

**Exploring the interface between the emerging Cornwall Local
Plan – Strategic Policies (Proposed Submission) and Cornwall
and West Devon Mining Landscape World Heritage Site
Management Plan with the Hayle Neighbourhood Plan (Local
Policies)**

DRAFT

12th June 2014

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Contents

Page

To be completed following consideration of the draft by the steering group.

Executive Summary

Introduction

Part 1 Identifying the 'Strategic' Elements of the Development Plan

Context

Defining 'Strategic' Issues

Part 2 Testing the 'Fitness for Purpose' of the Penwith Local Plan 2004 Saved

Policies in the Context of Potential Transfer to the Hayle Neighbourhood Plan

Context

Assessment of Saved Policies

Findings

Part 3 Exploring the Interface between the Cornwall and West Devon Mining

Landscape World Heritage Site Management Plan 2013-2018 and the

Neighbourhood Plan

Context

Assessment of Management Plan Policies

Findings

Recommendations

Appendix 1 – Assessment of the ‘Fitness for Purpose’ of the Saved Penwith Local
Plan Policies for Transfer to the Hayle Neighbourhood Plan

Appendix 2 – Current Saved Policies from Penwith Local Plan 2004

Appendix 3 – The Port of Hayle Extracts from the Cornwall and West Devon
Mining Landscape World Heritage Site Management Plan 2013-2018

Appendix 4 – Assessment of Cornwall and West Devon Mining Landscape
World Heritage Site Management Plan 2013-2018 Policies

Executive Summary

To be completed following consideration of the draft by the steering group.

Introduction

This report explores three key issues which need to be considered during the preparation of the neighbourhood plan:

1. identifying which policy and development issues are considered to be 'strategic' in nature and therefore are most appropriately dealt with by Cornwall Council through the Local Plan and Development Plan Document processes and which are considered to be 'local' in nature and therefore more appropriately dealt with through the neighbourhood plan;
2. testing the degree to which current 'saved' policies from the Penwith Local Plan, which are proposed to be replaced by the emerging Local Plan (when adopted) are 'fit for purpose' in terms of transfer to the neighbourhood plan; and,
3. exploring if and how the policies (and / or the outcomes they seek) contained within the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 and which are relevant to Hayle can or need to be 'transferred' to or 'translated' for inclusion in the neighbourhood plan.

The report sits alongside the 'Evidence Base' report and builds on the recommendations made in the 'Considering Development Potential and Options for Allocating Development Sites in Hayle' report.

Part 1

Identifying the 'Strategic' Elements of the Development Plan

Context

The Government's planning policy and guidance contained in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) make it clear that neighbourhood plans play a key role in defining local planning policies. Neighbourhood Plans do this within the context of being part of the statutory development plan for an area alongside the local authority's Local Plan, which focuses (but does not have to be restricted to) 'strategic' policies. In Cornwall, the emerging Local Plan is defined as comprising solely of strategic policies.

Government policy also makes it clear that neighbourhood plans must be in general conformity with the strategic policies contained within an adopted Local Plan.

"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies." (Paragraph 184, NPPF¹)

The Site Allocations Development Plan Document (DPD) which is proposed to be produced by Cornwall Council will deal with site specific allocations unless neighbourhood plans are the preferred mechanism through which to do this. In essence, these allocations could be dealt with through the Local Plan / Allocations DPD or the neighbourhood plan, although any allocations deemed as being 'strategic' in scale or nature (which could mean that they are critical to ensure delivery of the overall scale of development in Cornwall) would have to be dealt with through the local authority processes. Figure 1 captures these relationships.

¹ See http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/plan-making/#paragraph_184

Figure 1 – Relationship between national, strategic and local planning policy



Defining 'Strategic' Issues

The options with regard to which route to take to allocate housing and other development (such as employment land) in Hayle have been explored and recommendations made in an earlier report 'Considering Development Potential and Options for Allocating Development Sites in Hayle'. That report recommended that the most expedient and resource effective way to deal with the allocation of development sites in Hayle will be to continue to progress these allocations through the Cornwall Council Site Allocations DPD process and to influence that process by utilising the results of community engagement and evidence gathering undertaken for the neighbourhood plan. This is also true of the Harbour regeneration with implementation of the masterplan now underway.

With this in mind, there are a number of other planning issues and projects which could be considered as strategic in nature and which therefore should be considered as being more appropriately dealt with through the continuation of work already underway and being led by Cornwall Council (through its role as local planning, transport and highways authority) and in partnership with other agencies. These are, principally, infrastructure requirements essential to enable and support growth and change proposed in the emerging Local Plan and previously identified in earlier plans and strategies. As with the identification of housing allocations, significant work has been done already to get to a position of understanding the infrastructure needs and requirements in Hayle. These are captured in the Hayle and St Ives Community Network Area Infrastructure Needs Assessment (INA) (reviewed in the 'Evidence Base' and 'Considering Development Potential and Options for Allocating Development Sites in Hayle' reports), many of which are considered as being of strategic importance².

In the interests of expediency, continuity and practical delivery, it is recommended that the infrastructure schemes identified in the INA as 'committed' and 'required', and future strategic infrastructure identified in connection with growth in and around Hayle, remain the

² The INA can be seen via the following link - <http://www.futurecornwall.org.uk/idoc.ashx?docid=be0341e1-799d-4471-b6c1-35d935471b90&version=-1>

responsibility of Cornwall Council and its strategic delivery partners such as Government agencies. There are also 'other projects' identified, many of which it is understood are already supported by the Town Council (and where the Town Council is listed as a delivery partner), which should remain programmed through the INA. The neighbourhood plan will need to be cognisant of these identified infrastructure projects and acknowledge their delivery through existing mechanisms.

Part 2

Testing the ‘Fitness for Purpose’ of the Penwith Local Plan 2004 Saved Policies in the Context of Potential Transfer to the Hayle Neighbourhood Plan

Context

The purpose of Part 2 of this report is to assess whether any of the current 'saved' policies from the Penwith Local Plan 2004, which are due to be replaced by the policies in the Cornwall Local Plan when adopted, can be used or transferred to the Hayle Neighbourhood Plan.

As a part of the statutory development plan for the area, the neighbourhood plan has to be set within the context of policies set out in the rest of the development plan (i.e. the current adopted Core Strategy or Local Plan and relevant Development Plan Documents) and of those set out in the National Planning Policy Framework (NPPF) and accompanying National Planning Practice Guidance (NPPG). It also needs to take into account the policies of the emerging Local Plan as evidence and up-to-date strategic context.

As a result of the planning system going through significant changes in recent years in terms of the statutory planning documents that need to be produced (including those produced by the local planning authority) and with change from a two-tier (District Council and County Council) system to one of a single Unitary Council in Cornwall in 2009, formally, the 'development plan' policies for the Hayle area are those which have been 'saved' and which were part of former District Council planning policy (in the Penwith Adopted Local Plan 2004³) prior to (the single) Cornwall Council being formed⁴. The Local Plan was 'saved' in 2004 as a result of the Planning and Compulsory Purchase Act 2004, which introduced the requirement for Local Plans to be replaced by Local Development Frameworks (the main planning document of the Framework being the Core Strategy).

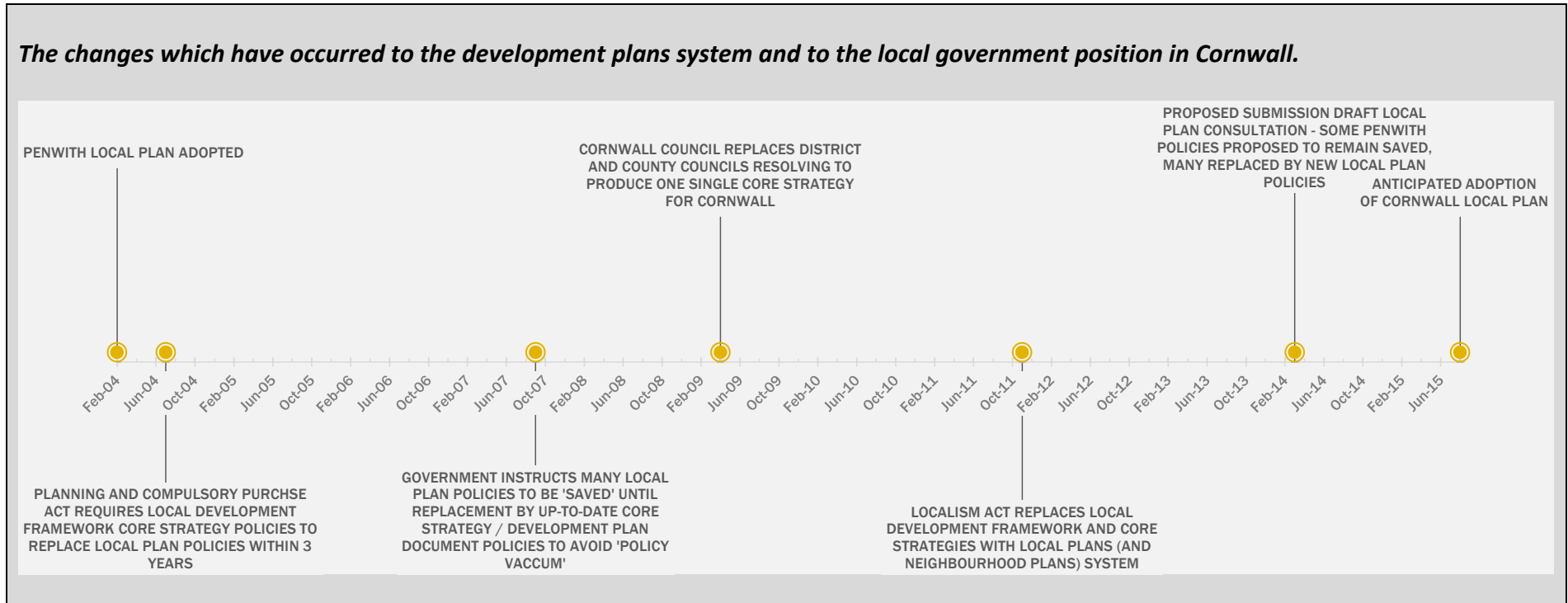
With no replacement Core Strategy in place by the end of the 3 year saving period, many policies in the Penwith Local Plan were then 'saved' again to avoid a 'policy vacuum' (or deficit) in

³ See http://www.cornwall.gov.uk/media/3634834/Local_Plan_Text.pdf for a copy of the Plan.

⁴ See <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/interim-and-adopted-planning-policy/penwith-district-saved-policies/> for further details.

planning policy coverage prior to a replacement plan being produced. Therefore, until a Local Plan for Cornwall is adopted, these saved policies will continue to have some 'weight' in the decision making process. The weight will vary with the degree to which the policy is still relevant in terms of evidence and national policy.

Figure 2



Many of these saved policies now remain such until a Cornwall-wide Local Plan is adopted to avoid the absence of policy coverage for certain topics, issues and proposals. When the Cornwall Local Plan is adopted, if the list of proposed policies to be saved remains as currently proposed, those saved will be either be those relating to the implementation of site specific development allocations (as the Local Plan only contains strategic policies and cannot replace them, with replacement instead being considered through the development of the Site Specific Allocations Development Plan Document) and a policy relating to Areas of Great Landscape Value (where Cornwall Council has a commitment to review these areas in the future).

