

# PENWITH LOCAL PLAN

2004



**Local Plan Policies & Proposals**

**PENWITH DISTRICT COUNCIL**

*(Revised September 2007)*



# PENWITH LOCAL PLAN

## POLICIES & PROPOSALS

The Penwith Local Plan was adopted on 4<sup>th</sup> February 2004. This document sets out the wording of the policies and proposals as adopted, including new numbers where relevant. For ease of reference the previous (Deposit Stage) numbers are also included in brackets.

**Important Note:** As a result of the Planning and Compulsory Purchase Act 2004 a new development plan system has been introduced. The existing Penwith Local Plan will be replaced over a period of time by the Penwith Local Development Framework. Pending progress and adoption of replacement Development Plan Documents as part of the Local Development Framework, certain existing policies in the Local Plan have been saved and their use extended following issue of a Direction by the Secretary of State on 19 September 2007. Policies which have not been saved and have therefore expired have been struck through in this document. The programme and timetable for the production and adoption of new Development Plan Documents is set out in the Council's Local Development Scheme.



I certify that this is a true copy of the policies and proposals in the Penwith Local Plan as adopted by Penwith District Council on 4<sup>th</sup> February, 2004.

A handwritten signature in black ink, appearing to read 'D. Hooper', written in a cursive style.

David Hooper LL.B (Hons) Solicitor  
**Head of Legal, Personnel and Estates**  
**Deputy Chief Executive**



## STATEMENT OF CONFORMITY

Town and Country Planning Act 1990 Section 46  
(as amended by the Planning & Compensation Act 1991  
Section 27 and Schedule 4 paragraph 22)



Having the pre-deposit copy of the PENWITH DISTRICTWIDE LOCAL PLAN, the County Council as County Planning Authority is able to confirm that the Local Plan is in general conformity with the County Structure Plan (1997 Replacement).

*Note: notwithstanding its general conformity this statement not imply that all the Local Plan policies and proposals are in accordance with the Structure Plan.*

*It is noted in principle that the Local Plan's employment land proposals at St. Erth [Local Plan Proposals E-A, E-B, E-C] are not strictly in line with the locational strategy for development of the Structure Plan [in particular Structure Plan policies SP2 and E2] or the Local Plan's general policy for the location of employment land [Local Plan policy E2] and national planning guidance. However, the Local Plan justifies the allocation in the light of the environmental designations and resources around the main towns of Penzance and St. Ives and the opportunities for access to St. Erth by public transport from all the main centres of population within the District.*

*The County Council will wish to consider these issues further and reserves the right to make specific objections or representations on this or any other part of the Local Plan.*

A handwritten signature in cursive script that reads "D Pollard".

David Pollard  
Planning Director

21st September, 1998





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# **Section 3**

# **Plan Strategy**



### **3. PLAN STRATEGY**

**POLICY ST-1: DEVELOPMENT WILL BE FOCUSED ON THE MAIN URBAN CENTRES OF PENZANCE / NEWLYN, ST. IVES (INCLUDING CARBIS BAY) AND HAYLE TOGETHER WITH, IN THE CASE OF SERVICED INDUSTRIAL LAND, THE ST. EARTH STATION AREA.**

### 3. PLAN STRATEGY

#### Summary of POLICIES and PROPOSALS

| TOPIC                 | LOCAL PLAN<br>POLICIES/PROPOSALS | STRUCTURE PLAN<br>POLICIES 1997 (2004) |
|-----------------------|----------------------------------|--|
| Siting of development | ST-1                             | ENV 12,<br>(Policy 2 & 16)             |

# **Section 4**

## **Objectives**





## 4. THE LOCAL PLAN OBJECTIVES

1. To ensure that development does not have an adverse effect on landscape, nature conservation, historic, archaeological and geological values;
2. To preserve and enhance the character and appearance of the built environment;
3. To ensure that development does not have an adverse impact on the best and most versatile agricultural land;
4. To ensure that development does not have an adverse effect on air, water and soil qualities;
5. To ensure that development is of a scale and design that is in keeping with the special character and qualities of the District and its specific location;
6. To promote energy efficiency;
7. To pursue a distribution and pattern of development which:-  
reduces the need to travel,  
allows for the use of alternative means of transport to the private car and  
is well related to existing transport networks;
8. To ensure that the location of development maximises existing or proposed infrastructure provision and accessibility to services and community facilities;
9. To ensure that development will be located where it can be accommodated by existing or proposed infrastructure networks, community services and facilities;
10. To encourage the provision of improved facilities for public transport users, cyclists and pedestrians;
11. To achieve the most efficient use of land and existing buildings;
12. To promote the re-use of previously developed land including the regeneration of derelict, unused and under-used sites in towns and villages;
13. To relate housing provision to the estimated growth in population and number of households;
14. To relate industrial land provision to the estimated level of job creation requiring new sites;
15. To provide a framework that supports initiatives for the management and enhancement of the countryside in terms of its landscape, nature conservation, historic, archaeological and geological values;
16. To maintain and improve the vitality and viability of the main town centres;
17. To maintain and improve the role of villages as local centres of community and commercial activity;
18. To encourage tourism development that is based on the natural attractions and cultural heritage of the District;

- 19. To facilitate employment initiatives that strengthen and broaden the local economy;**
- 20. To meet the needs of the community as a whole in terms of general market, affordable and other special needs housing;**
- 21. To meet the needs of residents and visitors in terms of services, recreational and community facilities;**
- 22. To create a 'user friendly' human environment in terms of safety, security, accessibility and amenity.**

## **Section 5**

# **General Development Guidance**



## **5. GENERAL DEVELOPMENT GUIDANCE**

**POLICY GD-1: DEVELOPMENT SHOULD BE INTEGRATED WITH ITS SURROUNDINGS IN TERMS OF SCALE, SITING AND DESIGN AND BE IN KEEPING WITH THE CHARACTER OF THE DISTRICT.**

**POLICY GD-2: THE DESIGN AND LAYOUT OF DEVELOPMENT SHOULD:-**

- (i) RESPECT TRADITIONAL PATTERNS OF DEVELOPMENT AND STYLES, FORM AND DETAILING;**
- (ii) INCORPORATE MATERIALS THAT ARE IN KEEPING WITH THE LOCALITY;**
- (iii) MAXIMISE PASSIVE SOLAR GAIN AND UTILISE ENERGY EFFICIENT BUILDING TYPES;**
- (iv) PROVIDE A SAFE AND SECURE ENVIRONMENT WHICH REDUCES THE RISK OF CRIME;**
- (v) MAKE PROVISION FOR WALKING AND CYCLING WHICH IS SAFE, CONVENIENT AND ATTRACTIVE AND INCLUDE SECURE CYCLE PARKING FACILITIES;**
- (vi) MAKE PROVISION FOR THE NEEDS OF DISABLED PEOPLE, PERSONS WITH RESTRICTED MOBILITY AND THOSE WITH YOUNG CHILDREN IN TERMS OF MOVEMENT TO, FROM AND WITHIN THE SITE;**
- (vii) RETAIN AND INCORPORATE EXISTING TREES AND OTHER FEATURES WHICH CONTRIBUTE TO THE CHARACTER AND VALUE TO WILDLIFE OF THE SITE OR TO THE AMENITY OF THE SURROUNDING AREA;**
- (viii) SEEK TO MAXIMISE PUBLIC TRANSPORT OPPORTUNITIES; AND**
- (ix) ALLOW FOR RECYCLING AND WASTE COLLECTION FACILITIES.**

**POLICY GD-3: PROPOSALS FOR DEVELOPMENT SHOULD WHERE APPROPRIATE INCORPORATE LANDSCAPING AND PLANTING WHICH REDUCES THEIR IMPACT ON THE ENVIRONMENT AND WHICH REFLECTS THE CHARACTER OF THE SURROUNDINGS AND PROVIDES SCREENING, SHELTER AND INTEREST. WHERE PRACTICABLE, SUCH LANDSCAPING AND PLANTING MUST BE CAPABLE OF SUPPORTING A VARIETY OF SPECIES AND INCLUDE PROVISION FOR WILDLIFE AND OTHER CREATIVE CONSERVATION MEASURES.**

**POLICY GD-4: PROPOSALS FOR DEVELOPMENT WILL NOT BE PERMITTED WHERE THEY WOULD CAUSE SIGNIFICANT HARM AS A RESULT OF INADEQUATE PROVISION FOR:-**

- (i) SEWERAGE, SEWAGE TREATMENT, SURFACE WATER DRAINAGE AND WATER SUPPLY;**
- (ii) THE PREVENTION OF NOISE, LIGHT, AIR OR WATER POLLUTION; OR**
- (iii) THE PREVENTION OF FLOODING, ON SITE OR ELSEWHERE.**

**POLICY GD-5: PROPOSALS FOR DEVELOPMENT WILL ONLY BE PERMITTED WHERE THE SAFE MOVEMENT OF TRAFFIC CAN BE ACCOMMODATED WITHOUT THE NEED FOR ALTERATION TO THE PROPOSED ACCESS, OR THE ROADS LEADING TO THE SITE, THAT WOULD HAVE A SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER AND AMENITY OF THE SURROUNDING AREA.**

**POLICY GD-6: ADVERTISEMENTS AND SIGNS MUST BE IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA. PROPOSALS WILL BE PERMITTED PROVIDED THAT:-**

- (i) THE NUMBER, SIZE, DESIGN AND COLOUR OF THOSE DISPLAYED ON OR CLOSE TO A BUILDING RESPECT ITS SCALE, DESIGN, FEATURES AND SETTING;**
- (ii) THE INTENSITY AND FORM OF ILLUMINATION WOULD NOT RESULT IN LIGHT POLLUTION OR HAVE AN ADVERSE IMPACT ON THE AREA OR AMENITY OF DWELLINGS; AND**
- (iii) ADVERTISEMENTS AND SIGNS IN THE OPEN COUNTRYSIDE, WHICH ARE NOT DIRECTIONAL, ARE LOCATED IN CLOSE PROXIMITY TO THE PREMISES TO WHICH THEY RELATE AND ARE OF A SIZE AND DESIGN, AND USE MATERIALS AND COLOURS, THAT ARE APPROPRIATE TO THE LOCALITY.**

**JOINT SIGNING PROPOSALS THAT EFFECTIVELY REDUCE THE OVERALL NUMBER, SIZE AND CUMULATIVE EFFECT OF ADVERTISEMENTS WILL BE ACCEPTABLE. A PROLIFERATION OF ADVANCE SIGNS WILL NOT BE PERMITTED.**

**POLICY GD-7: PROPOSALS FOR THE CONVERSION OF NON-RESIDENTIAL BUILDINGS TO OTHER USES SHOULD RETAIN AND RESPECT THE FORM OF THE BUILDING IN TERMS OF ITS CONTRIBUTION TO THE CHARACTER OF ITS SURROUNDINGS. WHERE THE BUILDING TO BE CONVERTED IS OUTSIDE A TOWN, OR THE VILLAGES LISTED IN POLICIES H-5 AND H-6, PROPOSALS WILL NOT BE PERMITTED WHERE THEY WOULD CAUSE SIGNIFICANT HARM TO THE CHARACTER OF THE COUNTRYSIDE AND THE FOLLOWING REQUIREMENTS SHOULD THEREFORE BE MET:-**

- (i) THE BUILDING MUST BE CAPABLE OF CONVERSION WITHOUT THE NEED FOR MAJOR EXTENSION OR REBUILDING;**
- (ii) THE EFFECT OF THE CONVERSION, INCLUDING THE CHANGE OF USE OF ITS CURTILAGE OR SITE, MUST NOT HAVE A DETRIMENTAL IMPACT ON THE DISTINCTIVENESS OF THE LANDSCAPE OR RURAL CHARACTER OF THE BUILDING;**
- (iii) ANCILLARY FACILITIES INCLUDING GARAGES AND STORAGE SPACE SHOULD BE ACCOMMODATED IN EXISTING BUILDINGS; AND**
- (iv) THE PROVISION OF SERVICES SHOULD NOT HAVE AN ADVERSE ENVIRONMENTAL IMPACT.**

**PERMITTED DEVELOPMENT RIGHTS WILL BE WITHDRAWN BY CONDITION FOR DEVELOPMENT WHICH WOULD BE LIKELY TO SIGNIFICANTLY ADVERSELY AFFECT THE CHARACTER OF THE BUILDING, ITS SETTING OR SURROUNDINGS.**

Note: In order to assess fully the effect of a proposed conversion details and a structural survey will be required at an early stage. Outline applications will not be acceptable.

**POLICY GD-8: PROPOSALS FOR THE CONVERSION OF BUILDINGS WHICH ARE OF LOCAL SOCIAL, ARCHITECTURAL OR HISTORIC SIGNIFICANCE, IN TERMS OF A PREVIOUS OR CURRENT USE OR A LOCALLY DISTINCTIVE STYLE OF BUILDING, SHOULD RETAIN RELEVANT HISTORIC AND ARCHITECTURAL FEATURES.**

## 5. GENERAL DEVELOPMENT GUIDANCE

### Summary of POLICIES and PROPOSALS

| TOPIC  | LOCAL PLAN POLICIES/PROPOSALS              | STRUCTURE PLAN POLICIES 1997 (2004)                   |
|--|--|---|
| <b>Scale and siting of development</b>               | GD-1                                       | ENV 12<br>(Policies 2 & 16)                           |
| <b>Design and layout of development</b>              | GD-2 (CC-9, CC-10, CC-12, TV-7, H-18)      | ENV 12, TRAN 5<br>(Policies 1, 2, 3, 7 & 28)          |
| <b>Landscaping and planting</b>                      | GD-3                                       | ENV 12<br>(Policy 2)                                  |
| <b>Services/prevention of pollution and flooding</b> | GD-4 (CS-1 , CS-4, CS-5, CS-6, CS-7, CS-8) | ENV 14, ENV 15, ENV 16, R 1, R 3<br>(Policies 3 & 15) |
| <b>Highway issues</b>                                | GD-5 (TP-8)                                | (Policy 27 & 28)                                      |
| <b>Advertisements and signs</b>                      | GD-6 (TV-8)                                |   |
| <b>Conversion of non-residential buildings</b>       | GD-7 (H-11, E-4, TM-12 , TM-13)            | ENV 11<br>(Policy 2)                                  |
| <b>Buildings of local significance</b>               | GD-8, GD-7 (H-11, E-4, TM-12, TM-13)       | ENV 11<br>(Policy 2)                                  |



## **Section 6**

# **Coast and Countryside**



## 6. COAST AND COUNTRYSIDE

**POLICY CC-1:** DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD SIGNIFICANTLY HARM THE LANDSCAPE CHARACTER, AMENITY, NATURE CONSERVATION, ARCHAEOLOGICAL, HISTORIC OR GEOLOGICAL VALUES OF THE COAST AND COUNTRYSIDE OF PENWITH.

**POLICY CC-2:** PROPOSALS WHICH MAINTAIN, ENHANCE AND FACILITATE THE ENJOYMENT AND UNDERSTANDING OF LANDSCAPE CHARACTER, AMENITY, NATURE CONSERVATION, ARCHAEOLOGICAL, HISTORIC AND GEOLOGICAL VALUES IN THE COAST AND COUNTRYSIDE WILL BE PERMITTED.

~~**POLICY CC-3:** PROPOSALS FOR DEVELOPMENT CONFLICTING WITH THE OBJECTIVE TO CONSERVE AND ENHANCE THE AREA OF OUTSTANDING NATURAL BEAUTY WILL NOT BE PERMITTED.~~

**POLICY CC-4:**  
(prev. CC-5) PROPOSALS FOR DEVELOPMENT CONFLICTING WITH THE OBJECTIVE TO CONSERVE AND ENHANCE THE NATURAL BEAUTY OF THE HERITAGE COAST WILL NOT BE PERMITTED.

**POLICY CC-5:**  
(prev. CC-6) DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD CAUSE SIGNIFICANT HARM TO THE CHARACTER AND AMENITY OF THE AREAS OF GREAT LANDSCAPE VALUE.

**POLICY CC-6:**  
(prev. CC-(i)) PROPOSALS FOR DEVELOPMENT WHICH WOULD SIGNIFICANTLY HARM THE INTEGRITY OF A DESIGNATED OR CANDIDATE SPECIAL AREA OF CONSERVATION, OR A DESIGNATED OR PROPOSED SPECIAL PROTECTION AREA, OR WHICH WOULD CONFLICT WITH THE CONSERVATION OBJECTIVES FOR SUCH A SITE WILL NOT BE PERMITTED.

**POLICY CC-7:** PROPOSALS FOR DEVELOPMENT WHICH WOULD SIGNIFICANTLY HARM THE NATURE CONSERVATION VALUE OR GEOLOGICAL INTEREST OF A SITE OF SPECIAL SCIENTIFIC INTEREST WILL NOT BE PERMITTED.

**POLICY CC-8:** DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD SIGNIFICANTLY HARM THE NATURE CONSERVATION OR GEOLOGICAL INTEREST OF AREAS OF GREAT SCIENTIFIC VALUE, COUNTY WILDLIFE SITES, COUNTY GEOLOGICAL SITES, ANCIENT WOODLAND SITES AND LOCAL NATURE RESERVES. WHERE DEVELOPMENT IS PERMITTED ANY IMPACT ON SUCH VALUES MUST BE MINIMISED AND CONDITIONS WILL BE IMPOSED, OR A PLANNING OBLIGATION SOUGHT, TO ENSURE THAT MITIGATING MEASURES ARE UNDERTAKEN.

