals for development that facilitates markets for recycled / recovered materials, in particular initiatives to assist businesses and communities in Cornwall to re-use / recycle / compost their discarded waste materials, will be supported where they comply with other policies within this Plan.

4. When determining planning applications for non-waste development, the Council will ensure that any likely impact on existing waste facilities (as detailed in the Annual Monitoring Report) is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities.

## Policy 19: Strategic waste management principles

1. Proposals must show best solution having regard to the 'waste hierarchy'. The Council will support energy recovery facilities where options higher up the waste hierarchy cannot reasonably be realised.

2. New or extensions to existing landfill facilities (with the exception of Connon Bridge landfill site which will close on 31 December 2018) will only be supported where:



## Policy 20: Managing the provision of waste management facilities

1. New or changes to existing energy recovery facilities should make use of a significant proportion of any heat produced by the recovery process to meet locally identifiable needs.

2. Particular support will be given to proposals for recycling and / or re-use and recovery facilities that:

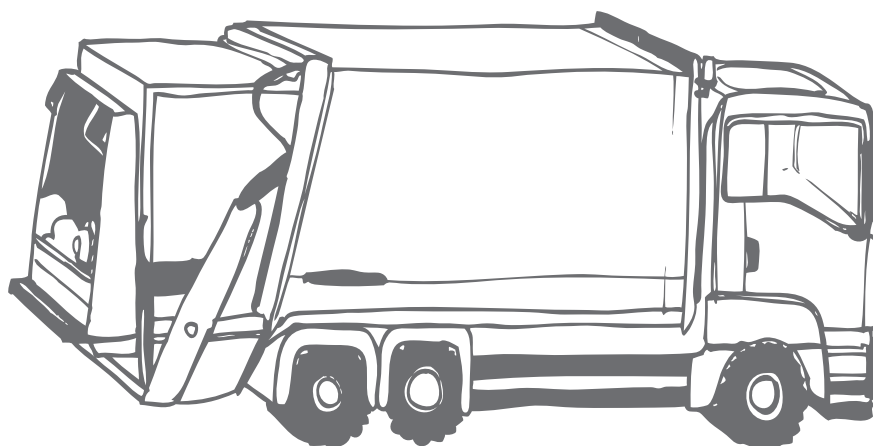
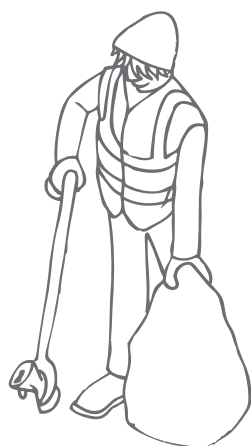
- a. are located in close proximity to the location from which the majority of the waste arises;
- b. involve the re-use of previously developed land, suitable industrial estates or waste management facilities;
- c. in the case of construction, demolition and excavation waste recycling facilities, are located within well screened areas at currently operational quarries and landfill sites;
- d. in the case of construction, demolition and excavation waste, contribute to restoration of sites formerly worked for mineral extraction where restoration is needed and appropriate;
- e. involve co-location with an existing operation of a similar or complimentary nature;
- f. incorporate alternatives to the transport of waste by road;

g. incorporate added value services that benefit the community, such as apprenticeships and opportunities for volunteering and community involvement;

h. maximise use of local supply chains in the sourcing / reuse / recycling of waste.

3. Landfill development shall enable effective site reclamation at the earliest opportunity, taking into account aviation safety, for appropriate end uses.

» *The 'waste hierarchy': Waste prevention which offers the best outcome for the environment, is at the top of the priority order, followed by preparation for re-use, recycling, other recovery and disposal, in descending order of preference.*



## Best use of land

**2.128** Land is a valuable resource. In providing for our needs we need to make best use of land, this must be achieved as efficiently as possible and where appropriate we need to safeguard it.

**2.129** It will support our ability to respond to longer term global changes. It will also strengthen a range of objectives: the protection of our environment from flooding and through flood alleviation, the aim for self-sufficiency in energy and food and export markets, as well as the effective treatment of waste. The achievement of these objectives will in turn help to deliver economic objectives and benefits. Proposals to reuse previously developed land and buildings are encouraged, but these must consider the suitability of the site in terms of accessibility and location. Many of Cornwall's brownfield sites are contaminated and this will need to be addressed to explore whether the site can be satisfactorily remediated for the new use proposed.

**2.130** The Cornwall Local Plan seeks to deliver a sustainable balance of development, meeting our communities' needs and seeking to protect and enhance our environment. The Plan led system provides the best way of achieving this objective as set out in Policy 3 of this Plan. The Plan and the Allocations Document and other DPDs should identify sufficient land to meet those needs locally but also seek to ensure that proposals prioritise previously developed land.

**2.131** The importance of the countryside (defined here as the area outside of the urban form of settlements) ranges from its value as agricultural land, for its landscape value, its biodiversity and historic character. The emerging Site Allocations Document for the main towns and Neighbourhood Plans will consider the need for significant areas of greenfield land use to meet future needs against the provisions of Policy 21.

### Policy 21: Best use of land and existing buildings

To ensure the best use of land, encouragement will be given to sustainably located proposals that:

- a. use previously developed land and buildings provided that they are not of high environmental or historic value;
- b. use despoiled, degraded, derelict and contaminated land provided that it is not of high environmental or historic value;
- c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;
- d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poor quality land should be used in preference to that of higher quality.

» *we need to make best use of land; this must be achieved as efficiently as possible and where appropriate we need to safeguard it.*

## Cornwall's Natural and Historic Environment

**2.132** Cornwall's natural and historic environment is at the heart of our culture and past; it must also be at the heart of our future distinctiveness. It is the quality and character of the environment as a whole which is a key contributor to the economy and quality of life. It can be a competitive advantage for Cornwall in terms of attracting and retaining investment.

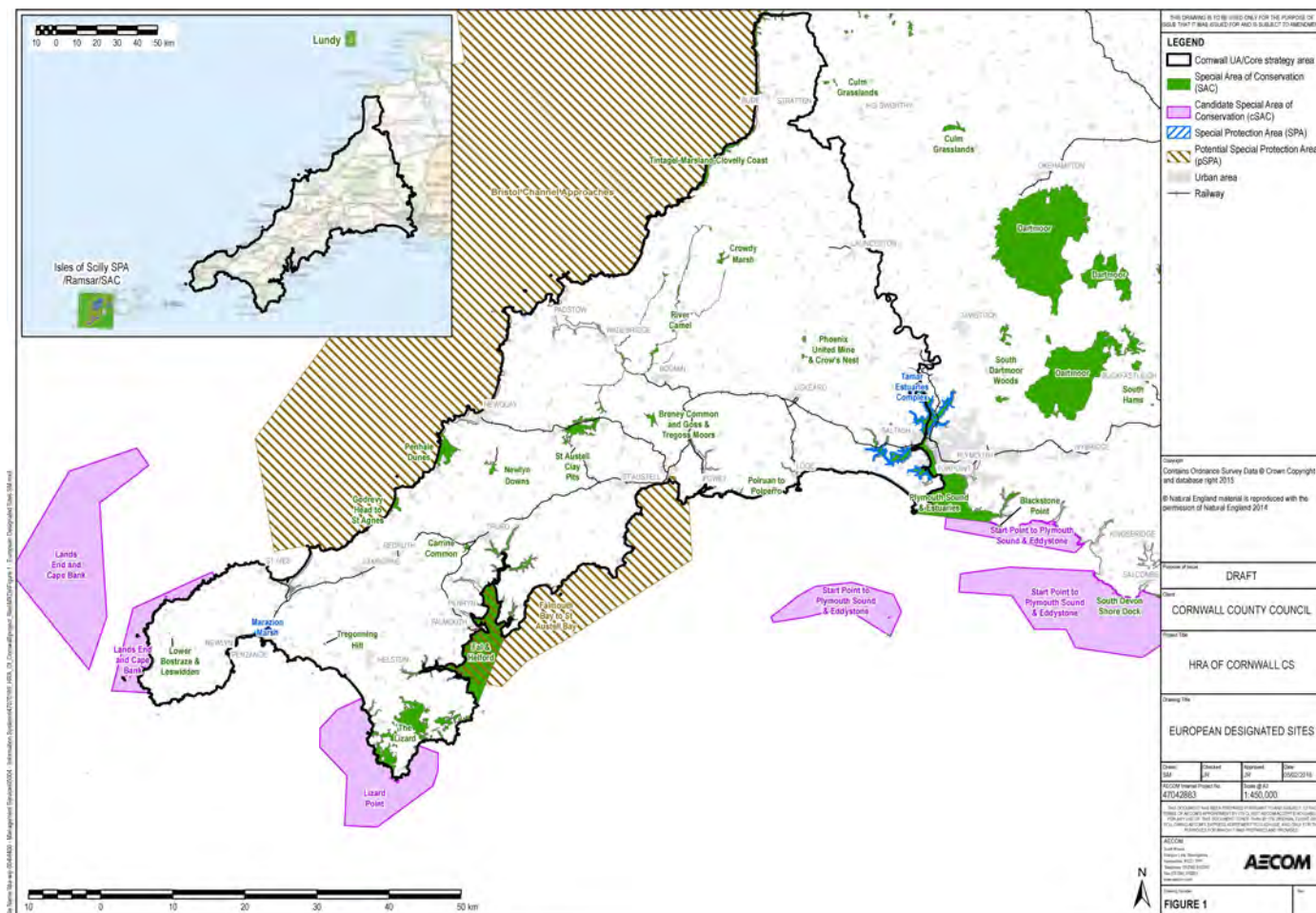
**2.133** While other parts of the UK may be more readily accessible, it is the quality of life that is a key attractor to, and retainer of, investment in Cornwall. The historic, built and natural environments and landscapes, coast and seascape of Cornwall are a key strength and the rich environments and heritage will be managed to act as a catalyst for the realisation of

this strategy and not a barrier to it. This means the careful stewardship of our environmental assets so that growth is complementary and does not erode the very qualities that make Cornwall so attractive in the first place.

**2.134** The policies in this Plan set out an approach to achieve this so that the aims to attract investment and caring for our environments are mutually compatible. Without carefully managed growth, many of the opportunities to safeguard and strengthen our environmental assets will be lost.

**2.135** The quality of Cornwall's natural and historic environment is reflected in the many sites of international, national and local importance and the weight given to safeguarding them through legislation.

