

<b>Consultation</b>	Planning Future Cornwall - Preferred Approach for a Core Strategy.
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## Consultation Details

If you have any specific comments on the content of our preferred approach for a Core Strategy, the Community Network Area Discussion Papers, or any of the evidence based papers please submit them using one of the following methods:

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

Email: [cornwallldf@cornwall.gov.uk](mailto:cornwallldf@cornwall.gov.uk)

Post: Strategic Policy Team, Cornwall Council, Planning and Regeneration, Circuit House, St. Clement Street, Truro, Cornwall, TR1 1DT

You can also view and comment on the evidence base by visiting our website [www.cornwall.gov.uk/ldf](http://www.cornwall.gov.uk/ldf)

The consultation period on our preferred approach for a Core Strategy runs from Monday 9<sup>th</sup> January until Friday 2<sup>nd</sup> March 2012. To include your views we need to hear from you by 5pm on Friday 2<sup>nd</sup> March. We do however wish to continue consultation with you throughout the preparation of the Core Strategy.

## Foreword



### Planning Future Cornwall

All of us who live, work and visit Cornwall know it's a special place. We all have a responsibility to shape what it will be like in the future and proper planning is the key.

To achieve this we need to outline the context and policies for future growth in housing and jobs.

This consultation document is our preferred approach to development and sets out the kind of policies that we think should guide future planning

decisions.

We need to tackle issues such as climate change, affordable homes, jobs and infrastructure while safeguarding the environment. This means the Council has to make tough decisions and come up with a plan that can shape how Cornwall positively and pro-actively deals with change in the most sustainable way over the next 20 years.

At its heart, this plan is for you and future generations, so it is important that you give us your thoughts. Please let us know by 2nd March 2012 are we doing the right thing, if not, what should we do?

Cllr. Mark Kaczmarek, Planning & Housing

### Towlenna Kernow Dhevedhek

Pub huni neb a drig, oberi po godriga yn Kernow a wor hy bos le arbennek. Oll ahanan a'gan beus charj dhe furvya fatel vydh hi y'n termyn a dheu ha towlennans ewn yw an alhwedh.

Rag kowlwul hemma, yth yw res dhyn a linenna an gettesten ha policis rag tevyans devedhek a dreven ha sodhow.

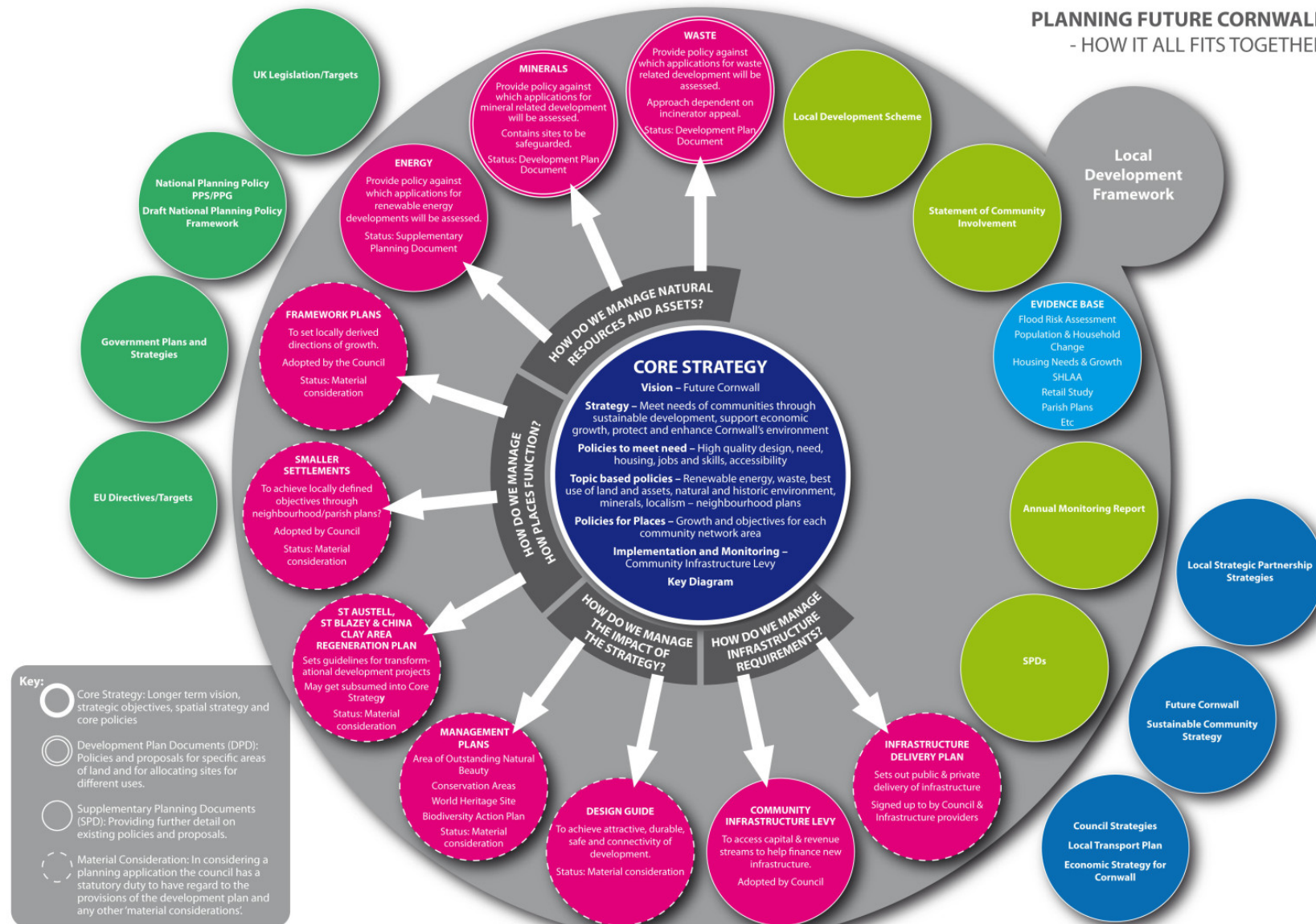
Yth yw an skriften geskussulya ma agan fordh breferys dhe dhisplegyans hag y tiskwedh an ehen a bolicis a dal, del brederyn ni, gidya dewisyow towlenna y'n termyn a dheu.