Assessment of Saved Policies

The table in Appendix 1 sets out the list of current saved policies (reproduced in full in Appendix 2) and those which will be deleted and replaced by policies in the emerging Local Plan if adopted in its current form. It also sets out those policies which will remain saved. An appraisal of the policies currently saved but which will be replaced has been undertaken to ascertain whether the neighbourhood plan should consider including policies at the local level to replace them, and to set out an understanding of which of them will be adequately replaced by policies in the emerging Local Plan.

Paragraph 3.6 of the emerging Cornwall Local Plan suggests that *“Neighbourhood development plans can choose to focus on a few issues or cover a wide range. These could include allocation of land for housing and economic development or be development management policies covering issues such as design and the identification and protection of community green spaces and local historic assets.”*⁵ Therefore, the appropriateness of including development management style ‘criteria based’ policies in the neighbourhood plan relating to specific issues, sites or types of development currently covered by the saved policies needs to be considered. In addition, an

⁵ See p.48, Cornwall Local Plan – Strategic Policies – Proposed Submission

understanding is required of the degree of policy coverage, guidance and protection that the strategic policies in the emerging Local Plan provide.

However, this report stops short of drafting policies for the neighbourhood plan. This process will need to commence once further community consultation has taken place and the results of which have been set out alongside this and other the evidence reports, from which key themes of focus, a Vision, Objectives and Options for the neighbourhood plan can be set. At that point, policies can be drafted which meet the outputs and outcomes from these processes / stages.

The assessment has been undertaken by scrutinising the emerging Local Plan and it must therefore be recognised that the final policy content of the emerging Local Plan cannot be pre-determined. Wording and policy content may therefore change during the process which could have implications for whether or not content of a saved policy will need coverage in the neighbourhood plan.

Findings

While the majority of current saved policies are proposed to be replaced by new policies in the emerging Cornwall Local Plan, there is no specific justification set out by Cornwall Council for which of the emerging Local Plan's policies replace which saved policies from the Penwith Local Plan. The assessment table in Appendix 1 therefore attempts to link saved policies to be replaced with the policies in the emerging Local Plan most likely to provide coverage in full or in part, although in many cases, the saved policies from the Penwith Local Plan are issue or topic specific and it can therefore sometimes be difficult to say with certainty that the emerging policies in the Cornwall Local Plan will adequately replace them. This is particularly the case in relation to development management style policies applied directly to planning applications. Replacement is therefore sometimes only 'implied' by new policies in the emerging Local Plan, with many being more generic and 'all-encompassing' across different development types, locations or scenarios.

This approach, while following the (arguably) more permissive approach to development outlined in the NPPF, does allow more judgement to be placed on the merits of a proposal and it could be argued, suggesting greater flexibility and less ‘control’ over local specificity or impact of development. In many cases, therefore, it is arguable as to the degree of ‘replacement’ which will actually occur when the emerging Local Plan is adopted and there are therefore opportunities for the neighbourhood plan to ensure that locally derived specific policy requirements are put in place where considered necessary, are properly evidenced and ‘add value’ at the local level to policies set out in national policy and guidance and the emerging Local Plan.

For policies which are proposed to be saved, the neighbourhood plan may still wish to introduce policy coverage, given that it could be argued, that: a) as part of the development plan, the neighbourhood plan’s policies could be seen to replace some of them; but, b) also, because there is no certainty that the saved policies will remain saved for the period for which the neighbourhood plan will cover.

The saved policies from the Penwith Local Plan will not be able to be simply ‘copy and pasted’ into the neighbourhood plan. This is for three main reasons:

1. The policies are drafted in a style which reflects the national planning guidance and style of policy writing at the time, meaning that they are often set out in a negative way, for example “Development will not be permitted unless....”. However, current Government planning policy and guidance contained within the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development (and spells out what that means⁶) and so policies need to be written in a more permissive and positive way

⁶ Paragraph 14 (p.4) of the NPPF states that “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;

along the lines of “Development will be permitted unless...”. This more permissive style can be seen in numerous policies in the emerging Cornwall Local Plan.

2. The evidence behind the neighbourhood plan will have to justify policy wording in the plan and merely relying on the evidence which led to the drafting of the saved policies some time ago will not be sufficient to support policies in the neighbourhood plan. However, the evidence base which supports the neighbourhood plan (including this report) may well lead to the conclusion that the aims of some of the policies currently saved and the outcomes that they are seeking to achieve remain relevant and so in these cases, there may be justification for refreshing current saved policies to make them ‘fit for purpose’ for the neighbourhood plan.
3. The ‘weight’ given to the saved policies in some cases is now different to that given when they were first adopted. This is because national policy has changed since they were adopted and more recent policy and guidance in the NPPF will take precedence where there is conflict.

The neighbourhood plan will need to be ‘in line’ with the national planning policies in the NPPF and NPPG, as well as with the strategic policies of the emerging Local Plan. While the assessment in this report includes a brief commentary on current saved policies’ relationship

● Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
— specific policies in this Framework indicate development should be restricted. See note 9 below.

For decision-taking this means:¹⁰

● approving development proposals that accord with the development plan without delay; and
● where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
— specific policies in this Framework indicate development should be restricted. See note 9 below.

Note 9 - For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

Note 10 - Unless material considerations indicate otherwise.

with the NPPF, further scrutiny of the neighbourhood plan policies will be needed as they are drafted to ensure that they are compliant with the NPPF and NPPG.

From the appraisal in Appendix 1, the following currently saved policies which will be replaced (deleted) with the adoption of the Local Plan seek outcomes for which the neighbourhood plan may also wish to have policies. This does not mean that the neighbourhood plan will need to have the same number of policies as those listed below, as outcomes sought by the saved policies identified below could be covered by a fewer number of up-to-date policies. Appendix 1 gives details of the reasoning behind this list. Alongside the saved policies identified, the type of neighbourhood plan policy which may cover the outcomes sought is also listed.

Policy No.	Name	Type of neighbourhood plan policy which <i>could be</i> introduced to cover the outcomes sought at the local level
GD1	Integration of development with surroundings	Design Requirements (with supplementary Design Guide / Code for detail)
GD2	Design and layout of development	
GD3	Incorporation of landscaping and planting within development	
CC13	Control/management of tree planting and hedgerow schemes	
TV5	Tree planting schemes	
TV7	Redevelopment or alteration of shops or other commercial premises (within Conservation Areas)	
TV8	Control of advertisements within conservation areas	
TV9	Control of PVC-U and other non-traditional replacement windows and doors within conservation areas subject to article 4 direction	
TV13	Retention of traditional shop fronts	
TV26	Control of number of residential or holiday units on Harvey's Towans, Hayle	
H18	Design and layout of residential development	
TP12	Control of car parking provision in development	

Policy No.	Name	Type of neighbourhood plan policy which <i>could be</i> introduced to cover the outcomes sought at the local level
E2	Industrial and business development on town edges	
E3	Industrial and business development on smaller town edges	
GD6	Control of advertisements and signs	Control of Advertisements and Signs (with supplementary Design Guide / Code for detail)
GD7	Conversion of non-residential buildings	Conversion of non-residential buildings and buildings of local significance (with supplementary Design Guide / Code for detail)
GD8	Conversion of buildings of local significance	
CC1	Protection of landscape character etc.	Protection of environmental, landscape, habitat and coastal assets and areas of locally important value / amenity
CC2	Proposals involving interpretation of landscape character etc.	
CC4	Conservation and enhancement of Heritage Coast	
CC5	Protection of Areas of Great Landscape Value	
CC6	Protection of Special Area of Conservation/Special Protection Area	
CC7	Protection of Sites of Special Scientific Interest	
CC8	Protection of Areas of Great Scientific Value, County Wildlife Sites, County Geological Sites, Ancient Woodland Sites and Local Nature Reserves	
CC9	Protection of protected species or habitat	
CC10	Protection of integrity/continuity of landscape features and habitats of major importance for wild flora and fauna	
CC11	Creation and management of landscape features and habitats of major importance for wild flora and fauna	
CC12	Prevention of loss or damage to significant trees, woodlands, hedgerows and Cornish hedges	

Policy No.	Name	Type of neighbourhood plan policy which <i>could be</i> introduced to cover the outcomes sought at the local level
CC14	Protection of the shoreline and coastal waters	
TV4	Prevention of loss of/damage to tress	
CC15	Protection of Scheduled Ancient Monuments and other nationally important archaeological remains	Protection of historic and heritage assets and areas of locally important value / amenity
CC16	Protection of areas of great historic value/archaeological remains of county importance	
CC17	Protection of Historic parks and Gardens	
TV2	Protection of environmental value of specified open areas	Protection of open, civic and recreational spaces, assets and areas of locally important value / amenity
TV3	Protection of open areas within towns and villages	
R3	Development resulting in loss of existing or proposed open areas in formal or informal recreational use	
R4	Development affecting the recreational value of (specific) areas	
E6	Farm diversification projects	Farm diversification projects
TM2	Control of loss of holiday accommodation	Holiday Accommodation
TM4	Additional provision for caravans and tents	
TM5	Holiday accommodation within Towans area	
TM6	Conditional control of proposals for holiday accommodation	
TM9	Replacement chalets, extensions or other structures within Riviere Towans	
TM13	Conversion of an existing building as a camping barn	
TV26	Control of number of residential or holiday units on Harvey's Towans, Hayle	
R7	Stable accommodation	Stable accommodation
CS2	Loss of existing community facilities	Protection of community facilities and infrastructure of locally important value / amenity

Part 3

Exploring the Interface between the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 and the Neighbourhood Plan

Context

In 2006, the Port of Hayle, together with other areas in Cornwall and West Devon, was designated as a Mining Landscape World Heritage Site. In 2013, a Management Plan for all areas designated was published covering the five year period to 2018. The development of the Plan included workshops and consultation during the winter months of 2012⁷.

This part of the report explores if and how the policies (and / or the outcomes they seek) contained within the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 (and which are relevant to Hayle) can or need to be ‘transferred’ to or ‘translated’ for inclusion in the neighbourhood plan. Appendix 3 of this report reproduces extracts from the Plan including the Plan’s policies and section describing the Port of Hayle World Heritage Site for ease of reference.

It is also important to recognise the national policy context for the World Heritage Site, set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). Paragraph 132 of the NPPF states that substantial harm to or loss of designated heritage assets, which includes amongst others, World Heritage Sites, should be “wholly exceptional”. It also recognises that opportunities can be taken to enhance heritage assets but that not all elements of a heritage asset will necessarily contribute to its significance (paragraphs 137 and 138 reproduced below).

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that

⁷ See <http://www.cornish-mining.org.uk/news/world-heritage-management-plan-now-available> for further information.

make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁸

The NPPG provides ‘technical’ guidance on the implementation of policy in the NPPF and answers a series of questions on specific topics. It requires Management Plans developed for World Heritage Sites to be fully taken into account by local planning authorities in determining their strategy for such areas and in taking decisions on planning applications.⁹

In addition to dealing with the Site itself, the NPPG (paragraph 33) explains how the setting of a World Heritage Site can be protected, for example, through protection of specific views or viewpoints or parts of the landscape or the designation of ‘buffer zones’ around a Site. With regard to the Port of Hayle Site, it is understood¹⁰ that a decision was made during the bid process not to utilise buffer zones due to the high degree of inter-visibility between certain areas of the Site, which would make the management of such zones essentially impractical. It was also considered that buffer zones would further complicate the planning process and the determination of cases, while affording no real additional protection. This was a position understood to have been accepted by Cornwall County Council, partner authorities, English Heritage, and the World Heritage Committee at the time of designation in July 2006.

