

Cornwall **Local Plan** Strategic Policies – **Proposed Submission** **Document** 2010-2030

The changes within this document are expressed in the conventional form of strikethrough for deletions and underling for additions of text.

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Vision and objectives

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

“achieve a leading position in sustainable living”

Theme 1: To support the economy

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

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

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

Theme 2: To enable self sufficient and resilient communities.

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

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

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

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

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

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

Theme 4: To make the most of our environment.

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

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

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

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

Policy 1 – Presumption in favour of sustainable development

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

We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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

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

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

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

b) Specific policies in that Framework indicate that development should be restricted.

Policy 2 – Key targets and Spatial Strategy

New development should provide the most sustainable approach to accommodating growth; making the best use of infrastructure and services whilst respecting the natural and historic character of Cornwall.

Overall, development should seek to:

1. Improve conditions for business and investment providing for an overall increase of ~~over 50,000 jobs supporting the provision of better paid full-time employment opportunities.~~ jobs supporting the provision of better paid full-time employment opportunities to drive an increase in the Gross Domestic Product to rise above 75% of the EU's average.

2. Provide for 422,400 sq m of employment floorspace over the plan period to help deliver a mix of 211,250 sq m of B1a office and 211,150 sq m of B1, B2 and B8 industrial premises.

3. Deliver renewable and low carbon energies, increase energy efficiency and minimise resource consumption through a range of onshore renewable/low carbon technologies.

4. Provide for ~~42,250~~ 47,500 homes over the plan period at an average rate of about ~~2,100~~ 2,300 per year to 2030 to help deliver sufficient new housing of appropriate types to meet future requirements in particular meeting affordable housing and Gypsy and Traveller needs.

~~5. Positively manage new development in Cornwall through high quality design demonstrating a cultural, physical and aesthetic understanding of its location and the protection, enhancement and mitigation of environmental assets, appropriate and proportional to their value and wherever possible, adaptation to climate change.~~

~~6. Maintain the natural character of the undeveloped coast, protecting and enhancing its distinctive landscapes and habitats, particularly in areas defined as Heritage Coast, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest.~~

5. Positively manage new development in Cornwall through:

a. high quality design demonstrating a cultural, physical and aesthetic understanding of its location;

b. the protection and enhancement of environmental assets, including mitigation of unavoidable adverse effects, appropriate and proportional to their value; and

c. wherever possible, adaptation of the development and environmental assets to climate change.

6. Maintain the special character of Cornwall, recognising all landscapes are important, in order to;

a. Promote and enhance the special qualities that make up the diverse and locally distinctive landscapes of Cornwall ;

b. Identify the value and sensitivity off all landscapes, understanding what is important to the character to allow them to be protected, enhanced and conserved;

c. Create resilient landscapes and sensitively accommodate investment and growth within Cornwall's unique landscape qualities, ensuring people continue to be drawn to Cornwall to visit and for a thriving healthy population to live and work;

d. Protect the natural beauty of the AONB and undeveloped coast.

7. Re-enforce the spatial strategy of a continued dispersed development pattern providing homes and jobs, in a proportional manner, where they can best sustain the role and function of local communities in towns and villages and that of their catchment as set out in this Plan's Community Network Area based policies and subsequent Neighbourhood Plans.

8. Reflect the importance to the strength of Cornwall's economy as a whole, through;

a) supporting the economic regeneration of Camborne and Redruth and the emerging retail function of Pool.

b) optimising the economic opportunity and maximises existing linkages in mid-Cornwall by:

i. supporting the role of Bodmin as a strategic employment location taking advantage of its position on the transport network;

ii. allocating mixed use development to deliver the eco- community at West Carclaze/Baal and Par Docks;

iii. supporting the economic regeneration of St Austell as a centre for retail, business and leisure with a focus on promoting 'green' industries;

~~iii.~~ iv. in supporting the St Austell, St Blazey and China Clay Regeneration Area small scale exemplar development will be supported which positively contributes to local objectives;

~~iv.~~ v. supporting the Newquay Cornwall Airport and the Aerohub Enterprise Zone through improved linkages as an economic catalyst for the wider Newquay area and beyond.

- c) supporting Truro's wider role as an economic and service centre and grow its role as a retail alternative to major centres outside of Cornwall;
- d) supporting economic development in south east Cornwall meeting the area's own needs and benefit from its relationship with Plymouth;
- e) strengthening the role of Launceston and Saltash as gateways to Cornwall through economic growth along the A30 and A38;
- f) providing for marine businesses and maximise the economic growth and the benefits of the proximity to the Combined Universities in Falmouth;
- g) supporting the economic regeneration of Penzance as a retail, business and leisure centre, and travel interchange, including the improvement of Penzance Harbour, and retention of a main line rail link to Penzance as a strategic link for Cornwall and the UK;
- g) h) supporting town centres, housing renewal and regeneration.

Policy 3 – Role and Function of Places

The scale and mix of uses of development and investment in services and facilities should be proportionate to the role and function of places. New development 2010-2030 will be accommodated in accordance with the following hierarchy:

1. Delivery of the overall housing provision as set out in Policy 2 alongside larger scale community, cultural, leisure, retail, utility, employment will be managed through a site allocations DPD or Neighbourhood Plans for the following towns and residential development will be accommodated in:

Camborne with Pool, Illogan and Redruth;
Falmouth with Penryn; Penzance with Newlyn; St Austell;
Truro with Threemilestone; Newquay;
Bodmin; Launceston;
Bude with Stratton and Poughill; Helston;
St Ives with Carbis Bay;
Saltash; **Hayle**; Liskeard and Wadebridge.

2. To promote vibrant local communities and support local services, an appropriate level of growth and investment will be encouraged in other settlements to reinforce their role as providers of employment; community; leisure; and retail facilities.

3. Outside of the main towns identified in this policy housing growth will be delivered through identification of sites where required through Neighbourhood Plans, affordable housing led schemes (i.e. exception schemes where market housing is required to provide cross subsidy) under Policy 9 and infill development defined below.

Infill for the purposes of residential development should be proportionate to the scale of the settlement and within its boundaries, respect the settlement and landscape character of the locality and not physically extend the settlement. It

must clearly relate to part of an established settlement and not isolated dwellings. Particular preference will be given to sites on previously developed land.

Policy 4 – Shopping, services and community facilities

1. Development ~~should~~ will be permitted where it supports the vitality and viability of town centres and maintains and enhances a good and appropriate range of shops, services and community facilities. Retail and commercial development other town centre uses outside ~~existing~~ centres defined town centres (with the exception of small scale rural development) must show there is ~~a need and~~ no ~~significant~~ significant ~~harm~~ adverse impact on the viability and vitality of the existing centre, and demonstrate the application of a sequential approach to site selection or demonstrate an overriding strategic role for the economic and social sustainability of Cornwall. Residential development, such as accommodation for the elderly is supported in town centres where it supports the vitality and viability of town centres;

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

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

General policies

Jobs and skills

Policy 5 - Jobs and Skills

To stimulate new jobs and economic growth development proposals will be supported where they contribute to any of the following:

1. The enhancement of the quality and range of tourism facilities through the provision of high quality sustainable tourism facilities, attractions, accommodation and the upgrading of existing facilities in sustainable locations.
2. Support growth in the marine sector in ports and harbours ensuring marine related employment, leisure and community sites are protected from alternative uses that do not require water side locations.
3. Support the Enterprise Zone Aerohub at Newquay Airport through improved linkages as an economic catalyst for the wider Newquay area.
4. Provide education facilities that improve the training and skills base and encourage knowledge based businesses and creative industries associated

with Cornwall's colleges and the ~~Combined-U~~ universities of Cornwall particularly where this enables graduate retention.