Yth yw res dhyn ni a dhyghtya chanj hin, treven resnadow, sodhow hag isframweyth, yn unn dhifres an kerhynnedh. Hemm a styr bos res dhe'n Konsel kemeres dewisyow kales ha profya towl may hyll Kernow dyghtya chanj yn posedhek ha gweythresel, yn maner an moyha sostenadow dres an 20 bledhen a dheu.

Orth y golon, an towl ma yw ragowgh hwi ha rag henedhow a dheu, ha rakhenna yth yw posek y rowgh hwi dhyn agas prederow. Mar pleg, kedhlewgh dhyn erbynn dy' Gwener 2a mis Meurth; eson ni owth oberi yn ewn, mar nyns eson, pandr'a dal dhyn y wul?

Konsler Mark Kaczmarek, Esel an Kabinet rag Treven ha Towlenna

# How it all fits together



## Contents

1 Introduction	1
2 Overarching policy messages – our key principles	6
3 Minerals, Waste and Renewable Energy	16
4 Policy Messages for Places – local objectives	17
5 Implementation and Monitoring	26
6 Key Diagram	27

## Introduction 1

**1.1** We need a set of planning policies that will provide some certainty and guide planning decisions. This policy framework needs to be in line with Government policy but we need to set out our own agenda which responds to the needs of Cornwall.

**1.2** More broadly the plan must also provide for sustainable development. This requires us as individuals and as a society to think through decisions about how we live our lives, about development and social change, considering the consequences of our actions and coming up with solutions.

### This consultation document

**1.3** This consultation outlines the Council's preferred approach to our 20 year planning strategy Planning Future Cornwall and how it will help the vision of Future Cornwall (our community strategy) happen. The final version of the plan will be our core strategy (as it is known under current legislation) and contain our key planning policies. This consultation document describes, in bold text, what we think our policies should be aiming to achieve. **These provide the policy intent, not the final wording.** The final policies will be shaped by this consultation and included in the next version.

**1.4** The final plan and its policies are not the only consideration in planning decisions. Each policy will be supported by a combination of evidence, guidance, best practice and strategies. These are important to help us make balanced decisions based on our most up to date understanding. Examples of these include neighbourhood plans (that can form part of the set of policies), guidance on particular subjects like design or landscape and local management plans. We also take account of other material considerations when making planning decisions.