Figure 5: Designated and Proposed European sites







**2.136** Protected areas in Cornwall include; Areas of Outstanding Natural Beauty which covers 30% of Cornwall including Bodmin Moor, the Camel Estuary and the Tamar Valley, 17 Special Areas of Conservation (SACs), 2 Special Protection Areas (SPAs), as well as potential SPAs and candidate SACs. 145, Sites of Special Scientific Interest, Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Conservation Areas, Marine Conservation areas (MCZs) and international agreements such as the World Heritage Site which has been designated in recognition of Cornwall's Mining Heritage and the European Landscape Convention.

#### European protected Sites

**2.137** Figure 5 shows the 25 designated European sites (SACs, SPAs and candidate and potential European sites (cSACs and pSPAs) that lie wholly or partly within Cornwall.

**2.138** Seven of these sites: Carrine Common SAC, Fal and Helford SAC, Godrevy Head to St Agnes SAC, Penhale Dunes SAC, Plymouth Sound and Estuaries SAC, Marazion Marsh SPA and Tamar Estuaries Complex SPA were initially identified to have potential risk of significant effects from recreational pressure. Each has an agreed Management Plan in place.

**2.139** Visitor surveys elsewhere indicate that large coastal (particularly estuarine) sites tend to have considerably larger catchments than inland sites, and that typically at least 50% of visitors live within 10km for coastal or estuarine sites, whilst at least 50% of visitors live within 5 km of inland sites .

**2.140** Cornwall Council has designed a recreational impacts study, having regard to access, types of use

and qualifying features, and is collecting visitor survey data to establish an up to date baseline confirming levels of recreational use and where regular users travel from, in order to define a local zone of influence. This will inform any necessary mitigation strategies including - visitor management, developer contributions and greenspace requirements in new development. These studies commenced in 2015 and initial findings have led to a refinement of these nationally derived zones of influence.

**2.141** From this initial survey work, no zones of influence were identified for recreational impacts on Carrine Common SAC or Godrevy Head to St Agnes SAC, but such impacts will be monitored to identify whether a recreational zone of influence will need to be established for these sites in the future

**2.142** A Supplementary Planning Document is being produced, based on the findings of the study, setting out the required mitigation for each European site. Following collection of baseline information draft guidance will be published in Spring 2017 with a view to adoption of the SPD in Summer 2017. Cornwall Council will work with other Competent Authorities and partners in using the information gathered to help inform the future management of the sites.

**2.143** We will apply these zones (through Policy 22 – European Protected Sites – mitigation of recreational impacts from development), as set out below. Within these zones of influence the Council would not accept development, without appropriate mitigation or site management, where it is likely to generate recreational activity that would have adverse impact on the integrity of the site. All applications within the zone of influence will be screened for Likely



Significant Effects. A contribution to management is likely to be required for all European sites listed above, but the study will update the final zones of influence and the types of mitigation required.

Mitigation measures could potentially include:

**(a) Terrestrial sites:**

- i) on site access and visitor management;
- ii) off site provision of additional recreational facilities

**(b) Marine/estuarine sites:**

- i) On site management of recreational infrastructure (for example rationalise slipway provision etc), visitor access and visitor management;
- ii) Coordination of different activities which have the potential to impact on the features of the European sites.

**2.144** Monitoring of the policy will be aimed at assessing the impacts of new development on the European sites in figure 5, to establish a better evidence base to inform future refinement of existing Management Plans and mitigation measures.

**2.145** The Habitats Regulations Assessment (April 2016) concluded that the classified features of the Falmouth bay to St Austell Bay pSPA are not very vulnerable to increases in recreational pressure. Any recreational effects on the classified features of the pSPA will be monitored to assess any potential adverse impacts in the future.

**2.146** All landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important. This is reflected by the Council's Landscape Character Assessment. A range of evidence will inform decisions about the impact on landscape including our well documented Areas of Great Landscape Value and through the saved policies from previous Local and Minerals Local Plan. We will undertake reassessment of the descriptions and extent of each Area of Great Landscape Value to inform and produce strong revised statements of these local designations of landscape value.

## Policy 22: European Protected Sites– mitigation of recreational impacts from development

For residential development and student and tourist accommodation, mitigation measures for recreational impacts on European Sites will be required where development is proposed within the identified zones of influence around those European Sites that are vulnerable to adverse recreational impacts. Residential development, student and tourist accommodation within these zones of influence will be required to provide for appropriate management, mitigation and monitoring on site, and/ or financial contributions towards off site mitigation and management. This will need to be agreed and secured prior to approval of the development.

Mitigation measures will include:

- On site access and management
- Off-site provision of suitable alternative recreational facilities

The required level of contributions will be set out in more detail in the European Sites Mitigation Strategy Supplementary Planning Document.

**2.147** Considerable guidance and evidence is available such as the: Landscape Character Assessment, Area of Outstanding Natural Beauty Management Plan; World Heritage Site Management Plan; Conservation Area Appraisals; Cornwall & Isles of Scilly Urban Survey and the Historic Environment record in particular. All of these provide important information and should be used alongside this document in making planning decisions. The Tamar Valley AONB Management Plan 2014 – 2019, in particular, provides guidance on what constitutes 'major' development within an AONB stating that this will depend on the scale, location and type of development proposed.

**2.148** The Plan seeks to meet the development needs of Cornwall. The coast, particularly the undeveloped parts, will seldom be the most appropriate location. Given both the physical and policy constraints in most parts of the undeveloped coast, it should not be expected to accommodate new development

that could be located inland or in existing developed areas.

**2.149** Proposals for development should be informed by and respond to the natural environment in line with their status:

**2.150 Areas of Outstanding Natural Beauty (AONB):** When considering proposals for development within the AONB, the Council will ensure that development is in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall and Tamar AONB Management Plans and their associated Supplementary Planning Guidance on sensitivity and capacity for housing development in the AONB. These in particular, provide guidance on what constitutes ‘major’ development within an AONB stating that this will depend on the local context, the scale, location and type of development proposed.

Proposals within the AONB, or those that could affect its setting will be supported where they are small scale and meet an identified local need, where landscape capacity can be demonstrated and the natural beauty of the AONB can be conserved and enhanced in accordance with Policy 23. Proposals for major development in the Area of Outstanding Natural Beauty will be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest as set out in national policy.

The Cornwall AONB Management Plan is able to view by visiting: [www.cornwallaonb.org.uk/management-plan](http://www.cornwallaonb.org.uk/management-plan)

The Tamar Valley AONB Management Plan is able to view by visiting: [www.tamarvalley.org.uk/care/aonb-management-plan](http://www.tamarvalley.org.uk/care/aonb-management-plan)



» All biodiversity is important. It represents the variety of life and provides us with crucial resources like fresh air and clean water for our daily lives.

**2.151 Heritage Coast:** Within the Heritage Coast area as shown on the Policies Map, proposals must respect the natural beauty of the coast, including flora and fauna, and heritage features. In addition they should facilitate and enhance the enjoyment of the Heritage Coast whilst complementing the natural beauty and heritage features; and maintain and, where necessary, enhance the environmental health of inshore waters.

**2.152 Landscape Character:** To assist in the assessment of landscape character, the Council has undertaken an objective assessment which divides Cornwall into 40 landscape character areas, highlighting key features which make one area different to another. Reading these character area descriptions will also help understand which landscape components make an area distinctive. It is these key elements that need to be managed and enhanced whilst accommodating future development.

**The** Cornwall Landscape Character Assessment is able to view by visiting: [www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-assessment](http://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-assessment)

**2.153 Area of Great Landscape Value (AGLV):** Identified on the Local Plan policies map these are areas of high landscape quality with strong and distinctive characteristics which make them particularly sensitive to development. Within AGLVs the primary objective is conservation and enhancement of their landscape quality and individual character.

**2.154 The Undeveloped Coast:** consists of open stretches of undeveloped coast that have their own special character based on the extent of maritime and coastal influences, particularly its visibility from sea, coastline and estuary. It should be regarded as a finite resource for the enjoyment of everyone now and in the future.

**2.155** The Landscape Character Assessment provides useful descriptions of the undeveloped coast. This should be used in combination with seascape character assessments (where available) as a basis for understanding the character of the undeveloped coast and its likely sensitivity to new development.

**2.156** Where possible the undeveloped coast should remain open unless development requires a coastal

location such as flood defences and measures to improve public access and enjoyment. All proposals must conserve and enhance the distinctive coastal landscape and seascape qualities and character.

**2.157** Seascape Character Assessment (SCA) often extend to the landward extent of the terrestrial coastal zone so that there is an overlap with landscape character assessments (LCA); where this is the case the two resources should be used together to provide a fully integrated resource on landscape and seascape character.

Assessments should include:

- atmospheric conditions, e.g. climate
- human use of the coast and sea
- coastal features
- surface water features
- coastal processes
- sunken and buried characteristics

Cornwall Council is developing a Seascape Character Assessment alongside the Marine and Maritime Organisation to complement the South West Marine Plan.

**2.158** Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and potential SPA and candidate SAC and proposed Ramsar sites: Subject to the legal tests of the Habitats Regulations development will not be permitted unless it can show it will not have an adverse effect on the integrity of the designated site, whether direct or indirect, having regard to avoidance or mitigation measures.

**2.159 Sites of Special Scientific Interest (SSSI):** Development proposals within or outside an SSSI which would be likely to adversely affect the site will not be permitted unless the benefits of the development clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSIs.

**2.160 Biodiversity and Geodiversity:** have a crucial influence on the well-being of people and play a key role in climate change adaptation and mitigation. This Plan aims to prevent harm to these assets and to achieve a net gain for biodiversity.

**2.161** All biodiversity is important. It represents the variety of life and provides us with crucial resources



like fresh air and clean water for our daily lives. Biodiversity is all around us and some areas are protected by designations which represent the very best examples as well as some of the rarest and most threatened of Cornwall's habitats, plants and animals. However we cannot disconnect biodiversity from geodiversity which underpins it. This covers the variety of rocks, minerals, fossils, soils, landforms and the natural processes which form and alter them. It is the foundation of our natural environment, supports our biodiversity and ecosystems, and provides the raw materials for construction, the soils for growing our crops and clean water. It also shapes Cornwall's distinctive landscapes.

## International, National and Local Designated sites

**2.162 International Sites:** include potential and existing Special Protection Areas, candidate and existing Special Areas of Conservation and listed or proposed Ramsar sites. The highest level of protection will be given to European designated sites. The presumption in favour of sustainable development does not apply to development assessed as likely to have a significant effect on such sites.