⁸ Paragraphs 137 and 138, Section 12, NPPF, <http://planningguidance.planningportal.gov.uk/>

⁹ See paragraph 35 in the NPPG at the following link - <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/how-do-heritage-assets-become-designated/further-guidance-on-world-heritage-sites/>

¹⁰ From a dialogue between Hayle Town Council and Cornish Mining World Heritage Site Office in May / June 2014.

Assessment of Management Plan Policies

Section 6 of the Management Plan sets out the policies and actions through which the delivery of the obligations arising from the World Heritage Convention will be achieved. They are set out under the headings of: Protection; Conservation and Enhancement; Presentation; and, Transmit. The introduction to the section states that:

“The policies remain unchanged from the original management plan, but they have been reordered to refer back to the four core areas of activity set out in the Convention. All stakeholders in the Site should ensure that their actions and decisions are consistent with these policies.

The strategic actions are designed to both further the pursuit of these policies and as a response to the discussion of the key issues during formative consultation with partners, set out previously in Section 5. These are the high level activities needed to deliver improvements across the whole Site, not action specific to one area. Individual partners and stakeholders will be encouraged to exercise their responsibilities for achieving the Management Plan Vision, Mission, Aims and policies specific to their organisations in their own planning documents.”¹¹

Therefore, the Plan sets up the possibility for the neighbourhood plan to add local specificity if, for example, the Cornwall Local Plan does not provide sufficient policy coverage for the Site in Hayle in the context of its focus on ‘strategic’ policies.

An assessment of policies contained within the Management Plan has been undertaken and can be seen in Appendix 4. The assessment considers whether there is a need or a case for considering additional local policies in the neighbourhood plan for these policies in the Management Plan to be repeated or amplified within the local context.

¹¹ See p.110, Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018

Findings

The World Heritage Site Management Plan, together with national planning policies and guidance in the NPPF and NPPG ensure that strategic policies provide a good framework for the protection and enhancement, where appropriate, of the Port of Hayle Site. The emerging Local Plan takes this a step further by setting out policies which set the requirements of both the Management Plan and national policy within the Cornwall context. It is considered that there is strong policy at the strategic or 'high' level to give the Port of Hayle protection it demands from its status. The designation of the Site and the subsequent Management Plan have considered issues such as the need for a buffer zone around the Site and deemed that this additional protection is not necessary or enforceable in planning terms in this case¹².

In relation to 'use' of the policies in the Management Plan in the neighbourhood plan, simply 'copying and pasting' policies from the Management Plan into the neighbourhood plan is considered inappropriate. Although the Management Plan policies will have gone through consultation and therefore have evidence behind them, replicating policies from one document (which, in any case is designed for implementation at the strategic level) to another is not necessary (given the statutory weight to be given at the strategic level by emerging policies in the Local Plan) nor likely to be considered as sufficient justification for their inclusion in the neighbourhood plan. Therefore, when considering the use of the Management Plan policies in relation to the Port of Hayle Site, taking into account the strategic nature of the policies, the coverage provided in the emerging Local Plan and the existing context set by national policy, the following options can be considered:

- Where necessary, setting out 'localised' policies to amplify the desired outcomes of the Management Plan policies or provide site specificity relevant to the Port of Hayle; and / or,

¹² However, there may be a case for certain views or viewpoints into the site from outside its boundaries to be designated locally, although further work would need to be done to justify and evidence these areas if that is felt to be the case locally.

- Include an ‘umbrella’ policy in the neighbourhood plan which ‘signposts’ the Management Plan and emerging Local Plan policies as important material considerations in the decision making process; and / or,
- ‘Signpost’ the Management Plan from descriptive text in the neighbourhood plan, giving it less ‘weight’ than if referred to in a policy; or,
- Do a combination of the above; or,
- Do nothing and accept that the policies in both the Management Plan (and its subsequent revisions after 2018) and the Cornwall Local Plan, when adopted, will provide sufficient protection for the Site during the lifetime of the neighbourhood plan.

With this in mind, the assessment in Appendix 4 asks the following questions:

- Can the Management Plan be classed as a ‘strategic’ policy?
- Are its desired outcomes land-use / spatially / planning related?
- Is there further policy coverage in the emerging ‘Cornwall Local Plan – Strategic Policies’?
- If so, is policy coverage specific enough to Hayle?
- Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?

The results of the assessment are presented below by summarising those policies from the Management Plan where there is an opportunity to amplify their desired outcomes at the local level in the neighbourhood plan.

It should be noted that most of the types of policy where there is an opportunity to reflect at the local level in the neighbourhood plan are already identified through the assessment of the saved policies in Part 2 of this report (albeit within the context of the Hayle-wide plan area or conservation areas within the town). Most of these policy types which could emerge in the neighbourhood plan are therefore not additional to those identified in Part 2 but could be part of them.

For those policies in the Management Plan which are not identified in the summary table below, it is considered that they either do not apply to the Port of Hayle, that they are solely strategic in nature, they relate to non-planning issues, they are designed as an action policy for specific partners or that there is no additional benefit or added value in policy terms by introducing local policy coverage in the neighbourhood plan.

Policy No.	Name	Type of neighbourhood plan policy which <i>could be</i> introduced to cover the outcomes sought at the local level
Policy P3	Planning authorities will ensure that new development protects, conserves and enhances the Site and its setting.	Design Requirements (with supplementary Design Guide / Code for detail)
Policy C1	Sustainable heritage-led regeneration will be encouraged and supported.	
Policy C2	New development will add to the quality and distinctiveness of the Site by being of high quality design and respectful of setting.	
Policy C8	Traditional materials and skills will be encouraged in the maintenance of the authentic historic fabric within the Site.	
Policy C9	Where the historic fabric within the Site has been lost or compromised through non-authentic materials, inappropriate details and poor workmanship, historic character and detail will be reintroduced wherever and whenever possible.	
Policy P5	Designations and protection systems will continue to be reviewed throughout the Site.	Protection of historic and heritage assets and areas of locally important value / amenity
Policy P6	Local authorities and other agencies will make full use of the powers available to them for the protection and conservation of the Site.	

There are also a number of policies which the steering group overseeing the neighbourhood plan's development should discuss with the World Heritage Site Partnership to consider whether the neighbourhood plan could play a role in its implementation. These are as follows:

Policy No.	Name
Policy C12	The risks to the World Heritage Site and its management will be regularly assessed and actions taken to address these risks.
Policy C13	Archives, collections and data concerning the World Heritage Site will be curated, catalogued and conserved and made accessible to all.
Policy PN1	The Partnership should promote access to the World Heritage Site that is sustainable to the environment and consistent with the values of the Site.
Policy PN2	The World Heritage Site should be interpreted and presented as a distinctive, evolving, living landscape.
Policy PN3	Visitors should be encouraged to explore and learn about the physical, social and cultural aspects of the Cornwall and West Devon mining heritage.
Policy PN4	The marketing and interpretation of the World Heritage Site should be coordinated to ensure a consistent, responsible use of the World Heritage Site Inscription.
Policy PN5	The economic impacts of the World Heritage Site should be monitored and quantified.

Recommendations

The following recommendations flow from the findings of this report.

1. The steering group should consider and agree that the majority of infrastructure projects identified in the INA are 'strategic' in nature and therefore should continue to be dealt with through the planning processes Cornwall Council is already progressing. This will mean that the list of issues more appropriately dealt with through the Local Plan and associated DPDs comprises housing allocations, employment allocations and 'strategic' infrastructure projects identified in the INA. The steering group should discuss this further with officers from Cornwall Council and present the position to the community for consultation at the appropriate time in the Plan's preparation.
2. When the policies are drafted for the neighbourhood plan, together with other evidence, the tables in Appendix 1 and Appendix 4 are used as a basis for identifying appropriate policy content for the neighbourhood plan, in terms of providing adequate locally based replacement policies for current saved Penwith Local Plan policies and in terms of identifying suitable policies to amplify World Heritage Site Management Plan policies, if considered necessary following consultation on key issues of importance to the community.
3. The steering group should hold further discussion with officers from Cornwall Council in relation to the findings of this report and with the World Heritage Site Partnership Office in relation to the Management Plan policies and actions.

Appendix 1 – Appraisal of the ‘Fitness for Purpose’ of the Saved Penwith Local Plan Policies for Transfer to the Hayle Neighbourhood Plan

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
ST1	Plan strategy	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 3 Role and function of places Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.
GD1	Integration of development with surroundings	✓		✓	✓	Policy 13 Design	Although there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself. It is understood that Gwinear-Gwithian Parish Council is taking a similar approach. Section 7 of the NPPF is particularly relevant.
GD2	Design and layout of development	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 13 Design	
GD3	Incorporation of landscaping and planting within development	✓		✓	✓	Policy 13 Design Policy 25 Green infrastructure	

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
GD4	Provision for drainage/water supply and prevention of pollution/flooding	✓		✓	✓	Policy 14 Development standards Policy 26 Flood risk management and coastal change Policy 28 Infrastructure Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.
GD5	Requirements for safe movement of traffic	✓		✓	✓	Policy 14 Development standards Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.
GD6	Control of advertisements and signs	✓		✓	×		There is no specific coverage relating to the control of advertisements in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan could add a policy in relation to signs and advertisements which gives weight to locally specific detailed requirements

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
							encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself. Paragraph 67 of the NPPF is particularly relevant. (Linked to saved policy TV8.)
GD7	Conversion of non-residential buildings	✓		✓	in part / implied	Policy 7 Housing in the countryside Policy 13 Design Policy 14 Development standards	The emerging Local Plan covers the saved policy to some degree with many of the criteria incorporated in policies. However, there are no specific policies in the emerging Local Plan which deal with, in detail, proposals for the conversion of non-residential buildings or buildings of local significance specifically and this may be something which the neighbourhood plan would wish to consider. However, the permissive nature of the decision making process outlined in the NPPF will need to borne in mind if this is considered to be a key issue for the Plan. Although there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a
GD8	Conversion of buildings of local significance	✓		✓	✓	Policy 13 Design Policy 14 Development standards Policy 24 Historic Environment	

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
							document which sits alongside or is supplementary to the main plan itself.
CC1	Protection of landscape character etc.	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and heritage terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape and heritage assets in the emerging Local Plan, they are not for named areas. These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence). This could be achieved in a similar way to the approach to design issues, with a detailed assessment or guide being produced as a supplementary document given 'weight' by a policy in the neighbourhood plan.
CC2	Proposals involving interpretation of landscape character etc.	✓		✓	✓	Policy 23 Natural Environment	
CC4	Conservation and enhancement of Heritage Coast	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	
CC5	Protection of Areas of Great Landscape Value	✓	✓		na	na	This policy will remain saved on adoption of the Local Plan pending a review of

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
							<p>Areas of Great Landscape Value to be undertaken by Cornwall Council¹³.</p> <p>Additional policy within the neighbourhood plan, if developed, will need to be based on a review of AGLVs in Hayle, undertaken by the steering group in advance (probably) of the review to be undertaken by Cornwall Council.</p> <p>However, as a minimum, the neighbourhood plan could set out a policy which specifies or names the AGLV in Hayle to provide locally specific policy coverage and provide a 'safety net' policy should the saved policy not be adequately replaced during the lifetime of the neighbourhood plan. Such a policy would need to be set out within the context of the review to be undertaken by Cornwall Council and also with reference to the existing AGLV area noting that it is under review. Should the Cornwall Council review be completed by the time the neighbourhood plan reaches submission stage, the position in the neighbourhood plan could be updated accordingly.</p>
CC6	Protection of Special Area	✓		✓	✓	Policy 2 Key	It could be argued that national and