Existing and potential strategic employment land and buildings along with sites considered locally important will be safeguarded. In all other cases existing employment land and buildings will be safeguarded where they are viable. Such land and buildings will only be considered for alternative uses where this does not result in the loss of economic performance i.e. through the redevelopment for a mix of uses.

Employment proposals should be located either:

- a. within or well integrated to our city, towns and villages; or
- b. on existing employment (uses B1, B2 and B8) locations where re- location would be impractical or not viable ;or
- c. within areas that are well served by public transport and communications infrastructure; or
- d. in the countryside and smaller rural settlements where it is of a scale appropriate to its location or where the use can show an overriding business need for its location.

Exceptional proposals with significant economic benefit will be supported.

Housing

Policy 6 – Housing Mix

New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities, based on the following principles:

1. Proposals of 10 or more dwellings should seek to provide a range of housing type and tenure.
2. ~~Where there is evidence of significant identified unmet need in the local area, major new residential developments should seek to incorporate an element of housing provision to meet special care or shelter needs or contribute towards an appropriate alternative site. To achieve this mix development should aim to:~~
 - Address affordable housing need and housing demand;
 - Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;
 - Respond to the requirements of a changing population; and
 - Employ imaginative design solutions.

2.17 Housing in the Countryside: The plan seeks to address the needs of rural areas, looking in particular at shared solutions to the provision of services and facilities locally as well as options for improving access to larger centres. It is important that these rural areas can continue to thrive both economically and socially. The Plan will not be defining settlement boundaries around towns and villages but development should however be limited to infill within the built area, not physically extending these settlements or through affordable housing led schemes (i.e. exceptions where an element of market housing is allowed to support their delivery). The focus is upon local needs and reflecting and respecting the character of Cornwall’s settlements. Neighbourhood Plans may if they feel it appropriate look to identify specific settlement boundaries consistent with this approach.

2.18 ~~We~~ The Plan seeks to protect the open countryside from inappropriate development. However it is recognised that there will be a need for some housing in existing settlements not listed. We seek to provide a focus on efficient use of existing properties and buildings to meet needs and set out other exceptions to development in the countryside.

2.19 Development particularly providing homes and employment that meets needs arising from these rural communities are encouraged.

Policy 7 – Housing in the Countryside

Additional accommodation to meet needs in the open countryside will be focused on the use of existing buildings through:

1. Replacement dwellings (excluding caravans and chalets) of an appropriate scale and character or subdivision of existing residential dwellings.
2. Reuse suitably constructed redundant or disused buildings which are considered appropriate to retain and would lead to an enhancement to the immediate setting.
In addition:
3. Accommodation, of a construction suitable for its purpose and duration, for workers (including seasonal migrant workers) and where no other suitable accommodation is available, to support established and viable rural businesses; and
4. Dwellings for full time agricultural and forestry and other rural occupation workers will be allowed where appropriate for these needs and supported by an up-to-date evidence of need.

Affordable housing

Policy 8 – Affordable Housing

All new housing schemes within the plan, including mixed use schemes, on sites

where there is a net increase of two units or more or ~~0.1~~0.2 of a hectare developments (not including replacement dwellings) must contribute towards meeting affordable housing need.

~~The site should~~ Developments will aim to provide the target levels of affordable housing as set out below. ~~This will be based~~ Contributions will be in accordance with the requirements set out in the Affordable Housing SPD. The SPD provides guidance on viability and defined in supplementary guidance which will also set out the circumstances under which contributions may they will be varied or reviewed.

The following provision on site will be sought:

50% in Zone 1 and 2 including the town of St Ives;

40% in Zones 3, 4 and 5 including the towns of Falmouth/Penryn; Truro; Bodmin; Bude; Saltash; **Hayle**; Launceston; St Austell; Wadebridge; Penzance; Camborne/ Pool/ /Redruth; Helston and Liskeard.

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

70% rented homes owned and or managed by a bone fide affordable housing provider, provided that the initial rent level (inclusive of any relevant service charges) does not exceed the local housing allowance

30% intermediate housing for rent or sale, provided that the homes are available at first and subsequent occupation at a price which is affordable to a typical local household, taking into account the estimated purchasing power in such households.

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

There may be some circumstances, particularly on sites of 5 dwellings or less, where it is more economic or sustainable to seek a financial contribution towards the provision of affordable housing on an alternative site.

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

The Council may in some circumstances, subject to viability, also seek a contribution towards affordable housing from a non- housing development judged to have a significant and demonstrable impact on the local housing market.

A financial or other contribution will be sought from proposals to remove holiday

occupancy restrictions on existing dwellings where there is evidence of need and where development would otherwise have been provided on site for community infrastructure including affordable housing.

2.30 We recognise that communities need housing to meet their local housing requirements. This need occurs in all our communities including our smaller towns, villages and hamlets. In many of these communities, housing can only be delivered on an appropriate scale on sites outside the existing built up area, traditionally a way in which the settlement patterns have evolved. The provision of local needs housing on the edge of our smaller towns, and villages remains one of the key ways to deliver rural affordable housing which cannot be met through infill and windfall sites within the existing fabric of the settlement.

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

2.32 Normally we would expect proposals that come forward as affordable housing led schemes (commonly described as exception schemes where market housing is required to support delivery) all restricted for occupation as local needs housing in perpetuity. However we accept that limited public subsidy and the need to provide a wider range of homes in some communities can provide justification for an element of normal market housing to be included in proposals to deliver the required mix of housing for local needs.

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

2.34 Inclusion of market housing may also remove the need for all or significant levels of public subsidy and ensuring affordable homes for sale are delivered at the lowest possible price.

2.35 However, the Council would also need to be satisfied that the development had community support and reflected local need in terms of scale, dwelling type and tenure mix.

2.36 It is further recognised that within the smallest rural communities (e.g. hamlets), where it would not normally be appropriate to develop because of a lack of immediate access to key facilities and services, there may be circumstances where the provision of housing to meet a local need outweighs these factors. Such cases would be rare and require a strong justification of why the need is best met in a specific community rather than in a more sustainable nearby settlement.

Policy 9 – Affordable Housing led schemes

Schemes, Development proposals on sites outside of existing built up areas in smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where well related to the settlement and appropriate in scale, character and appearance.

Proposals should be developed in accordance with guidance provided in the Affordable Housing SPD. The number, type, size and tenure split for each development should vary to reflect identified local needs as evidenced through the Cornwall housing register or any specific local surveys completed using an approved methodology, as detailed in the SPD.