**2.163 National sites:** include Sites of Special Scientific Interest (SSSI), Geological SSSI and Marine Conservation Zones (the marine equivalent of a SSSI). Development that is likely to have an adverse effect on these sites, alone or in combination with other developments, will only be permitted in exceptional circumstances, where the benefits of the development unequivocally outweigh the impacts on the site's designated features and on the network of national sites.

**2.164 Local sites:** include Biodiversity Action Plan habitats and species, County Wildlife Sites, Local Geological Sites and Local Nature Reserves. There are about 400 County Wildlife Sites, Geological Sites of Significance and Local Nature Reserves covering approximately 10% of Cornwall's land area, all of which contribute to environmental quality and sense of place. Local sites form the stepping stones of a countywide biodiversity network of wildlife corridors and play a key part in helping to deliver the Cornwall

Biodiversity Action Plan. Developments should help build this biodiversity network as appropriate and should not adversely impact on local sites. Where significant harm cannot be avoided, suitable alternative locations should be considered.

**2.165 Undesignated sites:** Whilst a variety of areas are covered by designations, they cover only a fraction of what exists and many species are mobile and found outside of protected areas. Undesignated areas provide valuable links between habitat and it is therefore highly important that the biodiversity value of non-designated terrestrial, freshwater and marine areas is understood and recognised. A Biodiversity SPD is being produced to provide more information on the subject.

## Development and mitigation

**2.166** Development should avoid any adverse impact on biodiversity and geodiversity. Where significant adverse impacts would result, the first priority should be relocation of the development to an alternative site. If impacts cannot be avoided then suitable mitigation is required. If that is not possible, then full compensation must be provided.

**2.167** Planning applications which have the potential to impact on biodiversity and geodiversity (including but not restricted to, Local Nature Reserves (LNR), Regionally Important Geological/Geomorphological Sites (RIGs), and habitats of species of principal importance for biodiversity) will need to be accompanied by ecological statements, which describe the ecological value of the site and the nature and extent of any impact of the proposed development. They should outline any mitigation measures and the steps to be taken to enhance biodiversity features, avoid adverse impact on ecological features and where appropriate manage the biodiversity interest, as part of the proposals. Further information on the standard of surveying and reporting required is set out in the biodiversity SPD being prepared by the Council to assist applicants.

The Biodiversity Action Plan is available to view by visiting:

[www.cornwallwildlifetrust.org.uk/Resources/Cornwall%20Wildlife%20Trust/PDF%20Documents/Cornwall\\_BAP\\_Vol\\_4\\_Priority\\_Projects\\_whole\\_document.pdf](http://www.cornwallwildlifetrust.org.uk/Resources/Cornwall%20Wildlife%20Trust/PDF%20Documents/Cornwall_BAP_Vol_4_Priority_Projects_whole_document.pdf)





**2.168 Ancient woodland and veteran trees** are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.

'Ancient woodland' is any wooded area that has been wooded continuously since at least 1600 AD. It includes:

- 'ancient semi-natural woodland' mainly made up of trees and shrubs native to the site, usually arising from natural regeneration

- 'plantations on ancient woodland sites' areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, usually of species not native to the site

**2.169** Veteran trees are trees which, because of their age, size or condition are of cultural, historical, landscape and nature conservation value. They can be found as individuals or groups within ancient wood pastures, historic parkland, hedgerows, orchards, parks or other areas.

## Policy 23: Natural environment

1. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.

### 2. Cornish Landscapes

Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes.

Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.

In areas of undeveloped coast, outside main settlements, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable.

### 2(a). The Cornwall and Tamar Valley Area of Outstanding Natural Beauty

Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity. Proposals should be informed by and assist the delivery of the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and / or

work in them. Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.

### **2(b) The Heritage Coast and Areas of Great Landscape Value**

Development within the Heritage Coast and / or Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas.

### **3. Biodiversity and Geodiversity**

Development should conserve, protect and where possible enhance biodiversity and geodiversity interests and soils commensurate with their status and giving appropriate weight to their importance.

All development must ensure that the importance of habitats and designated sites are taken into account and consider opportunities for the creation of a local and county-wide biodiversity network of wildlife corridors which link County Wildlife Sites and other areas of biodiversity importance, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan.

#### **3 (a). European Sites**

The highest level of protection will be given to potential and existing Special Protection Areas, candidate and existing Special Areas of Conservation and listed or proposed Ramsar sites.

Proposals having an adverse impact on the integrity of such areas that cannot be avoided

or adequately mitigated to remove any adverse effect will not be permitted other than in exceptional circumstances. These circumstances will only apply where there are:

- a) no suitable alternatives;
- b) imperative reasons of overriding public interest; and
- c) necessary compensatory provision can be secured to ensure that the overall coherence of the Natura 2000 network of European sites is protected.

Development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other development, there will be no adverse effects on the integrity of European Nature Conservation Sites.

#### **3(b). National sites**

Development proposals within or outside an SSSI or Marine Conservation Zone which would be likely to adversely affect the site (either individually or in combination with other developments) will not be permitted unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSIs and Marine Conservation Zones.

#### **3 (c). Local Sites**

Development likely to adversely affect locally designated sites, their features or their function as part of the ecological network, including County Wildlife Sites, Local Geological Sites and sites

supporting Biodiversity Action Plan habitats and species, will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained.

#### **3(d). Priority species and habitats**

Adverse impacts on European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible (i) subject to the legal tests afforded to them, where applicable (ii) otherwise, unless the need for and benefits clearly outweigh the loss.

#### **3(e). Ancient woodland and veteran trees**

Development must avoid the loss or deterioration of ancient woodland and veteran trees, unless the need for, or benefits of, development on that site clearly outweigh the loss.

### **4. Avoidance, mitigation and compensation for landscape, biodiversity and geodiversity impacts**

Development should avoid adverse impact on existing features as a first principle and enable net gains by designing in landscape and biodiversity features and enhancements, and opportunities for geological conservation alongside new development. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort.



## Historic Environment

**2.170** We recognise that Cornwall's outstanding and distinctive historic environment is an important irreplaceable resource that contributes to our economy, tourism, education, culture and community identity. Proposals for development should be informed by and respond positively to the historic environment to act as a catalyst for place making in Cornwall to reinforce local identity, character and distinctiveness.

**2.171** The National Planning Policy Framework (NPPF) provides guidance that should be used alongside this Plan particularly on the identification, significance, and protection of heritage assets both designated and undesignated. We expect applicants to assess and describe the significance of these assets, including any contribution made by their setting, sufficient to understand the potential impact of any proposal on that heritage significance. The determination of planning applications by the Council will be based on the assessment of the potential harmful impact, taking into account the desirability of not only sustaining the asset's significance, but also of enhancing that significance and the positive contribution both conservation and well-informed new design can make to sustainability and local character and distinctiveness.

**2.172** The determination of planning applications by the Council will be based on the assessment of the potential harmful impact, taking into account the desirability of not only sustaining the asset's significance, but also of enhancing that significance and the positive contribution both conservation and well-informed new design can make to sustainability and local character and distinctiveness.

**2.173** A substantial body of evidence on the historic environment has been collected and has informed the development of the Local Plan, its strategy for Cornwall's historic environment and the selection of sites allocated for development. The Key resource is the Cornwall Historic Environment Record, which contains and provides access to a wide range of evidence used to develop an understanding of Cornwall's historic environment, local distinctiveness and its heritage assets and those parts of the historic environment which have a particular value or significance. These, and any other relevant

resources, should be consulted as appropriate as part of an assessment process: these include the Cornwall Historic Landscape Characterisation, The Cornwall & Scilly Urban Survey, Cornwall Industrial Settlements Initiative, community network area Historic Environment Data sheets, Conservation Area Appraisals and Management Plans, site specific reports and topic-specific papers such as [Improving Energy Efficiency in Cornish Historic Buildings](#).

**2.174** In broad terms, the Council considers the following characteristics make a significant contribution to the local character and distinctiveness of Cornwall and where applicable, development proposals will be expected to demonstrate how these characteristics have been assessed and conserved.

**2.175** Cornwall's historic environment is the product of 10,000 years of human activity responding to its unique geography and location. The slates and granite bedrock geology with its unique mineral resources, its place at the extreme west of the country, and yet at the entrance to the English Channel, long stretches of exposed coastline broken by sheltered estuaries, its mild, but exposed maritime climate, difficult topography for overland travel but scenic attractions, all have been hugely influential in creating, or preserving, cultural distinctiveness and have all contributed to an historic environment which is both distinctive in character and distinctive in its extraordinary variety. Particularly significant aspects of Cornwall's historic environment include:

- The uniquely preserved prehistoric archaeological landscapes of the granite uplands,
- The number and variety of surviving prehistoric monuments all over Cornwall including quoits and barrows, standing stones, fogous, courtyard houses, rounds and hillforts.
- The enclosed lowland landscapes of medieval fields, and a predominantly dispersed rural settlement pattern of farming hamlets and medieval church-towns largely named using the Cornish language;
- Culturally and geologically distinctive farm buildings and farmstead patterns including post-medieval smallholding landscapes specifically related to the socio-economic conditions of Cornish mining.



- The distinctive 19th and early 20th century horticultural landscapes of the Tamar Valley and the coastal-slope fields of South Penwith.
- A rich multi-denominational ecclesiastical heritage with a distinctly Cornish character of early church and lann sites, early medieval inscribed stones and crosses, holy wells, high medieval church buildings and non-conformist chapels;
- An historic communications network including ancient byways and church-paths peppered with wayside crosses, guide-stones, milestones and fingerposts, former industrial tramways, and an extensive main line and branch rail network with significant local character;
- Significant historic international communications heritage: Packet Service quays (Falmouth); international submarine telegraph station, Porthcurno; Marconi wireless stations (Poldhu and Bass Point); earliest and largest international satellite telemetry station, Goonhilly (1962-2008).
- The distinctive number and variety of towns and villages with medieval market Boroughs; fishing villages; 19th century mineral ports; and 19th/ 20th century seaside towns with urban townscapes, streetscapes and buildings from the medieval period to the present day reflecting the unique narratives of Cornish history;
- A maritime historic environment of significant ports, harbours and quays, lighthouses, seamarks, lifeboat stations, and wrecks, the heritage of the fishing and ship building industries, the transport of mineral products and fuels, and the more recent, but no less significant heritage of the holiday and leisure industry.
- A distinctive industrial character including the internationally significant post-medieval mining landscapes and settlements of the Cornwall and West Devon World Heritage Site and the no less distinctive slate and granite quarrying and china clay and china stone industries with their associated processing works, transport networks and characteristic settlements.
- An ornamental heritage of country houses and designed landscapes, public parks and gardens significant both for the exotic variety of species supported and its cultural links with the economic



and geographic reach of the Cornish industrial revolution.