¹³ See paragraph 2.95 of Cornwall Local Plan – Strategic Policies (Proposed Submission), part of which states: “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.” It is understood that there is an intention to develop a Supplementary Planning Document (SPD) for landscapes and AGLVs will be included in that policy document.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
	of Conservation/Special Protection Area					targets and spatial strategy Policy 23 Natural Environment	emerging Local Plan policy, together with formal designations of important assets in landscape and heritage terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape, natural and heritage assets in the emerging Local Plan, they are not for named areas. These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence).
CC7	Protection of Sites of Special Scientific Interest	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	
CC8	Protection of Areas of Great Scientific Value, County Wildlife Sites, County Geological Sites, Ancient Woodland Sites and Local Nature Reserves	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	
CC9	Protection of protected species or habitat	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
CC10	Protection of integrity/continuity of landscape features and habitats of major importance for wild flora and fauna	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 25 Green infrastructure	<p>It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and habitat terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape and natural assets in the emerging Local Plan, they are not for named areas. Some of the types of valued landscape, natural and habitat features, may, however, not have formal designations, something which the neighbourhood plan may wish to address by giving some locally valued assets a local designation.</p> <p>These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence).</p>
CC11	Creation and management of landscape features and habitats of major importance for wild flora and fauna	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 25 Green infrastructure	
CC12	Prevention of loss or damage to significant trees, woodlands, hedgerows and Cornish hedges	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 25 Green	

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						infrastructure	
CC13	Control/management of tree planting and hedgerow schemes	✓		✓	×		There is no specific coverage relating to tree planting and hedgerow schemes in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan could add a policy in relation to signs and advertisements which gives weight to locally specific detailed requirements encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.
CC14	Protection of the shoreline and coastal waters	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 24 Historic Environment	It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and heritage terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape and natural assets in the emerging Local Plan, they are not for named areas. Some of the types of valued landscape, natural and habitat features of the coastal shoreline, may, however, not have formal designations, something which the neighbourhood plan may wish to address by giving some

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
							<p>locally valued assets a local designation.</p> <p>These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence).</p>
CC15	Protection of Scheduled Ancient Monuments and other nationally important archaeological remains	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 24 Historic Environment	<p>It could be argued that national and emerging Local Plan policy, together with formal designations of important national and county-wide assets in historic, heritage and archaeological terms provide sufficient protection and guidance in relation to development which could affect such assets and areas.</p>
CC16	Protection of areas of great historic value/archaeological remains of county importance	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 24 Historic Environment	<p>However, although there are policies which seek to protect such assets in the emerging Local Plan, they are not for named assets or areas. Neither is there policy which considers locally important heritage and archaeological assets (if they exist) and so the neighbourhood plan may wish to add the local dimension by seeking to protect locally important assets through designation.</p>
CC17	Protection of Historic parks and Gardens	✓		✓	✓	Policy 2 Key targets and	

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						spatial strategy Policy 24 Historic Environment	
CC18	Reclamation of derelict land/improvement of unsightly land	✓		✓	✓	Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TV1	Focus of development on main towns, maximisation of use of previously developed land, protection of character/setting	✓		✓	✓	Policy 22 Best use of land and existing buildings Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TV2	Protection of environmental value of specified open areas	✓		✓	✓	Policy 23 Natural Environment Policy 25 Green infrastructure	It could be argued that national and emerging Local Plan policy, together with formal designations of important national and county-wide environmental assets provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect such areas in the emerging Local Plan, they are not for named areas. Neither is there policy which considers locally important
TV3	Protection of open areas within towns and villages	✓		✓	✓	Policy 23 Natural Environment Policy 25 Green	

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						infrastructure	environmental assets (if they exist) and so the neighbourhood plan may wish to add the local dimension by seeking to protect locally important areas through designation.
TV4	Prevention of loss of/damage to trees	✓		✓	✓	Policy 23 Natural Environment Policy 25 Green infrastructure	There is no specific coverage relating to tree planting and hedgerow schemes or specifically to the prevention of the loss of or damage to trees in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan could add a policy in relation to trees which gives weight to locally specific detailed requirements encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.
TV5	Tree planting schemes	✓		✓	×		
TV7	Redevelopment or alteration of shops or other commercial premises (within Conservation Areas)	✓		✓	✓	Policy 24 Historic Environment	There is no specific coverage relating to specific types of development within conservation areas (for example, the control of advertisements or changes to shops and commercial premises) in the emerging Local Plan, although Policy 24 does set out generic parameters within which development proposals should adhere. Therefore, this is an area where the neighbourhood plan could add a policy in relation to specific types of
TV8	Control of advertisements within conservation areas	✓		✓	×		

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
							development within conservation areas which gives weight to locally specific detailed requirements encapsulated in a design guide or design code, which could be developed as a document which sits alongside or is supplementary to the main plan itself. Paragraph 67 of the NPPF is particularly relevant.
TV9	Control of PVC-U and other non-traditional replacement windows and doors within conservation areas subject to article 4 direction	✓		✓	×		There is no specific coverage relating to the control of materials in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan could add a policy in relation to maintaining the character of conservation areas which gives weight to locally specific detailed requirements encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.
TV13	Retention of traditional shop fronts	✓		✓	in part / implied	Policy 4 Shopping, services and community facilities Policy PP2 Hayle and St Ives CNA	See response to TV7. While not the same as a policy which relates to conservation areas, locally valued traditional shop fronts (if there are any) could be sought to be retained through use of design guidance.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
TV14	Protection of Historic Settlements	✓		✓	✓	Policy 24 Historic Environment	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TV15	Re-use of previously developed (potentially contaminated) land	✓		✓	✓	Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TV16	Focus on major retail, office, entertainment, leisure and community developments within main towns	✓		✓	✓	Policy 3 Role and function of places Policy 4 Shopping, services and community facilities Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TV17	Control of edge-of-centre/out-of-centre shopping facilities	✓		✓	✓	Policy 4 Shopping, services and community facilities Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
TV18	Control of non-retail uses with Prime Shopping Areas of Penzance and St Ives	✓		✓	na	na	na
TV19	Control of retail, offices and other non-retail uses in town centres	✓		✓	✓	Policy 4 Shopping, services and community facilities	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TV20	Prevention of loss of village or neighbourhood shops	✓		✓	✓	Policy 4 Shopping, services and community facilities	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TV20A	Proposed redevelopment of former Cornwall Farmers Ltd site, Penzance	✓	✓		na	na	na
TV21	Control of development fronting Jennings Street	✓		✓	na	na	na
TV22	Control of development within Bread Street area, Penzance	✓	✓		na	na	na
TV23	Control of development of harbour car park, Penzance	✓	✓		na	na	na

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
TV24A	Control of development of harbourside area, Penzance	✓	✓		na	na	na
TV24B	Proposed provision of improved facilities for cargo handling	✓	✓		na	na	na
TV24C	Reservation of Jubilee Pool with land between the pool and Battery Road	✓	✓		na	na	na
TV25	Control of hot food take-away outlets in St Ives	✓	✓		na	na	na
TV25D	Proposed development of South Quay, Foundry Yard and South Quay, Hayle	✓	✓		na	na	na
TV25E	Proposed development of Foundry area, Hayle	✓	✓		na	na	na
TV26	Control of number of residential or holiday units on Harvey's Towans, Hayle	✓	✓		×		There is no specific policy coverage for named areas in the emerging Local Plan with regard to the control of residential or holiday units on Harvey Towans. However, the policy is proposed to remain saved on adoption of the Local Plan. The bulk of the policy relates to design and character issues, which could be covered through a policy in the neighbourhood plan naming the Towans

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
							<p>and ‘signposting’ requirements set out in a supplementary design guide or code as referred to above. This would amplify and add locally specific detail to the saved policy.</p> <p>However, the first part of the saved policy refers to an increase in the number of holiday units not being permitted. If evidence based, the neighbourhood plan could introduce a policy which seeks similar outcomes to, in effect, replace that part of the saved policy. A new policy in the neighbourhood plan may allow the saved policy to be deleted given that the neighbourhood plan will be part of the development plan.</p>
H1	Requirements for housing provision in Penwith	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 6 Housing mix Policy 8 Affordable Housing	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H2	Control of intensification of residential use	✓		✓	✓	Policy 3 Role and function of	Additional coverage in the neighbourhood plan is likely to be

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						places Policy 13 Design Policy 14 development standards Policy 22 Best use of land and existing buildings	unnecessary.
H3	Development control on previously developed land and small greenfield sites in towns	✓		✓	✓	Policy 3 Role and function of places Policy 13 Design Policy 14 development standards Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H4	Development of small sites in St Just	✓		✓	na	na	na

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
H5	Development of small sites within smaller towns and larger villages	✓		✓	✓	Policy 3 Role and function of places Policy 13 Design Policy 14 development standards Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H6	Development of sites for 1/2 dwellings within smaller villages	✓		✓	✓	Policy 3 Role and function of places Policy 13 Design Policy 14 development standards Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H7	Prohibition of	✓		✓	na	na	na

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
	development, bar conversion of suitable existing buildings in specified villages						
H8	Development outside towns and villages	✓		✓	✓	<p>Policy 3 Role and function of places</p> <p>Policy 3 Role and function of places</p> <p>Policy 13 Design</p> <p>Policy 14 development standards</p> <p>Policy 22 Best use of land and existing buildings</p> <p>Policy 7 Housing in the countryside</p> <p>Policy 9 Affordable Housing led</p>	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						schemes	
H9	Replacement dwellings outside towns and villages	✓		✓	✓	Policy 7 Housing in the countryside	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H10	Sub-division of dwellings/change of use to multiple occupancy	✓		✓	✓	Policy 7 Housing in the countryside Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H11	Conversion of non-residential to dwellings	✓		✓	✓	Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H12	Conversion of vacant or under-used space above town centre premises to residential use	✓		✓	✓	Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H13	Requirements for negotiated element of affordable housing	✓		✓	✓	Policy 8 Affordable Housing Policy 9 Affordable Housing led	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						schemes	
H14	Requirements for secure arrangements for retention/occupancy of affordable housing	✓		✓	✓	Policy 8 Affordable Housing Policy 9 Affordable Housing led schemes	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H15	Development of 'rural exception sites' for affordable housing	✓		✓	✓	Policy 3 Role and function of places Policy 8 Affordable Housing Policy 9 Affordable Housing led schemes	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H16	Development of residential care and nursing homes within towns and villages	✓		✓	✓	Policy 4 Shopping, services and community facilities	Additional coverage in the neighbourhood plan is likely to be unnecessary.
H17	Development of gypsy	✓		✓	✓	Policy 12	Additional coverage in the

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
	sites					Gypsies, travellers and travelling showpeople	neighbourhood plan is likely to be unnecessary.
H18	Design and layout of residential development	✓		✓	✓	Policy 13 Design	Although there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself. However, any such guidance will need to be discussed with Cornwall Council in terms of the relationship between the guidance and development of housing sites considered to be strategic and / or allocated in the Sites Allocation DPD.
H18A	Affordable housing at Penwith Street and Cross Street, Penzance	✓	✓		na	na	na
HC	Redevelopment of area at Alexandra Road - Western Promenade for housing	✓	✓		na	na	na
HD	Redevelopment of area at	✓	✓		na	na	na