While the purpose of such developments should be to provide affordable local needs housing, the inclusion of market housing in such proposals will be supported where;

- i) It can demonstrate it meets a local need for housing; and
- ii) The Council is satisfied it is essential for the successful delivery of the development. (For example to fund abnormal development costs or to deliver a balanced, sustainable community); and
- iii) It has the support of the local community measured by the level of support received from the ~~local~~ *parish* council, a positive outcome from a local referendum or where there is evidence that it is a community led proposal; and iv) Market housing does not represent more than 50% of the homes or 60% of the land take, excluding infrastructure and services.

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

2.37 National housing policy seeks to make far greater use of publicly owned land to meet social and community objectives, including the delivery of affordable housing. In addition, many public land owners have either a direct or indirect interest in ensuring their communities and workers are well housed. Finally, land assets of public sector organisations were acquired for public purpose and there is also scope for public land owners to dispose of land assets at less than best consideration in the realisation of wider community objectives. Where land is being released for development from public sector ownership, the Council will expect a higher proportion of affordable housing provision than would otherwise be required, subject to the characteristics of the individual site, viability considerations and local housing need.

Policy 10 - Publicly Owned Sites

On sites within the ownership of the public sector or sites which were previously owned by the public sector (but have been disposed of for the purpose of redevelopment) but which had a public sector use or ownership immediately prior to disposal, the Council will seek to negotiate an element of affordable housing to a target of 50% of the development.

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

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

2.40 We have carried out the viability study to ensure that as far as possible affordable housing requirements are achievable across the broadest range of sites. This shows the level of affordable housing in the ratios proposed can be delivered without recourse to public subsidy in some cases. Cornwall is however a large and diverse area and while the Council wishes to maximise affordable housing delivery it is accepted the targets cannot anticipate all situations and the diversity of markets. Therefore more detail on how the viability will be assessed and considered will be contained in the affordable housing supplementary planning document. ~~will also adopt a proactive approach to managing viability on a site specific basis.~~

Policy 11 – Managing Viability

Where the Council is satisfied through the submission of appropriate evidence that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme to such an extent that it cannot proceed, it will adopt the following sequential approach with the aim of securing the maximum contribution to affordable housing achievable;

1. The alteration of the housing mix ~~and design of the scheme~~ to reduce scheme costs.
2. Securing public subsidy or other commuted sums, recognising that this may result in further changes to scheme mix and the delivery timescales
3. The alteration of the affordable housing tenure mix within the development
4. Consideration of an off -site contribution for improved number or range of affordable housing.

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

2.41 Gypsies, Travellers and Travelling Showpeople: Cornwall has a shortage of approved and authorised sites and a high number of sites without planning permission This is a housing issue that we must address. We are proactively seeking to deliver improved provision to meet the accommodation needs of travelling communities. This should be done in a way that preserves their traditional lifestyle, improves access to health, employment and education facilities and maintains good community relations.⁶

2.42 Gypsies, Travellers and Travelling Showpeople have similar site requirements, so the locational requirements are addressed in the same policy.

2.43 We aim to accommodate two types of provision;

- 'residential', i.e. where there is no limit on the length of stay typically for at least three caravans to accommodate households within a single extended family; and
- 'transit' sites designed for temporary use while travelling.

2.44 Our pitch requirements are based on best available information⁷ but recognise the urgent need to update this evidence through our emerging Strategic Housing Market Assessment. We will update and where necessary review the target figures as new evidence becomes available. This target includes sites already with planning permission which at April 2012 totalled 91 residential, 2 transit Gypsy and Traveller and 2 Travelling Showpeople pitches. The residential pitch requirements are based on the 2014 needs assessment (part of the Strategic Housing Market Needs Assessment (SHMNA). Transit and showpeople requirements are based on the best available data which is provided by the Draft Revised Regional Spatial Strategy (RSS) 2008 (Incorporating The Secretary Of State's Changes).

2.45 We support government advice on the design of sites as set out in DCLG Guidance "Designing Gypsy and Traveller sites."⁸

Policy 12 – Gypsies, Travellers and Travelling Showpeople

The Council will protect existing authorised Gypsy and Traveller sites.

Additional pitches for Gypsies, Travellers and Travelling Showpeople will be supported to meet the following identified needs:-

~~Provision 2006-2020 (pitches) Residential pitches **237**~~

~~Transit pitches (with good access to the trunk road network) **52**~~

~~Travelling showpeople **9**~~

<u>Pitch Type</u>	<u>Pitch</u>	<u>Plan Period</u>	<u>Requirement</u>
<u>Residential</u>	<u>105</u>	<u>2013-2027*</u>	
<u>Transit</u>	<u>64</u>	<u>2006-2027</u>	
<u>Showpeople</u>	<u>11</u>	<u>2006-2027</u>	

* All 105 to be delivered in first five years i.e. 2013-2017. No further residential pitches are required in years 2018-2027 as it is estimated that turnover (natural vacation of sites) will exceed formation of new households

Proposals for new sites both residential and transit should meet the following criteria:

- i. Be of appropriate size to meet the identified need and be proportionate to any nearby settled community
- ii. Take account of the particular and differing needs of different groups of Gypsies and Travellers
- iii. Be located so as to ensure reasonable access to services including GP and other health care provision, education facilities, shops and public transport.
- iv. Provide suitable road access and sufficient space within the site for parking and turning of vehicles as well as the storage of equipment.

A Travelling Communities Site Allocations Development Plan Document will identify and manage the delivery of a network of sufficient, suitable and appropriately located sites to meet the accommodation requirements of the travelling communities (Gypsies and Travellers and Travelling Show People).

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

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

2.48 Cornwall's distinctiveness and character must be carefully treated through the planning process. We expect proposals to demonstrate how local distinctiveness and the landscape character assessment process has been utilised in the design. Buildings and places should be well built, aesthetically pleasing and meet local needs and requirements.

2.49 Design should be dealt with at an early stage to avoid issues during the planning process. We welcome the use of master planning on larger schemes to avoid a piecemeal approach and early engagement with local communities in the design process.

2.50 The Commission for Architecture and Built Environment (now part of the Design Council) in association with the Home Builders Federation produced building for life principles that promote design excellence and celebrate best practice in the house building industry by providing nationally recognised standards are applicable to all development. These will be used to help provide a more objective assessment of the design process and quality of development.

2.51 The Council has produced a Design Guide as a supplementary planning document to support the implementation of this policy. Developers will be expected to demonstrate how the development addresses the guidance by submitting a statement which follows the sustainability checklist included in the Guide.

Policy 13 - Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments ~~buildings and places~~ across Cornwall and ensuring its distinctive character is maintained and enhanced ~~retained~~. Development proposals must show high quality design and layout of buildings and places demonstrating a process that has clearly considered the existing context, and contributes to social, economic and environmental sustainability.

1. As part of a comprehensive place- shaping approach proposals will be judged against fundamental design principles of:

a. character – creating places with their own identity and promoting local distinctiveness ~~through use of materials while not preventing or discouraging appropriate innovation~~. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting.

b. layout – provide continuity with the existing built form and respect and work with the natural environment; ~~good~~ high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space.

c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections.

d. adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses.

e. process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.