- The number and variety of Tudor to 20th century fortifications and military sites including 15th-20th century coastal defences and fortresses, Civil War earthworks and WW1 and WW2 remains, all epitomised by the outstanding military complexes around St Ives, St Michael's Mount, Falmouth and the Cornish defences of Plymouth.
- A powerful sense of place as evidenced by surviving Cornish language place-names; enduring medieval place-based myths and legends and festivals; images, representations, buildings and places associated with art colonies and a renowned literary heritage rooted in the landscape.



- Throughout Cornwall there are distinctive industrial landscapes that reflect its pioneering role in the development of the Industrial Revolution. These include the extensive, internationally significant post-medieval metal (principally tin, copper and arsenic) mining landscapes, associated industries, transport networks and settlements of the Cornwall and West Devon Mining Landscape World Heritage Site, the protection of which is governed by the UNESCO Convention on the Protection of World Natural and Cultural Heritage (1972). The equally distinctive slate, granite quarrying and china clay and china stone industries make a substantial contribution to the special landscape character in several parts of Cornwall and this should be reflected in planning decisions.

**2.176** The NPPF draws a distinction between significance and importance. All heritage assets have significance, but there are degrees of importance accorded to different assets, usually reflected in levels or grades of designation. The greater importance the asset has, the greater level of assessment would be expected, and when considering the impact of a proposed development on significance, the greater the weight will be accorded to the asset's conservation.

**2.177** The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. Any harm or loss, including cumulative impacts and less than substantial harm, will require clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.

**2.178** The more important the asset the greater the presumption against harm; proposals leading to substantial harm of the most important assets would have to be wholly exceptional, and will have to demonstrate a lack of viable alternative schemes or uses, and the most substantial overriding public benefits. Scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and the World Heritage Site are considered to be of the greatest importance in this regard.

**2.179** However, the same expectations for proportionate assessment and the need for justification through overriding public benefits



apply to other designated assets (grade II listed buildings, parks or gardens) and all non-designated assets, as appropriate to their significance. Non-designated assets could be buildings, monuments, archaeological sites, places, areas or landscapes positively identified (in the Historic Environment Record, Conservation Area Appraisals or Neighbourhood Plans, or equivalent, or through assessment within the Planning processes) as having a degree of significance meriting consideration in planning decisions.

**2.180** Cornwall Historic Environment Record has over 56,000 entries. Cornwall also has the largest number of statutorily protected Heritage Assets in any unitary council area, with over 12,800 listed buildings and 1588 scheduled monuments. The Council's own estate includes the largest number of statutorily protected Heritage Assets in the care of a local authority. Historic England keep an up to date register of all listed buildings and scheduled ancient monuments and proposals will be encouraged which support re-use, or more efficient existing use where this preserves or enhances heritage significance of those identified nationally or locally as at risk. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats. Any proposal should seek to incorporate solutions for assets at risk and provide solutions for repair and maintenance of the asset wherever possible.

**2.181** Heritage assets are an irreplaceable resource, therefore proposals for development should be informed by and will be determined in line with statutory requirements, national policy guidance and specific relevant guidance, principles and best practice. At present this includes both national guidance, such as relevant Historic England publications (e.g. [Conservation Principles](#), [Historic Environment Good Practice Advice in Planning Notes](#); [Decision making](#), [Setting of Heritage Assets](#)), and locally specific guidance such as the [Guidance for Methodist and Nonconformist chapels in Cornwall](#).

**2.182** The Council has produced Supplementary Planning Documents on both the Historic Environment and World Heritage Site which will help establish best practice criteria, help define the distinctive character of the historic environment of Cornwall, provide guidance on use of assessment



frameworks and methods and on the interpretation of significance within the Cornish, national and international contexts, and define the requirements of Heritage Statements.

**2.183** Other specific relevant sources of information and guidance which should inform both applications and decision making can be found as follows:

Advice and guidance documents produced by Historic England can be found by visiting: [www.historicengland.org.uk/images-books/publications](http://www.historicengland.org.uk/images-books/publications)

The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan is available at: [www.cornish-mining.org.uk/sites/default/files/Cornwall\\_and\\_West\\_Devon\\_Mining\\_Landscape\\_World\\_Heritage\\_Site\\_Management\\_Plan\\_2013-2018.pdf](http://www.cornish-mining.org.uk/sites/default/files/Cornwall_and_West_Devon_Mining_Landscape_World_Heritage_Site_Management_Plan_2013-2018.pdf)

**2.184 Scheduled Ancient Monuments:**

Many internationally and nationally important archaeological sites are designated as Scheduled Monuments. Works affecting a Scheduled Monument require the consent of the Secretary of State. Landowners or developers seeking to carry out works which might impact on a Scheduled Monument or its setting should seek the advice of Historic England at an early stage.

**2.185 Archaeology:** Applications which have the potential to impact on archaeological remains will need to be accompanied by assessments and field evaluations sufficient to define their significance prior to the submission of applications. Applicants should outline any mitigation measures and the steps to be taken to record, retain, incorporate, protect, enhance and where appropriate manage the archaeological interest, as part of the proposals. Non designated heritage assets of archaeological interest of equivalent significance to Scheduled Monuments shall be dealt with as subject to the same policy weight as the designated heritage assets.

The first point of call should be the Cornwall Historic Environment Record: [www.cornwall.gov.uk/her](http://www.cornwall.gov.uk/her)

**2.186 Listed Buildings:** Relevant information can be found by visiting: [www.cornwall.gov.uk/environment-and-planning/conservation/listed-buildings](http://www.cornwall.gov.uk/environment-and-planning/conservation/listed-buildings)



**2.187 Conservation Areas:** Relevant information can be found by visiting: <http://www.cornwall.gov.uk/environment-and-planning/conservation/conservation-areas/conservation-area-character-appraisals-and-management-plans/>

**2.188 Registered Historic Parks and Gardens:** Relevant information can be found by visiting: [www.english-heritage.org.uk/caring/listing/registered-parks-and-gardens](http://www.english-heritage.org.uk/caring/listing/registered-parks-and-gardens)

**2.189 Non designated heritage assets:** Proposals affecting buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.

The first point of call should be the Cornwall Historic Environment Record: [www.cornwall.gov.uk/her](http://www.cornwall.gov.uk/her)

## Green Infrastructure

**2.190** Good quality well planned and appropriately located green infrastructure is critical to Cornwall's future. Not only does it help us to live more healthily, sustainably and self-sufficiently, it helps to increase resilience and adaptation to climate change and supports ecosystem services providing for food production, flood control and wildlife and their component parts: water, soil, nutrients and organisms.

**2.191** Green infrastructure is an integrated network of multi-functional spaces within and linking urban and rural environments which collectively have significant environmental, social and economic benefits. It is a vital element of sustainable communities and forms part of the delivery of Cornwall's Environmental Growth Strategy. Green Infrastructure planning requires an ecosystem services approach to understanding the value of creating and maintaining green spaces and corridors to provide opportunities for recreation, walking and cycling, increasing biodiversity and taking benefit from our natural environment without depleting it.

## Policy 24: Historic environment

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Development proposals will be expected to:

- sustain designated heritage assets;
- take opportunities to better reveal their significance;
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens;
- conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage;
- protect the historic maritime environment, including the significant ports, harbours and quays.

Development within the Cornwall and West Devon Mining Landscape World Heritage

Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.

All development proposals should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.

Great weight will be given to the conservation of the Cornwall's heritage assets.

Where development is proposed that would lead to substantial harm to assets of the highest significance, including un-designated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances.

Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.

Proposals that will help to secure a sustainable future for the Cornwall's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.





**2.192** Amongst other things, GI increases biodiversity and improves health and well-being in Cornwall. This policy should be read alongside Policy 16 – Health and well-being as well as other policies in the Plan. It can also benefit wildlife by conserving and enhancing habitats, and providing sensitive responses to important wildlife sites and watercourses.

**2.193** Green infrastructure can enhance the townscape and visual amenity. Parks and gardens, open spaces, landscape, trees, allotments, cycle routes, sports fields and play areas promote a sense of place and community identity, and improve the health and sense of well-being of people.

**2.194** The Council has produced a strategic framework that provides a clear plan to guide the future planning and delivery of Green Infrastructure for Cornwall. New developments should use the environmental features of sites as the foundation of their design. The Council will also work with its partners to plan and enhance strategic green infrastructure links between places and habitat across Cornwall. The impact of new development on green infrastructure assets will be assessed as part of determining planning applications. This process will seek to retain green assets in development proposal and the incorporation of new green infrastructure.

## Policy 25: Green infrastructure

The existing green infrastructure network in Cornwall, which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity will be protected and enhanced. Development proposals should contribute to an enhanced connected and functional network of habitat, open spaces and waterscapes by:

1. Retaining and enhancing the most important environmental infrastructure assets and connections that contribute to the functionality of networks of ecosystems and our Strategic Environmental Infrastructure Network in their existing location; and
2. Demonstrating that all the functional environmental

infrastructure and connections have been taken into account in the design of the scheme or site layout, including impacts on ecosystem services; biodiversity; coastal processes and recreation within and near to the application site and show how this understanding has positively contributed to place making and influenced the proposal; and

3. Providing appropriate buffers to natural spaces that have community, biodiversity and heritage significance; and
4. Restoring or enhancing connectivity for nature and people through the site and linking to adjacent sites or green routes, helping to provide better links between urban and rural landscapes and coastal areas, creating accessible and attractive places for communities to make regular contact with the natural

environment; and

5. Providing accessible and good quality open space and where applicable improved access to coastal space; and
6. Providing clear arrangements for the long-term maintenance and management and/or enhancement of the green infrastructure assets.

In exceptional circumstances where retention of the most important green infrastructure assets and connections is outweighed by the benefits arising from the development proposals and they cannot be retained on site, the loss resulting from the proposed development should be replaced by equivalent or better provision in terms of quantity and quality of ecological or open space value in a suitable location.

» *Good quality, well planned and appropriately located green infrastructure is critical to Cornwall's future.*



## Flood Risk Management and Coastal Change

**2.196** Many of the existing settlements in Cornwall are built beside rivers and coastal areas, some of which will be the focus for growth. Approximately 10,000 properties are already at risk of flooding and of these nearly 4,000 residential and 1,500 commercial properties have a significant risk of flooding.