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
	Queens Street for housing						
HE	Conversion of building at Chywoone Hill, Newlyn for housing	✓		✓	na	na	na
HF	Redevelopment behind Madison Terrace and Beatrice Terrace, Hayle	✓		✓			No, redevelopment delivered.
HG	Redevelopment behind Copper Terrace, Hayle	✓	✓		na	na	na
HJ	Redevelopment of area adjacent to Old Stennack School	✓	✓		na	na	na
E1	Industrial and business development	✓		✓	✓	Policy 5 Jobs and skills Policy 3 Role and function of places Policy 13 Design Policy 14 development standards Policy 22 Best	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						<p>use of land and existing buildings</p> <p>Policy PP2 Hayle and St Ives CNA</p>	
E2	Industrial and business development on town edges	✓		✓	✓	<p>Policy 5 Jobs and skills</p> <p>Policy 3 Role and function of places</p> <p>Policy 13 Design</p> <p>Policy 14 development standards</p> <p>Policy 22 Best use of land and existing buildings</p> <p>Policy PP2 Hayle and St Ives CNA</p>	<p>The criteria for suitable locations for employment development are covered by policies in the emerging Local Plan. However, the last part of the policy considers that proposals should be compatible with surrounding uses and the character of the area. This is also largely covered by the emerging Local Plan, but though there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.</p>
E3	Industrial and business development on smaller town edges	✓		✓	✓	Policy 5 Jobs and skills	

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						Policy 3 Role and function of places Policy 13 Design Policy 14 development standards Policy 22 Best use of land and existing buildings Policy PP2 Hayle and St Ives CNA	
E4	Conversion of buildings for industrial and business use	✓		✓	✓	Policy 13 Design Policy 22 Best use of land and existing buildings Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.
E5	Prevention of irreversible loss of high grade	✓		✓	✓	Policy 22 Best use of land and	Additional coverage in the neighbourhood plan is likely to be

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
	agricultural land					existing buildings	unnecessary.
E6	Farm diversification projects	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings	If considered appropriate for Hayle, a policy could be considered which adds local specificity or requirements to the policies which govern this type of redevelopment. For example, Policy PP1 West Penwith CNA specifically supports diversification of the rural economy, where PP2 for Hayle and St Ives does not. Paragraph 28 of the NPPF is particularly relevant.
E7	Development essential to agriculture and forestry industries	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.
E8	Development directly related to fishing industry	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and existing	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						buildings	
E9	Change of use of industrial sites (in Newlyn)	✓		✓	na	na	na
EA	Area to east of creamery at St Erth	✓		✓	na	na	na
EB	Area south of the railway line at St Erth station	✓		✓	na	na	na
EC	Area south of the railway line at St Erth station	✓		✓	na	na	na
ED	North of sewage works St Erth	✓		✓	na	na	na
E10	Change of use of industrial land and buildings	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.
EE	Western end of Chy an dour Coombe	✓	✓		na	na	na

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
EF	Area in Chy an dour Coombe	✓	✓		na	na	na
EG	Eastern end of Chy an dour Coombe	✓	✓		na	na	na
EH	West of Gulval	✓		✓	na	na	na
EJ	Ludgvan Lease	✓		✓	na	na	na
EK	The Creamery at St Erth	✓		✓	na	na	na
E11	Industrial and business development	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 4 Shopping, services and community facilities Policy 5 Jobs and skills Policy 14 Development standards	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TM1	Development related to tourism	✓		✓		Policy 5 Jobs and skills	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						Policy 23 Natural Environment Policy 24 Historic Environment Policy PP2 Hayle and St Ives CNA	
TM2	Control of loss of holiday accommodation	✓		✓	in part / implied	Policy 5 Jobs and skills Policy 8 Affordable housing PP2 Hayle and St Ives CNA	The loss of holiday accommodation is not directly referred to in the emerging Local Plan policies. However there is support for sustainable tourism and recognition of the importance of tourism to the local economy. The neighbourhood plan may wish to consider whether there is a need for a similar type of policy to ensure that existing stock and quality of provision is maintained. Part of this consideration should include discussion with officers from Cornwall Council regarding the effectiveness or not of saved policy TM2 since adoption of the Penwith Local Plan.
TM3	Development of hotels and other new build holiday accommodation	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						existing buildings	
TM4	Additional provision for caravans and tents	✓		✓	in part / implied	Policy 7 Housing in the countryside Policy 23 Natural Environment	There is no specific policy coverage in relation to additional provision for caravans and tents and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM5	Holiday accommodation within Towans area	✓		✓	in part / implied	Policy PP2 Hayle and St Ives CNA	There is no specific policy coverage in relation to preventing additional or intensified holiday accommodation in the Towans area and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM6	Conditional control of proposals for holiday accommodation	✓		✓	×		There is no specific policy coverage in relation to controlling proposed holiday accommodation development through conditions on use and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM7	Improvement of existing holiday sites	✓		✓	✓	Policy 5 Jobs and skills	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TM8	Replacement chalets, extensions or other	✓		✓	na	na	na

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
	structures within Gwithian Towans						
TM9	Replacement chalets, extensions or other structures within Riviere Towans	✓		✓	in part / implied	Policy PP2 Hayle and St Ives CNA	There is no specific policy coverage in relation to replacement chalets, extensions or other structures within Riviere Towans and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM10	Visitor attractions in or on the edge of small towns and villages	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TM11	Development of visitor centre at Geevor Mine	✓		✓	na	na	na
TM12	Conversion of buildings to visitor attractions or holiday accommodation	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and existing	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						buildings Policy PP2 Hayle and St Ives CNA	
TM13	Conversion of an existing building as a camping barn	✓		✓	in part / implied	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary unless there are specific concerns about conversion of buildings into camping barns.
R1	New or improved recreational and sports facilities	✓		✓	✓	Policy 4 Shopping, services and community facilities Policy 13 Design Policy 17 Health and wellbeing Policy 22 Best use of land and existing buildings Policy 25 Green	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						infrastructure Policy PP2 Hayle and St Ives CNA	
RB	Outdoor sports provision adjacent to St Ives RFC	✓		✓	na	na	na
R2	Provision of children's play space to serve residential development	✓		✓	✓	Policy 4 Shopping, services and community facilities Policy 13 Design Policy 17 Health and wellbeing Policy 25 Green infrastructure	Additional coverage in the neighbourhood plan is likely to be unnecessary.
RC	Proposal to reserve children's play space	✓		✓	na	na	na
R3	Development resulting in a loss of existing or proposed open areas in formal or informal recreational use	✓		✓	✓	Policy 4 Shopping, services and community facilities	While there is considered to be sufficient policy coverage in the emerging Local Plan to protect such areas, a locally specific policy could be included in the neighbourhood plan to protect named local areas of value.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						Policy 13 Design Policy 17 Health and wellbeing Policy 22 Best use of land and existing buildings Policy 25 Green infrastructure	
R4	Development affecting the recreational value of (specific) areas	✓		✓	×		
R5	Recreational facilities in the countryside	✓		✓	✓	Policy 4 Shopping, services and community facilities	Additional coverage in the neighbourhood plan is likely to be unnecessary.
R6	Informal recreational activities and access to countryside	✓		✓	✓	Policy 13 Design Policy 17 Health and wellbeing Policy 22 Best use of land and existing	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						buildings Policy 25 Green infrastructure	
R7	Stable accommodation	✓		✓	in part / implied	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings Policy 23 Natural environment	Additional coverage in the neighbourhood plan is likely to be unnecessary unless there are specific concerns about the provision of stables.
R8	Facilitation of water related recreation	✓		✓	✓	Policy 4 Shopping, services and community facilities Policy 13 Design Policy 17 Health and wellbeing Policy 22 Best use of land and existing	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						buildings Policy 25 Green infrastructure	
R9	Recreational facilities	✓		✓	✓	Policy 13 Design Policy 14 Development standards	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP1	Transportation proposals	✓		✓	✓	Policy 13 Design Policy 14 Development standards	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP2	Public transport facilities	✓		✓	✓	Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TPA	Proposal to reserve an area at The Malakoff, St Ives for a 'bus station'	✓		✓	na	na	na
TPB	Penzance bus station	✓		✓	na	na	na
TP3	Development on operational railway land	✓		✓	in part / implied	Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP4	Control efficient and safe	✓		✓	in part / implied	Policy 2 Key	Additional coverage in the

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
	operation of port and harbour					targets and spatial strategy Policy 5 Jobs and skills	neighbourhood plan is likely to be unnecessary.
TP5	Cycle routes and parking facilities	✓		✓	✓	Policy 13 Design Policy 14 Development standards Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP6	Protection of routes	✓		✓	✓		Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP7	Control of development which would affect existing rights of way	✓		✓	✓		Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP8	Road improvement schemes	✓		✓	✓		Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP9	Roadside facilities	✓		✓	✓	Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP10	Transshipment facilities	✓		✓	✓	Policy 5 Jobs and skills Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
TP11	New and improved town centre rear access arrangements	✓		✓	×		Additional coverage in the neighbourhood plan is likely to be unnecessary.
TP12	Control of car parking provision in development	✓		✓	in part / implied	Policy 14 – Development standards	There are no car parking standards obviously identified in the emerging Local Plan. Discussion will need to be had with officers at Cornwall Council to understand where parking standards are likely to appear in policy terms if at all (for example the emerging Local Plan refers to Parking Strategies for CNAs) and it may therefore be appropriate for the neighbourhood plan to develop its own. Paragraphs 39 and 40 of the NPPF are particularly relevant.
TP13	New car parks	✓		✓	✓	Policy 14 – Development standards Policy 27 Transport and accessibility	Additional coverage in the neighbourhood plan is likely to be unnecessary.
CS1	New or improved community facilities	✓		✓	✓	Policy 3 Role and function of places	Additional coverage in the neighbourhood plan is likely to be unnecessary.
CS2	Loss of existing community facilities	✓		✓	✓	Policy 4 Shopping,	While the emerging Local Plan policies seek to resist the loss of community

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						services and community facilities Policy PP2 Hayle and St Ives CNA	facilities, it may be appropriate for the neighbourhood plan to identify specific facilities that it would wish to protect.
CS3	Provision of recycling collection facilities	✓		✓	✓	Policy 14 Development standards Policy 20 Strategic waste management principles Policy 21 Managing the provision of waste management facilities	Additional coverage in the neighbourhood plan is likely to be unnecessary.
CS4	Floodplains and areas at risk from flooding	✓		✓	✓	Policy 26 Flood risk management and coastal change Policy PP2 Hayle and St Ives CNA	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
CS5	Control of proposals affecting quality of groundwater	✓		✓	✓	Policy 14 Development standards	Additional coverage in the neighbourhood plan is likely to be unnecessary.
CS6	Surface water disposal, rainwater harvesting and sustainable drainage systems	✓		✓	✓	Policy 26 Flood risk management and coastal change	Additional coverage in the neighbourhood plan is likely to be unnecessary.
CS8	Control of proposals for development which would affect watercourses or the coast, etc	✓		✓	✓	Policy 14 Development standards Policy 26 Flood risk management and coastal change	Additional coverage in the neighbourhood plan is likely to be unnecessary.
CS9	Renewable energy schemes	✓		✓	✓	Policy 15 Renewable and low carbon energy Policy 16 Safeguarding renewable energy Policy PP2 Hayle	Additional coverage in the neighbourhood plan is likely to be unnecessary.