**1.5** We intend to encourage localism and want locally prepared neighbourhood plans. These can be made by parish or town councils and are now allowed under the government's Localism Bill that comes into force Spring 2012. Neighbourhood plans should seek to

find ways to manage change for the benefit of local communities. They will fit beneath this plan and can form part of the formal planning framework.

**1.6** We are asking for views on our approach. We will consider your views and consult you again on the final plan in the summer. After that, the plan will be submitted to the Secretary of State and, subsequently, will have an independent examination, with an inspector appointed by the secretary of state, before being adopted by the Council to be used for planning decisions.

#### Government National Planning Policy Framework

A consultation draft was published in July 2011. It has a pro-sustainable development tone. It aims to simplify national policies and allow for locally produced neighbourhood plans (that are in line with national policy and Cornwall's plan).

The final version of the national framework will have a bearing on the nature and content of our plan and its policies.

**1.7** We will have to show, at the examination, how our plan:

- Positively addresses the need for development;
- Is justified as the most appropriate strategy, based on evidence;
- Is effective and deliverable (including cross boundary working); and
- Is consistent with national policy.



# 1 Introduction

## Evidence Base and Options

Understanding Cornwall is the Council's baseline for evidence and issues. In addition a number of papers have been prepared to help identify the key planning issues that should be addressed in the plan. These papers remain living documents: they will be updated as appropriate.

Topics covered are: agriculture and food; biodiversity and geodiversity; climate change; coast and maritime, crime and anti-social behaviour; design and efficient use of resources; economy; education and skills; energy; flooding, drought and water consumption; green infrastructure; health; historic environment; housing; landscape and seascape, minerals; retail and town centres; social inclusion; soil, air and water quality; sport, recreation and open space; tourism; transport and accessibility and waste.

In addition, area based papers are available for each community network area.

Alternative options have been considered during the development of this proposed approach. These are set out in a separate report.

They can be viewed in full by visiting: [www.cornwall.gov.uk/ldf](http://www.cornwall.gov.uk/ldf)

## Cornwall in context

**1.8** Cornwall, located at the start of Britain's south west peninsula, has a special and varied physical environment that has been moulded over centuries by the way we have used its resources. Many of the traditional industries created the character and pattern of our settlements and landscape; farming; fishing; and mining have declined significantly. Our communities are constantly adapting to new ways of living and working.

**1.9** More than anything, Cornwall continues to have thriving communities with distinct and diverse cultural identities.

### Key Facts about Cornwall;

- Over half a million residents (a quarter of us over the age of 65) projected to rise to over 600,000 (with 1/3 over 65) by 2030;
- Over a quarter of a million homes, on average costing 9 times average incomes;
- Over 200,000 jobs; but low average salaries (£22,000), widespread pockets of severe deprivation;
- Nearly 20,000 people on our housing waiting lists, about 3,000 of these in serious need of homes;
- Nearly 1,500 miles square; 3% is covered by buildings and gardens, 2% by road; and 95% is undeveloped; and
- 30% of Cornwall is under nationally important landscape designation; only 6% is high quality agricultural land.

**1.10** *Planning Future Cornwall* must provide a clear land use strategy that builds on our past successes and uses these to achieve our vision and make the most of our considerable strengths. Cornwall has a fantastic opportunity, right now, to take a lead on the green agenda. We have a strong knowledge base and entrepreneurs, natural resources for renewable energies (sea, wind, sun, geothermal); a place with a world class brand, a high quality environment; access to appropriate housing and a culture of creativity, invention and innovation.

**1.11** We aim to establish a long term strategy flexible enough to ensure we can be resilient to future change, whatever that future change might be. Above all it is important to maintain the distinctiveness and qualities of Cornwall.

## Introduction 1

**1.12** We live in a dispersed pattern of many settlements ranging from towns of nearly 30,000 people, down to small rural hamlets. Over two thirds of us live in places with less than 3,000 residents. We want to support all these communities, each has a role in our future, and we need to ensure there are opportunities to access our needs more locally. This is essential if we are to be more sustainable, supporting a living thriving landscape and community.

## Vision and Objectives

**1.13** This plan takes, as its start point, the vision and objectives of *Future Cornwall*, which sets our vision for economic, social and environmental well being. It identifies four long term objectives for this. Planning Future Cornwall must provide the planning framework that underpins this.