- POLICY CC-9: PROPOSALS FOR DEVELOPMENT WHICH WOULD CAUSE SIGNIFICANT HARM TO A PROTECTED SPECIES OR ITS HABITAT WILL NOT BE PERMITTED.**
- POLICY CC-10: PROPOSALS FOR DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT ADVERSE EFFECT ON THE INTEGRITY OR CONTINUITY OF LANDSCAPE FEATURES AND HABITATS OF MAJOR IMPORTANCE FOR WILD FLORA AND FAUNA WILL NOT BE PERMITTED.**
- WHERE DEVELOPMENT WHICH WOULD HAVE A MORE LIMITED ADVERSE EFFECT IS PERMITTED, DAMAGE TO NATURE CONSERVATION VALUES MUST BE MINIMISED AND, WHERE APPROPRIATE, A PLANNING OBLIGATION WILL BE SOUGHT TO ENSURE THAT COMPENSATORY MEASURES ARE UNDERTAKEN TO RETAIN THE CONTINUITY OR INTEGRITY OF THE FEATURES OR HABITATS.**
- POLICY CC-11: THE CREATION AND MANAGEMENT OF LANDSCAPE FEATURES AND HABITATS WHICH ARE OF MAJOR IMPORTANCE FOR WILD FLORA AND FAUNA WILL BE ENCOURAGED BY:-**
- (i) MANAGEMENT AGREEMENTS WITH LANDOWNERS AND OCCUPIERS; AND**
  - (ii) ESTABLISHING LOCAL NATURE RESERVES.**
- POLICY CC-12: PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OR DAMAGE TO TREES, WOODLAND, HEDGEROWS AND CORNISH HEDGES WHICH MAKE A SIGNIFICANT CONTRIBUTION TO THE CHARACTER OF THE LANDSCAPE AND NATURE CONSERVATION WILL NOT BE PERMITTED.**
- POLICY CC-13: TREE PLANTING AND HEDGEROW SCHEMES WHICH ARE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE WILL BE ACCEPTABLE SUBJECT TO:-**
- (i) THE USE OF NATIVE SPECIES WHERE APPROPRIATE; AND**
  - (ii) APPROPRIATE AFTERCARE AND MANAGEMENT MEASURES.**
- POLICY CC-14: PROPOSALS FOR DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT ADVERSE EFFECT ON THE SHORELINE OR ADJACENT COASTAL WATERS IN TERMS OF ITS LANDSCAPE CHARACTER, AMENITY, NATURE CONSERVATION, ARCHAEOLOGICAL, HISTORIC AND GEOLOGICAL VALUES WILL NOT BE PERMITTED.**

**POLICY CC-15: PROPOSALS FOR DEVELOPMENT WHICH WOULD DAMAGE SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS, OR THEIR SETTING, WILL NOT BE PERMITTED.**

**POLICY CC-16: PROPOSALS FOR DEVELOPMENT WITHIN THE AREAS OF GREAT HISTORIC VALUE AND THOSE AFFECTING ARCHAEOLOGICAL REMAINS OF COUNTY IMPORTANCE WILL NOT BE PERMITTED WHERE IT WOULD HARM:-**

- (i) THE HISTORIC CHARACTER OF THE LANDSCAPE; OR**
- (ii) THE VALUE, CHARACTER OR SETTING OF THE REMAINS.**

**POLICY CC-17: PROPOSALS FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT HISTORIC PARKS AND GARDENS, OR THEIR SETTING, WILL NOT BE PERMITTED.**

**POLICY CC-18: PROPOSALS FOR THE RECLAMATION OF DERELICT LAND AND THE IMPROVEMENT OF UNSIGHTLY LAND OUTSIDE TOWNS AND VILLAGES WILL NOT BE PERMITTED UNLESS:-**

- (i) THE PROPOSED USE IS COMPATIBLE WITH THE LOCATION OF THE SITE AND ITS SURROUNDINGS, OR**
- (ii) THE SCHEME IS INTENDED TO REDUCE SAFETY HAZARDS; AND**
- (iii) FEATURES OF LANDSCAPE CHARACTER, NATURE CONSERVATION, ARCHAEOLOGICAL, HISTORIC AND GEOLOGICAL VALUE ARE SAFEGUARDED.**

**WHERE IT IS LIKELY THAT THE SITE CONTAINS CONTAMINATED OR TOXIC MATERIALS PRIOR SITE INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE EXTENT OF CONTAMINATION AND, WHERE NECESSARY, MEASURES TO AVOID POLLUTION DURING AND AFTER IMPLEMENTATION WILL BE SECURED THROUGH THE USE OF CONDITIONS.**

## 6. COAST AND COUNTRYSIDE

### Summary of POLICIES and PROPOSALS

| TOPIC                                     | LOCAL PLAN POLICIES/PROPOSALS         | STRUCTURE PLAN POLICIES 1997 (2004)     |
|---|---------------------------------------|---|
| <b>Safeguarding/managing the resource</b> | CC-1, CC-2                            | (Policy 1 & 2)                          |
| <b>Landscape</b>                          | CC-1 (GD-1, GD-2)                     | ENV 1 (Policy 2)                        |
| AONB                                      | CC-3                                  | ENV 1                                   |
| Heritage Coast                            | CC-4                                  | MAR 1                                   |
| AGLV                                      | CC-5                                  | ENV 1, ENV A                            |
| Managing landscape change                 | CC-2                                  |   |
| <b>Nature conservation</b>                |                                       | (Policy 2)                              |
| SSSIs                                     | CC-7                                  | ENV 4, ENV 5                            |
| AGSV/CWT/CGS                              | CC-8                                  | ENV 4, ENV 5, ENV D                     |
| Protected species                         | CC-9 (GD-2, GD-3)                     | ENV 5                                   |
| Features of conservation value            | CC-10 (GD-2, GD-3)                    | ENV 5, ENV 6, ENV 7                     |
| Conservation management                   | CC-11 (CC-2)                          |   |
| <b>Trees, woodland and hedgerows</b>      |                                       |   |
| Safeguarding treescape/hedgerows          | CC-12 (CC-8, CC-10, GD-2, TV-4)       | ENV 7 (Policy 2)                        |
| Tree planting/hedgerow restoration        | CC-13 (GD-3)                          |   |
| <b>The coastal environment</b>            |                                       |   |
| Marine conservation                       | CC-14 (CS-8)                          | ENV 1, ENV 6, MAR 2<br>(Policies 2 & 4) |
| <b>The historic environment</b>           |                                       | (Policy 1 & 2)                          |
| Sites of archaeological importance        | CC-15                                 | ENV 2                                   |
| AGHV                                      | CC-16                                 | ENV 2, ENV B                            |
| Listed Buildings                          | TV-10, TV-11, TV-12                   | ENV 3                                   |
| Historic Parks and Gardens                | CC-17                                 | ENV 2                                   |
| Managing the resource                     | CC-2                                  |   |
| <b>Land reclamation</b>                   | CC-18 (GD-3, TV-15, CS-4, CS-5, CS-8) | ENV 13<br>(Policy 3)                    |

## **Section 7**

# **Towns and Villages**





## 7. TOWNS AND VILLAGES

**POLICY TV-1: DEVELOPMENT WILL BE FOCUSED ON THE TOWNS OF PENZANCE, NEWLYN, ST. IVES, INCLUDING CARBIS BAY, AND HAYLE AND, TO A LESSER EXTENT, THE MAIN VILLAGES LISTED IN POLICY H-5, TOGETHER WITH, IN THE CASE OF SERVICED INDUSTRIAL LAND, THE ST. ERTH STATION AREA.**

**PROPOSALS SHOULD MAXIMISE THE USE OF PREVIOUSLY DEVELOPED LAND.**

**DEVELOPMENT WHICH WOULD HAVE A SIGNIFICANT ADVERSE EFFECT ON THE SETTING OR CHARACTER OF A TOWN OR VILLAGE WILL NOT BE PERMITTED.**

**PROPOSALS FOR DEVELOPMENT IN OR ON THE EDGE OF A SETTLEMENT SHOULD:-**

- (i) BE WELL INTEGRATED INTO THE FORM OF THE SETTLEMENT;**
- (ii) NOT HAVE AN ADVERSE EFFECT ON AREAS OF AMENITY, RECREATIONAL OR WIDER ENVIRONMENTAL VALUE; AND**
- (iii) BE OF A SCALE AND DESIGN WHICH IS IN KEEPING WITH THE CHARACTER OF THE SETTLEMENT.**

**POLICY TV-2: PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF, OR HAVE AN ADVERSE EFFECT ON, THE LOCAL ENVIRONMENTAL VALUE OF THE FOLLOWING OPEN AREAS WILL NOT BE PERMITTED.**

**CAPE CORNWALL J. AND I. SCHOOL PLAYING FIELD, ST. JUST  
TRUTHWALL - BOTALLACK  
CARNYORTH - TREWELLARD  
TREWELLARD - PENDEEN  
PENDEEN - LOWER BOSCASWELL  
PENDEEN - BOJEWYAN STENNACK  
BOJEWYAN STENNACK - HIGHER BOJEWYAN  
MOUSEHOLE - PAUL  
MOUNT MISERY AND NEWLYN COOMBE  
NANCEALVERNE - CASTLE HORNECK  
HEAMOR PLAYING FIELD AND ADJOINING ALLOTMENTS  
FORMER J. AND I. SCHOOL PLAYING FIELD, HEAMOR  
LESCUDJACK HILL - TRYTHOGGA, GULVAL - TRANNACK  
PRINCESS MAY RECREATION GROUND, PENZANCE  
ALMA TERRACE, PENZANCE  
NORTH PARADE, PENZANCE  
REGENT TERRACE, PENZANCE  
LESKINNICK TERRACE, PENZANCE  
LOVE LANE, PENZANCE  
PONSANDANE FIELD, PENZANCE  
GULVAL CHURCHTOWN - GULVAL CROSS - EASTERN GREEN  
NORTH AND EAST OF LONG ROCK  
LUDGVAN CHURCHTOWN - LOWER QUARTER  
CHURCH HILL - VELLANOWETH - BLOWINGHOUSE HILL,  
LUDGVAN  
WEST OF TREGENDER HILL, CROWLAS**

ROSEHILL, MARAZION  
GOLDSITHNEY - PERRAN DOWNS  
BEACH ROAD, ST. IVES  
THE ISLAND, ST. IVES  
TRENWITH, ST. IVES  
TREGENNA, ST. IVES  
LAND ABOVE PORTHMINSTER BEACH, ST. IVES  
TRELOYHAN, ST. IVES  
CARBIS VALLEY, CARBIS BAY  
LITTLE MILL LANE - CHENHALLS ROAD, ST. ERTH  
LAND TO THE NORTH OF CARNSEW POOL, HAYLE  
WEST OF THE VIADUCT, HAYLE  
ELLIS PARK, HAYLE  
MILLPOND - BARVIEW LANE, HAYLE  
TREVASSACK, HAYLE  
WEST OF PHILLACK  
PHILLACK - LETHLEAN LANE  
WEST OF ANGARRACK

**POLICY TV-3:** PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF, OR HAVE A SIGNIFICANT ADVERSE EFFECT ON, OPEN AREAS WITHIN TOWNS AND VILLAGES WHICH CONTRIBUTE TO THE CHARACTER, LOCAL AMENITY OR ENVIRONMENTAL QUALITY OF THEIR SURROUNDINGS WILL NOT BE PERMITTED.

**POLICY TV-4:** PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF OR DAMAGE TO TREES IN OR ON THE EDGE OF TOWNS AND VILLAGES WHICH MAKE A SIGNIFICANT CONTRIBUTION TO THE CHARACTER, LOCAL AMENITY OR ENVIRONMENTAL QUALITY OF THEIR SURROUNDINGS WILL NOT BE PERMITTED.

**POLICY TV-5:** TREE PLANTING SCHEMES, AND THE REPLACEMENT OF DEAD, DYING AND DISEASED TREES IN OR ON THE EDGE OF TOWNS AND VILLAGES WILL BE SUPPORTED USING NATIVE SPECIES, WHERE APPROPRIATE.

~~**POLICY TV-6:** PROPOSALS FOR DEVELOPMENT WHICH WOULD AFFECT A CONSERVATION AREA MUST NOT CONFLICT WITH THE OBJECTIVE TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, SITING, DESIGN AND MATERIALS. DEVELOPMENTS WHICH WOULD HAVE AN ADVERSE EFFECT ON THE CHARACTER, APPEARANCE OR ARCHITECTURAL AND HISTORIC IMPORTANCE OF A CONSERVATION AREA WILL NOT BE PERMITTED.~~

**POLICY TV-7: WITHIN CONSERVATION AREAS THE DEVELOPMENT, REDEVELOPMENT OR ALTERATION OF SHOPS OR OTHER COMMERCIAL PREMISES WILL BE REQUIRED TO RESPECT THE CHARACTER AND APPEARANCE OF THE BUILDING AND ITS SURROUNDINGS. PROPOSALS WILL NOT BE PERMITTED WHICH:-**

- (i) USE STANDARD FRONTAGES, FASCIAS OR LARGE AREAS OF GLASS WHERE THEY ARE NOT IN KEEPING;**
- (ii) REMOVE, OBSCURE OR DEFACE FEATURES OF ARCHITECTURAL OR HISTORIC INTEREST OR ALTER OR OBSCURE WINDOWS; OR**
- (iii) INVOLVE FASCIAS WHICH ARE OF A COMMON DEPTH LINKING TWO OR MORE BUILDINGS WITH SEPARATE ARCHITECTURAL IDENTITIES OR WHICH EXTEND ABOVE FIRST FLOOR WINDOW CILLS.**

**WHERE SECURITY MEASURES ARE PROPOSED INTERNAL SCREENS, IN CONJUNCTION WITH SECURITY GLAZING, OR EXTERNAL SCREENS WHICH ARE OF A PERFORATED OR TRANSLUCENT TYPE, WITH CONCEALED HOUSINGS, WILL BE REQUIRED.**

**POLICY TV-8: WITHIN CONSERVATION AREAS ADVERTISEMENTS AND SIGNS WILL BE PERMITTED PROVIDED THAT THEY MEET THE REQUIREMENTS OF POLICY GD-6 AND UTILISE:-**

- (i) HAND PAINTED WALL MOUNTED, FASCIA OR PROJECTING SIGNS;**
- (ii) WINDOW SIGNS PAINTED DIRECTLY ON THE GLASS;**
- (iii) INDIVIDUAL LETTERS ATTACHED TO THE FACE OF THE BUILDING;**
- (iv) SPOTLIGHTING, FLOODLIGHTING OR INDIVIDUALLY ILLUMINATED LETTERS; OR**
- (v) OTHER STYLES OF SIGNS OR ILLUMINATION WHICH ARE IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE BUILDING AND SURROUNDING AREA.**

**LARGE ADVERTISEMENT HOARDINGS WILL NOT BE PERMITTED WHERE THEY WOULD OBSCURE BUILDINGS OR FEATURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE STREET SCENE OR CHARACTER AND APPEARANCE OF THE AREA.**

**POLICY TV-9: IN CONSERVATION AREAS SUBJECT TO RELEVANT ARTICLE 4 DIRECTIONS PVC-U AND OTHER NON-TRADITIONAL REPLACEMENT WINDOWS AND DOORS WILL NOT BE PERMITTED UNLESS:-**

- (i) THEY WOULD BE IN KEEPING WITH THE BUILDING IN QUESTION; AND**
- (ii) THE DESIGN CLOSELY REFLECTS THAT OF THE ORIGINAL INSTALLATION.**

~~POLICY TV-10: PROPOSALS FOR DEVELOPMENT WHICH WOULD DIRECTLY OR INDIRECTLY AFFECT A LISTED BUILDING WILL NOT BE PERMITTED UNLESS THEY RESPECT:-~~

- ~~(i) ITS INTRINSIC ARCHITECTURAL AND HISTORIC VALUE;~~
- ~~(ii) ITS DESIGN AND PARTICULAR PHYSICAL FEATURES; AND~~
- ~~(iii) ITS SETTING AND CONTRIBUTION TO THE LOCAL SCENE.~~

~~POLICY TV-11 PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE DEMOLITION OR PARTIAL DEMOLITION OF A LISTED BUILDING OR A BUILDING WHICH MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER AND APPEARANCE OF A CONSERVATION AREA WILL NOT BE PERMITTED UNLESS:-~~

- ~~(i) ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES OR FIND VIABLE NEW USES;~~
- ~~(ii) THE COST OF REPAIR AND MAINTENANCE WOULD SUBSTANTIALLY OUTWEIGH THE IMPORTANCE OF ITS RETENTION AND THE VALUE WHICH WOULD BE DERIVED FROM ITS CONTINUED USE;~~
- ~~(iii) THE DEVELOPMENT WOULD RESULT IN SUBSTANTIAL BENEFITS FOR THE COMMUNITY WHICH DECISIVELY OUTWEIGH THE LOSS OF THE BUILDING; OR~~
- ~~(iv) THE PROPOSAL INVOLVES THE REMOVAL OF ELEMENTS OF THE BUILDING WHICH DO NOT CONTRIBUTE TO ITS INTRINSIC VALUE OR CHANGES WHICH WOULD RESULT IN AN IMPROVEMENT TO THE BUILDING OR ITS SETTING.~~

~~POLICY TV-12: PVC-U WINDOWS AND OTHER NON-TRADITIONAL REPLACEMENT WINDOWS AND DOORS WILL NOT BE PERMITTED IN LISTED BUILDINGS IF THEY WOULD ADVERSELY AFFECT THE ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING.~~

**POLICY TV-13: WHERE DEVELOPMENT AFFECTS A TRADITIONAL SHOP FRONT OR FASCIA IT MUST BE RETAINED, WHERE PRACTICABLE, OR REPLACED IN A SIMILAR FORM. IN OTHER CASES THE REPLACEMENT OF SHOP FRONTS MUST BE IN KEEPING WITH THE DESIGN OF THE BUILDING AND CHARACTER OF ITS SURROUNDINGS.**

**POLICY TV-14: WITHIN HISTORIC SETTLEMENTS PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO RESPECT THEIR MEDIEVAL ORIGINS AS MANIFESTED IN THEIR LAYOUT AND BUILT FABRIC. WHERE DEVELOPMENT WOULD BE LIKELY TO AFFECT BURIED LAYERS OF ARCHAEOLOGICAL REMAINS CONDITIONS WILL BE IMPOSED, OR A PLANNING OBLIGATION SOUGHT, TO ENSURE THAT PRIOR SITE INVESTIGATIONS AND RECORDING ARE UNDERTAKEN.**

**POLICY TV-15: WHERE PROPOSALS FOR THE RE-USE OF PREVIOUSLY DEVELOPED LAND, INCLUDING THE RECLAMATION OF DERELICT LAND, IN TOWNS AND VILLAGES INVOLVE SITES LIKELY TO CONTAIN CONTAMINATED OR TOXIC MATERIALS PRIOR INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE EXTENT OF CONTAMINATION AND, WHERE NECESSARY, MEASURES TO AVOID POLLUTION DURING AND AFTER IMPLEMENTATION WILL BE SECURED THROUGH THE USE OF CONDITIONS.**

**POLICY TV-16 MAJOR RETAIL, OFFICE, ENTERTAINMENT, LEISURE OR COMMUNITY DEVELOPMENTS SHOULD BE LOCATED IN THE TOWN CENTRES OF PENZANCE, ST. IVES AND HAYLE, WHERE THE GREATEST BENEFITS TO THE COMMUNITY CAN BE PROVIDED IN TERMS OF:-**

- (i) ACCESSIBILITY, WITHOUT THE USE OF THE PRIVATE CAR, TO A SIGNIFICANT PROPORTION OF THE POPULATION; AND**
- (ii) CONTRIBUTION TO THE VITALITY AND VIABILITY OF THE TOWN CENTRES.**

**PROPOSALS FOR EDGE-OF-CENTRE SITES WILL ONLY BE PERMITTED WHERE THE DEVELOPMENT CANNOT BE ACCOMMODATED WITHIN THE TOWN CENTRE.**

**DEVELOPMENT ON OUT-OF-CENTRE SITES WILL NOT BE PERMITTED UNLESS ALL POTENTIAL TOWN CENTRE AND EDGE-OF-CENTRE OPTIONS HAVE BEEN DEMONSTRATED TO BE UNSUITABLE.**

**IN EXAMINING THESE OPTIONS, FLEXIBILITY WILL BE REQUIRED ABOUT THE FORMAT, DESIGN AND SCALE OF THE DEVELOPMENT IN RELATION TO LOCAL CIRCUMSTANCES.**

**POLICY TV-17: PROPOSALS FOR SHOPPING FACILITIES OTHER THAN THOSE ACCEPTABLE THROUGH POLICY TV-20, WILL NOT BE PERMITTED ON AN EDGE-OF-CENTRE OR OUT-OF-CENTRE SITE UNLESS:-**

- (i) THE SEQUENTIAL TEST IN POLICY TV-16 HAS BEEN MET;**
- (ii) THERE IS A NEED FOR THE DEVELOPMENT THAT CANNOT BE MET IN THE TOWN CENTRE; AND**
- (iii) THEY WOULD NOT BE LIKELY TO LEAD TO A SIGNIFICANT REDUCTION IN THE RANGE OF RETAILING IN ANY TOWN CENTRE OR ADVERSELY AFFECT THE VITALITY OR VIABILITY OF ANY TOWN CENTRE.**

**IN ADDITION ALL PROPOSALS MUST:-**

- (iv) BE READILY AND CONVENIENTLY ACCESSIBLE BY ALTERNATIVE MEANS OF TRANSPORT TO THE PRIVATE CAR;**
- (v) BE COMPATIBLE WITH SURROUNDING LAND USES; AND**
- (vi) NOT MATERIALLY AFFECT THE VIABILITY OF VILLAGE OR NEIGHBOURHOOD SHOPS.**

**WHERE A SUBSEQUENT CHANGE IN THE RETAIL CHARACTER OF A DEVELOPMENT WOULD BE LIKELY TO HARM THE VITALITY AND VIABILITY OF EXISTING TOWN CENTRES, CONDITIONS WILL BE IMPOSED OR A PLANNING OBLIGATION SOUGHT TO LIMIT SUCH CHANGES.**

**POLICY TV-18:  
(prev. TV-19) WITHIN THE PRIME SHOPPING AREAS OF PENZANCE AND ST. IVES PROPOSALS FOR CHANGE OF USE OR REDEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF GROUND FLOOR RETAIL PREMISES WILL NOT BE PERMITTED UNLESS:-**

- (i) THE PROPOSAL WILL BENEFIT, OR AT LEAST MAINTAIN, THE VITALITY, VIABILITY AND RETAIL ATTRACTIVENESS OF THE PRIME SHOPPING AREA; OR**
- (ii) RETAIL USE WOULD REMAIN THE PREDOMINANT USE.**

Note:- In Penzance predominant will be interpreted as 80 per cent of ground floor units and in St. Ives 75 per cent.