Policy No.	Name	currently saved?	proposed to remain saved when Local Plan adopted?	proposed to be replaced by the Local Plan when adopted?	proposed Local Plan policies replace the saved content?	which ones	is there a case for further consideration of similar local policy coverage in the neighbourhood plan?
						and St Ives CNA	
CS10	Wind turbines or wind farms	✓		✓	✓	Policy 15 Renewable and low carbon energy Policy 16 Safeguarding renewable energy	Additional coverage in the neighbourhood plan is likely to be unnecessary.
CS11	Telecommunications equipment	✓		✓	×		While there is no specific reference to telecoms development schemes in the emerging Local Plan, it may not be necessary or desirable to develop policy coverage in the neighbourhood plan. Most telecoms equipment is subject to permitted development rights where provided by statutory undertakers / service infrastructure providers unless rights have been removed, for example, in Conservation Areas (via 'Article 4 Direction'). Section 5 of the NPPF is particularly relevant.

For Appendix 2 which lists the saved policies of the Penwith Local Plan 2004, see separate file.

**Appendix 3 - The Port of Hayle Extracts from the Cornwall and West Devon Mining
Landscape World Heritage Site Management Plan 2013-2018**

Left: Carnsew Pool, Hayle, Cornwall

Area 2: The Port of Hayle

Outline

This **mining port** and **industrial ‘new town’** was also the region’s greatest **steam engine manufacturing centre**. The boundary has been drawn to capture the entire estuarine port setting (which contains an important maritime industrial infrastructure) and the historic core of Hayle town (including the remains of an internationally significant iron foundry) as guided by the existing Conservation Area designation.

Key Characteristics

The Port of Hayle was a product of the Industrial Revolution during the late eighteenth and the nineteenth centuries. It played a distinguished role in Cornish economic and social history. The Area includes the principal surviving historic fabric of the largest fully integrated mining port and steam engine manufacturing centre anywhere in Britain.

There are no mines inside the Area boundary but it is within 15km of the richest copper and tin mining hinterland of the Old World (A5, A6, & A3). Both the land and sea transport infrastructure needed in order to develop such a major industrial



Above: Hayle and Harvey's Foundry

complex survives in a coherent form. Prodigious amounts of coal, timber and other materials for the mines were imported through Hayle. Hundreds of thousands of tonnes of bulky copper ore were exported for smelting. The mule trains that originally carried the ore were replaced by dedicated local railways. These were never intended to be part of the regional or national networks. Notable remains of the Hayle Railway (1834) still survive. The scale of the landforms constructed during the development of the port is impressive. They range from the great harbour spit of Middle Weir (1819), the Copperhouse Canal (1769/87) and the sluicing pools (1789) to the Causeway road (1824-5), one of Cornwall's earliest road engineering monuments.

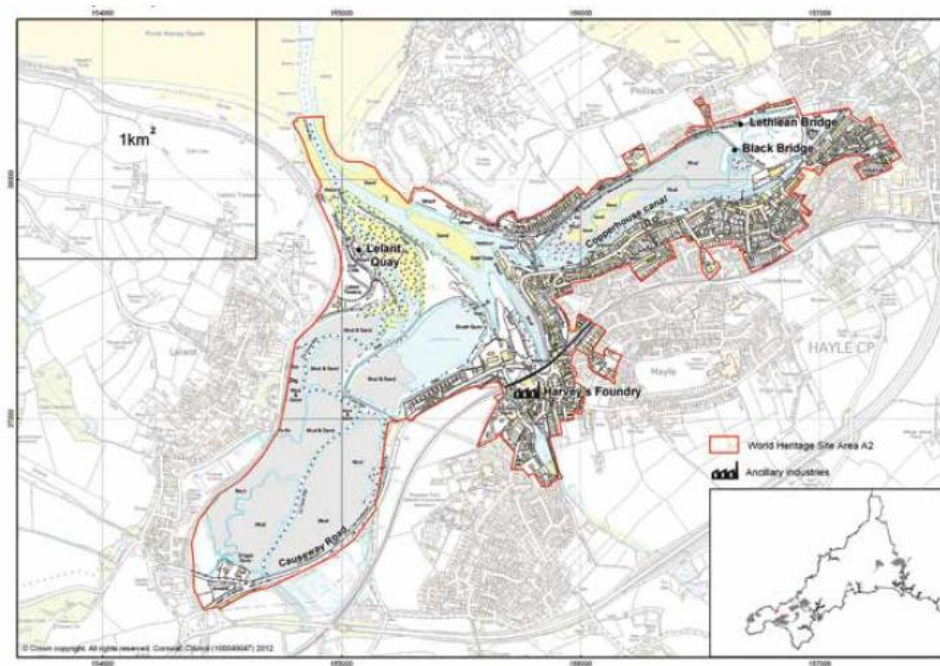


Above: Copperhouse, Hayle



Above: the Granary Barn complex at Harvey's Foundry

Port of Hayle - Principal Sites



Harvey's and Copperhouse

A complex set of social and industrial relationships was established in Hayle through the rivalry between two of the largest iron foundries in south-west Britain: Harvey & Company, and the Cornwall Copper Company. From 1758 until 1819 the latter firm operated the largest, most successful and long-lived copper smelter of its time outside South Wales. From the 1820s until 1867 the copper smelter site was used by the company as an iron foundry known as the Copperhouse Foundry (trading as Sandys, Carne and Vivian). These two industrial giants directly steered development within the port of Hayle towards two geographically distinct urban areas; Harvey & Co at Foundry beside the railway line and its rival beside the estuary at Copperhouse. Key industrial and public buildings survive in Hayle, together with good examples of housing



Above: Copperhouse Canal



Above: Lelant Quay & Harbour

that reflect the social divide of industrial labour. High-density terraced housing of the work-force contrasts with the villas and mansions of the managerial class.

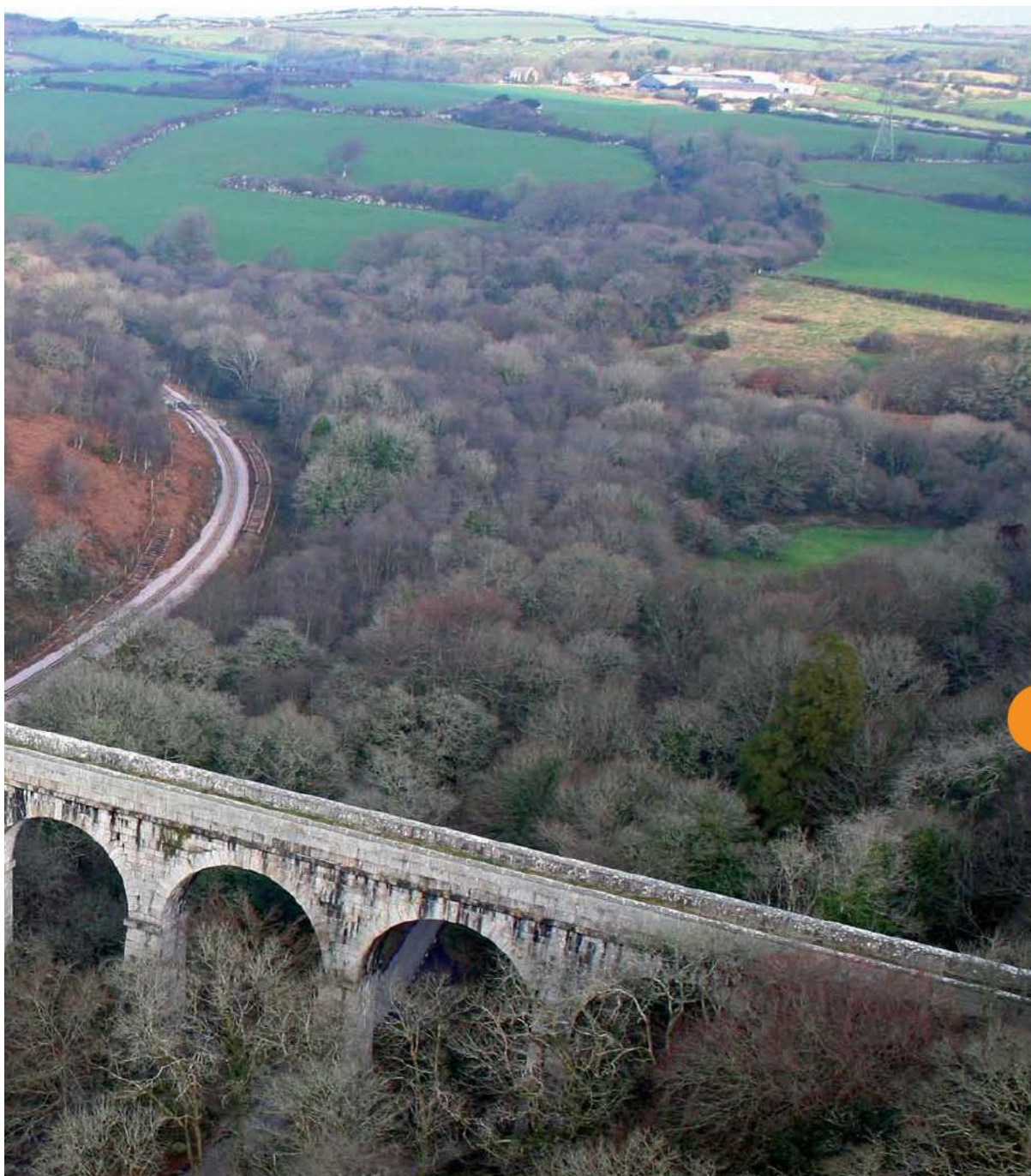
Harvey's Foundry Town

Extensive quays and wharves survive at Penpol together with the tidal catchment pool at Carnsew, built to keep the sea-channel clear of sand. Around 25 historic structures connected with Harvey's Foundry survive in a relatively coherent group. This is where the largest steam engines in the world were produced and the greatest number of mine steam engines exported throughout the world. The surrounding urban fabric, principally deriving from industrial growth instigated by this single family-owned business, is of considerable historical significance.

Copperhouse and its Dock & Canal

Scoria (copper smelting slag) building blocks, once offered free to workers, distinguish the architecture of 'Copperhouse vernacular' though their use in domestic housing is commonly concealed by distinctive period render.

Copperhouse Pool is part of the maritime industrial infrastructure which kept the Copperhouse Canal (1769/87) free of sand and so navigable. Black Road and Black Bridge were constructed to provide a road crossing from Copperhouse to Phillack Churchtown and later to the northern copper quays. Other notable features in the vicinity include the oldest surviving railway bridge (standard gauge) in Cornwall at Lethlean (Scheduled Monument, 1837) and a railway swing bridge, with machinery still intact, crossing the Copperhouse Canal.



Above: The Treffry viaduct and aqueduct in the Luxulyan Valley

6 Policy framework and strategic actions

Cornwall and West Devon Mining Landscape World Heritage Site **Management Plan** 109

The following pages list the policies and actions through which delivery of the obligations arising from the World Heritage Convention will be achieved.

The policies remain unchanged from the original management plan, but they have been reordered to refer back to the four core areas of activity set out in the Convention. All stakeholders in the Site should ensure that their actions and decisions are consistent with these policies.