### Future Cornwall

The vision recognises that geographical variations are significant, Cornwall has a strong cultural identity but is not the same all over. Changes in the population, particularly as an increasing proportion will be older, presents major challenges. Deprivation remains a persistent problem in key areas, but Cornwall also has opportunities and strengths in its peoples' skills and the environment. All of these have an effect on how service delivery should be provided to meet local challenges, we need to address these and make the most of our strengths.

Our vision is to;

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

***Future Cornwall* is clear that;**

**Sustainable living means changing our behaviour as a society; how or when we travel, how we use and produce energy and what we eat. It is the careful use of natural resources that support survival so that they are still there for future generations.**

**We all need to take responsibility to save natural resources, reduce waste, and reduce greenhouse gas emissions that affect our climate.**

**“an industry leader in environmental technologies ... and ... be a green peninsula...”**

- **resilient to rising costs of energy;**
- **economic growth within environmental limits;**
- **low carbon and energy efficient homes;**
- **less need to travel with an excellent transport system and less reliant on fossil fuels;**
- **local generation of renewable energy;**
- **careful use of resources, minimum waste and re-use of waste products; and**
- **consumption of locally produced food.**

**Culturally distinctive, Cornwall will have strong inclusive communities with character and purpose. Main towns will have a key role, individual places and clusters of smaller settlements will be viable centres for employment and services. Each community will contribute to Cornwall's common goals in its own way.**

**At the heart of sustainable living is Cornwall's unique and extraordinary natural and historic environment.”**

### Four Objectives:

- **Economy - to become a market leader in innovative business and low carbon technologies: increase productivity and raise quality across the economy to enhance and build a robust network of small and medium sized businesses to secure Cornwall's economic stability.**
- **Self sufficient and resilient communities - to improve our communities through quality building, using housing development to meet local need and drive the**



## 1 Introduction

**regeneration and sustainability of communities, promoting smaller settlements to be centres of employment and services and set an example in design for sustainable living to promote equality of opportunity and wellbeing, improve access to quality services, increase participation in influencing local decision making and encouraging individuals to engage in shaping and delivering services in their communities.**

- **Good health and wellbeing for everyone - to make it easier for people to lead healthy, active lifestyles and to get involved in their local community.**
- **Environment - to make the most of our environment, reduce greenhouse gas emissions and invest in and promote sustainable use of natural resources.**

### Spatial Strategy

**1.14** Cornwall's diversity requires different responses in different places. There is not one answer across Cornwall.

**1.15** At the heart of this strategy we aim to plan for the needs of the people who live, and will live, here so they can have homes, jobs and good access to facilities. A good mixture of facilities and opportunities has been shown to make places more resilient to change. We aim to help these communities contribute to Cornwall's needs in the most appropriate, sustainable and resilient way they can.

**1.16** This means ensuring communities continue to have physical or electronic access to facilities and services and enjoy a good quality of life. It is not about allowing development anywhere but focusing on robust communities and enabling other communities to become more robust where possible.

**1.17** Development is necessary, first and foremost, to meet the needs of Cornwall's communities for homes, businesses, jobs, and access to our daily needs. We must plan positively for these. We

must also ensure the delivery of the infrastructure required and support a major improvement in the economy's performance and productivity and to improve our economic prospects for the future.

**1.18** Our preferred approach is based around a dispersed strategy that ensures the necessary growth in homes and jobs in our main towns and supports our priorities for regeneration. In addition, the plan allows for more organic growth in our smaller towns and villages and where it supports or enables the provision of appropriate services and facilities locally.

**1.19** This approach recognises that many of our smaller places provide better opportunities to be more self-contained or possibly work collectively to provide a range of services. They provide an important component of our response and resilience to issues by reducing the need to travel.

**1.20** This spatial strategy will be delivered in the context of an overall objective to ensure the natural and historic environment is given careful consideration in the planning process. This involves managing change that meets social and economic needs while safeguarding the environment which is what makes Cornwall the special place that it is.

### Our strategy will;

- conserve and enhance our best and most important environmental assets, particularly the water cycle and flood alleviation, and enhance a strategic network of green infrastructure to support health, wellbeing, wildlife and other ecosystem services; and
- manage development to put local character and cultural distinctiveness at the heart of place-shaping.