**POLICY TV-19:  
(prev. TV-20) PROPOSALS FOR CHANGE OF USE OR REDEVELOPMENT WHICH WOULD PROVIDE FOR RETAIL, OFFICES AND OTHER NON-RETAIL TOWN CENTRE USES, AS DEFINED IN CLASSES A1, A2 AND A3 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED), WILL BE PERMITTED IN TOWN CENTRES, SUBJECT TO THE PROVISIONS OF POLICY TV-18, PROVIDED THAT THEY WOULD BE COMPATIBLE WITH SURROUNDING USES AND HAVE NO ADVERSE EFFECT ON THE AMENITY OF THE AREA.**

**POLICY TV-20:  
(prev. TV-21) PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF VILLAGE OR NEIGHBOURHOOD SHOPS WILL NOT BE PERMITTED WHERE THERE IS A REQUIREMENT FOR THE FACILITY AND THERE IS NO ALTERNATIVE PROVISION IN THE AREA.**

**PROPOSALS FOR LOCAL CONVENIENCE SHOPPING FACILITIES WILL BE PERMITTED WITHIN VILLAGES AND RESIDENTIAL AREAS OF TOWNS PROVIDED THAT:-**

- (i) THE SCALE OF THE FACILITY IS RELATED TO THE NEEDS OF THE LOCALITY; AND**
- (ii) THERE IS SAFE AND CONVENIENT ACCESS FOR POTENTIAL USERS.**

**PROPOSAL TV-A:  
(prev. TV-(ii)) THE SITE OF THE FORMER GASHOLDER (0.26 HA) AND THE FORMER CORNWALL FARMERS LTD. SITE TOGETHER WITH THE ADJOINING AREA TO THE SOUTH (0.4 HA) IS PROPOSED FOR REDEVELOPMENT FOR USES WITHIN CLASSES A1, A2, A3, B1, B2, B8, C1, C3, D1 AND D2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED). PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO:-**

- (i) BE COMPATIBLE WITH SURROUNDING USES;
- (ii) BE OF A SCALE AND DESIGN APPROPRIATE TO THESE PROMINENT LOCATIONS IN THAT THEY MUST COMPLEMENT THE CHARACTER AND QUALITIES OF THE TOWN AND RESPECT THE EXISTING LEVELS, VARIED SKYLINE AND MASSING OF THE BUILDINGS IN THE VICINITY;
- (iii) INCORPORATE A SAFE AND CONVENIENT PEDESTRIAN NETWORK TO JENNINGS STREET AND WHARF ROAD; AND
- (iv) MAKE PROVISION FOR REAR SERVICING TO PROPERTIES FRONTING MARKET JEW STREET AND JENNINGS STREET.

SCHEMES SHOULD PROVIDE FOR THE INCLUSION OF ABOUT 30 DWELLINGS. AT LEAST 30% OF THE UNITS TO BE PROVIDED WILL BE SOUGHT, THROUGH NEGOTIATION, TO BE AFFORDABLE, MEETING THE REQUIREMENTS OF POLICY H-14.

**POLICY TV-21:** PROPOSALS FOR DEVELOPMENT ON SITES FRONTING JENNINGS STREET WILL BE REQUIRED TO:-  
(prev. TV-24)

- (i) USE STRONG CONTINUOUS FRONTAGES ON SITES WHERE REDEVELOPMENT IS PROPOSED; AND
- (ii) INCORPORATE BUILDINGS OF TWO OR THREE STOREY DESIGN WHICH REFLECT THE GRADIENT OF THE STREET.

**POLICY TV-22:** WITHIN THE BREAD STREET AREA PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO SAFEGUARD AND, WHERE PRACTICABLE, IMPROVE THE PRESENT REAR SERVICING ARRANGEMENTS TO PREMISES IN MARKET JEW STREET.  
(prev. TV-25)

**POLICY TV-23:** PROPOSALS FOR DEVELOPMENT ON ANY PART OF THE HARBOUR CAR PARK WILL BE REQUIRED TO RETAIN THE OPEN VIEWS FROM WHARF ROAD TO THE HARBOUR.  
(prev. TV-26)

**POLICY TV-24:** WITHIN THE HARBOURSIDE AREA PROPOSALS FOR DEVELOPMENT MUST BE RELATED TO THE USE OF THE HARBOUR AND MUST NOT INHIBIT OR INTERFERE WITH THE EFFICIENT AND SAFE OPERATION OF THE WET AND DRY DOCKS.  
(prev. TV-27)

**PROPOSAL TV-B:** THE PROVISION OF IMPROVED FACILITIES FOR CARGO HANDLING AND PASSENGERS TO THE ISLES OF SCILLY IS PROPOSED WITHIN THE HARBOURSIDE AREA. PROPOSALS FOR SUCH DEVELOPMENT WILL BE REQUIRED TO:-  
(prev. TV-(iii))

- (i) UTILISE A LOCATION WHICH DOES NOT INHIBIT OR INTERFERE WITH OTHER HARBOUR USES; AND
- (ii) AVOID ADVERSE IMPACT ON THE VISUAL SETTING OF THE HARBOUR.

**PROPOSAL TV-C: THE JUBILEE BATHING POOL TOGETHER WITH LAND BETWEEN THE POOL AND BATTERY ROAD (0.8 HECTARE) IS RESERVED FOR LEISURE FACILITIES. THE POOL WILL BE RETAINED IN ITS PRESENT STYLE AND ANY ALTERATIONS AND IMPROVEMENTS TO THE POOL SHOULD REFLECT ITS PRESENT STYLE.**  
(prev. TV-B)

**POLICY TV-25: WITHIN THE TOWN CENTRE OF ST. IVES THE ESTABLISHMENT OF FURTHER HOT FOOD TAKE-AWAY OUTLETS WILL NOT BE PERMITTED WHERE THEY WOULD CONFLICT WITH THE PRESERVATION AND ENHANCEMENT OF THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA, THE PRIMARY SHOPPING FUNCTION OF THE AREA OR SURROUNDING USES. IN ADDITION, WHERE PROPOSALS FOR RESTAURANTS ARE ACCEPTABLE IN PRINCIPLE, PLANNING PERMISSION WILL NOT BE GRANTED UNLESS THE SALE OF TAKE-AWAY FOOD IS EXCLUDED THROUGH THE USE OF CONDITIONS OR PLANNING OBLIGATIONS.**  
(prev. TV-31)

**PROPOSAL TV-D: SOUTH QUAY / FOUNDRY YARD (6.0 HA), NORTH QUAY (7.9 HA) AND EAST QUAY (1.0 HA) ARE PROPOSED FOR REDEVELOPMENT FOR USES WITHIN CLASSES A1, A2, A3, B1, B2, B8, C1, C3, D1 AND D2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED). PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO:-**  
(prev. TV-(i))

- (i) MAKE PROVISION FOR IMPROVED PORT FACILITIES;
- (ii) MAKE PROVISION FOR THE MAINTENANCE OF THE EXISTING LEVEL OF INDUSTRIAL AND STORAGE FACILITIES;
- (iii) ENSURE THAT TOWN CENTRE USES (A1, A2 AND A3) ARE CLOSELY INTEGRATED WITH THE ADJACENT TOWN CENTRE IN TERMS OF LOCATION, ORIENTATION AND PEDESTRIAN MOVEMENT;
- (iv) PROVIDE FOR AT LEAST 400 DWELLINGS WITH A TARGET FOR 25% OF PROVISION BEING "AFFORDABLE" AND MEETING THE REQUIREMENTS OF POLICY H-14;
- (v) BE OF A SCALE AND DESIGN THAT RESPECTS THE MARITIME ENVIRONMENT AND HERITAGE OF THESE PROMINENT LOCATIONS IN THE HARBOUR;
- (vi) RETAIN EXISTING BUILDINGS AND TRADITIONAL FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA;
- (vii) BE COMPATIBLE WITH THEIR SURROUNDINGS; AND
- (viii) INCLUDE PROVISION FOR THE IMPROVEMENT OF THE JUNCTION BETWEEN CARNSEW ROAD AND FOUNDRY LANE.

**PROPOSAL TV-E THE FOUNDRY AREA (1.45HA) IS PROPOSED FOR THE DEVELOPMENT OF A HERITAGE CENTRE, CRAFT WORKSHOPS WITH ANCILLARY RETAIL OUTLETS. ANY DEVELOPMENTS SHOULD RETAIN AND UTILISE EXISTING BUILDINGS AND STRUCTURES OF HISTORICAL SIGNIFICANCE.**  
(prev. TV-(v))

**POLICY TV-26: ON HARVEY'S TOWANS AN INCREASE IN THE NUMBER OF RESIDENTIAL OR HOLIDAY UNITS WILL NOT BE PERMITTED. PROPOSALS FOR THE REPLACEMENT OR EXTENSION OF CHALETS MUST BE OF SINGLE STOREY CONSTRUCTION AND OF**  
(prev. TV-34)



**A DESIGN COMMENSURATE WITH THE TRADITIONAL CHARACTER OF THE SITE. PROPOSALS FOR ENVIRONMENTAL IMPROVEMENTS AND THE MANAGEMENT OF VISITOR PRESSURE WILL BE ACCEPTABLE SUBJECT TO THEIR BEING IN KEEPING WITH THE CHARACTER AND PROMINENCE OF THE SITE.**

## 7. TOWNS AND VILLAGES

### Summary of POLICIES and PROPOSALS

| TOPIC   | LOCAL PLAN POLICIES/PROPOSALS   | STRUCTURE PLAN POLICIES 1997 (2004)   |
|---|---|---|
| <p><b>The Built Environment</b><br/>           Setting and character of towns and villages<br/>           Open Areas Related to Settlements</p> <p>Trees<br/>           Safeguarding trees<br/>           Tree planting</p> <p><b>The Historic Environment</b><br/>           Conservation Areas<br/>           Character and appearance<br/>           Demolitions<br/>           Retail premises<br/>           Advertisements and signs<br/>           Replacement windows and doors</p> <p>Listed Buildings<br/>           Proposals affecting Listed Buildings<br/>           Demolitions<br/>           Replacement windows and doors</p> <p>Buildings of local significance<br/>           Traditional shop fronts<br/>           Sites of archaeological importance<br/>           Historic Settlements</p> <p><b>Derelict land</b></p> <p><b>Hierarchy and role of centres</b><br/>           Major commercial developments</p> <p><b>Shopping provision</b><br/>           Major developments</p> <p>Prime shopping areas<br/>           Town centre uses<br/>           Village and neighbourhood facilities</p> | <p>TV-1 (GD-1, GD-2, CC-1)<br/>           TV-2, TV-3, CC-10, CC-12,<br/>           R-3, R-4)</p> <p>TV-4<br/>           TV-5 (GD-3, CC-13)</p> <p>TV-6 (GD-1, GD-2, TV-1)<br/>           TV-11<br/>           TV-7 (GD-2, H-12)<br/>           TV-8 (GD-6)<br/>           TV-9</p> <p>TV-10<br/>           TV-11<br/>           TV-12<br/>           (GD-8)<br/>           TV-13 (TV-7)<br/>           (CC-15, CC-16)<br/>           TV-14</p> <p>TV-15 (GD-4, CC-15,<br/>           CC-16, TV-14, TV-A,<br/>           TV-D, TV-E, H-3, CS-5, CS-<br/>           8)</p> <p>TV-16</p> <p>TV-16, TV-17<br/>           (TP-11)</p> <p>TV-18<br/>           TV-19<br/>           TV-20</p> | <p>H 2, ENV 7<br/>           (Policy 1 &amp; 2)</p> <p>(Policy 2)</p> <p>ENV 3 (Policy 2)</p> <p>ENV 3 (Policy 2)</p> <p>ENV 2, ENV B,<br/>           ENV 3, ENV C<br/>           (Policy 2)</p> <p>ENV 2, ENV 3, ENV 13,<br/>           ENV 14<br/>           (Policy 3)</p> <p>SP 2, TRAN 1, SHOP 1<br/>           (Policies 11, 14 &amp; 28)</p> <p>SHOP 1, SHOP 2<br/>           (Policies 11, 14 &amp; 21)</p> <p>SHOP 3<br/>           (Policies 11, 14 &amp; 21 &amp;<br/>           25)</p> |

|   |   |                                       |
|---|---|---------------------------------------|
| <b>Penzance Town Centre and Harbour</b> |   |                                       |
| Shopping development                    |   | (Policies 14, 16 & 21)                |
| New provision                           | TV-16, TV-17                                | SHOP 1, SHOP 2                        |
| Existing provision                      | TV-19, TV-A,<br>TV-18, TV-19                |                                       |
| Impact of development                   | TV-6 to TV-14 (GD-6)                        | ENV 3 (Policy 1)                      |
| Redevelopment                           | TV-A (H-3, H-14, TP-11)                     |                                       |
| Jennings Street                         | TV-21 (TP-11)                               |                                       |
| Bread Street                            | TV-22 (TP-11)                               |                                       |
| Rear servicing                          | TV-A, TV-22, (TP-11)                        |                                       |
| Parking                                 | (TP-12, TP-13)                              | TRAN 6<br>(Policies 27 & 28)          |
| Harbour Car Park                        | TV-23                                       |                                       |
| Harbourside area                        | TV-24, (TP-4)                               | MAR 4 to 6, TRAN 4                    |
| Isles of Scilly Cargo & Passengers      | TV-B  |                                       |
| Water sports, leisure and tourism       | (TV-24, R-8)                                | MAR 7, MAR 8 (Policy 4<br>& 13)       |
| Jubilee Pool                            | TV-C, TV-10                                 | ENV 3                                 |
| <b>St. Ives Town Centre and Harbour</b> |   |                                       |
| Shopping development                    |   | (Policies 14 & 25)                    |
| New provision                           | TV-16, TV-17, TV-19                         | SHOP 1, SHOP 2                        |
| Existing provision                      | TV-18, TV-19                                |                                       |
| Hot food take-aways                     | TV-25                                       |                                       |
| Impact of development                   | TV-6 to TV-14, (GD-6)                       | ENV 3 (Policy 1)                      |
| Parking                                 | (TP-12, TP-13)                              | TRAN 6 (Policy 28)                    |
| <b>Hayle Town Centres and Harbour</b>   |   |                                       |
| Shopping development                    | TV-16, TV-17, TV-19,<br>TV-26               | (Policies 14 & 25)<br>SHOP 1, SHOP 2  |
| Impact of development                   | TV-6 to TV-8, TV-10 to<br>TV-13 (GD-6)      | ENV 3 (Policy 1)                      |
| Redevelopment                           |   |                                       |
| The quays                               | TV-D (TV-1, TV-2, H-3,<br>H-13, H-14, TP-4) | MAR 1 to 8<br>(Policies 12 & 4)       |
| The Foundry area                        | TV-E (H-3, H-14)                            | TOUR 3, TOUR 4 (Policy<br>4, 12 & 13) |
| Copperhouse Pool                        | (CC-7, CC-8, R-7, R-8)                      | MAR 7                                 |
| Harvey's Towans                         | TV-26                                       |                                       |
| <b>St. Just Town Centre</b>             |   |                                       |
| Shopping development                    | TV-17, TV-19                                | (Policies 14 & 25)<br>SHOP 1, SHOP 2  |
| Impact of development                   | TV-6 to TV-12,                              | ENV 3 (Policy 1)                      |
| <b>Other centres</b>                    | TV-20                                       | SHOP 3 (Policy 25)                    |



## **Section 8**

# **Housing**



## **8. HOUSING**

**POLICY H-1: PROVISION WILL BE MADE FOR ABOUT 4,800 NEW DWELLINGS IN PENWITH DISTRICT DURING THE LOCAL PLAN PERIOD (1991-2011). THIS FIGURE WILL INCLUDE A TARGET OF ABOUT 1,400 AFFORDABLE DWELLINGS TO MEET IDENTIFIED LOCAL NEEDS.**

**POLICY H-2: THE INTENSIFICATION OF RESIDENTIAL USE IN EXISTING RESIDENTIAL AREAS WILL NOT BE PERMITTED WHERE IT WOULD HAVE AN ADVERSE EFFECT ON THE CHARACTER OR AMENITY OF THE AREA.**

**POLICY H-3: PROPOSALS FOR HOUSING DEVELOPMENT WILL BE PERMITTED IN PENZANCE, NEWLYN, ST. IVES AND HAYLE PROVIDED THAT THE PROPOSAL IS FOR THE RE-USE, RENOVATION OR REDEVELOPMENT OF PREVIOUSLY DEVELOPED LAND OR BUILDINGS ON SITES WITHIN THE TOWNS.**

**IN ADDITION, PROPOSALS FOR THE FOLLOWING WILL BE PERMITTED ON GREENFIELD SITES:-**

- (i) THE DEVELOPMENT OF SMALL SITES, 0.3 HECTARE OR LESS IN AREA, WITHIN THE TOWNS; OR**
- (ii) SCHEMES TO PROVIDE AFFORDABLE HOUSING WHICH MEET THE REQUIREMENTS OF POLICY H-14.**

**DEVELOPMENTS PROPOSED IN THE CONTEXT OF CRITERION (ii) OF THIS POLICY WILL ONLY BE ACCEPTABLE WHERE THERE IS AN INSUFFICIENT SUPPLY OF PREVIOUSLY DEVELOPED LAND TO MEET THE NEED IDENTIFIED IN TERMS OF LOCATION AND TIMESCALE FOR PROVISION.**

**POLICY H-4: HOUSING DEVELOPMENT IN ST. JUST WILL BE LIMITED TO SMALL SITES, UP TO 0.15 HECTARE IN SIZE, WITHIN THE TOWN.**

**POLICY H-5: PROPOSALS FOR HOUSING DEVELOPMENT WILL BE PERMITTED WITHIN THE MAIN VILLAGES LISTED BELOW PROVIDED THAT THE PROPOSAL IS FOR A SMALL SITE, UP TO 0.15 HECTARE IN SIZE, WHICH DOES NOT FORM PART OF A LARGER UNDEVELOPED AREA.**

|                                 |                     |
|---------------------------------|---------------------|
| <b>MADRON</b>                   | <b>ST. BURYAN</b>   |
| <b>HEAMOR</b>                   | <b>PENDEEN</b>      |
| <b>GULVAL (TREVARRACK)</b>      | <b>GOLDSITHNEY</b>  |
| <b>LUDGVAN (LOWER QUARTER)</b>  | <b>ST. EARTH</b>    |
| <b>CROWLAS</b>                  | <b>LELANT</b>       |
| <b>LONG ROCK</b>                | <b>CONNOR DOWNS</b> |
| <b>AND THE TOWN OF MARAZION</b> |                     |

**POLICY H-6: PROPOSALS FOR HOUSING DEVELOPMENT WILL BE PERMITTED IN THE FOLLOWING VILLAGES PROVIDED THAT THE PROPOSAL IS FOR ONE OR TWO DWELLINGS, ON A SITE WHOLLY WITHIN THE VILLAGE WHICH HAS BUILT DEVELOPMENT ON AT LEAST THREE SIDES AND DOES NOT FORM PART OF A LARGER UNDEVELOPED AREA.**

**MOUSEHOLE  
PAUL  
NEWBRIDGE  
NANCLEDRA  
TREWELLARD  
SENNEN COVE  
SENNEN CHURCHTOWN  
PORTHCURNO**

**RELUBBUS  
PERRANUTHNOE  
ROSUDGEON-PERRAN DOWNS  
CANONSTOWN  
PHILLACK  
ANGARRACK  
CARNHELL GREEN AND  
WALL - REAWLA**

**POLICY H-7: PROPOSALS FOR HOUSING DEVELOPMENT, OTHER THAN THE CONVERSION OF SUITABLE EXISTING BUILDINGS, WILL NOT BE PERMITTED IN THE FOLLOWING VILLAGES.**