**2.197** Cornwall is characterised by relatively short steep river valleys where floods are often short-lived and intense, caused by relatively short periods of intense rainfall. Cornwall also has a long coastline including a number of significant estuaries. Tidal flooding occurs characteristically during high spring tides, combined with low atmospheric pressure, and strong wind that surges seawater into the Cornish estuaries and other low-lying land.

**2.198** Flood and Coastal Management Strategies identify local opportunities to reduce flooding and its impact on local communities, zone land to enable flood and coastal change management and identify opportunities for relocation of development in response to vulnerability to flooding and coastal change. The emerging 'Cornwall Local Flood Risk Management Strategy' sets out how the Council and partner organisations, such as the Environment Agency and South West Water, intend to work together to manage flood risk. A key aim of that work will be to prioritise resources for flood risk management projects, maximise funding and join resources in the most efficient and effective way. Potential funding opportunities identified through the Local Strategic Investment Plan, the Local Enterprise Partnership and a future Community Infrastructure Levy will be important in the context of managing flood risk.

**2.199** Policies will seek to ensure development does not add to the flooding of existing communities and new development is located to avoid areas of flood risk as a first principle to minimise its risk of flooding. Policy 26 is intended to complement national policy and guidance on avoiding and minimising flood risks, particularly the application of the sequential and exception tests and the recognition of the differing vulnerability to flood risk of different types of use and development, the sequential test should be applied



in assessing the selection of sites to be allocated in subsequent plans and for designing the layout of development on sites where part of a site may be at risk of flooding.

**2.200** The context for flood risk in Cornwall is set out in the Shoreline Management Plan and Catchment Flood Management Plans for Cornwall and the South West River Basin Management Plan. The Strategic Flood Risk Assessment, which accompanies the Local Plan, includes an interactive map showing the various strategies concerning flood risk. The National Marine Policy Statement is the framework for taking decisions affecting the marine environment and the planned South West Marine Inshore and Offshore Plans will augment this.



*Approximately 10,000 properties are at risk of flooding and of these nearly 5,500 have a significant risk of flooding.*

## Policy 26: Flood risk management and coastal change

1. Development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies including the Shoreline Management Plan and Catchment Flood Management Plans for Cornwall and the South West River Basin Plan.

2. Development should be sited, designed, of a type and where necessary relocated in a manner that:

a. increases flood resilience of the area, taking account of the area's vulnerability to the impacts of climate change and

coastal change and the need to avoid areas of flood risk, in the first instance, taking into account the vulnerability of the use proposed; and

b. minimises, or reduces and where possible, eliminates flood risk on site and in the area; and

c. enables or replicates natural ground and surface water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems (SUDS), utilising green infrastructure where possible and as guided by local standards, including Cornwall drainage guidance; and

d. the safeguarding of land, where it is identified to be functional

flood storage, to make space for water at times of flood; and

e. where applicable, supports community-led local solutions to managing flood risk and coastal change; and

f. does not create avoidable future liability for maintenance for public bodies and communities.

3. Development proposals of 10 dwellings or more or over 0.5 ha should provide a long term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc.) and identifies opportunities and funding for future enhancement.

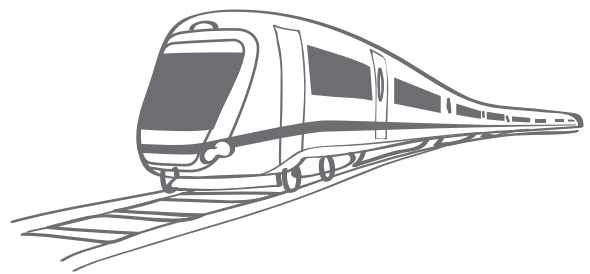
## Transport and Accessibility

**2.201** Access to what we need each day is crucial to our future sustainability. Reducing our need to travel is central to our longer term strategy. But, infrastructure and services to enable movement will still be required, especially to improve the economic prospects for Cornwall. We will maintain our key transport network and associated infrastructure for walking; train; bus; car; cycle; air and sea transport as well as safeguarding future opportunities for delivering improvements and to maintain links with the Isles of Scilly and other parts of the UK.

**2.202** The way the public sector provides services will also be reviewed to complement this strategy.

**2.203** The plan reflects our existing communities and their potential to be more sustainable. By providing the opportunity to live more locally with less need to travel our communities will be more resilient and healthier.

**2.204** However, it puts considerable importance on finding viable solutions to service provision and transport, especially public transport and management of the network as well as other infrastructure.



## Policy 27: Transport and accessibility

All developments should:

Provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

For major developments to ensure a resilient and reliable transport system for people, goods and services, development proposals should:

1. Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's Local Transport Plan or any subsequent LTPs; and
2. Locate development and / or incorporate a mix of uses so that the need to travel

will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by walking, cycling and public transport to minimise car travel; and

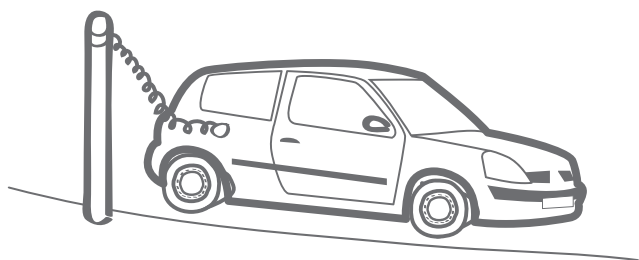
3. Locate larger developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport. Any proposals which do not accord with this will require significant justification and provide clear transport benefits; and
4. Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate

vicinity of the development; and

5. Be accompanied by an effective travel plan that delivers hard and soft measures to support new occupants in adopting sustainable travel habits; and
6. Safeguard land for the delivery of strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly.
7. Provide public transport solutions including park and ride where there is evidence that it will remove traffic from the highway network, is economically viable and that which accord with the appropriate transport strategy for the area.

## Infrastructure

**2.205** An appropriate and balanced mix of new development is essential for the long term prosperity of Cornwall. The Local Plan shapes where new development should be located and also manages the pressures relating to speculative proposals through policy. It will facilitate in new jobs, homes, services and thereby support social, economic and environmental objectives. The impact of



development on local communities and the fabric of the existing built and natural environment is an important consideration. Managing this impact involves protecting existing infrastructure and securing the timely investment of new infrastructure.

**2.206** Infrastructure is fundamental to the success of the strategy. Its timely delivery through traditional or innovative ways to meet our needs must overcome challenges and enable development. The council will work in partnership with internal and external infrastructure providers; neighbouring authorities; and the Local Enterprise Partnership to ensure that new or improved infrastructure, including that listed in the infrastructure needs assessment schedules, is delivered prior to, or in conjunction with, new development.

**2.207** It is proposed that a charge will be made, subject to viability (established through the strategic viability assessment), on new development to

provide gap funding to deliver specified priorities. This is crucial for our social and economic success and should support major projects that benefit all of Cornwall as well as local ones.

**2.208** Priorities for investment will be established through a robust process informed by the infrastructure needs assessment schedule preparation and will include the opportunity for investment in local projects too, by the allocation of a meaningful proportion of the charge to local areas. The list of infrastructure that the Council intends to spend the Community Infrastructure Levy will be contained in the Regulation 123 list.

**2.209** The Council will continue to work in partnership with infrastructure providers and other delivery agencies to keep an up to date Infrastructure Delivery Plan that will enable proposals, in accordance with the spatial objectives, to be brought forward.

**2.210** Particular importance is placed upon the provision of adequate sewerage and sewage waste treatment facilities. In areas where development without the provision of adequate facilities could impact on the integrity of the designated or candidate international wildlife sites, including the Fal and Helford and River Camel SACs and Tamar Estuaries Complex SPA development proposals will be refused where there is an impact in line with policy 22 of this Plan (see 'Community Network Area Sections PP14 and PP15' for more background)

### Transport and Infrastructure - Rural accessibility

issues do occur in parts of Cornwall and studies show that limited access to transport, particularly in rural areas, can lead to isolation, social exclusion and severely restrict people's quality of life and life chances

### Dispersed settlement

pattern presents challenges for the provision of appropriate transport infrastructure, the viability and accessibility of local services, and employment opportunities

Installation of a  
**superfast broadband**  
network across Cornwall was the largest ever build of a superfast broadband infrastructure in a rural area anywhere in the world.

## Policy 28: Infrastructure

Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Contributions will be used to provide or enhance local infrastructure that is adversely affected by the development of a site but which

will not be delivered on that site.

Development will be permitted where it would:

1. Be supported by appropriate infrastructure provided in a timely manner; and
2. Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision not in the Regulation 123 list, including maintenance and

management contributions, to be negotiated on a site-by-site basis.

3. Where it can be demonstrated that it is not feasible to do this, the Council will seek to ensure all 'allowable solutions' or 'biodiversity off setting' payments are invested in projects within Cornwall with priority given to projects which achieve multiple benefits.





# Appendix 1:

## Cornwall Local Plan 2010-2030: Proposed monitoring framework

Key outcome sought	Indicator	Trends / Targets
<b>Part 1: Strategic Policies</b>		
<b>Policy 1: Presumption in Favour of Sustainable Development</b>		
	The achievement of all indicators for policies in the whole plan collectively contribute to the delivery of Policy 1	<ul style="list-style-type: none"> <li>All monitoring targets met or exceeded</li> </ul>
<b>Policy 2: Spatial Strategy</b>		
	The achievement of all indicators for policies in the whole plan collectively contribute to the delivery of Policy 2	<ul style="list-style-type: none"> <li>All monitoring targets met or exceeded</li> </ul>
<b>Policy 2a Key Targets</b>		
Job provision	2.1: Number of new jobs created	<ul style="list-style-type: none"> <li>Provision of 38,000 full time jobs within the plan period.</li> </ul>
Employment floorspace provision	2.2: Amount of net additional B Class employment floorspace provided	<ul style="list-style-type: none"> <li>Delivery of 704,000 sq. metres of employment floorspace over the plan period of which 359,583 sq. metres to be B1a and b office use and 344,417 sq. metres to be B1c, B2 and B8 industrial premises.</li> <li>Delivery in accordance with sub area targets identified in the Policy</li> </ul>
Purpose built student accommodation	Net additional purpose built student accommodation	<ul style="list-style-type: none"> <li>Delivery of purpose built student accommodation that meets the needs generated through the expansion of the university in Falmouth and Penryn</li> </ul>
Gypsy and Traveller site provision	12: Net additional Gypsy Traveller pitches provided by: (i) Residential Pitches; (ii) Transit Pitches; and (iii) Showpeople	<ul style="list-style-type: none"> <li>Delivery of 318 residential pitches; 60 Transit pitches; and 11 Show People Pitches in the plan period</li> </ul>
Communal establishment provision	Net additional communal nursing and specialist accommodation for older persons	<ul style="list-style-type: none"> <li>Delivery of 2,550 bed spaces in communal establishments (defined as Residential Care and or Nursing Homes)</li> </ul>