2. In addition development proposals should protect individuals and property from:

a. overlooking and unreasonable loss of privacy ,

b. overshadowing and overbearing impacts,

c. unreasonable noise and disturbance.

3. For larger developments a balance needs to be achieved between private, semi-private and public open space which includes allotments, sports facilities, children's play area provision and natural open space provision. The Council will seek the provision of larger areas of multifunctional green space rather than multiple smaller areas as appropriate in larger developments.

Policy 14 – Development Standards

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

1. Provide open space on-site and in proportion to the scale of the development.

Where there is access to alternative facilities contributions to the ongoing maintenance and management of these alternative facilities may be required.

2. Provide an appropriate level of off street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services.

3. Demonstrate sufficient and convenient space for storage for domestic activities and recreation as well as collection of waste, recycling and compostables.

4. Avoid adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, waste, pollution and visual effects. Such adverse impacts should be avoided during the construction, operation or restoration stage of development.

5. Include measures to reduce pollution within Air Quality Management Areas and meet air quality objectives that are proposed by the Local Transport Plan and any Air Quality Action Plans.

6. Take advantage of any opportunities to minimise energy consumption, with an emphasis on the fabric of buildings, for example achieving high levels of insulation, use of natural lighting, ventilation, heating and orientation. This should achieve at least Zero Carbon new builds from 2016 for domestic buildings and from 2019 for non-domestic buildings. Additionally, the development of decentralised low carbon heat networks is particularly encouraged to connect or be designed to facilitate future connection to an existing or planned heat network.

Renewable and low carbon energy

Policy 15 - Renewable and Low Carbon Energy

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

- a. maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan;
- b. make use, or offer genuine potential for use, of any waste heat produced; and
- c. in the case of wind turbines they avoid, or adequately mitigate, unacceptable shadow flicker and adverse impact on air traffic operations, radar and air navigational installations,
- d. do not have an overshadowing or overbearing effect on nearby habitations.

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

- a. are led by, or meet the needs of local communities; ~~and~~
- b. create opportunities for co- location of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.

3. When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.

4. In and adjacent Areas of Outstanding Natural Beauty and undeveloped coast developments would not be allowed except in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.

5. When assessing proposals for wind turbines on the outskirts of Areas of Outstanding Natural Beauty, the status of the Area of Outstanding Natural Beauty shall be taken into account when assessing landscape impact.

Policy 16 – Safeguarding Renewable Energy

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

Health and wellbeing

Policy 17 – Health and wellbeing

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

1. Protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments ~~through~~ by avoiding or mitigating against harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards afforded from future climate change impacts.
2. Maximise the opportunity for physical activity through the use of open space indoor and outdoor sports and leisure facilities and travel networks supporting walking, riding and cycling.
3. Provide, where possible, dwellings which have easy, safe and secure storage for cycles and other recreational equipment.
4. Encourage provision for growing local food such as allotments or private gardens which are large enough to accommodate vegetable growing or greenhouses.
5. Provide flexible community spaces that can be adapted to the health needs of the community and encourage social interaction.
6. Maximise positive health impacts and ensure the mitigation of negative health impacts through the use of Health Impact Assessment for significant major development proposals.

Minerals

Policy 18 – Minerals – General Principles

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

sustainable and economic growth, whilst encouraging the use of recycled and secondary materials, particularly secondary aggregates from china clay (kaolin) production, to minimise the requirement for new extraction.

3. New mineral development, of a scale sensitive to ~~any~~ its landscape designations, will be supported in the following areas:

- a. China clay (kaolin) and secondary aggregate extraction in the St Austell (Hensbarrow) China Clay Area;
- b. throughout Cornwall for:
 - i. Building, roofing, heritage and ornamental stone,
 - ii. Metal and industrial minerals,
 - iii. Primary aggregate development for particular grades of material not provided for by other permitted reserves.

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

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

6. All mineral development should enable progressive and effective reclamation at the earliest opportunity for appropriate and beneficial after-uses that:

- i. Contribute to and enhance the natural and local environment including, ecosystem services and networks, ~~and~~
- ii. Conserve and enhance heritage assets and protect and enhance valued landscapes, geological conservation interests and soils, ~~and~~
- iii. Have the potential for wider community benefits.

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

Policy 19 – Minerals Safeguarding

1. Important mineral resources and reserves and associated bulk transport, storage, handling and processing facilities and sites shall be safeguarded from sterilisation by other forms of development.

2. Mineral Safeguarding Areas will be identified for the following minerals resources and reserves;

- a. aggregates (both primary and secondary),
- b. china clay,

- c. building and ornamental stone (including roofing and heritage materials) and
 - d. metals.
3. Mineral Safeguarding Areas will be identified for the following mineral infrastructure;
- a. key concrete batching and other products and roadstone coating,
 - b. ~~for~~ handling, processing and distribution of substitute, recycled and secondary aggregate,
 - c. ~~for~~ the bulk transport of minerals by rail, sea (ports) or haul roads.

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

Waste

Policy 20 – Strategic Waste Management Principles

1. Proposals must show best solution having regard to the 'waste hierarchy'. The Council will support energy recovery facilities where options higher up the waste hierarchy cannot reasonably be realised.
2. New or extensions to existing landfill facilities (with the exception of Connon Bridge landfill site which will close on 31 December 2018) will only be supported where:
 - a. In the case of Local Authority Collected Waste proposals contribute towards meeting a shortfall in capacity;
 - b. In the case of Construction, Demolition and Excavation waste, they contribute to meeting a shortfall in capacity and, wherever possible, make use of the material for restoration of former mineral workings where restoration is needed and appropriate; or
 - c. In exceptional cases and where it can be demonstrated that the facility is required to meet an identifiable need to manage waste arising ~~in Cornwall~~ that cannot reasonably be moved up the waste hierarchy.

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

Policy 21 - Managing the Provision of Waste Management Facilities

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

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

- a. are located in close proximity to the location from which the majority of the waste arises; ~~and/or~~
- b. involve the re-use of previously developed land, suitable industrial estates or waste management facilities; ~~and/or~~
- c. in the case of construction, demolition and excavation waste recycling facilities, are located within well screened areas at currently operational quarries and landfill
a. sites; ~~and/or~~
- d. in the case of construction, demolition and excavation waste, contribute to restoration of sites formerly worked for mineral extraction where restoration is needed and appropriate; ~~and/or~~
- e. involve co-location with an existing operation of a similar or complimentary nature; ~~and/or~~
- f. incorporate alternatives to the transport of waste by road; ~~and/or~~
- g. incorporate added value services that benefit the community, such as apprenticeships and opportunities for volunteering and community involvement; ~~and/or~~
- h. maximise use of local supply chains in the sourcing/reuse/recycling of waste.