**GULVAL CHURCHTOWN  
LUDGVAN CHURCHTOWN  
SANCREED CHURCHTOWN  
LAMORNA  
TREEN**

**GWINEAR CHURCHTOWN  
GWITHIAN CHURCHTOWN  
ZENNOR CHURCHTOWN  
HALSETOWN**

**POLICY H-8: NEW DWELLINGS WILL NOT BE PERMITTED OUTSIDE THE TOWNS AND THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7 UNLESS:-**

- (i) THE PROPOSAL MEETS THE REQUIREMENTS OF POLICIES H-10 OR H-11; OR**
- (ii) THERE IS AN ESSENTIAL NEED FOR A PERSON WORKING IN AGRICULTURE OR FORESTRY TO LIVE AT THE PROPOSED LOCATION.**

**WHERE AN ESSENTIAL NEED EXISTS THE DEVELOPMENT MUST BE ACCOMMODATED, WHEREVER POSSIBLE, BY THE CONVERSION OF AN EXISTING BUILDING. IF THE CONSTRUCTION OF A NEW BUILDING IS NECESSARY IT SHOULD BE SITED IN AN EXISTING COMPLEX.**

**THE OCCUPANCY OF DWELLINGS PERMITTED BY CRITERION (ii) OF THIS POLICY WILL BE CONTROLLED THROUGH THE USE OF CONDITIONS.**

**THE SUBSEQUENT REMOVAL OR VARIATION OF SUCH A CONDITION WILL NOT BE PERMITTED UNLESS REASONABLE AND SUSTAINED ATTEMPTS HAVE BEEN MADE TO SELL OR LET THE PROPERTY AT A PRICE THAT REFLECTS THE OCCUPANCY CONDITION. THIS SHOULD BE FOR CONTINUED AGRICULTURAL OCCUPANCY OR, WHERE THIS IS UNSUCCESSFUL AND WHERE THE PROPERTY IS SUITABLE IN TERMS OF SIZE AND TYPE, TO ASSIST IN MEETING AN IDENTIFIED COMMUNITY NEED FOR AFFORDABLE HOUSING WHICH MEETS THE REQUIREMENTS OF POLICY H-14. IN SUCH A CASE THE AGRICULTURAL OCCUPANCY**



**CONDITION WILL BE REPLACED BY A CONDITION LIMITING OCCUPATION TO THOSE IN NEED OF SUCH ACCOMMODATION.**

**Note: In order to assess fully that reasonable and sustained attempts to sell or let the property have been made the applicant will be required to market the property, normally for a period of at least 12 months, and a statement of the efforts that have been made must be submitted.**

**POLICY H-9: THE ON-SITE REPLACEMENT OF DWELLINGS OUTSIDE TOWNS OR THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7 WILL BE PERMITTED PROVIDED THAT:-**

- (i) THE REPLACEMENT DWELLING WOULD NOT CAUSE SIGNIFICANT HARM TO THE CHARACTER OR APPEARANCE OF THE LANDSCAPE OR THE COUNTRYSIDE; OR**
- (ii) THE RETENTION OF THE DWELLING, WHERE IT MAKES A POSITIVE CONTRIBUTION TO THE LANDSCAPE OR CHARACTER OF THE AREA, IS IMPRACTICABLE THROUGH RENOVATION OR IMPROVEMENTS.**

**THE EXTENSION OF EXISTING DWELLINGS IN SUCH AREAS WILL BE PERMITTED PROVIDED THE PROPOSAL WOULD NOT HAVE AN ADVERSE EFFECT ON THE SCALE, RURAL CHARACTER OR APPEARANCE OF THE ORIGINAL BUILDING.**

**IN ALL CASES THE DEVELOPMENT MUST NOT HARM THE CHARACTER OF THE COUNTRYSIDE OR ITS NATURAL RESOURCES.**

**Note: This policy does not apply where the residential use of the dwelling has been abandoned, to the replacement of a listed building or of a residential caravan or mobile home by a new permanent building.**

**POLICY H-10 THE SUB-DIVISION OF DWELLINGS INTO SMALLER SELF-CONTAINED UNITS OR THE CHANGE OF USE OF PREMISES TO HOUSES IN MULTIPLE OCCUPATION WILL BE PERMITTED WITHIN TOWNS AND THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7 PROVIDED THAT THE PROPOSAL DOES NOT HAVE AN ADVERSE IMPACT ON THE CHARACTER OF THE BUILDING OR ITS SURROUNDINGS.**

**IN OTHER LOCATIONS SUCH DEVELOPMENT WILL BE PERMITTED PROVIDED THAT THE BUILDING IS WITHIN SAFE AND CONVENIENT WALKING DISTANCE OF A RANGE OF COMMUNITY FACILITIES AND SERVICES.**

**WHERE PROPOSALS INVOLVE THE CHANGE OF USE OF A GUESTHOUSE OR HOTEL THEY MUST NOT BE IN CONFLICT WITH POLICY TM-2.**

**Note: For the purpose of this policy a house in multiple occupation is defined as a property occupied by more than one household and divided into separate letting units which are not self-contained.**

**POLICY H-11: THE CONVERSION OF NON-RESIDENTIAL BUILDINGS TO DWELLINGS WILL BE PERMITTED WITHIN TOWNS AND THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7.**

**OUTSIDE TOWNS AND THE VILLAGES REFERRED TO ABOVE SUCH DEVELOPMENT WILL NOT BE PERMITTED UNLESS THE BUILDING IS:-**

- (i) OF A FORM, BULK AND GENERAL DESIGN WHICH IS IN KEEPING WITH ITS SURROUNDINGS; AND**
- (ii) IS A SUBORDINATE PART OF A SCHEME FOR THE RE-USE OF A BUILDING, OR COMPLEX OF BUILDINGS, FOR EMPLOYMENT PURPOSES; OR**
- (iii) REASONABLE AND SUSTAINED ATTEMPTS HAVE BEEN MADE TO SECURE SUITABLE BUSINESS RE-USE.**

**WHERE A PROPOSAL MEETS THE REQUIREMENTS OF CRITERION (ii) OF THIS POLICY PLANNING PERMISSION WILL NOT BE GRANTED UNLESS OCCUPANCY OF THE DWELLING IS TIED, THROUGH THE USE OF CONDITIONS OR A PLANNING OBLIGATION, TO COMPLETION OF THE WORKS NECESSARY FOR THE ESTABLISHMENT OF THE ENTERPRISE AND ITS SUBSEQUENT OPERATION.**

**Note: In order to assess fully that reasonable and sustained attempts to secure employment re-use have been made, the applicant will be required to show, by submitting a statement of the efforts made, that the building, or its location, are suitable or that as a result of marketing the property, normally for a period of at least 12 months, there is no demand in the locality. Employment re-use could include tourism proposals which meet the requirements of Policy TM-12.**

**POLICY H-12: THE CONVERSION OF VACANT OR UNDER USED SPACE ABOVE TOWN CENTRE PREMISES TO RESIDENTIAL USE WILL BE PERMITTED.**

**POLICY H-13: AN ELEMENT OF AFFORDABLE HOUSING, WHICH MEETS THE REQUIREMENTS OF POLICY H-14, WILL BE SOUGHT THROUGH NEGOTIATION IN PROPOSALS FOR:-**

- (i) 15 OR MORE DWELLINGS, OR 0.5 HECTARE OR MORE IN AREA,**
- (ii) 2 OR MORE DWELLINGS, SUBJECT TO FINANCIAL VIABILITY, IN SETTLEMENTS WITH A POPULATION OF 3,000 OR LESS.**

**THE NUMBER AND TYPE OF DWELLINGS SOUGHT IN EACH CASE WILL BE ASSESSED AGAINST THE SUITABILITY OF THE SITE, THE NEED TO CREATE A SUCCESSFUL HOUSING DEVELOPMENT; THE IDENTIFIED NEED FOR SUCH HOUSING AND THE PROVISION PERMITTED OR PROPOSED IN THE LOCALITY.**

**POLICY H-14: PROPOSALS FOR AFFORDABLE HOUSING WILL BE REQUIRED TO:-**

- (i) GENUINELY PROVIDE FOR AN IDENTIFIED NEED IN THE LOCALITY OF THE SITE IN TERMS OF THE NUMBER AND TYPE OF DWELLINGS; AND**
- (ii) INCLUDE SECURE ARRANGEMENTS, THROUGH THE INVOLVEMENT OF A REGISTERED SOCIAL LANDLORD OR, WHERE OTHER AFFORDABLE HOUSING PROVIDERS ARE INVOLVED, THROUGH THE USE OF CONDITIONS OR A PLANNING OBLIGATION, TO ENSURE THAT THE DWELLINGS WILL BE RETAINED AS AFFORDABLE HOUSING IN THE LONG TERM.**

**Note: In Penzance and Hayle the locality will be the whole District; in St. Ives it will be the parish and the parishes of Towednack and Zennor; elsewhere it will be the relevant settlement.**

**POLICY H-15: AS AN EXCEPTION TO OTHER POLICIES IN THE PLAN FOR THE PROVISION OF GENERAL HOUSING PROPOSALS FOR SMALL SITES, WHICH WOULD NOT OTHERWISE BE GRANTED PLANNING PERMISSION, WILL BE PERMITTED WHERE THEY WOULD GENUINELY PROVIDE AFFORDABLE HOUSING PROVIDED THAT:-**

- (i) THE SITE IS LOCATED IN, OR ON THE EDGE OF, ST. JUST OR A VILLAGE WHICH HAS A GENERAL SHOP, A PUBLIC TRANSPORT SERVICE AND, WHERE FAMILY DWELLINGS ARE PROPOSED, A PRIMARY SCHOOL WITHIN SAFE AND CONVENIENT WALKING DISTANCE;**
- (ii) THE NUMBER AND TYPE OF DWELLINGS PROPOSED ARE RELATED TO AN IDENTIFIED NEED IN THE LOCALITY OF THE SITE THAT WOULD NOT OTHERWISE BE MET; AND**
- (iii) THE OCCUPANCY OF THE DWELLINGS WILL BE SECURED, THROUGH THE USE OF CONDITIONS OR A PLANNING OBLIGATION, TO MEET LOCAL NEEDS IN PERPETUITY.**

**Note: In the parishes of Penzance, St. Ives and Hayle the locality will be the relevant village; elsewhere it will include the relevant settlement or parish or an adjacent parish which has no villages meeting criterion (i) of this policy;**

**POLICY H-16 PROPOSALS FOR RESIDENTIAL CARE AND NURSING HOMES WILL BE PERMITTED PROVIDED THAT:-**

- (i) THE SITE IS LOCATED WITHIN A TOWN OR THE PROPOSAL RELATES TO THE CONVERSION OF AN EXISTING PROPERTY IN A VILLAGE LISTED IN POLICIES H-5 OR H-6 WHICH IS CONVENIENTLY ACCESSIBLE BY PUBLIC TRANSPORT; AND**
- (ii) THE ACCOMMODATION INCLUDES AN AREA OF PRIVATE OPEN SPACE FOR RESIDENTS' EXCLUSIVE USE WHICH IS ADJACENT AND EASILY ACCESSIBLE.**

**WHERE PROPOSALS INVOLVE THE CHANGE OF USE OF A GUESTHOUSE OR HOTEL THEY MUST NOT BE IN CONFLICT WITH POLICY TM-2.**

**EXTENSIONS TO PROPERTIES OUTSIDE THE TOWNS WILL NOT BE PERMITTED WHERE IT IS LIKELY THAT THERE WOULD BE AN INCREASE IN THE NUMBER OF TRIPS GENERATED.**

**POLICY H-17: PROPOSALS FOR THE DEVELOPMENT OF GYPSY SITES WILL BE PERMITTED PROVIDED THAT:-**

- (i) THE PROVISION IS RELATED TO THE REQUIREMENT IDENTIFIED IN THE DISTRICT BY THE LOCAL AUTHORITIES;
- (ii) THE SITE SHOULD HAVE WELL DEFINED BOUNDARIES AND BE CAPABLE OF BEING EFFECTIVELY SCREENED BY LAND FORM, TREES OR PLANTING;
- (iii) THE USE OF THE SITE WOULD NOT BE LIKELY TO HAVE AN ADVERSE EFFECT ON OTHER LAND USES IN THE VICINITY;
- (iv) PERMANENT SITES HAVE SAFE AND CONVENIENT ACCESS TO SCHOOLS, SHOPS, OTHER COMMUNITY FACILITIES AND EMPLOYMENT OPPORTUNITIES; AND
- (v) TRANSIT SITES ARE LOCATED CLOSE TO, AND ACCESSIBLE FROM, THE PRIMARY ROUTE NETWORK.

PROVISION WILL NOT BE APPROPRIATE IN, OR WHERE THERE WOULD BE AN ADVERSE IMPACT ON, THE AREA OF OUTSTANDING NATURAL BEAUTY, HERITAGE COAST OR OTHER AREAS DESIGNATED AS BEING OF NATIONAL IMPORTANCE FOR THEIR NATURE CONSERVATION, ARCHAEOLOGICAL, HISTORIC AND GEOLOGICAL VALUE.

**POLICY H-18: THE DESIGN AND LAYOUT OF RESIDENTIAL DEVELOPMENT WILL BE REQUIRED TO:-**

- (i) MAKE THE MOST EFFICIENT USE OF THE LAND AVAILABLE AND ACHIEVE A DENSITY OF BETWEEN 30 AND 50 DWELLINGS PER HECTARE NET OR, ON SITES WITH GOOD PUBLIC TRANSPORT ACCESSIBILITY, MORE;
- (ii) DISCOURAGE EXTRANEIOUS TRAFFIC FROM USING RESIDENTIAL ACCESS ROADS AND BE COMPATIBLE WITH 20 MPH ZONES; AND
- (iii) PROVIDE FOR DWELLING TYPES AND SIZES THAT ARE APPROPRIATE TO THE MIX OF HOUSEHOLDS IN THE AREA.

GENERAL AMENITY SPACE AND, WHERE FAMILY DWELLINGS ARE PROPOSED, CHILDREN'S PLAY SPACE WILL BE REQUIRED WHERE PROVISION IN TERMS OF GARDEN SPACE OR IN THE IMMEDIATE LOCALITY IS INADEQUATE TO SERVE THE DEVELOPMENT.

**PROPOSAL H-A AN AREA AT PENWITH STREET-CROSS STREET, PENZANCE (0.37 HECTARE) IS PROPOSED FOR REDEVELOPMENT FOR AFFORDABLE HOUSING MEETING THE REQUIREMENTS OF POLICY H-14. PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO BE OF A SCALE AND DESIGN THAT REFLECTS THE CHARACTER OF THE AREA AND THE SURROUNDING CONSERVATION AREA.**

~~**PROPOSAL H-B ST.ERBYN'S, CLARENCE STREET, PENZANCE (0.13 HECTARE) IS PROPOSED FOR CONVERSION TO HOUSING. PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO RESPECT THE LISTED BUILDING AND SURROUNDING CONSERVATION AREA.**~~

**PROPOSAL H-C** AN AREA AT ALEXANDRA ROAD – WESTERN PROMENADE, WHERRYTOWN, PENZANCE (0.61 HECTARE) IS PROPOSED FOR REDEVELOPMENT FOR HOUSING. PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO INCORPORATE AN ALTERNATIVE MEANS OF ACCESS TO THE NARROW LANE BEHIND THE BEACHFIELD HOTEL. AT LEAST 30% OF THE UNITS TO BE PROVIDED WILL BE SOUGHT, THROUGH NEGOTIATION TO BE AFFORDABLE, MEETING THE REQUIREMENTS OF POLICY H-14.

**PROPOSAL H-D** AN AREA AT QUEEN STREET, PENZANCE (0.22 HECTARE) IS PROPOSED FOR REDEVELOPMENT FOR HOUSING. PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO RESPECT THE SETTING OF NEARBY LISTED BUILDINGS AND THE SURROUNDING CONSERVATION AREA.

**PROPOSAL H-E** AN AREA AT CHYWOONE HILL, NEWLYN (0.22 HECTARE) IS PROPOSED FOR HOUSING. PROPOSALS FOR DEVELOPMENT SHOULD PROVIDE FOR CONVERSION OF THE FORMER SCHOOL BUILDING AND REFLECT THE CHARACTER OF THE SURROUNDING AREA.

**PROPOSAL H-F** AN AREA BEHIND MADISON TERRACE AND BEATRICE TERRACE, HAYLE (1.34 HECTARE) IS PROPOSED FOR REDEVELOPMENT FOR HOUSING. AT LEAST 30% OF THE DWELLINGS TO BE PROVIDED WILL BE SOUGHT, THROUGH NEGOTIATION, TO BE AFFORDABLE, MEETING THE REQUIREMENTS OF POLICY H-14.

**PROPOSAL H-G** AN AREA BEHIND COPPER TERRACE, HAYLE (0.70 HECTARE) IS PROPOSED FOR REDEVELOPMENT FOR HOUSING. AT LEAST 30% OF THE DWELLINGS TO BE PROVIDED WILL BE SOUGHT, THROUGH NEGOTIATION TO BE AFFORDABLE, MEETING THE REQUIREMENTS OF POLICY H-14.

~~**PROPOSAL H-H** AN AREA AT LOGGANS WALK, HAYLE (0.32 HECTARE) IS PROPOSED FOR AFFORDABLE HOUSING. PROPOSALS FOR DEVELOPMENT SHOULD PROVIDE FOR RETENTION OF TREES ON THE SITE.~~

~~**PROPOSAL H-I** AN AREA AT ALEXANDRA ROAD, ST. IVES (0.27 HECTARE) IS PROPOSED FOR REDEVELOPMENT FOR AFFORDABLE HOUSING.~~

**PROPOSAL H-J** AN AREA ADJACENT TO THE OLD STENNACK SCHOOL, ST.IVES (0.26 HECTARE) IS PROPOSED FOR REDEVELOPMENT FOR HOUSING. PROPOSALS FOR REDEVELOPMENT WILL BE REQUIRED TO BE OF A SCALE AND DESIGN THAT REFLECTS THE CHARACTER OF THE SURROUNDING AREA.