Our strategy will take a flexible, positive and creative approach to decisions where they clearly achieve our aims and make the most of opportunities that come up. To guide this but provide

## Introduction 1

the necessary flexibility, a number of priorities have been identified these form the basis of our strategy. They are;

- Support the regeneration of two former industrial heartlands of our economy, central to resolving deprivation and strengthening the economy;
  - Camborne, Pool and Redruth with a focus on brownfield development; and
  - St Austell and Clay country area to create a focus for green industries, using transformational regeneration, of high eco-standards, as a catalyst;
- Outside of these areas we will support improvements to the other main towns with levels of growth focussed on areas of greatest housing need and economic opportunity
- Support the development at the local enterprise zone at Newquay Airport to drive economic growth in the area and broaden our range of businesses, including improvements to rail links across mid Cornwall.
- Strengthen the role of Launceston and Saltash as gateways to Cornwall, and opportunities for economic growth at key towns along the A30 and A38.
- Maintain Truro's role as a retail alternative to major centres outside of Cornwall and supporting the improvement of other town shopping provision as service centres throughout Cornwall.
- Support growth in smaller towns to meet needs and help these places prosper through housing, employment and infrastructure and also to develop their roles as service centres for surrounding communities.
- Support rural communities with more organic development, appropriate to their local needs and opportunities, that builds on their strengths the future sustainability of rural communities.
- Focus on developing a green Cornwall, ensuring an emphasis on high quality design and supporting renewable

and decentralised energies aiming for energy security. We will encourage green industries and provide for more sustainable patterns of transport.

We also include a small number of strategic options where we would particularly welcome views;

- Consider as part of this strategy accommodating growth in new eco-communities or extensions to communities in a way that protects the best agricultural land close to towns, acting as a further catalyst for Cornwall as a leader in green technologies and to find innovative ways of delivering new infrastructure and affordable housing for local people; and
- Options that focus additional new growth in Bodmin and Saltash as a way of providing further local investment in key infrastructure.

### Question 1

Will this strategy achieve the vision? What would be better and why?

## 2 Overarching policy messages – our key principles

**2.1 Sustainable development** is a global issue. Locally it is about creating a better quality of life for everyone, now and for generations to come. We have to recognise that our economy, environment and social wellbeing are all interconnected. In Cornwall we believe we should focus on what can make the most difference. It is an industrialised world, we recognise this and aim to adapt positively to it.

**2.2** We are a part of it, not apart from it.

**2.3** Our key challenge will be to overcome widespread deprivation and support the economic and housing growth needed to meet the current and future needs of our communities in a way that protects and enhances the essential environmental and cultural assets of Cornwall. This is about managing development in a way that allows us to be resilient in the face of significant changes over the long term, whether they are social or economic factors or climate change challenges.

**2.4** The implications of climate change and peak oil also require a pro-active response in a way that limits future harm but also optimises the opportunities for Cornwall. In the future there is likely to be less ability to rely on fossil fuels and this will impact on the way we live.

**2.5** This is a serious challenge to communities. We can help to achieve this by supporting development that helps communities to become more economically and socially sustainable.

**2.6** We must plan in a way that reduces both the emissions that contribute to climate change and the consumption of finite natural resources. This will be by allowing development where there are options for travel other than just the private car, by supporting new models of service delivery in rural areas, and using buildings that are energy and water efficient through carbon neutral design.

**2.7** We will continue to provide for growth in economic productivity, especially where there are concentrations of deprivation, and focus on growth in sustainable businesses. We are in a unique position to maximise our opportunities in marine industries and renewable energies and technologies.

**2.8** We will seek to meet the needs of communities in terms of homes and access to facilities and reduce the need to travel.

**2.9** We will safeguard vital environmental assets such as water and air quality as well as nationally important landscapes, to ensure they are here for future generations. We will enable our distinctive environmental and cultural character to evolve without losing what makes Cornwall a special place.

### A. Sustainable Development

- We will promote development that recognises the global context and helps to optimise what we can achieve for it. It should;
- provide improved economic productivity and wealth based on our assets and opportunity e.g. in renewable energy and maritime based business
- support the sustainability of our existing communities by ensuring the provision of jobs, services, facilities and meeting housing need
- protect the environmental resources that our lives depend on, through a strategic network of green infrastructure that supports health, wellbeing, wildlife and other ecosystem services; and
- best retain and adapt the distinctive character and quality of our environment (its landscape, biodiversity and history) and the cultural distinctiveness of our communities and settlements.