Key outcome sought	Indicator	Trends / Targets
New home provision	2.5 Housing Trajectory including: a) Net additional dwellings in previous years; b) Net additional dwellings for the reporting year; c) net additional dwellings in future years and; d) the managed delivery target 2.6 Amount of new housing development allocated in Neighbourhood Plans	<ul style="list-style-type: none"> <li>To deliver a minimum of 2,625 dwellings per year (residual delivery of a minimum of 52,500 dwellings over the plan period)</li> <li>To ensure at least a 5 year supply of deliverable housing sites</li> <li>Delivery in accordance with sub area targets identified in the Policy</li> <li>To ensure that Neighbourhood Plans allocate land for housing to meet any shortfall within 2 years of the adoption of the Local Plan Strategic Policies</li> </ul>
<b>Policy 3: Role and Function of Place</b>		
Strategic distribution of development	3. Amount and proportion of all major development provided in settlements. 3.1 Net additional dwellings provided in named settlements and the remainder of the CNA. 3.2 Development of eco-communities at West Carclaze/Baal and par Docks	<ul style="list-style-type: none"> <li>Delivery in accordance with sub area targets</li> <li>Planning application for development at West Carclaze/Baal approved and or allocated in a submitted site allocations Local Plan within two years of adoption of the Cornwall Local Plan- Strategic Policies</li> </ul>
<b>Policy 4: Shopping, Services and Community Facilities</b>		
Viability and vitality of retail town centres	4.1 Amount and type of town centre uses floorspace provided (i) within town centres areas (ii) edge of centre and out of centre locations and (iii) out of town areas	<ul style="list-style-type: none"> <li>Report annual delivery by (i) town centres areas and (ii) edge of centre and out of centre locations and (iii) out of town areas</li> </ul>
	4.2 The amount of retail service, comparison and convenience floorspace in the main town centres 4.2a The changes in the proportion of retail uses within Primary Shopping Areas	<ul style="list-style-type: none"> <li>Report as change over time and in relation to the Cornwall average</li> </ul>
	4.3: Amount of retail and community facilities lost in smaller settlements	<ul style="list-style-type: none"> <li>No net loss of existing services and facilities in smaller settlements</li> </ul>
	4.4 Vacancy rates in main town centres	<ul style="list-style-type: none"> <li>Rates at or below the national average</li> </ul>
<b>Policy 5: Business and Tourism</b>		
New Jobs and economic growth	5.1: Amount and type of employment floorspace provided and lost: (i) within settlements;(ii) on established employment sites; and (iii) in rural areas	<ul style="list-style-type: none"> <li>Report annual delivery and losses by (i) settlements (ii) an established employment site(iii) in other locations</li> </ul>
Enhanced quality and range of tourist facilities	5.2: Amount and quality of new tourism facilities	<ul style="list-style-type: none"> <li>Net increase</li> </ul>
Safeguarding Employment Land	5.4: Amount of employment land lost to other uses from safeguarded employment sites	<ul style="list-style-type: none"> <li>No net loss of viable employment land on safeguarded employment sites</li> </ul>
<b>Policy 6: Housing Mix</b>		
Provision of housing for households with specific needs	6.1 Amount of housing provided to meet households with specific needs	<ul style="list-style-type: none"> <li>Net increase</li> </ul>



Key outcome sought	Indicator	Trends / Targets
Ensure the provision of an appropriate mix of housing	6.2: Amount of new housing provided by house type, tenure and size	<ul style="list-style-type: none"> <li>All new housing developments of 10 or more dwellings provide an appropriate housing mix that reflects local housing market need</li> </ul>
Provision of self build and custom build housing.	6.3: Number of self build and custom build housing provided	<ul style="list-style-type: none"> <li>Net increase</li> </ul>
<b>Policy 7: Housing in the Countryside</b>		
Restrict housing development in the countryside	7: Amount of housing development in the open countryside approved in accordance with policy 7 as a proportion of all housing development in the open countryside.	<ul style="list-style-type: none"> <li>100%</li> </ul>
<b>Policy 8: Affordable Housing</b>		
Affordable housing provision to meet needs	8.1: Number of affordable homes provided: (i) on sites where dwellings would have a combined gross floorspace of more than 1000 square metres; or (ii) on sites with a net increase of 10 dwellings 8.1a Amount of contribution towards affordable housing provision on sites of 6 to 9 dwellings in rural parishes	<ul style="list-style-type: none"> <li>To attain a contribution towards affordable housing provision on all development with a combined gross floor space of more than 1000 square metres or on sites with a net increase of 10 or more dwellings or on sites of 6 or more dwellings in rural areas</li> </ul>
	8.2: Number of affordable proposals meeting the threshold target of 70% affordable rent and 30% shared equity in their overall housing product	<ul style="list-style-type: none"> <li>No affordable proposals below the threshold target of 70% affordable rent and 30% shared equity in their overall housing product</li> </ul>
	8.3: Amount of affordable housing provided on sites meeting the minimum threshold by Zone	<ul style="list-style-type: none"> <li>All new housing developments above the affordable housing threshold to meet the minimum percentage of affordable housing for the appropriate zone: 50% in zone 1, 40% in zone 2, 35% in zone 3, 30% in zone 4 and 25% in zone 5.</li> </ul>
	8.4 Affordable homes provided through means other through S106 agreements or on exceptions sites	<ul style="list-style-type: none"> <li>Homes and Communities Agency funded affordable homes – 70 per annum between 2015-18 and 100 per annum 2019-25</li> <li>Affordable Homes provided through Cornwall Council's capital programme – 245 per annum between 2016-19</li> <li>Open market housing converted to Affordable Homes 55 per annum</li> </ul>
<b>Policy 9: Rural Exception Sites</b>		
Provision of affordable housing to meet needs	9 The number of and proportion of (i) Affordable housing and (ii) market housing granted permission on exceptions sites	<ul style="list-style-type: none"> <li>A greater proportion of affordable housing as opposed to market housing provided on each exceptions site</li> <li>150 Affordable homes per year provided on exceptions sites</li> </ul>



Key outcome sought	Indicator	Trends / Targets
<b>Policy 10: Managing Viability</b>		
	11: Percentage of housing schemes not able to deliver the full quota of affordable housing and therefore applying policy 11 criteria  11.1 Number of sites granted permission where measures required by the policy are secured in lieu of full affordable housing provision	<ul style="list-style-type: none"> <li>• Zero</li> </ul>
<b>Policy 11: Gypsies and Travellers</b>		
Gypsy and Traveller site provision	12: Number and proportion of applications refused on grounds of not complying with policy	<ul style="list-style-type: none"> <li>• All residential and transit site developments meeting the requirements of the policy</li> </ul>
<b>Policy 12: Design</b>		
High quality design in new development	13 Number of applications refused on design grounds.	<ul style="list-style-type: none"> <li>• Improved standard of design in development proposals</li> </ul>
<b>Policy 13: Development Standards</b>		
	14: Number and proportion of applications refused on grounds of not complying with the Development Standard policy	<ul style="list-style-type: none"> <li>• Improvement in space standards in development proposals</li> </ul>
<b>Policy 14: Renewable and Low Carbon Energy</b>		
Increase renewable energy consumption	15: Amount of: (i) renewable energy capacity and low carbon energy generation installed; and (ii) useable heat generation capacity installed	<ul style="list-style-type: none"> <li>• Net increase</li> </ul>
<b>Policy 15: Safeguarding Renewable Energy</b>		
Protection of renewable energy installations	16: Number or proportion of applications refused on grounds of potentially effecting Renewable energy capacity of existing installations	<ul style="list-style-type: none"> <li>• 100%</li> </ul>
<b>Policy 16: Health and Well Being</b>		
Improvement in Health and well being	17.1: Net amount of informal open spaces provided by major developments	<ul style="list-style-type: none"> <li>• Net increase</li> </ul>
	17.2: Net amount of formal open spaces and travel networks provided by type including: Recreation grounds, parks and gardens, play space, sports pitches, footpaths and cycle paths	<ul style="list-style-type: none"> <li>• Net Increase</li> </ul>
	17.3: Provision of community spaces by type including; (i) community centres and village halls; and (ii) indoor sports and other recreational facilities	<ul style="list-style-type: none"> <li>• Net Increase</li> </ul>

Key outcome sought	Indicator	Trends / Targets
<b>Policy 17: Minerals – General Principles</b>		
Development principles	18. Mineral production (tonnes) of various sectors (primary aggregates, secondary / recycled aggregates, building stone, china clay and metalliferous minerals) in the county	<ul style="list-style-type: none"> <li>• Primary aggregate production in line with the annual Local Aggregates Assessment</li> <li>• Net increase in the production of secondary/recycled aggregate</li> </ul>
<b>Policy 18: Minerals Safeguarding</b>		
Safeguard Minerals reserves	19: Number of applications granted on safeguarded mineral sites identified as causing the sterilization of the mineral reserves	<ul style="list-style-type: none"> <li>• No net loss to sites safeguarded for their mineral reserves</li> </ul>
<b>Policy 19: Strategic Waste Management Principles</b>		
Development Principles	20.1: Capacity of existing and new waste management facilities for: (i) transfer stations; (ii) Composting; (iii) Recycling; (iv) energy from waste; and (v) landfill	<ul style="list-style-type: none"> <li>• No change in capacity for all waste facility types apart from an increase in: (a) construction and demolition waste landfill provision of 659,000 tonnes; (b) construction and demolition waste recycling of 377,000 tonnes; and (c) 200,000m<sup>3</sup> of landfill capacity for Local Authority collected waste</li> </ul>
	20.2: Amount of waste a) recycled b) composted and c) used in energy production	<ul style="list-style-type: none"> <li>• Annual net increase</li> </ul>
	20.3: Amount of waste landfilled by (i) households and ii) commercial and industrial.	<ul style="list-style-type: none"> <li>• Annual net decrease</li> </ul>
<b>Policy 20: Managing the Provision of Waste Management Facilities</b>		
Development principles	21: Number and proportion of applications for new waste management facilities approved on policy grounds	<ul style="list-style-type: none"> <li>• 100%</li> </ul>
<b>Policy 21: The Best Use of Land</b>		
The efficient use of Land	22.1: The amount (%) of residential development provided on previously developed land.	<ul style="list-style-type: none"> <li>• Reported figure as trend</li> </ul>
	22.2: The amount (%) of employment floorspace provided on Previously developed land.	<ul style="list-style-type: none"> <li>• Reported figure as trend</li> </ul>
	22.3: The amount of Grade 1, Grade 2 and Grade 3a Agricultural land lost to other uses	<ul style="list-style-type: none"> <li>• Reported figure as trend</li> </ul>