## 8. HOUSING

### Summary of POLICIES and PROPOSALS

| TOPIC   | LOCAL PLAN POLICIES/PROPOSALS                                | STRUCTURE PLAN POLICIES 1997 (2004)       |
|---|--|---|
| <b>Level of provision</b>   | H-1  | H 1, H 3, SP 1 (Policy 8)                 |
| <b>Location of housing</b><br>Allocated Sites   | H-A, H-B, H-C, H-D, H-E, H-F, H-G, H-H, H-I, H-J             | H 2<br>(Policy 10)                        |
| <b>Protecting the built environment</b>   | H-2 (TV-1, TV-2, TV-3, TV-6, R-3)                            |   |
| <b>Development in towns</b><br>Penzance, Newlyn, St. Ives and Hayle                   | H-3 (TV-15, TV-A, TV-D)                                      | H 2<br>(Policy 10)                        |
| <b>Rural areas</b><br>St. Just<br>Development in villages                             | H-4<br>H-5, H-6, H-7   | H 9, H 10 (Policies 10 & 26)              |
| Housing outside towns and villages<br>Replacement or extensions in rural areas        | H-8 (H-10, H-11)<br>H-9 (GD-1, GD-2, TV-10, TV-12)           | H 11                                      |
| <b>Sub-division of existing dwellings</b>   | H-10 (TM-2)  |   |
| <b>Conversion of non-residential buildings</b><br>Dwellings over town centre premises | H-11 (E-10, GD-7)<br>H-12                                    | ENV 11 (Policy 10)                        |
| <b>Affordable housing</b>   | H-13, H-14, H-15   | H 12, H 13 (Policy 9)                     |
| <b>Other special needs housing</b><br>Residential care and nursing homes              | H-16 (TM-2)  | H 14                                      |
| <b>Gypsy sites</b>  | H-17   | H 15                                      |
| <b>Design, layout and densities</b>   | H-18, (GD-1, GD-2, GD-3, GD-4, CC-12, TV-4, R-2, TP-6, TP-7) | H 3, ENV 12<br>(Policies 16, 21, 25 & 26) |

## **Section 9**

# **Employment**





## **9. EMPLOYMENT**

**POLICY E-1: INDUSTRIAL AND OTHER BUSINESS DEVELOPMENT WILL BE PERMITTED WHERE IT WOULD MAKE A POSITIVE AND SUSTAINABLE CONTRIBUTION TO THE LOCAL ECONOMY IN TERMS OF :-**

- (i) GENERATION OF ADDITIONAL EMPLOYMENT OPPORTUNITIES OR AN IMPROVEMENT IN EFFICIENT OPERATION OF AN EXISTING LOCAL FIRM;**
- (ii) SAFEGUARDING NATURAL RESOURCES AND THE QUALITY OF THE BUILT ENVIRONMENT;**
- (iii) THE SCALE OF THE DEVELOPMENT BEING RELEVANT TO THE EMPLOYMENT NEEDS OF THE LOCALITY;**
- (iv) BEING ACCESSIBLE, WITHOUT UNDUE RELIANCE ON USE OF THE PRIVATE CAR, TO THE POTENTIAL WORKFORCE; AND**
- (v) MAKING EFFICIENT USE OF LAND AND BUILDINGS.**

**THE MAJOR EMPLOYMENT NEEDS OF THE DISTRICT SHOULD BE MET BY AVAILABLE INDUSTRIAL LAND AND THE SITES PROPOSED IN THE LOCAL PLAN.**

**POLICY E-2: PROPOSALS FOR INDUSTRIAL AND BUSINESS DEVELOPMENT, AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED), WILL BE PERMITTED IN OR ON THE EDGE OF THE TOWNS OF PENZANCE, NEWLYN, ST. IVES, HAYLE AND ST. JUST.**

**IN ALL CASES THE PROPOSAL MUST BE COMPATIBLE WITH SURROUNDING USES AND THE CHARACTER OF THE AREA.**

**POLICY E-3: PROPOSALS FOR INDUSTRIAL AND BUSINESS DEVELOPMENT, AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED), WILL BE PERMITTED IN OR ON THE EDGE OF THE VILLAGES LISTED IN POLICIES H-5 AND H-6 PROVIDED THAT, WHERE THE PROPOSAL IS FOR THE CONSTRUCTION OF A NEW BUILDING, IT IS OF A SCALE SUITABLE TO THE LOCALITY.**

**NEW UNITS THAT ARE GREATER IN FLOORSPACE WILL BE PERMITTED PROVIDED THAT THEY ARE ESSENTIAL TO AGRICULTURE, FORESTRY OR ASSOCIATED INDUSTRIES AND THE OPERATIONAL NEEDS OF THE DEVELOPMENT REQUIRE SUCH A LOCATION.**

**PROPOSALS FOR THE CONSTRUCTION OF MORE THAN ONE UNIT ON A SITE WILL ONLY BE PERMITTED IN THE VILLAGES LISTED IN POLICY H-5.**

**IN THE VILLAGES LISTED IN POLICY H-7 SUCH DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT CAN BE ACCOMMODATED BY THE CONVERSION OF SUITABLE EXISTING BUILDINGS.**

**IN ALL CASES THE PROPOSAL MUST BE COMPATIBLE WITH**

**SURROUNDING USES AND THE CHARACTER OF THE AREA.**

**POLICY E-4: THE CONVERSION OF EXISTING BUILDINGS FOR THE INDUSTRIAL AND BUSINESS USES DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WILL BE PERMITTED WITHIN TOWNS AND THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7 PROVIDED THAT THE PROPOSAL DOES NOT HAVE AN ADVERSE IMPACT ON THE CHARACTER OF THE BUILDING OR ITS SURROUNDINGS.**

**OUTSIDE TOWNS AND THE VILLAGES REFERRED TO ABOVE SUCH DEVELOPMENT WILL ONLY BE ACCEPTABLE WHERE THE BUILDING IS OF A FORM, BULK AND GENERAL DESIGN WHICH IS IN KEEPING WITH ITS SURROUNDINGS AND, WHERE USES IN CLASS B8 ARE PROPOSED, IT IS EASILY ACCESSIBLE FROM THE PRIMARY AND COUNTY ROUTE NETWORK.**

**POLICY E-5: DEVELOPMENT WHICH WOULD RESULT IN THE IRREVERSIBLE LOSS OF AGRICULTURAL LAND GRADED 1, 2 AND 3A IN THE DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS CLASSIFICATION WILL NOT BE PERMITTED UNLESS THERE IS NO PRACTICABLE ALTERNATIVE AND THE IMPORTANCE OF THE DEVELOPMENT OUTWEIGHS THE NEED TO PROTECT THE BEST AND MOST VERSATILE LAND.**

**IF AGRICULTURAL LAND NEEDS TO BE DEVELOPED, AND THERE IS A CHOICE BETWEEN SITES IN DIFFERENT GRADES (AGRICULTURAL LAND CLASSIFICATION GRADES 1-5), LAND OF THE LOWEST GRADE AVAILABLE SHOULD BE USED UNLESS OTHER SUSTAINABLE CONSIDERATIONS OUTWEIGH THE AGRICULTURAL LAND QUALITY CONSIDERATIONS.**

**POLICY E-6: PROPOSALS FOR FARM DIVERSIFICATION PROJECTS, OTHER THAN THOSE PERMITTED BY THE POLICIES RELATING TO EMPLOYMENT, TOURISM, RECREATION AND COMMUNITY SERVICES, WILL BE PERMITTED WHERE:-**

- (i) THEY WILL MAKE A CONTINUING CONTRIBUTION TO THE ECONOMIC VIABILITY OF AN EXISTING FARM UNIT; AND**
- (ii) THEY ARE BASED IN THE FARM COMPLEX AND, WHERE PRACTICABLE, UTILISE EXISTING SUITABLE BUILDINGS.**

**PLANNING PERMISSION WILL NOT BE GRANTED UNLESS OPERATION OF THE DEVELOPMENT AS PART OF THE FARM BUSINESS IS SECURED THROUGH THE USE OF CONDITIONS OR A PLANNING OBLIGATION.**

**Note: The farm complex is considered to be the immediate boundary of the existing buildings.**

**POLICY E-7: PROPOSALS FOR DEVELOPMENT WHICH IS ESSENTIAL TO AGRICULTURE, FORESTRY OR ASSOCIATED INDUSTRIES WILL BE PERMITTED IN OR ON THE EDGE OF VILLAGES, WHERE THE REQUIREMENTS OF POLICY E-3 ARE MET, OR OUTSIDE TOWNS OR VILLAGES, WHERE THE OPERATIONAL NEEDS OF THE DEVELOPMENT REQUIRE SUCH A LOCATION.**

**OUTSIDE TOWNS AND THE VILLAGES LISTED IN POLICIES H-5 AND H-6 SUCH PROPOSALS MUST:-**

- (i) BE SITED, WHERE PRACTICABLE, IN OR ADJACENT TO AN EXISTING COMPLEX;**
- (ii) BE CAPABLE OF BEING EFFECTIVELY SCREENED BY LAND FORM, TREES AND PLANTING; AND**
- (iii) WHERE THE DEVELOPMENT WOULD BE LIKELY TO ATTRACT EMPLOYEES FROM OUTSIDE THE IMMEDIATE LOCALITY, BE ON, OR WITHIN CONVENIENT WALKING DISTANCE OF, A PUBLIC TRANSPORT ROUTE PROVIDING ACCESS FOR WORK.**

**PLANNING PERMISSION WILL NOT BE GRANTED UNLESS THE NATURE OF THE ACTIVITY UNDERTAKEN IS LIMITED, THROUGH THE USE OF CONDITIONS OR A PLANNING OBLIGATION, TO THAT WHICH WOULD MEET THE NEEDS OF AGRICULTURE, FORESTRY OR ASSOCIATED INDUSTRIES.**

**POLICY E-8: PROPOSALS FOR DEVELOPMENT DIRECTLY RELATED TO THE FISHING INDUSTRY WILL BE PERMITTED IN AREAS OF ESTABLISHED FISHING ACTIVITY.**

**POLICY E-9: IN NEWLYN THE CHANGE OF USE OF INDUSTRIAL SITES IN THE HARBOUR AREA FOR DEVELOPMENT UNRELATED TO THE FISHING INDUSTRY WILL NOT BE PERMITTED WHERE THEY WOULD CONFLICT WITH MAINTENANCE OF THE FISHING INDUSTRY OR OTHER MARITIME ACTIVITIES.**

**PROPOSAL E-A: AN AREA TO THE EAST OF THE FORMER CREAMERY AT ST. ERTH (5.9 HECTARES) IS PROPOSED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED).**

**DEVELOPMENT OF THIS SITE MUST MAKE PROVISION FOR:-**

- (i) THE IMPROVEMENT OF THE EXISTING ACCESS TRACK AND ITS JUNCTION WITH THE B3301;**
- (ii) MEASURES FOR THE COLLECTION AND DISPOSAL OF SURFACE WATER WHICH WILL ENSURE THE PROTECTION OF THE HAYLE ESTUARY AND CARRACK GLADDEN S.S.S.I.;**
- (iii) THE RETENTION OF EXISTING BOUNDARY TREES AS PART OF A COMPREHENSIVE LANDSCAPING AND TREE PLANTING SCHEME; AND**
- (iv) SUSTAINABLE TRANSPORT ACCESS FOR PEOPLE AND GOODS SECURED BY THE AGREEMENT OF A GREEN TRANSPORT**

**PLAN, PROVIDING THE MEANS TO ACHIEVE A SATISFACTORY PROPORTION OF TRIPS BY NON-CAR MODES, AND SAFE AND ATTRACTIVE PEDESTRIAN ACCESS BETWEEN THE STATION AND THE SITE.**

**IN ADDITION, THE SITE LAYOUT MUST NOT PREJUDICE THE OPPORTUNITY FOR FUTURE RAIL FREIGHT ACCESS.**

**PLANNING PROPOSALS WILL BE REQUIRED TO ACCORD WITH THE PRINCIPLES OF THE DEVELOPMENT BRIEF.**

**PROPOSAL E-B: AN AREA TO THE SOUTH OF THE RAILWAY LINE AT ST. EARTH STATION (1.43 HECTARES) IS PROPOSED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USES CLASSES) ORDER, 1987 (AS AMENDED).**

**DEVELOPMENT MUST BE PHASED TO FOLLOW IMPLEMENTATION OF PROPOSALS E-C AND E-A TO THE EXTENT THAT THE IMPACT OF ADDITIONAL TRAFFIC CAN BE ASSESSED TO ENSURE THAT THERE IS NO DETRIMENTAL EFFECT ON THE A.30 JUNCTION.**

**PROPOSALS FOR DEVELOPMENT OF THE SITE MUST MAKE PROVISION FOR:-**

- (i) THE RETENTION OF EXISTING BOUNDARY AND HEDGEROW TREES AS PART OF A COMPREHENSIVE LANDSCAPING AND TREE PLANTING SCHEME;**
- (ii) SAFE PEDESTRIAN ACCESS BETWEEN THE STATION AND THE SITE; AND**
- (iii) THE FLOORSPACE OF INDUSTRIAL UNITS TO BE LIMITED TO 250 SQUARE METRES.**

**PROPOSAL E-C: AN AREA TO THE SOUTH OF THE RAILWAY LINE AT ST. EARTH STATION (0.42 HECTARE) IS PROPOSED FOR INDUSTRIAL OR BUSINESS USES.**

**PROPOSALS FOR DEVELOPMENT OF THE SITE MUST MAKE PROVISION FOR:-**

- (i) THE RETENTION OF EXISTING BOUNDARY TREES AS PART OF A COMPREHENSIVE LANDSCAPING AND TREE PLANTING SCHEME;**
- (ii) SAFE PEDESTRIAN ACCESS BETWEEN THE STATION AND THE SITE; AND**
- (iii) USE OF THE ADJACENT SIDINGS FOR THE LOADING AND UNLOADING OF MATERIALS.**

**PROPOSAL E-D: AN AREA TO THE NORTH OF THE SEWAGE TREATMENT WORKS AT ST EARTH (1.46 HECTARES) IS PROPOSED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED).**  
**(prev. E-(i))**

**UNLESS AN ALTERNATIVE MEANS OF ACCESS CAN BE PROVIDED TO THE EAST, DEVELOPMENT MUST BE PHASED TO FOLLOW IMPLEMENTATION OF PROPOSALS E-C, E-A AND E-B TO THE EXTENT THAT THE IMPACT OF ADDITIONAL TRAFFIC CAN BE ASSESSED TO ENSURE THAT THERE IS NO DETRIMENTAL EFFECT ON THE A.30 JUNCTION.**

**THE FLOORSPACE OF INDIVIDUAL UNITS MUST NOT EXCEED 250 SQUARE METRES.**

**POLICY E-10: ON THE EXISTING INDUSTRIAL ESTATES LISTED BELOW, AND ON THE SITES PROPOSED IN THE PLAN, THE CHANGE OF USE OF LAND OR BUILDINGS, TO A USE OTHER THAN BUSINESS, GENERAL INDUSTRY OR STORAGE AND DISTRIBUTION, AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED), WILL NOT BE PERMITTED.**

**JELBERT WAY, PENZANCE  
PONIOU WAY, LONG ROCK  
PONIOU ROAD, LONG ROCK  
CUXHAVEN WAY, LONG ROCK  
LONG ROCK BUSINESS PARK  
STABLE HOBBA, NEWLYN  
ROSPEATH LANE, CROWLAS  
PENBEAGLE, ST. IVES  
CONSOLS, ST. IVES  
GUILDFORD ROAD, HAYLE  
HAYLE BUSINESS PARK, MARSH LANE, HAYLE  
TREWELLARD, PENDEEN**

**IN ADDITION THE CHANGE OF USE OF BUILDINGS IN INDUSTRIAL OR BUSINESS USE, WHICH MAKE A CONTRIBUTION TO THE STOCK OF EMPLOYMENT PREMISES IN THE LOCALITY, TO USES OTHER THAN THOSE DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USES CLASSES) ORDER, 1987 (AS AMENDED) WILL NOT BE PERMITTED WHERE THAT WOULD HARM BUSINESS AND EMPLOYMENT OPPORTUNITIES IN THE AREA.**

**PROPOSAL E-E: AN AREA AT THE WESTERN END OF CHY AN DOUR COOMBE (0.2 HECTARE) IS RESERVED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USES CLASSES) ORDER, 1987 (AS AMENDED).**  
(prev. E-D)

**PROPOSAL E-F: AN AREA IN CHY AN DOUR COOMBE (0.24 HECTARE) IS RESERVED FOR INDUSTRIAL AND BUSINESS ACTIVITIES WHICH, BECAUSE OF THEIR APPEARANCE OR AN UNAVOIDABLE LEVEL OF NOISE, DUST, FUMES, VIBRATION OR SMELL, ARE DIFFICULT TO ACCOMMODATE ALONGSIDE OTHER BUSINESSES.**  
(prev. E-E)

**PROPOSAL E-G:** AN AREA AT THE EASTERN END OF CHY AN DOUR COOMBE (0.19 HECTARE) IS RESERVED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USES CLASSES) ORDER, 1987 (AS AMENDED).  
(prev. E-F)

**PROPOSAL E-H:** AN AREA TO THE WEST OF GULVAL (0.11 HECTARE) WILL BE RESERVED FOR INDUSTRIAL AND BUSINESS ACTIVITIES WHICH, BECAUSE OF THEIR APPEARANCE OR AN UNAVOIDABLE LEVEL OF NOISE, DUST, FUMES, VIBRATION OR SMELL, ARE DIFFICULT TO ACCOMMODATE ALONGSIDE OTHER BUSINESSES.  
(prev. E-G)

~~**PROPOSAL E-I:** AN AREA ADJACENT TO THE ROSPEATH LANE INDUSTRIAL ESTATE (0.32 HECTARE) IS RESERVED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED).~~

~~Note:- This area of land is currently being used for industrial and business use.~~

**PROPOSAL E-J:** AN AREA AT LUDGVAN LEAZE (0.57 HECTARE) IS PROPOSED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED).  
(prev. E-I)

PROPOSALS FOR THE DEVELOPMENT OF THIS SITE MUST BE OF A FORM, BULK AND GENERAL DESIGN WHICH LIMITS THEIR IMPACT ON THE SURROUNDING LANDSCAPE.

**PROPOSAL E-K:** AN AREA COMPRISING THE CREAMERY SITE AT ST. EARTH (2.68 HECTARES) IS RESERVED FOR INDUSTRIAL AND BUSINESS USES AS DEFINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER, 1987 (AS AMENDED).  
(prev. E-J)

PROPOSALS FOR THE REDEVELOPMENT OF THIS SITE MUST NOT PREJUDICE THE POSSIBLE FUTURE USE OF THE RAILWAY FOR THE TRANSPORTATION OF GOODS AND PASSENGERS.

**POLICY E-11:** PROPOSALS FOR INDUSTRIAL OR BUSINESS DEVELOPMENT WILL BE PERMITTED WHERE:-

- (i) NUISANCE FROM NOISE, FUMES, DUST, VIBRATION OR SMELL IS MINIMISED AND SPECIFIC ACTIVITIES ARE COMPATIBLE WITH SURROUNDING USES;
- (ii) OUTSIDE STORAGE AREAS ARE DEFINED AND EFFECTIVELY SCREENED; AND
- (iii) OUTSIDE TOWN CENTRES ANY RETAIL SALES ARE ANCILLARY TO THE MAIN BUSINESS OPERATION AND DIRECTLY RELATED TO THE GOODS MANUFACTURED ON THE PREMISES.