3. Landfill development shall enable effective site reclamation at the earliest opportunity for appropriate end uses.

Policy 22 - Best use of land and existing buildings

To ensure the best use of land development proposals should give priority to:

- a. previously developed land and buildings provided that they are not of high

environmental value;

- b. despoiled, degraded, derelict and contaminated land provided that it is not of high environmental value;
- c. the subdivision of properties, the reuse or conversion of existing vacant properties and building density that will ensure an efficient use of land; and
- d. the safeguarding of Grade 1, 2 and 3a agricultural land for food production and where reasonable alternatives for development can be identified, the safeguarding of grade 3b agricultural land.
- e. the safeguarding of land to make space for water at times of flood.

Policy 23 - Natural Environment

Development proposals will need to sustain local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance through the following measures;

1. Cornish Landscapes

Development should be of an appropriate scale, mass and design which recognises and respects ~~the distinctive and diverse~~, landscape character. Development must take into account and respect and coastline as being vital to Cornwall's economy. Development should have regard for the sensitivity and capacity of the landscape asset, considering the potential for cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from as set out in the Cornwall Landscape

Character Assessment and supported by the descriptions of Areas of Great Landscape Value.

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

2. The Cornwall and Tamar Valley Area of Outstanding Natural Beauty

Ensuring that any proposals within the AONB or affecting its setting, conserves and enhances the natural beauty and special qualities of the AONB; is appropriately located to address the AONB's sensitivity and capacity and delivers the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and/or work in them.

3. Terrestrial and Marine Biodiversity and Geodiversity

Specifically ensuring that with direct and cumulative impact;

- a. international, national and locally designated sites for nature conservation are safeguarded from inappropriate development including appropriate buffer areas and provision made for their management based on up-to-date evidence and management plans.

- b. features of biological or geological interest (including Biodiversity Action Plan habitats and species, and soils), are conserved, protected and enhanced and there is provision for their appropriate management.
- c. there is no net loss of existing biodiversity and enable a net gain in biodiversity by designing in biodiversity, and ensuring any unavoidable impacts are appropriately mitigated and/or compensated for.
- d. the importance of habitats identified in the South West Regional Nature Map and the creation of a local and regional biodiversity network of wildlife corridors and local wildlife sites, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan are recognised.

Mitigation

Where development will result in ~~Loss~~ adverse impact, the council will seek require appropriate and proportionate mitigation and/or compensation such as replacement habitats.

Policy 24 - Historic Environment

Development proposals will need to sustain Cornwall's local distinctiveness and character and protect and enhance Cornwall's historic environment and assets according to their international, national and local significance through the following measures:

- a. Protect, conserve and enhance the historic environment of designated and undesignated heritage assets and their settings, including historic landscapes, settlements, Conservation Areas, marine environments, archaeological sites, parks and gardens and historic buildings.
- b. Protect, enhance and promote the outstanding universal value of the World Heritage Site and its setting; supporting the adopted management plan.

Assessment and mitigation

Development and management proposals should be informed by proportionate historic environment assessments and evaluations. Where the balance of a decision in favour of development results in the loss or significant damage of a heritage asset, the council will seek require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.

Policy 25 - Green Infrastructure

To protect and enhance a diverse, connected and functional network of open spaces and waterscapes development proposals should:

- 1. Demonstrate that all the functional environmental infrastructure and connections have been taken into account including; ecosystem services; biodiversity; coastal processes; and recreation within and near to the

application site and show how this understanding has positively influenced the proposal.

2. Retain and enhance the most important environmental infrastructure assets and connections which contribute to our Strategic Environmental Infrastructure network in their existing location.
3. Provide appropriate buffers to high value natural spaces.
4. Restore or enhance connectivity for nature and people through the site and linking to adjacent sites.
5. Provide good quality and accessible open and coastal space.
6. In exceptional circumstances where the need for the retention of the most important environmental infrastructure assets and connections is outweighed by the benefits arising from the development proposals, mitigation against the loss of such ~~green infrastructure should be equal to or above its current value and quality~~ resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
7. Provide clear arrangements for the long-term maintenance and management that supports the green infrastructure and for transport routes.

Policy 26 - Flood risk management and coastal change

1. Development should take account of any adopted strategic and local flood and coastal management strategies.
2. Development should be sited, designed, of a type and where necessary relocated in a manner that;
 - a. increases flood resilience of the area taking account of the area's vulnerability to the impacts of climate change and coastal change;
 - b. minimises or reduces flood risk on site and in the area;
 - c. enables/replicates natural water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems (SUDS) of surface water, utilising green infrastructure where possible and as guided by local standards, including Cornwall drainage guidance;
 - d. is consistent with the policies and actions in the Shoreline Management Plan and Catchment Flood Management Plans for Cornwall and the South West River Basin Management Plan the national Marine Policy Statement is the framework for taking decisions affecting the marine environment and the planned South West Marine Inshore and Offshore Plans will augment this;
 - e. supports community-led local solutions to managing flood risk and coastal

change; and

- f. does not create avoidable future liability for maintenance for public bodies and communities.
3. Development proposals of 10 dwellings or more or over ~~0.1~~ 0.5 ha should provide a long term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc) and identifies opportunities for future enhancement.

Transport and Accessibility:

Policy 27 – Transport and Accessibility

To ensure a resilient and reliable transport system for people, goods and services development proposals should :

1. Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall’s local transport plan or any subsequent LTPs;
2. Locate development and/or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by walking, cycling and public transport and providing new facilities and services to minimise car travel.
3. Locate developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport or areas which will be made highly accessible by the development. Any proposals which do not accord with this will require significant justification and provide clear transport benefits;
4. Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development. The inclusion of electric vehicle charging infrastructure and real time passenger information/journey planning will be considered favourably.
5. Be accompanied with effective travel plans to mitigate the impact of development;
6. Not significantly adversely impact on the local or strategic road network that cannot be managed or mitigated;
7. Safeguard strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly; and

8. Provide public transport solutions including park and ride where there is evidence that it will remove traffic from the highway network, is economically viable and that which accord with the appropriate transport strategy for the area.

Infrastructure

Policy 28 Infrastructure

1. New development must be supported by appropriate infrastructure provided in a timely manner. The Council will continue to work in partnership with infrastructure providers and other delivery agencies to keep an up to date infrastructure delivery plan that will enable proposals, in accordance with the spatial objectives, to be brought forward.
2. Developer contributions, as a Community Infrastructure Levy and based on the strategic viability assessment, will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Contributions will be used to ~~mitigate the adverse impacts of development (including any cumulative impact)~~. provide or enhance local infrastructure that is adversely affected by the development of a site but which will not be delivered on that site.
3. Developers will, in addition, be required to provide on-site mitigation measures or make financial contributions for site specific infrastructure provision not in the Regulation 123 list, including maintenance and management contributions, to be negotiated on a site-by-site basis.
4. Unless it can be demonstrated that it is not feasible to do so, the Council will seek to ensure all 'allowable solutions' or 'biodiversity off setting' payments are invested in projects within Cornwall with priority given to projects which achieve multiple benefits.

Local objectives implementation and monitoring

PP2 Hayle and St Ives Community Network Area

Introduction

5.0 The Hayle and St Ives Community Network Area (CNA) covers the five parishes of Gwinear- Gwithian, Hayle, St. Erth, St Ives and Towednack.