The strategic actions are designed to both further the pursuit of these policies and as a response to the discussion of the key issues during formative consultation with partners, set out previously in Section 5. These are the high level activities needed to deliver improvements across the whole

Site, not action specific to one area. Individual partners and stakeholders will be encouraged to exercise their responsibilities for achieving the Management Plan Vision, Mission, Aims and policies specific to their organisations in their own planning documents.

The tables below indicate how the strategic actions relate to the policies, and identify the lead agencies required to implement them.

World Heritage Site Governance

The governance arrangements for the Site were agreed following inscription, and provide a structure that enables the principal funders and strategic Site management organisations to co-ordinate their activities for the preparation and pursuit of Management Plan policies. The World

Below: The Taylor's and Davey's shafts site at Wheal Maid near Crofthandy



Heritage Site Partnership Board is a Joint Local Authority Committee (JLAC), with a Memorandum of Agreement for the period to April 2014. The original governance options appraisal conducted in 2006 identified that the legal form of the governing body should be periodically reviewed. Alongside the current JLAC form, alternative legal identities, such as Charitable Trust or Community Interest Company, should be re-examined in the light of experience gained since inscription and changes in the operating environment. A review will therefore be carried out during the course of this Management Plan.

6.1 Protection

Policies within this section are the basis for robust, long-term protection for the World Heritage Site. Their implementation by all partner planning authorities and integration into strategic planning documents is essential to preservation of the OUV and integrity of the Site. These policies encompass not just the Site itself, but activities in the setting that might have a negative impact on the Site's OUV or integrity.

The strategic actions necessary to ensure protection of the Site's OUV and integrity focus on ensuring widespread understanding and application of the policies and planning tools available.

Policy P1: The Partnership will ensure that all relevant strategic documents and programmes have regard for the Site and its Vision & Aims.

Policy P2: All relevant strategic planning documents will make provision for the protection, conservation and enhancement of the Site and its setting.

Policy P3: Planning authorities will ensure that new development protects, conserves and enhances the Site and its setting.

Policy P4: The review of statutory protection within the Site will continue through national designations.

Policy P5: Designations and protection systems will continue to be reviewed throughout the Site.

Policy P6: Local authorities and other agencies will make full use of the powers available to them for the protection and conservation of the Site.

Policy P7: There is a presumption against the removal, disturbance or burial of historic mine waste within the Site.

Policy P8: Developments outside the Site that will adversely affect its Outstanding Universal Value will be resisted.

Policy	Strategic Action /	Strategic Action / Lead Agencies
P1;P2	Include policies in Local Plans and LDFs	Local Planning Authorities
P2;P3;P5;P6;P7;P8	Develop a Supplementary Planning Document	Cornwall Council
P6	Develop training materials and programme for Local Planning Authority staff in discussion with English Heritage and HELM programme	WHS Office / Local Planning Authorities
P3	Develop information for elected members, development professionals and the general public	WHS Office /Local Planning Authorities
P4	Report on listing/scheduling needs within the Site	WHS Office / English Heritage

6.2 Conservation and Enhancement

This section relates to positive actions for improving the Site's condition and distinctive character, and the integration of WHS priorities into wider regeneration agendas. The policies cover a range of aspects involved in conserving the cultural landscape assets, including conservation and enhancement, and improvements to presentation within the Site.

The strategic actions focus on achieving these policy goals through influencing owners, managers and delivery agencies and providing the specialist advice and information they need to understand the WHS values of the landscape assets in their care.

Policy C1: Sustainable heritage-led regeneration will be encouraged and supported.

Policy C2: New development will add to the quality and distinctiveness of the Site by being of high quality design and respectful of setting.

Policy C3: There will be a presumption in favour of retaining and re-using historic buildings which are important components of the Site.

Policy C4: Proposals for the resumption of mining will be supported where they do not adversely affect the Outstanding Universal Value of the Site.

Policy C5: Landscape, nature conservation and agri-environment management regimes will have regard for the authenticity and values of the Site.

Policy C6: The conservation and continuing maintenance of the historic fabric of the Site will be undertaken to the highest standards to ensure authenticity and integrity.

Policy C7: The historic character and distinctiveness of the Cornwall and West Devon mining landscape will be maintained.

Policy C8: Traditional materials and skills will be encouraged in the maintenance of the authentic historic fabric within the Site.

Policy C9: Where the historic fabric within the Site has been lost or compromised through non-authentic materials, inappropriate details and poor workmanship, historic character and detail will be reintroduced wherever and whenever possible.

Policy C10: Resources available for conservation of the Site will be prioritised to address the Vision & Aims.

Policy	Strategic Action /	Strategic Action / Lead Agencies
C1;C3	Publish list of WHS priority regeneration target areas and circulate to Local Planning Authorities for integration with S106/CIL strategies and regeneration agendas	WHS Partnership, in discussion with local authorities and funding bodies
C12	Prepare an emergency mitigation and response advice note and encourage major owners to develop appropriate plans	WHS Partnership with emergency planning and response services
C6	Advocate for funding to address capital needs assessments for key WHS features in Local Authority ownership	WHS Partnership Local Authority Partners
C6	Produce capital needs assessment for WHS features in other ownership	WHS Partnership and owners
C6;C7;C8;C10	Advocate for ongoing maintenance funding for WHS features	WHS Partnership
C5;C7;C12	Develop protocol / policy with planning agencies addressing flood defence in the WHS	WHS Partnership / Local planning authority / Environment Agency / and other relevant agencies
C2	Facilitate enhanced supply of locally-distinctive building stones	Mineral Planning Authorities

Policy C11: Key moveable components will be preserved in situ unless relocation will conserve or enhance the OUV of the Site.

Policy C12: The risks to the World Heritage Site and its management will be regularly assessed and actions taken to address these risks.

Policy C13: Archives, collections and data concerning the World Heritage Site will be curated, catalogued and conserved and made accessible to all.

6.3 Presentation

This section sets out the policies designed to ensure that access to and enjoyment of the Site is sustainable and equitable. This is the shared responsibility of public, private and third sector organisations. Policies focus on ensuring that the unique qualities of the mining landscape and its World Heritage values are at the core of all presentation activity.

Strategic actions are focused on delivering the principles in the UNESCO Sustainable Tourism programme. This prioritises working with the full supply chain within the tourism industry to improve the quality and sustainability of the visitor offer, and develop an integrated approach to promotion, building on the success of the 'Discover the Extraordinary' programme. Actions include developing strategies to ensure that visitor management contributes to the wider landscape asset management agendas, including investigating new income streams. Better public transport and more coordinated information on how to access the Site are another priority.

All projects involving greater access to communities within the WHS will actively consult and liaise with the community.

Policy PN1: The Partnership should promote access to the World Heritage Site that is sustainable to the environment and consistent with the values of the Site.



Above: World Heritage Site Familiarisation Day at Geevor Tin Mine

Policy PN2: The World Heritage Site should be interpreted and presented as a distinctive, evolving, living landscape.

Policy PN3: Visitors should be encouraged to explore and learn about the physical, social and cultural aspects of the Cornwall and West Devon mining heritage.

Policy PN4: The marketing and interpretation of the World Heritage Site should be coordinated to ensure a consistent, responsible use of the World Heritage Site Inscription.

Policy PN5: The economic impacts of the World Heritage Site should be monitored and quantified.

Policy PN6: The economic benefits of the World Heritage Site should be promoted to support wider cases for sustainable heritage-led regeneration and cultural tourism.

Policy PN7: The communities within and outside the World Heritage Site should be engaged in the enjoyment, benefits and management of the World Heritage Site.

Policy PN8: Enjoyment of the World Heritage Site should be available to all regardless of ability or income.

Policy	Strategic Action /	Strategic Action / Lead Agencies
PN4;PN7	Develop and implement the exit strategy for Discover the Extraordinary Project, involving partners	WHS Partnership Board with Destination Marketing Organisation Tourism Partnerships/ networks
PN2	Review, update and roll forward the WHS Interpretation Strategy, taking account of achievement of Key and Area Centres and the potential need for and role that other centres might play in the future	WHS Partnership Board with Cornish Mining Attractions Marketing Association Other Tourism Partnerships/ networks
PN5;PN6; PN7;PN8	Produce a scoping report on all potential tourism partners, in preparation for strengthening existing and creating new networks to <ul style="list-style-type: none"> involve communities in development of future visitor management and tourism initiatives spread the economic and social benefits widely across all areas and aspects of the tourism industry 	WHS Partnership Board with Destination Marketing Organisation Tourism partnerships/ networks
PN1;PN3;PN5; PN6;PN7;PN8	Produce new WHS visitor management and marketing plan, as part of a wider sustainable tourism strategy that <ul style="list-style-type: none"> builds on the evaluation of DtE and the UNESCO WHS Sustainable Tourism principles enables both visitors and local residents to 'explore what's on your doorstep' –developing local tourism clusters encourages achievement of recognised sustainability standards by partner businesses enables visitor gifting to fund conservation and environmental management projects in designated areas 	WHS Partnership Board with Destination Marketing Organisation Tourism Partnerships/ networks The Cornwall Sustainable Tourism Project
PN1	Develop a sustainable transport plan to include <ul style="list-style-type: none"> public and private, rail, road and waterborne services provision of WHS related information at key transport nodes 	WHS Partnership Board with Local Rail Partnership Local Authority Transport Depts. Service Operators
PN1	Roll out the WHS Signage Strategy across Cornwall	Cornwall Council Highways

6.4 Transmit

Awareness of World Heritage Sites within the UK is relatively low compared to many other UNESCO member states. The Cornish Mining WHS surveys report awareness levels of 54 per cent both within and outside the WHS areas, which is relatively high, but understanding of what is meant by World Heritage Site status is a different matter.

This section sets out policies aimed at increasing the understanding of the World Heritage Site and its OUV. Understanding underpins the appreciation and, ultimately, conservation of the Site in the long term. Policies and strategic actions within this section focus on learning, research and intellectual access through immersive interpretation, such as cultural events. It also covers action to address this issue locally and globally, focussing on the international values of and audience for this Site.

Policy T1: The values and significance of the World Heritage Site should be communicated to a wide range of educational audiences.

Policy T2: Research into Cornish Mining and its worldwide linkages should be facilitated and encouraged, published and disseminated.

Policy T3: The distinctiveness of Cornish Mining culture should be celebrated, promoted and propagated.

Policy T4: The Partnership will promote best practice in heritage management, heritage-led regeneration and sustainable remediation of Cornish mining landscapes worldwide.

Policy T5: The Partnership will actively facilitate the exchange of ideas, experiences and the stories of Cornish mining communities worldwide.