Key outcome sought	Indicator	Trends / Targets
<b>Policy 22: European Protected Sites</b>		
	23 Number of residential, student and tourist accommodation developments granted permission within zones of influence where mitigation measures are secured.	<ul style="list-style-type: none"> <li>Mitigation measures secured for all residential, student and tourism accommodation within zones of influence that require mitigation to overcome any adverse effect</li> </ul>
<b>Policy 23: Natural Environment</b>		
Protection of the natural environment	23.1: Single Data List I160-00 Improved local biodiversity, the proportion of local sites (CWS) where positive conservation management is being achieved	<ul style="list-style-type: none"> <li>Improve and increase.</li> </ul>
	23.2: Amount of biodiversity habitat gained through mitigation	<ul style="list-style-type: none"> <li>Net increase in current levels of biodiversity habitat through the creation of: (i) new Wildlife Corridors and (ii) new Local Wildlife Sites</li> </ul>
	23.3: % of SSSIs in a favourable or recovering condition	<ul style="list-style-type: none"> <li>Improve</li> </ul>
Protection of the Landscape	23.3: Number of new dwellings approved in the landscape designations AONB and Heritage Coast	<ul style="list-style-type: none"> <li>Report Trend</li> </ul>
	23.4: Number of applications approved for wind turbines and Solar Farms in the landscape designations AONB and Heritage Coast	<ul style="list-style-type: none"> <li>Report Trend</li> </ul>
<b>Policy 24: Historic Environment</b>		
Protection and enhancement of the historic environment	24.1: Number of listed buildings on the 'At Risk' Register	<ul style="list-style-type: none"> <li>Decrease</li> </ul>
	24.2: Number of major applications approved in WHS contrary to advice of English Heritage	<ul style="list-style-type: none"> <li>Zero</li> </ul>
	24.3 Number of applications refused due to the impact upon the historic environment.	<ul style="list-style-type: none"> <li>Reduced adverse impact of development upon the historic environment</li> </ul>
<b>Policy 25: Green Infrastructure</b>		
	25.1: Amount of green infrastructure provided through S106 agreements on major application approvals	<ul style="list-style-type: none"> <li>Report trend</li> </ul>
	25.2: Open space managed to green flag status	<ul style="list-style-type: none"> <li>Maintain or improve accessibility to good quality open space</li> </ul>

Key outcome sought	Indicator	Trends / Targets
Policy 26: Flood Risk Management and Coastal Change		
	26: Number of applications approved contrary to the advice of EA on (i) flooding grounds (ii) water quality	<ul style="list-style-type: none"> <li>• Zero</li> </ul>
Policy 27: Transport and Accessibility		
	27.1: Percentage of people living within 30 minutes of an employment centre employing more than 500 people that use public transport or walk	<ul style="list-style-type: none"> <li>• 85%</li> </ul>
	27.2: Access to services and facilities by public transport	<ul style="list-style-type: none"> <li>• Increase</li> </ul>
Policy 28: Infrastructure		
	28.1: Achievement towards the 5 year delivery and investment plan by CNA and strategic delivery plan	<ul style="list-style-type: none"> <li>• Monitor progress in the delivery of critical and necessary projects and the amount of accumulated funding</li> </ul>
	28.2: Amount of Section 106 contribution, financial and non-financial contributions	<ul style="list-style-type: none"> <li>• Increase or reported performance</li> </ul>
Generic indicators applied to each CNA		
Housing	PPA: Annual number of dwelling provided in the CNA compared to the residual target	<ul style="list-style-type: none"> <li>• Applied against specific target for number of dwellings by town and or CNA to 2030</li> </ul>
Employment	PPB: Amount of B Class employment floorspace provided compared with the residual target	<ul style="list-style-type: none"> <li>• Applied against specific square metre floorspace targets by B1a / B1b office and B1c, B2 and B8 industrial uses by CNA to 2030</li> </ul>
Retail	PPC: Amount of convenience and comparison retail floorspace provided within, on the edge of and outside town centres	<ul style="list-style-type: none"> <li>• Applied against specific square metre floorspace targets by convenience and comparison retail uses by main towns to 2030</li> </ul>



## Appendix 2: Value zones in Cornwall

Value Zone	Target levels of affordable housing (policy 8)	Towns in policy 3	Other settlements	Parishes
1	50%		Rock with Tredrizzick, Gerrans/Portscatho Fowey	Boconnoc CP; Broadoak CP; Cuby CP; Feock CP; Fowey CP; Gerrans CP; Lanhydrock CP; Maker-with- Rame CP; Mawnan CP; Mylor CP; North Tamerton; Philleigh CP; Ruanlanihorne CP; St. Anthony-in- Meneage CP; St. Clement CP; St. Just-in-Roseland CP; St. Mellion CP; St. Michael; Penkevil CP; St. Minver; Lowlands CP; St. Sampson CP; St. Veep CP; St. Wenn CP; Treneglos CP; Veryan CP; Withiel CP
2	40%	St Ives	Padstow, St Merryn/Shop, Constantine	Constantine CP; Helland CP; Landulph CP; Lanlivery CP; Lanteglos CP; Manaccan CP; Mawgan-in-Pydar CP Padstow CP; Paul CP; Perranarworthal CP; Sheviock CP; St. Austell Bay CP; St. Ewe CP; St. Ives CP; St. Merryn CP St. Minver Highlands CP; St. Winnow CP; Tregoney CP; Zennor CP
3	35%	Falmouth and Penryn, Truro with Threemilestone Newquay	Lostwithiel, Mevagissey, Marazion	Antony CP; Blisland CP; Boyton CP; Budock CP; Cardinham CP; Carlyon CP; Chacewater CP; Crantock CP; Falmouth CP Grampound with Creed CP; Jacobstow CP; Kea CP; Kenwyn CP; Lanivet CP; Launcells CP; Linkinhorne CP; Lostwithiel CP; Marazion CP; Mevagissey CP; Morvah CP; Morwenstow CP; Newquay CP; Penryn CP; Pentewan Valley CP; Pillaton CP; Poundstock CP; Sancreed CP; Sennen CP; South Hill CP; St. Allen CP; St. Dominick CP; St. Endellion CP; St. Germans CP; St. Goran CP; St. Hilary CP; St. Levan CP; Stokeclimsland CP; Towednack CP; Trewen CP; Truro CP

Value Zone	Target levels of affordable housing (policy 8)	Towns in policy 3	Other settlements	Parishes
4	30%	Bodmin, Bude with Stratton and Poughill Callington, Camelford Hayle, Launceston, Penzance with Newlyn Heamoor, Gulval and Long Rock. Saltash, Wadebridge Torpoint	Boscastle, , Gunnislake, , Kilhampton, Looe, Mullion, Perranporth, Porthleven St Agnes, St Blazey/Par, St. Columb Major, St Just, Tintagel	Advent CP; Altarnun CP; Bodmin CP; Botusfleming CP; Breage CP; Bude-Stratton CP; Callington CP; Calstock CP; Camelford CP; Colan CP; Cubert CP; Cury CP; Davidstow CP; Deviock CP; Duloe CP; Egloshayle CP; Egloskerry CP; Forrabury and Minster CP; Germoe CP; Grade-Ruan CP; Gunwalloe CP; Gweek CP; Gwennap CP; Gwinear-Gwithian CP; Hayle CP; Kilhampton CP; Ladock CP; Landewednack; Landrake with St. Erney CP; Laneast CP; Lanreath CP; Lansallos CP; Launceston CP; Lewannick CP; Lezant CP; Looe CP; Ludgvan CP; Luxulyan CP; Mabe CP; Madron CP; Marhamchurch ; Mawgan-in-Meneage CP; Michaelstow CP; Millbrook CP; Morval CP; Mullion CP; North Hill CP; North Petherwin; Otterham CP; Penzance CP; Perranuthnoe CP; Perranzabuloe CP; Porthleven CP  Portreath CP; Probus CP; Quethiock CP; Saltash CP; Sithney CP; St. Agnes CP ; St. Blaise CP; St. Breock CP; St. Beward CP; St. Buryan CP; St. Clether CP; St. Columb Major; St. Erme CP; St. Ervan CP; St. Gennys CP; St. Gluvias CP; St. Issey CP; St. Ive CP; St. John CP; St. Juliot CP; St. Just CP; St. Keverne CP; St. Kew CP; St. Mabyn CP; St. Martin-in-Meneage CP; St. Mewan CP; St. Neot CP; St. Newlyn East; St. Stephens By Launceston Rural; St. Tudy CP; Stithians CP; Tintagel CP; Torpoint CP; Tremaine CP; Tywardreath and Par CP; Wadebridge CP  Warleggan CP; Week St. Mary; Wendron CP; Werrington CP; Whitstone CP
5	25%	Camborne with Pool, Illogan and Redruth, Helston, Liskeard St Austell	Indian Queens with St Columb Rd & Fraddon, Delabole	Camborne CP; Carharrack CP; Carn Brea CP; Crowan CP; Dobwalls and Trewidland CP; Helston CP; Illogan CP; Lanner CP; Lawhitton Rural; Lesnewth CP; Liskeard CP; Menheniot CP; Pelynt CP; Redruth CP; Roche CP; South Petherwin; St. Austell CP; St. Cleer CP; St. Day CP; St. Dennis CP; St. Enoder CP; St. Erth CP; St. Eval CP; St. Keyne CP; St. Martin-by-Looe CP; St. Michael Caerhays CP; St. Pinnock CP; St. Stephen-in-Brannel CP; St. Teath CP; St. Thomas the Apostle Rural CP; Tresmeer CP; Trevalga CP; Treverbyn CP; Warbstow CP

# Appendix 3: Schedule of policies in adopted district, borough, minerals and waste local plans to be saved and schedule of policies to be replaced by those contained within the local plan

The majority of policies from the Minerals Local Plan, Waste Local Plan and the former District Councils are to be replaced by the policies contained within the Cornwall Local Plan. The former district of Kerrier did not have an adopted plan and therefore there are no saved policies to replace.

The saved policies that are not being replaced by the Local Plan policies will continue to form part of the development plan and will continue to be used in conjunction with the Local Plan. Some policies will be retained until they are reviewed as part of the emerging Development Plan Documents (Minerals Safeguarding Development Plan Document and the Site Allocations Development Plan Document).