Key facts:

Population 2007: **25,700**

Dwellings 2010: **13,173** (5.2% Cornwall)

Past housing build rates 1991-2010:

2,273

Housing need (preferred area) 2012:

672 (Bands A-D) plus **954** (Band E) equates to 5.8% and 6.5% of Cornwall total respectively

Existing housing commitments 2010-

2012: **1,744**

Hayle employees estimate (2011): Full time: **1,597** Part-time: **1,333**

St Ives employees estimate (2011): Full time: **2,271** Part-time: **2,179**

Objectives

5.1 Specific objectives to be addressed in planning for the Hayle and St Ives Community Network Area include:

Objective 1 – Employment Support new employment schemes both in the towns and in the rural areas. Emphasis should be given to quality, permanent work opportunities which break the cycle of seasonal labour. High speed broadband should be encouraged in all areas to meet modern working requirements. This should ensure prosperous town centres in Hayle and St Ives particularly supporting flexible workspace, arts and tourism in St Ives and providing a continued delivery of the regeneration of Hayle through waterfront development associated with Marine Renewables and development of employment land to the south of Hayle.

Objective 2 – Housing

To deliver a mix of housing, of the size, type and tenure required to meet current and future housing needs, prioritising affordable and specialist accommodation.

Objective 3 – Community Infrastructure

Encourage investment in healthcare and GP coverage, education, neighbourhood centres, leisure facilities and open space provision and protect current levels of provision. Create better linkages between Hayle and its surrounding beaches, and

improved and sustainable movement in St Ives.

Objective 4 – Environment

Ensure development is sensitive to the outstanding natural, built and historic environment of the area, particularly sensitive to the World Heritage Site status of Hayle and the historic harbour of St Ives, giving careful consideration to the location, scale and design of all new development.

Figure 6: Hayle and St Ives CNA Map – no change to pre-submission document

Development Strategy

Hayle

5.2 The strategy for Hayle is to build on the regeneration of the town that has already begun. The Hayle harbour proposals are fundamental to the future opportunities for the town; delivering high quality uses and coordinating these opportunities and projects together with the future southern expansion of the town is a key objective, ensuring that a strategy works for the whole town in terms of access and movement and necessary community infrastructure for the short and long term.

5.3 The strategy aims to deliver high quality employment opportunities building on the Marine Renewables Business Park on North Quay and the wave hub facility. Visitor, leisure and retail offer will be enhanced by development opportunities on North and South Quay linking to and strengthening both the Copperhouse and Foundry town centre.

5.4 The large area to the south of the town up to the A30 provides the opportunity for future expansion of the town, delivering a significant number of new homes in a high quality master planned and expanded community; ensuring that access, movement, quality open spaces and other community infrastructure is delivered in a comprehensive and coordinated manner.

Retail

In Hayle it is estimated that there is capacity for the provision of an additional 650sqm of convenience and 1,950sqm of comparison A1 net sales floorspace in the centre, edge- of-centre and out-of-centre locations of the town up to 2030. This data will be updated on a regular basis to ensure it provides an up to date reflection of market conditions and the health of individual centres.

5.5 Hayle has potential to improve its retail offer to provide for existing and additional demand arising from the growing population:

- Copperhouse – there are limited opportunities for any expansion of the existing town centre area so the focus is on enhancing, marketing and strengthening the

existing offer.

- Foundry – the proximity to South Quay retail proposals will strengthen the town centre and there may be future opportunities for new retail uses on edge of the Foundry centre if sites become available.
- West Cornwall Retail Park – any future provision of further larger format stores would only be considered once town centre or edge of centre opportunities are delivered and if proposals do not impact on other town centre retail and regeneration objectives in west Cornwall.

Hayle Town Centre Boundary Map – no change to pre-submission document

Employment

5.6 New employment opportunities may arise for reuse of historic buildings in Hayle. On the edges of the town the Marsh Lane area may provide further employment or commercial opportunities over the longer term as Hayle grows. The St Erth industrial area may also offer opportunities for employment uses related to its A30 location or the west Cornwall public transport interchange.

Infrastructure

5.7 In delivering the strategy Hayle's infrastructure will need to be enhanced, including improvements to:

- **Healthcare** - Improved healthcare services to provide for a larger, and aging, population.
- **Education** - an expansion of Penpol Primary school in the short term. Longer term expansion at Bodriggy, and review of Secondary capacity;
- **Utilities** - Localised investment in the area's utilities to cater for the demand from the additional housing and economic growth;
- **Green Infrastructure** – Maintain /enhance strategic green corridors; provision of enhanced walking and cycling routes, and ecological corridors. New and improved public open space and green links will help provide much needed recreational facilities in the south of the town;
- **Transportation** - The enhancement and promotion of sustainable transport options forms the heart of Hayle's transportation strategy. It is also recognised that highway improvements will also be required e.g. at Loggans Moor, St Erth, Carwin Rise, Foundry Square, Tolroy and the Causeway.
- **Flooding** – A long term solution to coastal flooding should be sought to support the sustainable regeneration of Hayle town centre.

Policy PP2 – Hayle and St Ives CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Hayle and St Ives can be satisfied:

- a. The protection of the vitality and viability of St Ives and Hayle town centres through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b. The provision of around 8,450sqm of B1a office accommodation and 8.450sqm of Industrial space has been identified. This has the potential of accommodating 650 jobs in the CNA over the plan period;
- c. Support new employment schemes both in the towns and in the rural areas. Emphasis should be given to quality, permanent work opportunities which break the cycle of seasonal labour. High speed broadband should be encouraged in all areas to meet modern working requirements;
- d. The provision of around ~~1,300~~ 1,400 dwellings in Hayle in the period up to 2030 to be phased in relation to infrastructure requirements;
- e. The provision of around ~~750~~ 1,000 dwellings in St Ives in the period up to 2030;
- f. The regeneration of Hayle focusing mainly on the Hayle Harbour area and the development of the wavehub and associated employment development;
- g. Support the sustainable regeneration of Hayle town centre by delivering coastal defence improvements;
- h. Support for St Ives Bay as a key tourist destination. Proposals should support sustainable tourism which will enhance the tourism offer and deliver year round employment opportunities.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a. The provision of around 350 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement;
- b. Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;

Consultation on the Cornwall Local Plan - Strategic Policies
Proposed Submission Document –March 2014