## 9. EMPLOYMENT

### Summary of POLICIES and PROPOSALS

| TOPIC  | LOCAL PLAN POLICIES/PROPOSALS  | STRUCTURE PLAN POLICIES 1997 (2004)                    |
|--|--|--|
| <b>Sustainable approach</b>  | E-1  | SP 1 (Policy 1)  |
| <b>Development in towns</b><br>Use of vacant land and premises   | E-2 (GD-1 to 5)<br>E-4, E-10   | SP 2, E 2, E 4<br>(Policies 14, 16 & 25)               |
| <b>The rural economy</b><br>Development in villages<br>Development outside towns and villages  | E-3, E-4<br>E-4, E-6, E-7 (CC-1, CC-3)   | E 9 (Policy 11)<br>E 10 (Policy 26)                    |
| <b>Re-Use of existing buildings</b>  | E-4, (GD-7)  | ENV 11 (Policy 3)                                      |
| <b>Agriculture</b><br>Protection of agricultural land<br>Farm diversification<br>Essential related development                       | E-5<br>E-6<br>E-7, E-3   | E 7, ENV 8 (Policy 11)<br>E 8<br>E 10 (Policy 3)       |
| <b>Fishing</b><br>Newlyn Harbour area  | E-8<br>E-9   | MAR 5 (Policy 4)<br>MAR 4, MAR 6 (Policy 2)            |
| <b>Mining and quarrying</b>  |  | MQ 1 to MQ 5 (Policy 5)                                |
| <b>Tourism</b>   | (TM-1 to TM-13)  | TOUR 1 to TOUR 4 (Policy 13)                           |
| <b>Retailing and other services</b>  | (TV-16 to TV-20)   | SHOP 1 to SHOP 3(Policy 14)                            |
| <b>Manufacturing and service industries</b>  | E-1, E-2, E-3, E-4, E-10   | E 1, E 2, E 3, E 4, E 9, ENV 11<br>(Policy 12)<br>E 6  |
| <b>Higher education</b>  |  | (Policy 12)  |
| <b>Provision of serviced land</b><br>Amount of land to be provided<br>Location of land for industry<br>Allocation of additional land | E-1<br>E-A, E-B, E-C,  | E 1<br>E 2, SP 2                                       |
| <b>Retention of existing industrial sites/premises</b>   | E-10, E-E, E-F, E-G,<br>E-H, E-I, E-J, E-K<br>E-11, (GD-1, GD-2 GD-3,<br>GD-4, GD-5) | E 3 (Policy 12)<br>ENV 12<br>(Policies 1, 12, 25 & 26) |
| <b>Design, layout and control over development</b>   |  |  |





## **Section 10**

# **Tourism**



## **10. TOURISM**

**POLICY TM-1: PROPOSALS FOR DEVELOPMENT RELATED TO TOURISM WILL BE EXPECTED TO RESPECT THE PRIMARY ENVIRONMENTAL RESOURCE OF THE INDUSTRY BY UTILISING LOCATIONS WHICH HAVE A MINIMAL IMPACT ON THE COAST OR COUNTRYSIDE AND AVOIDING ANY ADVERSE EFFECT OF INCREASED PRESSURE FROM THE NUMBER OF VISITORS AND TRAFFIC.**

**POLICY TM-2: PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF HOLIDAY ACCOMMODATION WILL ONLY BE PERMITTED WHERE THEY WOULD NOT HAVE AN ADVERSE IMPACT ON THE TOURISM INDUSTRY IN TERMS OF:-**

- (i) THE AMOUNT AND TYPE OF ACCOMMODATION LOST; OR**
- (ii) THE REDUCTION OF PROVISION IN THE TOWNS OF PENZANCE, ST IVES AND HAYLE.**

**POLICY TM-3: PROPOSALS FOR HOTELS OR OTHER NEW BUILD HOLIDAY ACCOMMODATION WILL BE PERMITTED IN OR ON THE EDGE OF TOWNS. IN THE VILLAGES LISTED IN POLICY H-5, SUCH PROPOSALS WILL BE PERMITTED PROVIDED THAT IT IS FOR A SMALL SITE UP TO 0.15 HA IN SIZE, WHICH DOES NOT FORM PART OF A LARGER UNDEVELOPED AREA.**

**LARGE NEW HOTELS MUST BE LOCATED IN OR ADJACENT TO PENZANCE, ST. IVES AND HAYLE.**

**THE EXTENSION OF ACCOMMODATION WILL BE PERMITTED PROVIDED THAT THE PROPOSAL WOULD NOT HAVE AN ADVERSE EFFECT ON THE SCALE, CHARACTER OR APPEARANCE OF THE ORIGINAL BUILDING, OR ITS SURROUNDINGS, OR HAVE AN INCREASED VISUAL IMPACT ON THE OPEN COUNTRYSIDE.**

**POLICY TM-4: ADDITIONAL PROVISION FOR CARAVANS AND TENTS, THROUGH THE DEVELOPMENT OF NEW SITES OR THE EXTENSION OR INTENSIFICATION OF EXISTING SITES, WILL BE PERMITTED IN OR ON THE EDGE OF TOWNS AND THE VILLAGES LISTED IN POLICIES H-5 AND H-6.**

**IN OTHER LOCATIONS PROPOSALS WILL NOT BE PERMITTED WHERE:-**

- (i) THERE WOULD BE HARM TO THE CHARACTER OF THE COUNTRYSIDE AND ITS NATURAL RESOURCES; AND**
- (ii) THE SITE IS NOT CAPABLE OF BEING EFFECTIVELY SCREENED BY LANDFORM, TREES OR PLANTING.**

**IN ADDITION, WHERE PRACTICABLE, ANCILLARY FACILITIES MUST BE ACCOMMODATED IN EXISTING BUILDINGS WHICH ARE OF A FORM, BULK AND GENERAL DESIGN IN KEEPING WITH THEIR SURROUNDINGS AND PLANTING MUST UTILISE NATIVE SPECIES.**

**WHERE A NEW BUILDING IS A FUNCTIONAL REQUIREMENT OF THE PROPOSAL IT MUST BE IN OR ADJACENT TO A SETTLEMENT OR AN EXISTING COMPLEX.**

**THE INCREASED EFFECT OF STATIC OR OTHER YEAR ROUND STATIONED UNITS WILL BE A SIGNIFICANT FACTOR IN ASSESSING THE IMPACT ON THE CHARACTER OF THE LANDSCAPE. THE LAYOUT OF SUCH UNITS WILL BE REQUIRED TO AVOID A RIGID PATTERN WHICH IS NOT IN KEEPING WITH THEIR SURROUNDINGS.**

**POLICY TM-5: WITHIN THE TOWANS AREA, BETWEEN HAYLE AND GWITHIAN, THE PROVISION OF NEW, OR THE EXTENSION OR INTENSIFICATION OF EXISTING, HOLIDAY ACCOMMODATION SITES WILL NOT BE PERMITTED.**

**POLICY TM-6: WHERE PROPOSALS FOR HOLIDAY ACCOMMODATION ARE PERMITTED CONDITIONS WILL BE IMPOSED TO ENSURE THAT OCCUPANCY WILL BE LIMITED TO HOLIDAY USE ONLY.**

**AN EXTENDED SEASONAL OCCUPANCY FOR EXISTING HOLIDAY ACCOMMODATION OR NEW PROPOSALS WILL BE PERMITTED EXCEPT WHERE:-**

- (i) THE CONSTRUCTION OR DESIGN OF THE ACCOMMODATION IS UNSUITABLE FOR ALL YEAR ROUND OCCUPATION; OR**
- (ii) PROTECTION OF AN AREA'S FRAGILE HABITAT CANNOT BE ACHIEVED THROUGH MITIGATING MEASURES AND AN ANNUAL PERIOD OF RECOVERY AND STABILISATION IS REQUIRED.**

**ON TOURING SITES A SEASONAL PERIOD OF USE WILL BE IMPOSED UNLESS THERE WOULD BE NO HARM TO THE CHARACTER OR AMENITY OF THE COUNTRYSIDE. WHERE THE APPROACH ROADS CANNOT ACCOMMODATE SAFELY THE FULL RANGE OF TOURING UNITS, THE TYPE OF UNIT WILL BE LIMITED.**

**Note: Touring units comprise touring caravans, motorised vans and tents.**

**POLICY TM-7: PROPOSALS TO IMPROVE EXISTING HOLIDAY SITES, IN TERMS OF TYPE OF ACCOMMODATION, FACILITIES, LAYOUT AND LANDSCAPING WILL BE PERMITTED PROVIDED THAT:-**

- (i) IMPROVED FACILITIES ARE INTENDED TO SERVE VISITORS STAYING ON THE SITE; AND**
- (ii) THERE WOULD BE NO HARM TO THE CHARACTER OF THE COUNTRYSIDE AND ITS NATURAL RESOURCES.**

**Note: Proposals for additional units of accommodation, or for facilities which are of a scale to serve a larger population than that staying on the site, will be assessed against the policies relevant to the use proposed.**

**POLICY TM-8: WITHIN GWITHIAN TOWNS PROPOSALS FOR REPLACEMENT CHALETS, EXTENSIONS OR OTHER STRUCTURES WILL BE PERMITTED WHERE THEY ARE CONSTRUCTED OF, OR FACED IN, TIMBER WITH DARK COLOURED PITCHED ROOFS. STANDARDISED UNITS WILL NOT BE ACCEPTABLE AND AN INDIVIDUALITY OF DESIGN IN KEEPING WITH THE OVERALL CHARACTER OF THE SITE WILL BE REQUIRED. UNLESS ORIGINALLY CONSTRUCTED DIFFERENTLY ALL REPLACEMENT CHALETS MUST BE OF SINGLE STOREY DESIGN.**

**POLICY TM-9: WITHIN RIVIERE TOWNS CHALET SITE PROPOSALS FOR REPLACEMENT CHALETS, EXTENSIONS, OR OTHER STRUCTURES WILL BE PERMITTED WHERE THEY ARE OF A SINGLE STOREY DESIGN WHICH IS IN KEEPING WITH THE OVERALL CHARACTER OF THE SITE.**

**POLICY TM-10: PROPOSALS FOR VISITOR ATTRACTIONS WILL BE PERMITTED IN OR ON THE EDGE OF TOWNS AND THE VILLAGES LISTED IN POLICY H-5. MAJOR ATTRACTIONS MUST BE LOCATED IN PENZANCE, ST. IVES AND HAYLE.**

**SUCH DEVELOPMENT MUST NOT HAVE AN ADVERSE IMPACT ON THE CHARACTER OF THE SURROUNDING AREA IN TERMS OF THE VOLUME OF TRAFFIC AND VISITORS LIKELY TO BE GENERATED.**

**WHERE SUCH SETTLEMENTS FALL WITHIN THE AREA OF OUTSTANDING NATURAL BEAUTY AND HERITAGE COAST ONLY ATTRACTIONS WHICH PROVIDE FOR THE INTERPRETATION OF THE AREA'S HERITAGE WILL BE PERMITTED.**

**POLICY TM-11: DEVELOPMENT OF THE VISITOR CENTRE AT GEEVOR MINE MUST BE BASED ON ITS MINING HERITAGE. PROPOSALS WILL BE PERMITTED PROVIDED THAT:-**

- (i) VISITOR FACILITIES, INCLUDING ANCILLARY DEVELOPMENTS, ARE LOCATED IN THE EXISTING BUILDINGS AT WETHERED AND VICTORY SHAFTS;**
- (ii) THEY ONLY INVOLVE MINIMAL EXTERNAL ALTERATIONS TO THE BUILDINGS AND OTHER STRUCTURES; AND**
- (iii) ACTIVITIES ON THE REMAINDER OF THE SITE RESPECT ITS HISTORICAL SIGNIFICANCE AND ARE LIMITED TO INTERPRETATION OR ESSENTIAL WORKS RELATED TO RECLAMATION, STABILISATION AND SAFETY.**

**ADDITIONAL FACILITIES OR ATTRACTIONS, NOT DIRECTLY RELATED TO THE MINING HISTORY OF GEEVOR OR THE DISTRICT, WILL NOT BE PERMITTED ON ANY PART OF THE SITE.**

**POLICY TM-12: THE CONVERSION OF EXISTING BUILDINGS TO VISITOR ATTRACTIONS OR HOLIDAY ACCOMMODATION WILL BE PERMITTED WITHIN TOWNS AND THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7 PROVIDED THAT THE PROPOSAL DOES NOT HAVE AN ADVERSE IMPACT ON THE CHARACTER OF THE BUILDING OR ITS SURROUNDINGS.**

**OUTSIDE TOWNS AND THE VILLAGES REFERRED TO ABOVE SUCH DEVELOPMENT WILL BE PERMITTED PROVIDED THAT:-**

- (i) THE BUILDING IS OF A FORM, BULK AND GENERAL DESIGN WHICH IS IN KEEPING WITH ITS SURROUNDINGS; AND**
- (ii) THERE WOULD BE NO ADVERSE ENVIRONMENTAL IMPACT IN TERMS OF THE NUMBER OF TRIPS GENERATED OR RELIANCE ON USE OF THE PRIVATE CAR.**

**IN ALL CASES SUCH DEVELOPMENT MUST NOT HAVE AN ADVERSE IMPACT ON THE CHARACTER OF THE SURROUNDING AREA IN TERMS OF THE VOLUME OF TRAFFIC AND VISITORS LIKELY TO BE GENERATED.**

**WITHIN THE AREA OF OUTSTANDING NATURAL BEAUTY AND THE HERITAGE COAST ONLY ATTRACTIONS WHICH PROVIDE FOR THE INTERPRETATION OF THE AREA'S HERITAGE WILL BE PERMITTED.**

**POLICY TM-13: WHERE A PROPOSAL FOR THE CONVERSION OF AN EXISTING BUILDING DOES NOT MEET THE ACCESS REQUIREMENTS OF POLICY GD-5 ITS USE AS A CAMPING BARN, WHICH PROVIDES BASIC ACCOMMODATION RELATED TO INFORMAL RECREATIONAL USES OF THE COAST OR COUNTRYSIDE, WILL BE PERMITTED PROVIDED THAT:-**

- (i) ITS FORM, BULK AND GENERAL DESIGN ARE IN KEEPING WITH ITS SURROUNDINGS;**
- (ii) THE LOCATION IS WELL RELATED TO THE EXISTING RIGHTS OF WAY SYSTEM; AND**
- (iii) NO NEW VEHICULAR ACCESS OR PARKING IS CREATED.**

**WHERE THE PROPOSAL IS FOR AN ISOLATED BUILDING IN THE OPEN COUNTRYSIDE THERE MUST BE NO MATERIAL EXTERNAL ALTERATIONS AND ANY UTILITY SERVICES TO BE PROVIDED MUST BE UNDERGROUND.**

## 10. TOURISM

### Summary of POLICIES and PROPOSALS

| TOPIC   | LOCAL PLAN POLICIES/PROPOSALS   | STRUCTURE PLAN POLICIES 1997 (2004)  |
|---|---|--|
| <p><b>The primary environmental resource</b></p> <p><b>Holiday accommodation</b></p> <p>Protection of the resource<br/>Hotels/purpose built accommodation<br/>Caravans and camping<br/>Towans coastal area<br/>Occupation<br/>Upgrading sites<br/>Gwithian Towans<br/>Riviere Towans</p> <p><b>Tourism facilities and attractions</b></p> <p>Geevor Mine</p> <p><b>Resort towns</b></p> <p><b>Farm tourism</b></p> <p><b>Conversions</b></p> <p>Accommodation/attractions<br/>Bunkhouse and camping barns</p> | <p>TM-1 (CC-1)</p> <p>TM-2<br/>TM-3, TM-5, TM-6, TM-12<br/>TM-4, TM-5, TM-6 (GD-5)<br/>TM-5<br/>TM-2, TM-6<br/>TM-7<br/>TM-5, TM-6, TM-8<br/>TM-5, TM-6, TM-9</p> <p>TM-10, (TV-16)<br/>TM-11, (TV -2)</p> <p>TM-3, TM-10</p> <p>TM-12, TM-13, (E-6)</p> <p>TM-12 (GD-7)<br/>TM-13 (GD-7)</p> | <p>(Policy 1)</p> <p>TOUR 1, TOUR 2<br/>(Policies 11 &amp; 13)<br/>TOUR 4<br/>TOUR 2<br/>TOUR 2</p> <p>TOUR 1</p> <p>TOUR 3 (Policy 13)<br/>TOUR 4</p> <p>TOUR 4 (Policy 13)</p> <p>E 8</p> <p>TOUR 1, ENV 11<br/>TOUR 1, ENV 11<br/>(Policy 13)</p> |





# **Section 11**

# **Recreation**



# 11. RECREATION

**POLICY R-1: THE PROVISION OF NEW OR IMPROVED RECREATIONAL AND SPORTS FACILITIES WILL BE PERMITTED IN OR ON THE EDGE OF TOWNS AND THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7 PROVIDED THAT:-**

- (i) THE PROPOSAL IS IN KEEPING WITH THE CHARACTER AND AMENITY OF ITS SURROUNDINGS; AND**
- (ii) IN VILLAGES THE SCALE OF THE FACILITY IS RELATED TO THE NEEDS OF THE LOCALITY.**

**MAJOR DEVELOPMENTS TO SERVE THE WHOLE DISTRICT MUST BE LOCATED IN PENZANCE, FOLLOWING THE SEQUENTIAL APPROACH TO SITE SELECTION AS SET OUT IN POLICY TV-16.**

~~**PROPOSAL R-A: LAND AT ST. CLARE, PENZANCE (1.55 HECTARES) IS RESERVED (prev. R-(i)) FOR A SPORTS HALL AND SWIMMING POOL.**~~

**PROPOSAL R-B: LAND ADJACENT TO THE R.F.C. GROUND AT ST. IVES (2.4 (prev. R-C) HECTARES) IS RESERVED FOR OUTDOOR SPORTS PROVISION.**

**POLICY R-2: THE PROVISION OF CHILDREN'S PLAY SPACE TO SERVE RESIDENTIAL DEVELOPMENT WILL BE PERMITTED IN LOCATIONS WHICH ARE APPROPRIATE IN TERMS OF SAFE ACCESS AND VISIBILITY. WHERE SUCH PROVISION HAS BEEN INCLUDED WITHIN EXISTING OR PROPOSED HOUSING AREAS THE DEVELOPMENT OF SUCH SITES FOR OTHER USES WILL NOT BE PERMITTED.**

**PROPOSAL R-C: THE FOLLOWING AREAS ARE RESERVED FOR CHILDREN'S PLAY (prev. R-D) SPACE:**

**LAND AT THE COOMBE, NEWLYN (0.7 HECTARE).  
LAND AT LOVE LANE, PENZANCE (1.4 HECTARES).  
FORMER J & I SCHOOL PLAYING FIELD, HEAMOR, (0.2 HECTARE).**

**POLICY R-3: PROPOSALS FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF EXISTING OR PROPOSED OPEN AREAS IN FORMAL OR INFORMAL RECREATIONAL USE WILL NOT BE PERMITTED UNLESS:-**

- (i) ENHANCED SPORTS AND RECREATIONAL FACILITIES WOULD RESULT FROM THE DEVELOPMENT OF A SMALL PART OF THE SITE; OR**
- (ii) EQUIVALENT ALTERNATIVE PROVISION WHICH WOULD BE ACCESSIBLE, CONVENIENT AND ATTRACTIVE CAN BE SECURED THROUGH THE USE OF A PLANNING OBLIGATION.**

**POLICY R-4: PROPOSALS FOR DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD HARM THE RECREATIONAL VALUE OF THE FOLLOWING AREAS:-**

**ST. CLARE - PRINCESS MAY RECREATION GROUND, PENZANCE.  
LOVE LANE - MENNAYE FIELDS, PENZANCE.  
THE COOMBE, NEWLYN.  
TREGENNA - STEEPLE WOODS - KNILL'S MONUMENT, ST. IVES  
COPPERHOUSE POOL - RECREATION GROUND, HAYLE.  
CAPE CORNWALL SCHOOL - BOSWEDDEN PLACE, ST. JUST.**

**POLICY R-5: PROPOSALS FOR RECREATIONAL FACILITIES WHICH INVOLVE THE USE OF LAND IN THE COUNTRYSIDE WILL BE PERMITTED PROVIDED THAT:-**

- (i) THERE WOULD BE NO SIGNIFICANT ADVERSE IMPACT ON THE CHARACTER OF THE LANDSCAPE;**
- (ii) THERE IS NO CONFLICT WITH POLICY E-5 EITHER IN TERMS OF THE CHANGE OF USE OF LAND OR THE EFFECT OF ANY ENGINEERING OPERATIONS;**
- (iii) THE SITE IS CAPABLE OF BEING EFFECTIVELY SCREENED BY LANDFORM, TREES OR PLANTING; AND**
- (iv) THERE WOULD BE NO ADVERSE ENVIRONMENTAL IMPACT IN TERMS OF THE NUMBER OF TRIPS GENERATED OR RELIANCE ON USE OF THE PRIVATE CAR.**

**IN ADDITION, WHERE PRACTICABLE, ANCILLARY FACILITIES MUST BE ACCOMMODATED IN EXISTING BUILDINGS WHICH ARE OF A FORM, BULK AND GENERAL DESIGN IN KEEPING WITH THEIR SURROUNDINGS AND PLANTING SCHEMES MUST UTILISE NATIVE SPECIES.**

**WHERE A NEW BUILDING IS A FUNCTIONAL REQUIREMENT OF THE PROPOSAL IT MUST BE IN OR ADJACENT TO A SETTLEMENT OR AN EXISTING COMPLEX.**

**THE LIGHTING OF OUTDOOR FACILITIES IN OPEN COUNTRYSIDE WILL NOT BE PERMITTED WHERE IT WOULD RESULT IN LIGHT POLLUTION OR ADVERSELY AFFECT THE CHARACTER OF THE COUNTRYSIDE.**

**POLICY R-6:  
(prev. R-7) PROPOSALS WHICH WOULD FACILITATE AND ENHANCE INFORMAL RECREATIONAL ACTIVITIES AND ACCESS RELATED TO THE ENJOYMENT AND INTERPRETATION OF THE COUNTRYSIDE WILL BE PERMITTED WHERE THEY WOULD:-**