The following policies are going to continue to be saved

## **Minerals Local Plan 1998:**

- E3 – Landscape
- S1 – Mineral Consultation Areas
- CC3 – Areas of Special Environmental Concern
- CC5 – Protection of Settlements
- CC6 – safeguarding existing routes
- CC7 – Railway routes

## **Penwith Local Plan 2004:**

- CC5 – Protection of Areas of Great Landscape Value
- TVA – Proposed redevelopment of former Cornwall Farmers Ltd site, Penzance
- TV22 – Control of development within Bread Street area, Penzance
- TV23 – Control of development of harbour car park, Penzance
- TV24 – Control of development of harbour side area, Penzance
- TVB – Proposed provision of improved facilities for cargo handling
- TVC – Reservation of Jubilee Pool with land between the pool and Battery Road
- TVD – Proposed development of South Quay, Foundry Yard and South Quay, Hayle
- TVE – Proposed development of Foundry area, Hayle
- TV26 – Control of number of residential or holiday units on Harvey's Towans, Hayle
- HA – Affordable housing at Penwith Street and Cross Street, Penzance

- HC – Redevelopment of area at Alexandra Road – Western Promenade for housing
- HD – Redevelopment of area at Queens Street for housing
- HG – Redevelopment behind Copper Terrace, Hayle
- HJ – Redevelopment of area adjacent to Old Stennack School
- EE – Western end of Chy an dour Coombe
- EF – Area in Chy an dour Coombe
- EG – Eastern end of Chy an dour Coombe

#### **Carrick Local Plan 1998:**

- 5D – Additional shoppers car park at Falmouth
- 5H – Pedestrian priority in Falmouth
- 11C – Prime Seafront hotel area of Falmouth

#### **Restormel Local Plan 2001:**

- 14 – Areas of Great Landscape Value
- SA7D – Housing allocations
- N7 Site 1, 2, 6, 8, & 9 – Housing Allocations
- N11 – Employment land
- N12 – Regeneration sites
- N13 – Regeneration sites
- N15 – Growth area local centre and mixed use areas
- N16 – Regeneration sites
- N17 – Newquay growth area road
- N31 – Trenance leisure facilities
- N32 – Fistral beach

#### **North Cornwall Local Plan 1999:**

- ENV1 – Protecting the countryside and landscape character
- BOD4 – Land at St Lawrence’s Hospital– mixed uses
- BOD5 – Land east of former A38 and to west of Launceston Road and Love Lane – B1, B2 and B8
- BOD7 – Land west of Berrycombe CP school – education
- LAU1 – Land to south of Dutson Road – housing

- LAU4 – Land to south of Pennygillam Industrial Estate – B1, B2 and B8
- WAD5 – Land east of Bridge View and Egloshayle Road – housing and open space
- WAD6 – Land between A39 bypass and B3314 – B1, B2 and B8
- WAD7 – Land north of Higher Trenant Road – B1, B2 and B8
- WAD8 – Land adjacent to Trevilling Road – waterside industrial site
- WAD12 – Land south of West Hill and between Wadebridge school and A39 bypass (education) – education

#### **Caradon Local Plan first Alteration 2007:**

- CL8 – Landscape of County Importance
- CL9 – Areas of Great Landscape Value
- LISK5 – Bay Tree Hill Improvements
- LISK7 – Educational Reserve
- SA4 – Highways Reservation
- W1 – Whitsand Bay

The following policies are replaced by those contained within the Local Plan

#### **Minerals Local Plan 1998:**

E4, E5, E8, E9, E10, E11, C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, CC1, CC2 and CC4.

#### **Waste Local Plan 2002:**

L2, L3, L4, L5, L6, L6a, L6b, L7, L8, L9, L10, L11, L12, E3, E4, E5, E6, E7, E8, E9, E10, E11 and C1

#### **Penwith Local Plan 2004:**

ST1, GD1, GD2, GD3, GD4, GD5, GD6, GD7, GD8, CC1, CC2, CC4, CC6, CC7, CC8, CC9, CC10, CC11, CC12, CC13, CC14, CC15, CC16, CC17, CC18, TV1, TV2, TV3, TV4, TV5, TV7, TV8, TV9, TV13, TV14, TV15, TV16, TV17, TV18, TV19, TV20, TV21, TV25, H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H12, H13, H14, H15, H16, H17, H18, HE, HF, E1, E2, E3, E4, E5, E6, E7, E8, E9, EA, EB, EC, ED, E10, EH, EJ, EK, E11, TM1, TM2, TM3, TM4, TM5, TM6, TM7,



TM8, TM9, TM10, TM11, TM12, TM13, R1, RB R2, RC, R3, R4, R5, R6, R7, R8, R9, TP1, TP2, TPA, TPB, TP3, TP4, TP5, TP6, TP7, TP8, TP9, TP10, TP11, TP12, TP13, CS1, CS2, CS3, CS4, CS5, CS6, CS8, CS9, CS10, and CS11

#### **Carrick Local Plan 1998:**

3A, 3D, 3F, 3H, 3HH, 3J, 4D, 4F, 4O, 4Q, 4R, 4S, 4T, 4U, 4W, 4X, 4XA 5C, 5A, 5E, 5K, 5LC, 5M, 5G, 5N, 6A, 6B, 6BB, 6C, 6CB, 6D, 6E, 6G, 6J, 6N, 6P, 7A, 7B, 7D, 7E, 7G, 7H, 8A, 8D, 8E, 8EE, 8F, 8G, 8I, 8J, 8K, 9A, 9D, 9E, 9F, 9G, 10A, 10B, 10C, 10F, 10K, 10L, 10P, 10W, 10J, 10R, 10S, 10T, 10U, 10V, 11B, 11A, 11AE, 12A, 12B, 12C, 12I, 13B, 13C, 13K, 13L, 13M and 13I.

#### **Carrick – Balancing Housing Markets DPD 2008:**

BHM1, BHM2, BHM3, BHM4, BHM5 and BHM6

#### **Restormel Local Plan 2001:**

1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14A, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 53A, 53B, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, SA2, SA3, SA4, SA5, SA6, SA7(A, B, C, E, F), SA7A, SA8, SA9, SA11, SA12, SA13, SA14, SA15, SA16, SA17, SA18, SA20, SA21, SA22, SA23, SA24, SA25, SA26, SA32, SA33, SA34, SA35, SA39, SA40, SA41, SA42, SA43, SA43A, SA44, SA45, SA46, SA47, SA48, SA49, SA50, SA51, SA52, SA54, SA55, N2, N3, N4, N6, N7(Site 3,4,5 and 7), N8, N9, N10, N14, N18, N19, N20, N21, N22, N23, N24A, N25, N26, N27, N29, N30, N33, N34, N35, R1, R2, R3, R4, R6, R7, R8, R9, R10, R10A, R11, R12A, R12B, R13, R14, R14A, R15, R16, R17, R18, R19, R21, R22, R22A, R27, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R39A, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R57, R59, R60, R61, R62, R63, R64, R65, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R101, R101A, R102, R103, R104, R105, R106, R107, R109, R109A, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127 and R128

#### **North Cornwall Local Plan 1999:**

HSG1, HSG2, HSG3, HSG4, HSG5, HSG6, HSG8, HSG9, HSG10, ECN1, ECN2, ECN3, ECN4, ECN5, ECN6, ECN7, ECN8, ECN9, ECN10, ECN11, ECN13, ECN14, , ENV2, ENV4, ENV5, ENV9, ENV11, ENV12, ENV13, ENV14, ENV15, SAF1, SAF2, SAF4, SAF5, SAF7, SAF7A, SAF9, SAF10, SAF11, TRU1, TRU1A, TRU3, TRU4, DVS1, DVS2, DVS3, DVS4, DVS5, DVS6, DVS8, BOD1, BOD6, BOD8, BOD9, BLS1, LVT4, NAN2, MAB1, MAB2, MAB3, MAB4, BUS4, BUS5, BUS6, POU1, WHI1, BRD1, LAU2, LAU3, LAU5, LAU6 , EKY2, NHL1, SPN1, STO2, PAD2, PAD3, PAD4, PAD6, WAD1, WAD2, WAD9, WAD10, WAD11, WAD13 and POL1.

#### **Caradon Local Plan first Alteration 2007:**

ALT1, ALT2, ALT3, ALT4, ALT5, ALT6, ALT7, ALT8, ALT9, ALT11, ALT15, ALT16, ALT21, ALT22, ALT23, ALT24, HO1, HO2, HO3, H05, H06, HO7, HO8, HO10, HO11, HO12, HO13, HO14, HO15, EM1, EM2, EM3, EM5, EM6, EM7, EM8, EM9, EM10, EM11, EM12, T1, T2, T3, T4, T5, T6, CL1, CL2, CL3, CL4, CL5, CL6, CL7, CL10, CL11, CL12, CL13, CL14, CL15, CL16, CL17, CL18, CL19, CL20, CL21, CL22, EV1, EV2, EV3, EV4, EV5, EV6, EV7, EV8, EV9, EV10, EV11, EV12, EV13, EV14, EV15, EV16, TM1, TM2, TM3, TM4, TM5, TM6, TM7, TM8, TM9, R1, R3, R4, R5, R6, R7, R8, R9, CO1, CO2, CO3, CO4, CO5, CO6, PU1, PU2, PU3, PU4, PU5, HAZ1, HAZ2, HAZ3, HAZ4, HAZ5, REN1, REN2, REN3, SA2, CA1, LO1, LO6, LO8, LO9, LO10, LO11, P1, P3, P4, P5, M1, SN1, CA1, CA3, CA4, AND CA5.



# Cornwall Local Plan – Key Diagram

Key	
	Area of Outstanding Natural Beauty
	Cornwall boundary
	Town housing growth figures
	Key strategic priorities
	Smaller towns and villages
Strategic Transport Network	
	Strategic road network
	Airports
	Ports
Strategic Public Transport Network	
	Rail network
	Key bus corridors
	Bus branch line'
	Ferries
Key Infrastructure Improvements	
	Royal Cornwall Hospital improvements
	Cornwall Energy Recovery Centre
	Cornwall Cross Rail
	A30 Temple to Higher Carbalke
	A30 Garland Cross to Chiverton Cross
	A391 St Austell to A30
	A393 Falmouth to Redruth



Not to scale

## More information

The Local Plan, policies map and evidence base can all be viewed on the Council's website

**[www.cornwall.gov.uk](http://www.cornwall.gov.uk)**

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