Key outcome sought	Indicator	Targets
Part 1: Strategic Policies		
Policy 1: Presumption in Favour of Sustainable Development		
Planning applications determined in accordance with Local Plan	1: Number of applications approved as departures to the Local Plan	0: No applications should be approved contrary to the Local Plan
Policy 2: Spatial Strategy		
Job provision	2.1: Number of jobs provided through business growth	• Delivery of an average net increase of 2,500 jobs per annum
Employment floorspace provision	2.2: Amount of employment floorspace provided	• Delivery of an average net increase of 21,120 sq metres of employment floorspace per annum
Increased renewable energy capacity	2.3: Amount of: (i) renewable energy capacity and low carbon energy generation installed; and (ii) useable heat generation capacity installed (14.1)	• 1400 MW of electricity generation capacity & 190 MW of useable heat generation capacity by 2030
	2.4: Total Per Capita Energy consumed in Cornwall	• Net reduction
New home provision	2.5 No of dwellings completed	• To deliver a minimum of 2,400 dwellings per year (residual delivery of a minimum of 48,000 dwellings over the plan period)
	2.6 Housing Trajectory including: a) Net additional dwellings in previous years; b) Net additional dwellings for the reporting year; c) net additional dwellings in future years and; d) the managed delivery target	• To ensure at least a 5 year supply of deliverable housing sites
Area based projects	2.7: Amount of employment floorspace delivered in Camborne, Pool and Redruth	• Reported performance as a proportion of all delivery
	2.8: Amount of retail floorspace delivered in Pool	• Reported performance as a proportion of all delivery
	2.9: Employment floorspace delivered in Mid Cornwall including: (i) the Bodmin employment area; the Eco Community projects at West Carclaze and Baal; and the Newquay Aerohub Enterprise Zone	• Reported performance as a proportion of all delivery
	2.10: Amount of employment and retail floorspace delivered in and around Truro	• Reported performance as a proportion of all delivery
	2.11: The amount of employment floorspace delivered in South East Cornwall	• Reported performance as a proportion of all delivery
	2.12: The amount of employment floorspace delivered in the Saltash and Launceston employment areas located along the A30 and the A38	• Reported performance as a proportion of all delivery
	2.13: Amount of maritime business floorspace and other economic floorspace provided in Falmouth and Penryn in proximity to CUC	• Reported performance as a proportion of all delivery
Policy 3: Role and Function of Place		
Strategic distribution of major developments	3: Amount of major development provided by (i)	• Reported performance as a proportion of all delivery

Consultation on the Cornwall Local Plan - Strategic Policies
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Key outcome sought	Indicator	Targets
(residential developments over 10 dwellings on 0.5ha and non residential developments over 1,000sqm or 1 ha)	listed settlement, (ii) other settlements, (iii) rural areas	
Policy 4: Shopping, Services and Community Facilities		
Viability and vitality of retail town centres	4.1: Amount of retail, service and community facilities provided by: (i) CNA; (ii) Town Centre Area; (iii) Edge and out of centre area; and (iv) out of town	To provide an appropriate amount of retail, service and community facilities as identified in the CNA targets
	4.2: Amount and mix of existing retail, service and community facilities in town centres and potential areas of growth	To maintain and enhance existing mix of retail, service and community facilities within town centres to support the retail hierarchy
	4.3: Amount of retail and community facilities lost in smaller settlements	No net loss of existing services and facilities in smaller settlements
	4.4 Vacancy rates in main town centres	<ul style="list-style-type: none"> Maintain a decreasing trend in vacancy rates
Policy 5: Jobs and Skills		
New Jobs and economic growth	5.1: Amount and type of employment development provided: (i) within settlements;(ii) on established employment sites; and (iii) in rural areas	<ul style="list-style-type: none"> Reported performance as a proportion of all delivery
Enhanced quality and range of tourist facilities	5.2: Amount and quality of new tourism facilities	<ul style="list-style-type: none"> Net increase
Provision of educational facilities	5.3: Amount of new educational facilities to support further and higher education	<ul style="list-style-type: none"> Net Increase
Safeguarding Employment Land	5.4: Losses of employment space to other uses	<ul style="list-style-type: none"> No net loss of viable employment floorspace
Policy 6: Housing Mix		
Provision of special care or shelter needs housing	6.1: Amount of special care and shelter needs housing provided	<ul style="list-style-type: none"> Net increase
Ensure the provision of an appropriate mix of housing	6.2: Amount of new housing provided by house type, tenure and size	All new housing developments of 10 or more dwellings provide an appropriate housing mix that reflects local housing market need
Policy 7: Housing in the Countryside		
Restrict housing development in the countryside	7: Amount of housing development in the open countryside approved contrary to policy	<ul style="list-style-type: none"> No housing approved unless it meets the policy criteria
Policy 8: Affordable Housing		
Affordable housing provision to meet needs	8.1: Number of affordable homes provided: (i) on sites with a net increase of 2 dwellings or 0.1ha in size; and (ii) on sites with a net increase of 5 dwellings or more	To attain a contribution towards affordable housing on all development with a net increase of over 2 dwellings
	8.2: Number of affordable homes provided by tenure	<ul style="list-style-type: none"> 70% affordable rent 30% shared equity
	8.3: Proportion of affordable and market housing provided	All new housing of two or more dwellings to meet the minimum percentage of affordable housing for the appropriate zone as identified in the policy
Policy 9: Affordable Housing Led Schemes		
Provision of affordable housing to meet	9: Number of dwellings provided on exception sites	<ul style="list-style-type: none"> Not more than 50% of the homes provided or 60% of the land

Consultation on the Cornwall Local Plan - Strategic Policies
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Key outcome sought	Indicator	Targets
needs	by (i) Open Market, and (ii) Affordable	take to be open market
Policy 10: Managing Viability		
	10: Percentage of housing sites not able to deliver the full quota of affordable housing and therefore applying policy 10 criteria	• Nil
Policy 11: Gypsies and Travellers		
Gypsy and Traveller site provision	11: Net additional Gypsy Traveller pitches provided by: (i) Residential Pitches; (ii) Transit Pitches; and (iii) Showpeople	• 2010-30: Residential pitches 236; Transit pitches 52; Show People Pitches 9.
Policy 12: Design		
High quality design in new development	12: Proportion of sites of 10 or more homes achieving a good rating in the building for life standards	• 100%
Policy 13: Development Standards		
	13: Number and proportion of applications refused on grounds of not complying with the Design Standard policy	• 100%
Policy 14: Renewable and Low Carbon Energy		
Increase renewable energy consumption	14: Amount of: (i) renewable energy capacity and low carbon energy generation installed; and (ii) useable heat generation capacity installed	1400 MW of electricity generation capacity & 190 MW of useable heat generation capacity by 2030
Policy 15: Safeguarding Renewable Energy		
Protection of renewable energy installations	15: Number or proportion of applications refused on grounds of potentially effecting Renewable energy capacity of existing installations	• 100%
Policy 16: Health and Well Being		
Improvement in Health and well being	16.1: Net amount of informal open spaces provided by major developments	• Net increase
	16.2: Net amount of formal open spaces and travel networks provided by type including: Recreation grounds, parks and gardens, play space, sports pitches, footpaths and cycle paths	• Net Increase
	16.3: Provision of community spaces by type including; (i) community centres and village halls; and (ii) indoor sports and other recreational facilities	• Net Increase
Policy 17: Minerals – General Principles		
Development principles	17. Mineral production (tonnes) of various sectors (primary aggregates, secondary/recycled aggregates, building stone, china clay and metaliferous minerals) in the county	• Primary aggregate production in line with the annual Local Aggregates Assessment • Net increase in the production of secondary/recycled aggregate
Policy 18: Minerals Safeguarding		
Safeguard Minerals reserves	18.1: Number of applications granted contrary to an objection of Natural resources on grounds of	• Nil