- (i) BE INTEGRATED WITH THE PUBLIC RIGHTS OF WAY SYSTEM OR PUBLIC TRANSPORT NETWORK;**
- (ii) NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA;  
AND**
- (iii) NOT BE LIKELY TO HAVE AN ADVERSE EFFECT ON OTHER LAND USES IN THE VICINITY.**

**POLICY R-7:  
(prev. R-8)**

**PROPOSALS FOR STABLE ACCOMMODATION WILL BE PERMITTED PROVIDED THAT:-**

- (i) THEY ARE LOCATED IN OR ADJACENT TO A SETTLEMENT OR EXISTING COMPLEX; OR**
- (ii) THEY UTILISE EXISTING BUILDINGS WHICH ARE OF A FORM, BULK AND GENERAL DESIGN IN KEEPING WITH THEIR SURROUNDINGS.**

**WHERE PLANTING IS REQUIRED TO PROVIDE SCREENING AND SHELTER NATIVE SPECIES MUST BE USED.**

**POLICY R-8:  
(prev. R-9)**

**PROPOSALS TO FACILITATE WATER RELATED RECREATION WILL BE PERMITTED PROVIDED THAT THE DEVELOPMENT OR ASSOCIATED ACTIVITIES WOULD NOT:-**

- (i) HAVE AN ADVERSE IMPACT ON THE CHARACTER OR AMENITY OF THE LOCALITY;**
- (ii) BE LIKELY TO CAUSE PROBLEMS OF EROSION; OR**
- (iii) HAVE AN ADVERSE ENVIRONMENTAL IMPACT IN TERMS OF THE NUMBER OF TRIPS GENERATED OR RELIANCE ON USE OF THE PRIVATE CAR.**

**SUCH DEVELOPMENTS MUST BE LOCATED IN OR ON THE EDGE OF TOWNS AND THE VILLAGES LISTED IN POLICIES H-5 AND H-6 WHICH HAVE SAFE AND CONVENIENT ACCESS TO THE COAST.**

**IN THE VILLAGES LISTED IN POLICY H-7 SUCH DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT CAN BE ACCOMMODATED BY THE CONVERSION OF SUITABLE EXISTING BUILDINGS.**

**OUTSIDE THE AREA OF OUTSTANDING NATURAL BEAUTY AND HERITAGE COAST PROPOSALS WILL ALSO BE ACCEPTABLE WHERE THERE IS AN EXISTING FOCUS OF WATER RELATED RECREATIONAL ACTIVITY.**

**IN ALL CASES THE EXISTING LEVEL OF PUBLIC ACCESS TO THE WATER MUST BE RETAINED OR IMPROVED.**

**POLICY R-9:  
(prev. R-10)**

**PROPOSALS FOR RECREATIONAL FACILITIES WHICH ARE LIKELY TO GENERATE DISTURBANCE BY NOISE, LIGHT, FUMES OR DUST WILL NOT BE PERMITTED UNLESS THEY ARE COMPATIBLE WITH SURROUNDING USES.**

# 11. RECREATION

## Summary of POLICIES and PROPOSALS

| TOPIC  | LOCAL PLAN POLICIES/PROPOSALS   | STRUCTURE PLAN POLICIES 1997 (2004)  |
|--|---|--|
| <p><b>Sport and Recreational Facilities</b><br/>           Location of facilities<br/>           Swimming pools<br/>           Sports hall<br/>           Outdoor sports provision<br/>           Children's play space<br/>           Safeguarding recreation/amenity areas<br/>           Areas of recreational importance</p> <p><b>Developments in the countryside</b></p> <p><b>Informal recreation in the countryside</b><br/>           Managing the recreational resource<br/>           Provision of countryside facilities<br/>           Stables</p> <p><b>Water related recreation</b></p> <p><b>Potentially disruptive activities</b></p> | <p>R-1 (TV-16)<br/>           R-A, R-1<br/>           R-A, R-1<br/>           R-B, R-1<br/>           R-2, R-C, (H-18)<br/>           R-3<br/>           R-4 (R-A, R-C)</p> <p>R-5, (GD-3, E-5)</p> <p>(CC-2)<br/>           R-6 (TP-13, CC-2)<br/>           R-7</p> <p>R-8 (CC-14)</p> <p>R-9</p> | <p>SR 1 (Policy 13)</p> <p>SR 4 (Policy 13)</p> <p>SR 2, ENV 1<br/>           (Policies 1, 13 &amp; 26)<br/>           SR 3 (Policy 13)</p> <p>(Policies 4 &amp; 13)<br/>           MAR 7, MAR 8</p> |

## **Section 12**

# **Transportation**





## 12. TRANSPORTATION

**POLICY TP-1: TRANSPORTATION PROPOSALS WILL BE PERMITTED PROVIDED THAT THEY:-**

- (i) WOULD FACILITATE ALTERNATIVES TO THE PRIVATE CAR OR HEAVY ROAD FREIGHT TRANSPORT;**
- (ii) ARE NECESSARY FOR PUBLIC SAFETY OR TO ACHIEVE A TRAFFIC IMPROVEMENT; OR**
- (iii) WOULD ACHIEVE OTHER ENVIRONMENTAL BENEFITS IN TERMS OF A REDUCTION IN POLLUTION, CONGESTION, USE OF ENERGY OR TRIP GENERATION.**

**POLICY TP-2: PROPOSALS FOR DEVELOPMENT WHICH WOULD PROVIDE PUBLIC TRANSPORT FACILITIES WILL BE PERMITTED PROVIDED THAT:-**

- (i) THEY WOULD BE WELL INTEGRATED WITH TRANSPORT NETWORKS AND COMPATIBLE WITH THE STRATEGIC PUBLIC TRANSPORT NETWORK; AND**
- (ii) THEIR FORM, BULK AND GENERAL DESIGN WOULD BE IN KEEPING WITH THE CHARACTER OF THEIR SURROUNDINGS.**

**PROPOSALS FOR THE RELOCATION OR REPLACEMENT OF EXISTING FACILITIES WILL NOT BE PERMITTED WHERE THEY WOULD BE LESS CONVENIENT OR ACCESSIBLE TO POTENTIAL USERS.**

*Note: The Strategic Public Transport Network within the District is:-*

*Inter-Urban – between the main towns*

*Penzance-Camborne via Hayle -Bus, Train*

*Penzance-Camborne via Marazion, Leedstown -Bus*

*Penzance-Helston via Porthleven -Bus*

*Penzance-Land's End via St Buryan, Sennen -Bus*

*Penzance-Mousehole via Newlyn -Bus*

*Penzance-St Ives via Lelant -Bus, Train*

*Penzance-St Ives via Nancledra, Halsetown -Bus*

**PROPOSAL TP-A: AN AREA AT THE MALAKOFF, ST IVES (0.05 HECTARE) IS RESERVED FOR A 'BUS STATION.**

**PROPOSAL TP-B: THE AREA OF PENZANCE 'BUS STATION (0.3 HA) WILL BE (prev. TP-(ii)) RESERVED FOR THAT USE.**

**POLICY TP-3:  
(prev. TP-(i))** ON OPERATIONAL RAILWAY LAND PROPOSALS FOR DEVELOPMENT WHICH WOULD CONFLICT WITH RAIL USE WILL NOT BE PERMITTED. THE NON-OPERATIONAL, UNDER USED OR DISUSED SITES LISTED BELOW WILL BE PROTECTED FOR FUTURE INTEGRATED TRANSPORT USE:-

PENZANCE STATION CAR PARK  
PONSANDANE, PENZANCE  
ST ERTH, SIDINGS SOUTH OF THE MAIN LINE  
ST ERTH, SIDINGS NORTH OF THE MAIN LINE AND THE STATION CAR PARK  
ST IVES STATION CAR PARK  
GWINEAR ROAD

**POLICY TP-4:  
(prev. TP-3)** PROPOSALS FOR DEVELOPMENT WHICH WOULD INHIBIT OR INTERFERE WITH THE EFFICIENT AND SAFE OPERATION OF PORT AND HARBOUR FACILITIES WILL NOT BE PERMITTED. PROPOSALS TO IMPROVE SUCH FACILITIES WILL BE ACCEPTABLE PROVIDED THAT:-

- (i) THEY WOULD BE WELL INTEGRATED WITH TRANSPORT NETWORKS APPROPRIATE TO THE USE PROPOSED; AND
- (ii) THEIR FORM, BULK AND GENERAL DESIGN WOULD BE IN KEEPING WITH THE CHARACTER OF THEIR SURROUNDINGS

**POLICY TP-5:  
(prev. TP-4)** PROPOSALS FOR THE DEVELOPMENT OF EXISTING AND POTENTIAL CYCLE ROUTES AND PARKING FACILITIES WILL BE ACCEPTABLE PROVIDED THAT THEY ARE SAFE, SECURE, CONVENIENT AND ATTRACTIVE.

**POLICY TP-6:  
(prev. TP-5)** PROPOSALS FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT, OR RESULT IN THE LOSS OF, ROUTES WITHIN TOWNS AND VILLAGES WHICH PROVIDE CONVENIENT OR ATTRACTIVE LINKS FOR PEDESTRIANS WILL NOT BE PERMITTED.

**POLICY TP-7:  
(prev. TP-6)** PROPOSALS FOR DEVELOPMENT WHICH WOULD DIRECTLY, OR INDIRECTLY, AFFECT EXISTING RIGHTS OF WAY MUST NOT RESULT IN THEIR CONTINUED USE BEING LESS SAFE, CONVENIENT OR ATTRACTIVE.

PROPOSALS FOR THE IMPROVEMENT OF THE EXISTING RIGHTS OF WAY SYSTEM WILL BE ACCEPTABLE.

**POLICY TP-8:** WHERE A ROAD IMPROVEMENT SCHEME IS NECESSARY ON HIGHWAY SAFETY GROUNDS, THE DESIGN WILL BE REQUIRED TO RETAIN LOCAL CHARACTERISTIC NATURAL AND MAN MADE FEATURES AND, IN THE COUNTRYSIDE, TO PROVIDE FOR THE CONSTRUCTION OR REINSTATEMENT OF HEDGEROWS AND CORNISH HEDGES.

**POLICY TP-9: PROPOSALS FOR ROADSIDE FACILITIES WILL NOT BE PERMITTED WHERE THEY WOULD HARM THE CHARACTER OF THE COUNTRYSIDE OR THE SETTING OF A TOWN OR VILLAGE. ON THE PRIMARY ROUTE NETWORK ADDITIONAL PROVISION WILL GENERALLY BE LIMITED TO EXISTING ROADSIDE SITES. THE DEVELOPMENT MUST BE COMPATIBLE WITH SURROUNDING USES AND ITS IMPACT WITHIN THE WIDER LANDSCAPE MUST BE MINIMISED THROUGH SCREENING, TREES AND PLANTING.**

Note: The primary route network within Penwith comprises the A30 from the District boundary to Chy an Mor, Penzance and the A394 from the District boundary to Newtown.

**POLICY TP-10: PROPOSALS FOR TRANS-SHIPMENT FACILITIES WILL BE PERMITTED PROVIDED THAT THE SITE:-**

- (i) IS EASILY ACCESSIBLE FROM THE PRIMARY OR COUNTY ROUTE NETWORK AND/OR HAS POTENTIAL FOR RAIL CONNECTION; AND**
- (ii) IS ACCESSIBLE FROM ITS RELATED DISTRIBUTION OR COLLECTION AREA.**

**THE DEVELOPMENT MUST BE COMPATIBLE WITH SURROUNDING USES AND ITS IMPACT IN THE WIDER LANDSCAPE MUST BE MINIMISED THROUGH SCREENING, TREES AND PLANTING.**

Note: This primary route network within Penwith comprises the A30 from the District boundary to Chy an Mor, Penzance and the A394 from the District boundary to Newtown.

**POLICY TP-11: WHERE DEVELOPMENT PROPOSALS IN TOWN CENTRES PROVIDE THE OPPORTUNITY FOR NEW OR IMPROVED REAR ACCESS ARRANGEMENTS THEY SHOULD BE PROVIDED WHERE POSSIBLE.**

**POLICY TP-12: THE PROVISION OF CAR PARKING IN DEVELOPMENT MUST BE RELATED TO THE PROPOSED USE, THE LOCATION, THE AVAILABILITY OF OR POTENTIAL FOR ACCESS BY ANY OTHER MEANS THAN THE PRIVATE CAR AND THE AMOUNT OF EXISTING PUBLIC PARKING PROVISION IN THE LOCALITY.**

**THE LEVEL OF CAR PARKING PROVISION IN DEVELOPMENT WILL NOT EXCEED THE FOLLOWING MAXIMUM STANDARDS:-**

|   |  |
|---|--|
| <b>FOOD RETAIL<br/>FLOOR THRESHOLD &gt;1000SQM</b>          | <b>- 1 SPACE PER 14SQM GROSS<br/>AREA</b>  |
| <b>NON FOOD RETAIL<br/>FLOOR THRESHOLD &gt;1000SQM</b>      | <b>- 1 SPACE PER 25 SQM GROSS<br/>AREA</b> |
| <b>D2 INCLUDING LEISURE<br/>FLOOR THRESHOLD &gt;1000SQM</b> | <b>- 1 SPACE PER 25 SQM GROSS<br/>AREA</b> |

|   |  |
|---|--|
| <b>B1 INCLUDING OFFICES<br/>FLOOR THRESHOLD &gt;2500SQM<br/>B2 EMPLOYMENT</b>           | - 1 SPACE PER 35 SQM GROSS<br>AREA<br>- 1 SPACE PER 50 SQM GROSS<br>FLOOR AREA   |
| <b>B8 WAREHOUSING</b>   | -1 SPACE PER 200 SQM GROSS<br>FLOOR AREA   |
| <b>HOSPITALS</b>  | - 1 SPACE PER 4 STAFF AND 1<br>SPACE PER 3 VISITORS AND<br>TRAVEL PLAN REQUIRED  |
| <b>HIGHER AND FURTHER<br/>EDUCATION<br/>THRESHOLD &gt;2500SQM</b>                       | - 1 SPACE PER 2 STAFF AND 1<br>SPACE PER 15 TOTAL<br>POSSIBLE STUDENTS AND<br>TRAVEL PLAN REQUIRED.  |
| <b>ALL OTHER SCHOOLS -</b>  | 1 SPACE PER 2 STAFF AND<br>TRAVEL PLAN REQUIRED.<br>OTHER SPACES WILL REQUIRE<br>JUSTIFICATION.  |
| <b>STADIA<br/>THRESHOLD &gt;1500 SEATS</b>  | - 1 SPACE PER 15 SEATS   |
| <b>CINEMAS, CONFERENCE<br/>CENTRES, PLACES OF<br/>WORSHIP<br/>THRESHOLD &gt;1000SQM</b> | - 1 SPACE PER 5 SEATS  |
| <b>COMMUNITY CENTRES</b>  | -1 SPACE PER 5 SQM OF FLOOR<br>SPACE   |
| <b>FOOD AND DRINK</b>   | - 1 SPACE PER 5 SQM OF FLOOR<br>SPACE  |
| <b>HOUSING CCC<br/>THRESHOLD -50<br/>UNITS FOR DETAILED<br/>TRANSPORT ASSESSMENT</b>    | - 1 SPACE PER UNIT WHERE<br>HIGHLY ACCESSIBLE. 2 SPACES<br>PER UNIT ELSEWHERE. 1.5<br>SPACES PER UNIT NOT TO BE<br>EXCEEDED OVERALL IN<br>LARGER DEVELOPMENTS. |
| <b>STUDIO, BEDSITS<br/>SHELTERED HOUSING<br/>OLD PEOPLES HOMES -</b>                    | - 1 SPACE PER 3 UNITS<br>- 1 SPACE PER 4 UNITS<br>1 SPACE PER 6 RESIDENTS AND<br>1 SPACE PER 2 STAFF   |
| <b>HOTELS</b>   | - 1 SPACE PER BEDROOM PLUS<br>ALLOWANCE FOR OTHER<br>FACILITIES  |
| <b>DISABLED PARKING</b>   | - 5% (MIN.) OF ALL USES<br>EXCEPT C3   |
| <b>CYCLE PROVISION</b>  | - 4% (MIN.) OF ALL USES<br>EXCEPT C3   |
| <b>MOTORCYCLE/MOPED<br/>PROVISION</b>   | - 2% (MIN.) OF ALL USES<br>EXCEPT C3   |

**THERE WILL BE NO MINIMAL PROVISION.**

**MAJOR DEVELOPMENTS WILL BE SUBJECT TO TRANSPORT ASSESSMENTS AND MAY BE EXPECTED TO CONTRIBUTE TO IMPROVING ACCESS BY PUBLIC TRANSPORT, WALKING AND CYCLING.**

Note: B1, B2, B8 and D2 are classes of land uses defined in the Town and Country Planning Act (Use Classes) Order 1987 (as amended).

**POLICY TP-13:**

**NEW CAR PARKS WILL NOT BE PERMITTED UNLESS THEY:-**

- (i) RELOCATE EXISTING PROVISION TO BENEFIT THE ECONOMIC OR ENVIRONMENTAL SUSTAINABILITY OF A TOWN CENTRE;**
- (ii) RELOCATE EXISTING PROVISION TO EASE CONGESTION OR CONFLICT IN RESIDENTIAL AREAS; OR**
- (iii) FACILITATE INCREASED USE OF, OR INTEGRATION WITH, ALTERNATIVE MEANS OF TRANSPORT TO THE PRIVATE CAR.**

**A REDUCTION IN THE AMOUNT OR CONVENIENCE OF EXISTING OFF-STREET PARKING WHICH MEETS CRITERIA (i) TO (iii) ABOVE WILL NOT BE PERMITTED.**

**IN ALL CASES THERE SHOULD BE NO OVERALL INCREASE IN PARKING PROVISION.**

## 12. TRANSPORTATION

### Summary of POLICIES and PROPOSALS

| TOPIC                       | LOCAL PLAN POLICIES/PROPOSALS             | STRUCTURE PLAN POLICIES 1997 (2004)             |
|-----------------------------|---|---|
| <b>Transport proposals</b>  | TP-1                                      |   |
| <b>Transport services</b>   |   |   |
| Public transport facilities | TP-2 (TP-1, GD-1, GD-2)<br>TP-A, TP-B     | SP 2, TRAN 1 (Policies 1 & 27)                  |
| 'Bus                        |   |   |
| Rail                        | TP-3                                      | TRAN 2, TRAN 4                                  |
| Air                         | TP-1                                      | TRAN 3<br>(Policies 27 & 28)                    |
| <b>Sea transport</b>        |   |   |
| General                     | TP-4                                      | MAR 1, MAR 2, MAR 4 to 6,<br>(Policy 4), TRAN 4 |
| Penzance Harbour            | TP-4 (TV-6, TV-14, TV-24,<br>TV-B)        | MAR 4 to 6, TRAN 4<br>(Policies 21 & 27)        |
| Hayle Harbour               | TP-4 (TV-D)                               | MAR 4 to 6, TRAN 4                              |
| Newlyn Harbour              | TP-4 (TV-6, E-9)                          | MAR 4 to 6, TRAN 4                              |
| <b>Cyclists</b>             | TP-5 (GD-2)                               | TRAN 5 (Policies 27 & 28)                       |
| <b>Pedestrians</b>          | TP-6, TP-7 (GD-2)                         | TRAN 5 (Policies 27 & 28)                       |
| <b>Main road network</b>    |   | TRAN 7 to 9, TRAN A<br>(Policy 27)              |
| <b>Non-strategic roads</b>  | TP-8 (GD-3, GD-5, CC-12)                  | TRAN 9 (Policy 27)                              |
| <b>Roadside facilities</b>  | TP-9 (GD-3, TM-3)                         | TRAN 10   |
| <b>Freight transport</b>    |   |   |
| Transshipment               | TP-10 (GD-3)                              | TRAN 2, TRAN 4<br>TRAN 4<br>(Policy 28)         |
| <b>Rear servicing</b>       | TP-11 (TV-1, TV-6, TV-14,<br>TV-A, TV-22) |   |
| <b>Parking</b>              |   |   |
| General                     | TP-12, TP-13 (R-6)                        | TRAN 6<br>(Policy 28)                           |