Policy	Strategic Action /	Strategic Action / Lead Agencies
T1	Update and Implement the WHS Learning Strategy	WHS Partnership
T3	Form a WHS 10 th anniversary working party to develop and implement cultural events	WHS Partnership Local Authority Cultural services and providers Funding bodies
T4;T5	Support the development of the 'Frontiers of Cornish Mining' Transnational Serial WHS proposal, working with international partners	WHS Partnership UK Government
T4;T5 (also PN7)	Develop Cornish Mining overseas contacts database and circulate information, newsletter etc	WHS Partnership
T2	Review and update the research agenda	WHS Partnership

Appendix 4 – Assessment of Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 Policies

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
Protection					
Policy P1: The Partnership will ensure that all relevant strategic documents and programmes have regard for the Site and its Vision & Aims. (<i>Cornwall Council as Local Planning Authority</i>)	✓	✓	Not applicable, as it relates directly to the Site Partnership.	NA	NA
Policy P2: All relevant strategic planning documents will make provision for the protection, conservation and enhancement of the Site and its setting. (<i>Cornwall Council as Local Planning Authority</i>)	✓	✓	✓ (Policy 24 Historic Environment)	✓	NA
Policy P3: Planning authorities will ensure that new development protects, conserves and enhances the Site and its setting. (<i>WHS Office / Cornwall Council as Local Planning Authority</i>)	✓	✓	✓ (Policy 24 Historic Environment)	in part	As noted in Part 2 and Appendix 3 of this report, there is an opportunity for locally specific design criteria

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
					to be set through the neighbourhood plan and associated design guidance.
Policy P4: The review of statutory protection within the Site will continue through national designations. (<i>WHS Office / English Heritage</i>)	✓	✓	×	NA	NA
Policy P5: Designations and protection systems will continue to be reviewed throughout the Site. (<i>Cornwall Council as Local Planning Authority</i>)	✓	✓	×	NA	There could be a role for the neighbourhood plan and its process to explore the need for additional heritage and historic designations if considered necessary to add local specificity to the protection already afforded by the WHS status and other historic and heritage designations.

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
Policy P6: Local authorities and other agencies will make full use of the powers available to them for the protection and conservation of the Site. (<i>WHS Office / Cornwall Council as Local Planning Authority</i>)	✓	✓	✓ (Policy 24 Historic Environment, Policy 13 Design)	✓ (see comments to the right)	While there is no direct reference to the role of parish / town councils in the context of their responsibility for producing neighbourhood plans where desirable, by implication, the reference to 'other agencies' will include reference to Hayle Town Council. If considered necessary, the policy confirms that the neighbourhood plan can, if there is a demonstrable need, introduce locally specific policies where they will add value to the protection already given by international

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
					designation, and national and emerging Local Plan policies.
Policy P7: There is a presumption against the removal, disturbance or burial of historic mine waste within the Site. (<i>Cornwall Council as Local Planning Authority</i>)	✓	✓	(Policy 24 Historic Environment)	✓	It is considered that there is no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect.
Policy P8: Developments outside the Site that will adversely affect its Outstanding Universal Value will be resisted. (<i>Cornwall Council as Local Planning Authority</i>)	✓	✓	(Policy 24 Historic Environment)	✓	It is considered that there is no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect.
Conservation and Enhancement					
Policy C1: Sustainable heritage-led regeneration will be	✓	✓	✓	in part	If strategic development and

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
encouraged and supported. (<i>WHS Partnership, in discussion with Cornwall Council and funding bodies</i>)			(Policy 24 Historic Environment, Policy 13 Design)		regeneration in Hayle is to continue to be dealt with through the Local Plan and Site Allocations processes, the key role that the neighbourhood plan can play is in relation to detailed design guidance for new development. The action related to this policy states, in the Management Plan, that the list of WHS priority regeneration target areas will be published and circulated to local planning authorities in relation to integration with

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
					section 106 and Community Infrastructure Levy programmes. This list, if not already included in the INA should be considered in the context of the neighbourhood plan and its policies.
Policy C2: New development will add to the quality and distinctiveness of the Site by being of high quality design and respectful of setting. (<i>Minerals Planning Authority i.e. Cornwall Council</i>)	✓	✓	✓ (Policy 24 Historic Environment, Policy 13 Design)	in part	The key role that the neighbourhood plan can play is in relation to detailed design guidance for new development.
Policy C3: There will be a presumption in favour of retaining and re-using historic buildings which are important components of the Site. (<i>WHS Partnership, in discussion with Cornwall Council and funding bodies</i>)	✓	✓	✓ (Policy 24 Historic Environment, Policy 13 Design)	✓	It is considered that there is no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
					policy covering this aspect.
Policy C4: Proposals for the resumption of mining will be supported where they do not adversely affect the Outstanding Universal Value of the Site.	✓	✓	Not applicable to Port of Hayle	NA	NA
Policy C5: Landscape, nature conservation and agri-environment management regimes will have regard for the authenticity and values of the Site. (<i>WHS Partnership / Cornwall Council as Local Planning Authority / Environment Agency / other partners</i>)	✓	✓	✓ (Policy 24 Historic Environment, Policy 13 Design, Policy 23 Natural Environment)	✓	It is considered that there is no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect.
Policy C6: The conservation and continuing maintenance of the historic fabric of the Site will be undertaken to the highest standards to ensure authenticity and integrity. (<i>WHS Partnership, Cornwall Council and owners</i>)	✓	✓	×	NA	NA
Policy C7: The historic character and distinctiveness of	✓	✓	✓	✓	It is considered that there is

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
the Cornwall and West Devon mining landscape will be maintained. (<i>WHS Partnership / Cornwall Council as Local Planning Authority / Environment Agency / other partners</i>)			(Policy 24 Historic Environment, Policy 23 Natural Environment)		no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect. The policy is unlikely to relate to the Port of Hayle, being more focused on landscapes in Cornwall and West Devon.
Policy C8: Traditional materials and skills will be encouraged in the maintenance of the authentic historic fabric within the Site. (<i>WHS Partnership</i>)	✓	✓	✓ (Policy 24 Historic Environment, Policy 13 Design)	in part	The key role that the neighbourhood plan can play is in relation to detailed design guidance for existing and new development.
Policy C9: Where the historic fabric within the Site has been lost or compromised through non-authentic	✓	✓	✓ (Policy 24 Historic	in part	The key role that the neighbourhood plan can play

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materials, inappropriate details and poor workmanship, historic character and detail will be reintroduced wherever and whenever possible.			Environment, Policy 13 (Design)		is in relation to detailed design guidance for existing and new development.
Policy C10: Resources available for conservation of the Site will be prioritised to address the Vision & Aims. (WHS Partnership)	✓	✓	×	NA	NA
Policy C11: Key moveable components will be preserved in situ unless relocation will conserve or enhance the OUV of the Site.	✓	✓	✓ (Policy 24 Historic Environment)	✓	It is considered that there is no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect.
Policy C12: The risks to the World Heritage Site and its management will be regularly assessed and actions taken to address these risks. (WHS Partnership / Cornwall Council as Local Planning Authority /	✓	✓	×	✓	The steering group should continue to liaise with the WHS Partnership to explore whether the neighbourhood

Management Plan Policy (and responsible body for ensuring / leading implementation)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
<i>Environment Agency / other partners and emergency planning and response services)</i>					plan can play a role locally in the delivery of this 'action' policy.
Policy C13: Archives, collections and data concerning the World Heritage Site will be curated, catalogued and conserved and made accessible to all.	✓	✓	×	✓	The steering group should continue to liaise with the WHS Partnership to explore whether the neighbourhood plan can play a role locally in the delivery of this 'action' policy.
Presentation					
Policy PN1: The Partnership should promote access to the World Heritage Site that is sustainable to the environment and consistent with the values of the Site. <i>(WHS Partnership Board with Destination Marketing Organisation, Cornwall Sustainable Tourism Project,</i>	✓	✓	×	✓	The steering group should continue to liaise with the WHS Partnership to explore whether the neighbourhood plan can play a role locally in

Management Plan Policy (and responsible body for ensuring / leading implementation)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
<i>Tourism Partnerships and networks, Local Rail Partnership, Cornwall Council, Service Operators)</i>					the delivery of this 'action' policy.
Policy PN2: The World Heritage Site should be interpreted and presented as a distinctive, evolving, living landscape. <i>(WHS Partnership Board with Cornish Mining Attractions Marketing Association, Other Tourism Partnerships and networks)</i>	✓	×	×	✓	The steering group should continue to liaise with the WHS Partnership to explore whether the neighbourhood plan can play a role locally in the delivery of this 'action' policy.
Policy PN3: Visitors should be encouraged to explore and learn about the physical, social and cultural aspects of the Cornwall and West Devon mining heritage. <i>(WHS Partnership Board with Destination Marketing Organisation, Cornwall Sustainable Tourism Project, Tourism Partnerships and networks)</i>	✓	×	×	✓	The steering group should continue to liaise with the WHS Partnership to explore whether the neighbourhood plan can play a role locally in the delivery of this 'action' policy.

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Policy PN4: The marketing and interpretation of the World Heritage Site should be coordinated to ensure a consistent, responsible use of the World Heritage Site Inscription. (<i>WHS Partnership Board with Destination Marketing Organisation, Tourism Partnerships and networks</i>)	✓	×	×	✓	The steering group should continue to liaise with the WHS Partnership to explore whether the neighbourhood plan can play a role locally in the delivery of this 'action' policy.
Policy PN5: The economic impacts of the World Heritage Site should be monitored and quantified. (<i>WHS Partnership Board with Destination Marketing Organisation, Cornwall Sustainable Tourism Project, Tourism Partnerships and networks</i>)	✓	✓	×	✓	The steering group should continue to liaise with the WHS Partnership to explore whether the neighbourhood plan can play a role locally in the delivery of this 'action' policy.
Policy PN6: The economic benefits of the World Heritage Site should be promoted to support wider	✓	✓	✓ (Policy 5 Jobs and Skills,	✓	It is considered that there is no need for additional locally

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cases for sustainable heritage-led regeneration and cultural tourism. (<i>WHS Partnership Board with Destination Marketing Organisation, Cornwall Sustainable Tourism Project, Tourism Partnerships and networks</i>)			Policy 24 Historic Environment)		specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect.
Policy PN7: The communities within and outside the World Heritage Site should be engaged in the enjoyment, benefits and management of the World Heritage Site. (<i>WHS Partnership Board with Destination Marketing Organisation, Cornwall Sustainable Tourism Project, Tourism Partnerships and networks</i>)	✓	×	×	NA	It is considered that there is no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect.
Policy PN8: Enjoyment of the World Heritage Site should be available to all regardless of ability or income. (<i>WHS Partnership Board with Destination Marketing Organisation, Cornwall Sustainable Tourism Project, Tourism Partnerships and networks</i>)	✓	×	×	NA	It is considered that there is no need for additional locally specific policy in the neighbourhood plan to add value or weight to planning policy covering this aspect.

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<i>Transmit</i>					
Policy T1: The values and significance of the World Heritage Site should be communicated to a wide range of educational audiences. (<i>WHS Partnership</i>)	✓	×	×	NA	NA
Policy T2: Research into Cornish Mining and its worldwide linkages should be facilitated and encouraged, published and disseminated. (<i>WHS Partnership</i>)	✓	×	×	NA	NA
Policy T3: The distinctiveness of Cornish Mining culture should be celebrated, promoted and propagated. (<i>WHS Partnership, Cornwall Council, funding bodies</i>)	✓	×	×	NA	NA
Policy T4: The Partnership will promote best practice in heritage management, heritage-led regeneration and sustainable remediation of Cornish mining landscapes worldwide. (<i>WHS Partnership, UK Government</i>)	✓	×	×	NA	NA

Management Plan Policy (<i>and responsible body for ensuring / leading implementation</i>)	Can it be classed as a 'strategic' policy?	Are its desired outcomes land-use / spatially / planning related?	Is there further policy coverage in the emerging Cornwall Local Plan – Strategic Policies?	If so, is policy coverage specific enough to Hayle?	Is there an opportunity or need for the policy to be amplified or given local specificity in the neighbourhood plan?
Policy T5: The Partnership will actively facilitate the exchange of ideas, experiences and the stories of Cornish mining communities worldwide. (<i>WHS Partnership, UK Government</i>)	✓	×	×	NA	NA