## Overarching policy messages – our key principles 2

Recognising the challenge of climate change we will promote the sustainable use of our natural resources to support the use of renewable energy and ensure development responds in a positive way to these needs and enables adaptation to future energy needs and climate change.

To support these aims we will develop a sustainability checklist for guiding both developers and communities on the consideration of new developments.

**2.10 Our towns and villages** and the roles and functions they perform are central to our strategy. In order to maintain and enhance these the plan takes an approach to growth encouraging homes and jobs, where they best support our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally.

**2.11** This will be in the towns, main villages and elsewhere where development can be managed to provide better facilities (e.g. between a group of smaller villages). We aim to maintain and evolve local distinctiveness while helping existing centres to continue to be hubs for communities, by providing employment, services, retail and social needs.

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

**2.13** Shopping in its widest sense forms a major component of the role and functions of centres. We also plan to maintain a strong retail provision in Cornwall.

### B Viable Places

We want to reduce deprivation and maintain and enhance the role, function and sustainability of our towns and villages by ensuring high quality development that:

- provides measures to improve centres, particularly where they help to adapt and reinforce their role in meeting needs and acting as the focus for a range of activities including employment and shopping;
- reflects local retail capacity and is appropriate to respective established centres:
  - Truro's position as an alternative to major centres out of Cornwall supported by the strategic retail centres of Penzance, Falmouth, St Austell, Camborne/Pool/Redruth (in combination);
  - the other major town centres of Newquay, Bodmin, Hayle, Helston, St Ives, Bude, Launceston, Wadebridge, Liskeard and Saltash; and
  - local centres.
- safeguards or improves access to community, social, health, education, cultural and recreation facilities; and green infrastructure;
- allows for a shared role between a number of centres as clusters for service provision;
- encourages the co-location of facilities and services, e.g. through sharing buildings, where this improves the future sustainability of those facilities and communities;
- provides necessary social and infrastructure needs arising from the proposal;
- meets needs in villages and smaller rural settlements and allows for local communities to adopt higher levels of

## 2 Overarching policy messages – our key principles

growth that address issues of rural isolation and developing sustainable rural communities; and/or

- in the case of proposals for isolated dwellings, this is justified by exceptional circumstance.

We will seek the views of, and work with, communities on what is required to improve the sustainability of their community and that could be provided by future development.

**2.14** Successful places are the bedrock of Cornwall's communities. This strategy provides a framework for this. While it provides a framework for appropriate growth in places the detailed delivery of these should be through locally developed neighbourhood plans in partnership with the Council

**2.15 Meeting need:** Access to housing, jobs, services and facilities are the fundamental needs of our communities.

**2.16 Homes:** We propose to plan for a minimum 20 year target of 48,000 homes (subject to views on the options in this document). This anticipates the level of need that comes from the number of new households that come from our existing communities, young people leaving home, family breakup, older people living longer, and through an expected level of migration into or back into, Cornwall.

**2.17** There are a number of planning permissions already granted and builds started and complete that will contribute to that 48,000. At April 2011 this figure was over 16,000

**2.18** Nevertheless, it is important that our housing market is appropriate for what we want to achieve. A range of housing type and tenure is necessary to support economic growth and to meet the needs of an ageing population. Provision of affordable housing continues to be a Council priority.

**2.19** The pace that homes are built will vary depending on the economy and viability. Migration rates are closely linked to levels of economic growth too. A slower rate of economic growth is anticipated in the earlier period of the plan. Therefore it will be necessary to have a clear understanding of the rates of delivery and monitor progress closely and amend our plan when necessary over the plan period to respond to changes in the economy.

**2.20** The Council wants to be proactive in the delivery of affordable housing. In its consultation on its draft affordable housing development plan document in Autumn 2010, we sought to achieve a number of objectives;

- Defining our local need and what was affordable housing.
- Maximise the target for affordable homes. The targets set out in that document are subject to review, and we are as well as looking further at viability in difficult market conditions. Further work will be presented with the next version of this plan.
- Supporting delivery in rural areas through exception sites to meet local need delivered if required and supported by the local community through cross subsidy from market housing.
- Supporting the principle of a dispersed approach, which every settlement may have, needs to support sustainability.
- Responding to the pressures in areas with high levels of second homes by focusing new development in those areas to meet local needs and restricting how market housing is to be the primary residence.