Consultation on the Cornwall Local Plan - Strategic Policies
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Key outcome sought	Indicator	Targets
	sterilization of mineral reserves	
	18.2: Identification of minerals Safeguarding Areas	Identification of Mineral Safeguarding areas in Local Plan – Minerals DPD
Policy 19: Strategic Waste Management Principles		
Development Principles	19.1: Capacity of existing and new waste management facilities for: (i) transfer stations; (ii) Composting; (iii) Recycling; (iv) energy recovery; and (v) landfill	No change in capacity for all waste facility types apart from an increase in: (a) construction and demolition waste landfill provision of 659,000 tonnes; (b) construction and demolition waste recycling of 377,000 tonnes; and (c) 100,000 m3 of landfill capacity for Local Authority collected waste
	19.2: Amount of waste recycled composted or reused by (i) construction and demolition, (ii) households and (iii) commercial	• Annual net increase
	19.3: Amount of waste used in energy production	• Annual net increase
Policy 20: Managing the Provision of Waste Management Facilities		
Development principles	20: Number and proportion of applications for new waste management facilities refused on policy grounds	• 100%
Policy 21 The Best Use of Land		
The efficient use of Land	21.1: The amount (%) of residential development provided on PDL	• Look at past delivery rates to set benchmark for performance
	21.2: The amount of Grade 1, Grade 2 and Grade 3a Agricultural land lost to other uses	• Nil
Policy 22: Natural Environment		
Protection of the natural environment	22.1: Change in areas designated for their intrinsic environmental value (Biodiversity and geodiversity) including sites of international, national, regional, sub-regional and local significance	• No net loss
	22.2: Amount of biodiversity habitat gained through mitigation through 106 agreements	Net increase in current levels of biodiversity habitat through the creation of: (i) new Wildlife Corridors and (ii) new Local Wildlife Sites
Policy 23: Historic Environment		
Protection and enhancement of the historic environment	23.1: Number of listed buildings on the 'At Risk' Register	• Decrease
	23.2: Number of major applications approved in WHS contrary to advice of English Heritage	• Zero
Policy 24: Green Infrastructure		
Provision of an integrated green infrastructure network	24.1: Progress in achieving the outputs of the Green Infrastructure Strategy	• Targets identified in the Green infrastructure Plan
	24.2: Open space managed to green flag status	• Maintain or improve accessibility to good quality open space
Policy 25: Flood Risk Management and Coastal Change		
	25: Number of applications approved contrary to the advice of EA on (i) flooding grounds (ii) water	• Nil

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Key outcome sought	Indicator	Targets
	quality	
Policy 26: Transport and Accessibility		
	26.1: Working age people with access to employment by public transport (and other specified modes) NI176	• 75.1% by 2015
	26.2: Access to services and facilities by public transport	• Increase
Policy 27: Infrastructure		
	27.1: Achievement towards the 5 year delivery and investment plan by CNA and strategic delivery plan	• Monitor progress in the delivery of critical and necessary projects and the amount of accumulated funding
	27.2: Amount of Section 106 contribution, financial and non financial contributions	• Increase or reported performance
	27.3: On site mitigation measures provided by developers by type	• Increase or reported performance
Part 2: Area Based Policies		
A. Generic indicators applied to each CNA		
Housing	PPA: Annual number of dwelling provided in the CNA compared to the residual target	• Applied against specific target for number of dwellings by town and or CNA to 2030
Employment	PPB: Amount of B Class employment floorspace provided compared with the residual target	• Applied against specific square metre floorspace targets by B1a/B1b office and B1c, B2 and B8 industrial uses by CNA to 2030
Retail	PPC: Amount of convenience and comparison retail floorspace provided within, on the edge of and outside town centres	• Applied against specific square metre floorspace targets by convenience and comparison retail uses by main towns to 2030
B. Area Specific Proposals		
Policy PP1 - West Penwith	PPD: Delivery of strategic proposals relating to the harbours of Newlyn and Penzance	• Delivery of proposal
Policy PP2 - Hayle & St Ives	PPD: Delivery of strategic proposals relating to the commercial regeneration of Hayle Harbour and St Ives Bay as a key tourism destination	• Delivery of proposal
Policy PP3 – Helston and the Lizard	PPD: Support the build out of Helston Business Park with high quality industrial and office uses	• Delivery of proposal
Policy PP4 – Camborne, Pool and Redruth	PPD: Delivery of strategic proposals relating to the delivery of mixed use and employment uses around CPIR especially in regards to the regeneration of under used or derelict sites	• Delivery of proposal
Policy PP5 – Falmouth & Penryn	PPD: Delivery of strategic proposals relating to the delivery of employment uses related to the maritime uses on the waterside and dock areas and the knowledge economy at CUC Tremough	• Delivery of proposal
Policy PP6 – Truro and the Roseland	PPD: Delivery of strategic proposals relating to the delivery of employment uses related to the	• Delivery of proposal

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Key outcome sought	Indicator	Targets
Policy PP7 – St Agnes and Perranporth	knowledge economy focused on Trelisk medical sector, Cornwall College and maritime uses in the port of Truro PPD: Delivery of waterfront related employment and leisure uses	• Delivery of proposal
Policy PP8 – Newquay & St Columb	PPD: Delivery of strategic proposals relating to maintaining and enhancing the stock of tourist related accommodation and facilities in the town PPD: Delivery of employment especially office and retail floorspace to support the regeneration of the town centre	• Delivery of proposal
Policy PP9(i) – St Austell	PPD: Delivery of strategic proposals – the delivery of the regeneration of St Blazey town centre	• Delivery of proposal
Policy PP9(ii) – St Blazey, Fowey & Lostwithiel	PPD: Delivery of strategic proposals – the delivery of mixed use Eco towns scheme at West Carclaze and Baal	• Par Dock: 500 dwelling and 2.3ha of employment land
Policy PP9(iii) – China Clay	PPD: Delivery of waterfront employment and leisure floorspace to support Padstow and Wadebridge and tourism related to the Camel Trail	• West Carclaze: Housing & 5.1ha of employment land
Policy PP10 – Wadebridge & Padstow	PPD: Delivery of employment and retail to support the town centre especially the build out of Beacons Technology Park	• Delivery of proposal
Policy PP11 - Bodmin	PPD: Delivery of employment and retail to support the service function of Camelford centre	• Delivery of proposal
Policy PP12 - Camelford	PPD: Delivery of design and high technology employment floorspace to support the existing clusters	• Delivery of proposal
Policy PP13 - Bude	PPD: Delivery of employment and retail floorspace to support Launceston as an economic hub	• Delivery of proposal
Policy PP14 - Launceston	PPD: Delivery of higher value employment and retail floorspace to support the regeneration of the town centre on key town centre sites	• Delivery of proposal
Policy PP15 – Liskeard & Looe	PPD: Delivery of strategic proposals – promotion of tourist facilities to support the Cornish Mining WHS	• Delivery of proposal
Policy PP16 - Caradon	PPD: Delivery of strategic proposals – provision of maritime related employment space and enhancement of waterfront leisure activities	• Delivery of proposal
Policy PP17 – Cornwall Gateway		• Delivery of proposal