## **Section 13**

# **Community Services**





## **13. COMMUNITY SERVICES**

**POLICY CS-1: THE PROVISION OF NEW OR IMPROVED COMMUNITY SERVICES AND FACILITIES MUST BE RELATED TO THE EXISTING AND PROPOSED DISTRIBUTION OF DEVELOPMENT IN TOWNS AND THE VILLAGES LISTED IN POLICIES H-5, H-6 AND H-7.**

**POLICY CS-2: PROPOSALS RESULTING IN THE LOSS OF AN EXISTING COMMUNITY FACILITY WILL BE RESISTED WHERE THEY WOULD RESULT IN A SERIOUS DETRIMENT TO THE LOCAL COMMUNITY. PROPOSALS FOR NEW OR IMPROVED LOCAL COMMUNITY FACILITIES WILL BE PERMITTED IN OR ON THE EDGE OF TOWNS AND VILLAGES PROVIDED THAT:-**

- (i) THE SCALE OF THE FACILITY IS RELATED TO THE NEEDS OF THE LOCALITY; AND**
- (ii) THERE IS SAFE AND CONVENIENT ACCESS FOR POTENTIAL USERS.**

**POLICY CS-3: THE PROVISION OF COLLECTION FACILITIES FOR A RANGE OF RECYCLABLE MATERIALS WILL BE PERMITTED PROVIDED THAT THEY:-**

- (i) ARE LOCATED ON SITES WHICH ALREADY ATTRACT LARGE NUMBERS OF PEOPLE OR ARE EASILY ACCESSIBLE WITHOUT UNDUE RELIANCE ON THE PRIVATE CAR; AND**
- (ii) WOULD BE COMPATIBLE WITH SURROUNDING USES.**

**POLICY CS-4: PROPOSALS FOR DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE FOLLOWING WILL NOT BE PERMITTED:-**

- (i) FLOODPLAINS OR AREAS AT RISK FROM FLOODING, INCLUDING TIDAL INUNDATION;**
- (ii) TIDAL OR FLUVIAL DEFENCES OR ACCESS TO EXISTING OR FUTURE DEFENCES FOR MAINTENANCE AND EMERGENCY PURPOSES; AND**
- (iii) WHERE THEY MAY IMPEDE THE FLOW OF FLOOD WATER OR REDUCE STORAGE CAPACITY**

**IN ASSESSING PROPOSALS FOR THE DEVELOPMENT OF FLOOD PLAINS OR AREAS AT RISK FROM FLOODING, THE COUNCIL WILL GIVE CONSIDERATION TO THE MITIGATORY EFFECTS OF FLOOD PROTECTION MEASURES.**

**POLICY CS-5: PROPOSALS FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE QUALITY OF GROUNDWATER WILL NOT BE PERMITTED.**

**POLICY CS-6  
(prev. CS-(i))**      **PROPOSALS FOR DEVELOPMENT SHOULD, WHERE PRACTICABLE, INCLUDE MEASURES FOR:-**

- (i) SOURCE CONTROL TECHNIQUES FOR SURFACE WATER DISPOSAL;**
- (ii) RAINWATER HARVESTING; AND**
- (iii) SUSTAINABLE DRAINAGE SYSTEMS.**

~~**POLICY CS-7:  
(prev. CS-6)**      **THE USE OF SEPTIC TANKS AND CESSPOOLS WILL NOT BE PERMITTED IN SEWERED AREAS. 'PACKAGE' SEWAGE TREATMENT PLANTS WILL BE PERMITTED PROVIDED THAT:-**~~

- ~~**(i) THERE IS NO ADVERSE IMPACT ON THE AMENITY OF THEIR SURROUNDINGS;**~~
- ~~**(ii) THEY DO NOT CAUSE DISTURBANCE BY NOISE, SMELL OR MAINTENANCE ACTIVITIES; AND**~~
- ~~**(iii) ARRANGEMENTS FOR ON-GOING MAINTENANCE CAN BE SECURED THROUGH THE USE OF A PLANNING OBLIGATION.**~~

**POLICY CS-8:  
(prev. CS-7)**      **PROPOSALS FOR DEVELOPMENT WHICH WOULD AFFECT WATERCOURSES OR THE COAST WILL NOT BE PERMITTED WHERE THEY COULD DAMAGE THE INTEGRITY OF THE WATER ENVIRONMENT. THE CULVERTING OF WATERCOURSES WILL NOT BE ACCEPTABLE WHERE IT WOULD RESULT IN A BREAK IN THE CONTINUITY OF THE RIVER CORRIDOR OR PROBLEMS OF SAFETY, MAINTENANCE OR FLOODING. WHERE PRACTICABLE CULVERTED WATERCOURSES SHOULD BE REOPENED AND RESTORED TO THEIR NATURAL STATE.**

**POLICY CS-9:  
(prev. CS-8)**      **PROPOSALS FOR RENEWABLE ENERGY SCHEMES WILL BE PERMITTED PROVIDED THAT ANY ADVERSE IMPACT ON THE CHARACTER OR NATURE CONSERVATION INTERESTS OF THE SURROUNDING AREA OR LIKELY SIGNIFICANT DISTURBANCE BY NOISE, SMELL, DUST, VIBRATION OR MAINTENANCE ACTIVITIES ARE OUTWEIGHED BY THE NEED FOR THE DEVELOPMENT. WHERE PROPOSALS INVOLVE THE GENERATION OF ENERGY FROM WIND POWER THEY MUST NOT CONFLICT WITH POLICY CS-10.**

**POLICY CS-10:  
(prev. CS-9)**      **PROPOSALS FOR INDIVIDUAL WIND TURBINES, GROUPS OF TURBINES OR WIND FARMS WILL BE PERMITTED PROVIDED THAT:-**

- (i) THEY MEET THE REQUIREMENTS OF POLICY CS-9;**
- (ii) THEY WOULD NOT POSE A RISK TO PUBLIC SAFETY OR CAUSE DISTURBANCE BY SHADOW FLICKER, REFLECTED LIGHT OR INTERFERENCE WITH TELECOMMUNICATION RECEPTION; AND**
- (iii) MEASURES TO ENSURE THE REMOVAL OF INSTALLATIONS, SHOULD THEY CEASE TO OPERATE, AND THE RESTORATION**

**OF THE SITE CAN BE SECURED THROUGH THE USE OF CONDITIONS OR A PLANNING OBLIGATION.**

**POLICY CS-11:  
(prev. CS-10)**

**PROPOSALS FOR TELECOMMUNICATION EQUIPMENT WILL BE PERMITTED PROVIDED THAT:-**

- (i) THEY UTILISE LOCATIONS, AS FAR AS TECHNICALLY FEASIBLE, WHICH MINIMISE THE IMPACT ON THE CHARACTER AND AMENITY OF THE WIDER LANDSCAPE;**
- (ii) THEY ARE SITED, DESIGNED AND COLOURED TO MINIMISE THE EFFECT ON RESIDENTIAL AMENITY, LOCAL LANDSCAPE FEATURES AND THE SETTING OF SETTLEMENTS; AND**
- (iii) THEY INCORPORATE, WHERE APPROPRIATE, LANDSCAPING AND PLANTING TO INTEGRATE THE DEVELOPMENT WITH ITS SURROUNDINGS.**

**IN THE CASE OF A LARGE MAST OR TOWER IT MUST BE DEMONSTRATED THAT THE USE OF AN EXISTING MAST, TOWER OR OTHER TALL BUILDING OR STRUCTURE IS IMPRACTICABLE. WHERE THE PROPOSAL IS TO INSTALL EQUIPMENT ON A BUILDING IT MUST, AS FAR AS PRACTICABLE, BE POSITIONED TO MINIMISE THE EFFECT ON EXTERNAL APPEARANCE.**

**WITHIN THE AREA OF OUTSTANDING NATURAL BEAUTY AND HERITAGE COAST SUCH PROPOSALS WILL NOT BE PERMITTED UNLESS THERE IS NO PRACTICABLE ALTERNATIVE LOCATION OUTSIDE THE DESIGNATIONS.**

Note: Where a determination as to whether approval of siting and appearance is necessary the Local Planning Authority will require prior approval where the proposal does not comply with the above policy. The Local Planning Authority will intervene to seek the relocation of an antenna installed under permitted development rights where it does not comply with the above policy.

## 13. COMMUNITY SERVICES

### Summary of POLICIES and PROPOSALS

| TOPIC  | LOCAL PLAN POLICIES/PROPOSALS   | STRUCTURE PLAN POLICIES 1997 (2004)  |
|--|---|--|
| <p><b>Community services and facilities</b></p> <p><b>Education</b></p> <p><b>Health and Social Services</b></p> <p><b>Other County Council services</b></p> <p><b>Local community services</b></p> <p><b>Waste disposal and recycling</b></p> <p><b>Water environment</b><br/>           Flooding/Inundation<br/>           Groundwater<br/>           Private sewage treatment<br/>           Watercourses, waterbodies, river corridors<br/>           and the coast<br/>           Drainage</p> <p><b>Energy supply</b><br/>           Renewable energy sources<br/>           Wind power</p> <p><b>Telecommunications</b></p> | <p>CS-1</p> <p>(GD-8, TV-2)</p> <p>(H-17)</p> <p>(GD-5)</p> <p>CS-2, (R-1)</p> <p>CS-3 (GD-3)</p> <p>GD-4<br/>           CS-4 (CC-14)<br/>           CS-5 (GD-4)<br/>           CS-7(GD-4)<br/>           CS-8 (CC-14)</p> <p>CS-6</p> <p>(GD-2)<br/>           CS-9 (GD-2)<br/>           CS-10, (CC-3, CC-4)</p> <p>CS-11</p> | <p>R 1, R 3 (Policy 26)</p> <p>W 1 to W 4 (Policy 6)</p> <p>MAR 1 to MAR 3, R 1<br/>           MAR 3 (Policy 3)</p> <p>MAR 1 (Policy 4)</p> <p>ENER 1 (Policies 7 &amp; 3)<br/>           ENER 2<br/>           ENER 2</p> |

## APPENDIX 1

### **POLICY NUMBERING CHANGES FROM DEPOSIT DRAFT OR MODIFICATIONS STAGE TO ADOPTION OF LOCAL PLAN**

#### **DEPOSIT DRAFT/MODIFICATIONS** **(OLD NUMBERING)**

#### **ADOPTED PLAN** **(NEW NUMBERING)**

##### **PLAN STRATEGY**

**POLICY ST-1**

**POLICY ST-1**

##### **GENERAL DEVELOPMENT**

**POLICY GD-1**

**POLICY GD-1**

**POLICY GD-2**

**POLICY GD-2**

**POLICY GD-3**

**POLICY GD-3**

**POLICY GD-4**

**POLICY GD-4**

**POLICY GD-5**

**POLICY GD-5**

**POLICY GD-6**

**POLICY GD-6**

**POLICY GD-7**

**POLICY GD-7**

**POLICY GD-8**

**POLICY GD-8**

##### **COAST AND COUNTRYSIDE**

**POLICY CC-1**

**POLICY CC-1**

**POLICY CC-2**

**POLICY CC-2**

**POLICY CC-3**

~~**POLICY CC-3**~~

**POLICY CC-4**

**DELETED**

**POLICY CC-5**

**POLICY CC-4**

**POLICY CC-6**

**POLICY CC-5**

**PROPOSAL CC-A**

**DELETED**

**POLICY CC-(i)**

**POLICY CC-6**

**POLICY CC-7**

**POLICY CC-7**

**POLICY CC-8**

**POLICY CC-8**

**POLICY CC-9**

**POLICY CC-9**

**POLICY CC-10**

**POLICY CC-10**

**POLICY CC-11**

**POLICY CC-11**

**POLICY CC-12**

**POLICY CC-12**

**POLICY CC-13**

**POLICY CC-13**

**POLICY CC-14**

**POLICY CC-14**

**POLICY CC-15**

**POLICY CC-15**

**POLICY CC-16**

**POLICY CC-16**

**PROPOSAL CC-B**

**DELETED**

**POLICY CC-17**

**POLICY CC-17**

**POLICY CC-18**

**POLICY CC-18**

##### **TOWNS AND VILLAGES**

**POLICY TV-1**

**POLICY TV-1**

**POLICY TV-2**

**POLICY TV-2**

**POLICY TV-3**

**POLICY TV-3**

**POLICY TV-4**

**POLICY TV-4**

**POLICY TV-5**

**POLICY TV-5**

**POLICY TV-6**

~~**POLICY TV-6**~~

**POLICY TV-7**

**POLICY TV-7**

**POLICY TV-8**

**POLICY TV-8**

**POLICY TV-9**

**POLICY TV-9**

**POLICY TV-10**

~~**POLICY TV-10**~~

**POLICY TV-11**

~~**POLICY TV-11**~~

**DEPOSIT DRAFT/MODIFICATIONS**  
**(OLD NUMBERING)**

POLICY TV-12  
POLICY TV-13  
POLICY TV-14  
PROPOSAL TV-A  
POLICY TV-15  
POLICY TV-16  
POLICY TV-17  
POLICY TV-18  
POLICY TV-19  
POLICY TV-20  
POLICY TV-21  
POLICY TV-22 /TV-(ii)  
POLICY TV-23  
POLICY TV-24  
POLICY TV-25  
POLICY TV-26  
POLICY TV-27  
POLICY TV-28/TV-(iii)  
POLICY TV-29  
POLICY TV-30  
PROPOSAL TV-B  
POLICY TV-31  
POLICY TV-32/TV-(i)  
POLICY TV-33/TV-(v)  
POLICY TV-34

**HOUSING**

POLICY H-1  
POLICY H-2  
POLICY H-3  
POLICY H-4  
POLICY H-5  
POLICY H-6  
POLICY H-7  
POLICY H-8  
POLICY H-9  
POLICY H-10  
POLICY H-11  
POLICY H-12  
POLICY H-13  
POLICY H-14  
POLICY H-15  
POLICY H-16  
POLICY H-17  
POLICY H-18  
PROPOSAL H-A  
PROPOSAL H-B  
PROPOSAL H-C  
PROPOSAL H-D  
PROPOSAL H-E  
PROPOSAL H-F  
PROPOSAL H-G  
PROPOSAL H-H  
PROPOSAL H-I  
PROPOSAL H-J

**ADOPTED PLAN**  
**(NEW NUMBERING)**

~~POLICY TV-12~~  
POLICY TV-13  
POLICY TV-14  
DELETED  
POLICY TV-15  
POLICY TV-16  
POLICY TV-17  
DELETED  
POLICY TV-18  
POLICY TV-19  
POLICY TV-20  
PROPOSAL TV-A  
DELETED  
POLICY TV-21  
POLICY TV-22  
POLICY TV-23  
POLICY TV-24  
PROPOSAL TV-B  
DELETED  
DELETED  
PROPOSAL TV-C  
POLICY TV-25  
PROPOSAL TV-D  
PROPOSAL TV-E  
POLICY TV-26

POLICY H-1  
POLICY H-2  
POLICY H-3  
POLICY H-4  
POLICY H-5  
POLICY H-6  
POLICY H-7  
POLICY H-8  
POLICY H-9  
POLICY H-10  
POLICY H-11  
POLICY H-12  
POLICY H-13  
POLICY H-14  
POLICY H-15  
POLICY H-16  
POLICY H-17  
POLICY H-18  
PROPOSAL H-A  
~~PROPOSAL H-B~~  
PROPOSAL H-C  
PROPOSAL H-D  
PROPOSAL H-E  
PROPOSAL H-F  
PROPOSAL H-G  
~~PROPOSAL H-H~~  
~~PROPOSAL H-I~~  
PROPOSAL H-J

**DEPOSIT DRAFT/MODIFICATIONS**  
**(OLD NUMBERING)**

**EMPLOYMENT**

POLICY E-1  
POLICY E-2  
POLICY E-3  
POLICY E-4  
POLICY E-5  
POLICY E-6  
POLICY E-7  
POLICY E-8  
POLICY E-9  
PROPOSAL E-A  
PROPOSAL E-B  
PROPOSAL E-C  
PROPOSAL E-(i)  
POLICY E-10  
PROPOSAL E-D  
PROPOSAL E-E  
PROPOSAL E-F  
PROPOSAL E-G  
PROPOSAL E-H  
PROPOSAL E-I  
PROPOSAL E-J  
POLICY E-11

**TOURISM**

POLICY TM-1  
POLICY TM-2  
POLICY TM-3  
POLICY TM-4  
POLICY TM-5  
POLICY TM-6  
POLICY TM-7  
POLICY TM-8  
POLICY TM-9  
POLICY TM-10  
POLICY TM-11  
POLICY TM-12  
POLICY TM-13

**RECREATION**

POLICY R-1  
PROPOSAL R-A  
PROPOSAL R-B  
PROPOSAL R-(i)  
PROPOSAL R-C  
POLICY R-2  
PROPOSAL R-D  
POLICY R-3  
POLICY R-4  
POLICY R-5  
POLICY R-6  
POLICY R-7  
POLICY R-8  
POLICY R-9  
POLICY R-10

**ADOPTED PLAN**  
**(NEW NUMBERING)**

POLICY E-1  
POLICY E-2  
POLICY E-3  
POLICY E-4  
POLICY E-5  
POLICY E-6  
POLICY E-7  
POLICY E-8  
POLICY E-9  
PROPOSAL E-A  
PROPOSAL E-B  
PROPOSAL E-C  
PROPOSAL E-D  
POLICY E-10  
PROPOSAL E-E  
PROPOSAL E-F  
PROPOSAL E-G  
PROPOSAL E-H  
~~PROPOSAL E-I~~  
PROPOSAL E-J  
PROPOSAL E-K  
POLICY E-11

POLICY TM-1  
POLICY TM-2  
POLICY TM-3  
POLICY TM-4  
POLICY TM-5  
POLICY TM-6  
POLICY TM-7  
POLICY TM-8  
POLICY TM-9  
POLICY TM-10  
POLICY TM-11  
POLICY TM-12  
POLICY TM-13

POLICY R-1  
DELETED  
DELETED  
~~PROPOSAL R-A~~  
PROPOSAL R-B  
POLICY R-2  
PROPOSAL R-C  
POLICY R-3  
POLICY R-4  
POLICY R-5  
DELETED  
POLICY R-6  
POLICY R-7  
POLICY R-8  
POLICY R-9

**DEPOSIT DRAFT/MODIFICATIONS**  
**(OLD NUMBERING)**

**ADOPTED PLAN**  
**(NEW NUMBERING)**

**TRANSPORTATION**

POLICY TP-1  
POLICY TP-2  
PROPOSAL TP-A  
PROPOSAL TP-(ii)  
POLICY TP-(i)  
POLICY TP-3  
POLICY TP-4  
POLICY TP-5  
POLICY TP-6  
POLICY TP-7  
POLICY TP-8  
POLICY TP-9  
PROPOSAL TP-B  
POLICY TP-10  
POLICY TP-11  
POLICY TP-12  
POLICY TP-13  
PROPOSAL TP-C  
PROPOSAL TP-D

POLICY TP-1  
POLICY TP-2  
PROPOSAL TP-A  
PROPOSAL TP-B  
POLICY TP-3  
POLICY TP-4  
POLICY TP-5  
POLICY TP-6  
POLICY TP-7  
DELETED  
POLICY TP-8  
POLICY TP-9  
DELETED  
POLICY TP-10  
POLICY TP-11  
POLICY TP-12  
POLICY TP-13  
DELETED  
DELETED

**COMMUNITY SERVICES**

POLICY CS-1  
PROPOSAL CS-A  
POLICY CS-2  
POLICY CS-3  
POLICY CS-4  
POLICY CS-5  
POLICY CS-(i)  
POLICY CS-6  
POLICY CS-7  
POLICY CS-8  
POLICY CS-9  
POLICY CS-10

POLICY CS-1  
DELETED  
POLICY CS-2  
POLICY CS-3  
POLICY CS-4  
POLICY CS-5  
POLICY CS-6  
~~POLICY CS-7~~  
POLICY CS-8  
POLICY CS-9  
POLICY CS-10  
POLICY CS-11