**2.21** This reflects the responses to the earlier consultation that highlighted the need to look at viability and how this affects our targets and the products we can offer. The Government's emerging national planning policy framework also reflects this. Further work has been undertaken specifically on the viability of affordable homes in Cornwall and this will be the subject of more detailed consultation to provide robust policies for delivery of affordable housing.



## Overarching policy messages – our key principles 2

**2.22** The principles at the heart of the draft development plan document remain unchanged but the policies will be reviewed in the light of the further work on viability in our current market conditions and changes in national policy and incorporated into future versions of this plan as a single document.

**2.23** Cornwall has a shortage of approved and authorised sites for Gypsies and Travellers and a high proportion of unauthorised sites, this is a housing issue. The Council is proactively seeking to deliver improved provision to meet the accommodation needs of travelling communities; to preserve their traditional lifestyle; to improve access for Travellers to health and education facilities; and to maintain good community relations.

### C Housing

We will ensure that housing development helps to deliver our primary objectives for affordable housing and the economy by:

- providing for at least 48,000 homes in the period 2010-2030;
- seeking to support the sustainability of all communities;
- requiring a proportion of all development to be affordable housing, related to local need and viability and the objective of achieving a better balance in the housing market and consistent with the Council's draft affordable housing development plan documents (2010) subject to a review of viability and deliverability;
- allowing accommodation for workers to support business needs including; a wide range of seasonal and migrant workers; live/work and home-working opportunities; and for isolated businesses;
- ensuring that proposals for new housing make provision for an appropriate range of types and sizes of housing to meet the needs of the community;

- supporting the provision, in suitable locations, of new housing and related accommodation to meet the needs of older people and other vulnerable groups;
- supporting, in suitable locations, the provision of accommodation designed to meet the need of students; and
- providing for Gypsies, Travellers and Travelling Showpeople to meet identified needs: small scale transit and permanent sites will be supported in appropriate locations with reasonable access to services and facilities.

**2.24 Jobs:** We will be seeking the equivalent of one job per new home. In order to make the economy stronger we want to broaden the range of businesses and ensure the conditions are right to support business and overcome issues of deprivation and seasonal work. This is not just about major employers, which are best located close to larger areas of population. We also want to encourage and allow smaller scale opportunities and support the expansion of existing businesses and the growth of new sectors.

**2.25** We will specifically encourage particular sectors where Cornwall has clear opportunities to lead and will seek to support the Cornwall and Isles of Scilly Local Enterprise Partnership as it develops its strategies for economic growth in Cornwall. The infrastructure necessary to achieve the economic ambition will be a focus for delivery including improvements to the rail and road network (particularly the A30), capacity of the electricity grid and proper access to schools and higher education.

**2.26** In order to support Cornwall's economic aspirations specific proposals that would provide for higher education, training and skills development will be encouraged. And where appropriate detailed policy provision such as site identification will be carried out.



## 2 Overarching policy messages – our key principles

**2.27** The next generation of broadband and the skills and training for the knowledge economy must be in place for everyone to take advantage of.

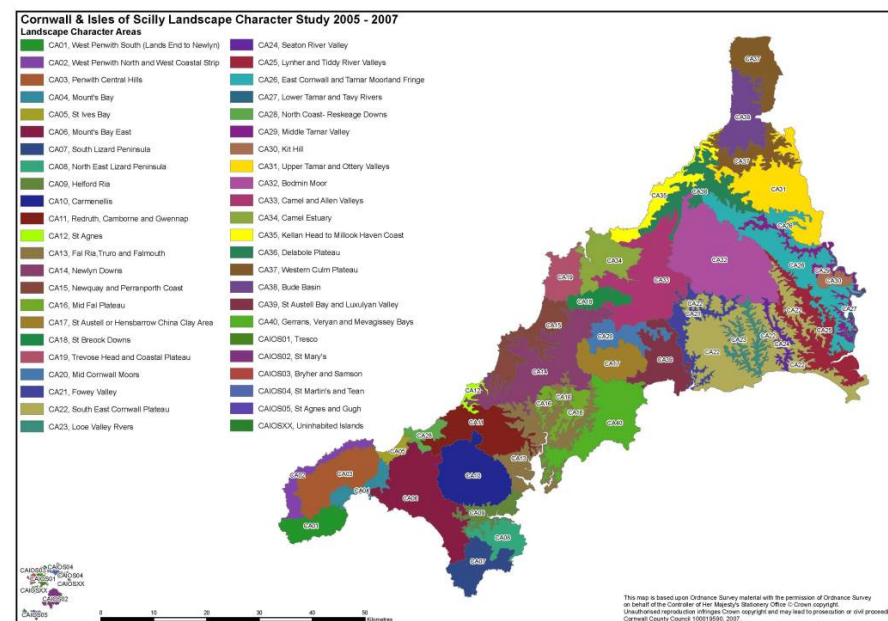
### D Jobs and Skills

We want to ensure appropriate infrastructure for business and encourage employment opportunities by;

- seeking sustainable growth and improve opportunities particularly in the sectors of; renewable energies; knowledge based economies; high value and green tourism; secondary aggregates; agriculture, horticulture; marine; aerospace and creative industries;
- encouraging rural business and diversification to maximise added value to agricultural and fishing industries;
- allowing for development that enables (e.g. through cross subsidy) job space provision where it is needed and would not otherwise be viable, and supports business opportunity and needs;
- providing for facilities to support skills development and the knowledge economy by accommodating development for research and development activities; Combined Universities in Cornwall and other higher education and advanced engineering;
- safeguard employment land that is appropriate, well occupied and valued by its occupants;
- supporting new working practises including working from home and ICT developments; supporting training opportunities; improving accessibility to high generation and next generation broadband and ensure necessary infrastructure is provided to support business development; and
- support economic development and employment opportunities at Newquay Airport local enterprise zone.

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

**2.29** Considerable guidance is set out in the emerging Cornwall design guide, the landscape character assessment, and the Areas of Outstanding Natural Beauty and World Heritage Site management plans in particular. All these provide important evidence for planning decisions.



**2.30** Good quality design need not affect viability and can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport issues, and improving local environments.

## Overarching policy messages – our key principles 2

**2.31** The Commission for Architecture and Built Environment (now part of the Design Council) in association with the Home Builders Federation produced building for life principles that promote design excellence and celebrate best practice in the house building industry providing nationally recognised standards. This should be applicable to all development, our Cornwall design guide, and other guidance, helps the detailed consideration of individual proposals.

### E High quality development

We will require ALL new development to follow design principles which demonstrate high quality and show how its mix of uses, setting and contribution to local distinctiveness has been considered, for;

#### Environment and Community;

- Providing community facilities, such as a school, parks, play areas and open space, shops, pubs or cafés.
- The mix and tenure of accommodation should reflect the needs and aspirations of the local community.
- Locate the development with easy access to public transport where reasonable (subject to its location).
- Include features that reduce a development's environmental impact and contribute to the green infrastructure.

#### Character and Design;

- Use and respect existing buildings and landscape positively
- Support a distinctive character that relates well to surroundings, e.g. density of buildings, public art and consideration of local building materials.
- Define streets with a well-structured building layout and relationship between the public and private space.

#### Streets, parking and pedestrian priority;

- Building layouts should take priority over the streets and car parking.
- Car parking should be well integrated and situated so it supports a good street scene.
- Streets should be pedestrian, cycle and vehicle friendly, and should be overlooked to increase surveillance and increase safety.

#### Design and construction;

- Buildings need to be designed to a high architectural quality with internal spaces and layouts that allow for adaption, conversion or extension as needs change.
- Schemes should make use of advances in construction or technology that enhance a building's performance, quality and attractiveness – community heat and local energy generation.
- Where possible buildings and spaces should outperform minimum statutory standards e.g. in solar, water and waste management solutions.

**2.32 The best use of land** will support Cornwall's ability to respond to longer term global changes. It will also strengthen a range of objectives; the protection of our environment from flooding; aim for self sufficiency in energy and food; as well as the effective treatment of waste and the sustainable use of minerals. Each of these also has opportunity to deliver on economic objectives.

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

## 2 Overarching policy messages – our key principles

### F Best use of land and assets

We will ensure best use of land by;

- prioritising the use of previously used land over greenfield land wherever possible;
- safeguarding, where reasonable, land for food production including best agriculture land and supporting the provision of allotments; and
- safeguarding locally valued, social and economic uses and facilities through neighbourhood planning.

**2.34 Cornwall's environment** is at the heart of our past and our future distinctiveness. The historic, built and natural environments and landscapes of Cornwall are important social and economic assets. They also provide much of Cornwall's ecosystem services which includes assets and services such as food and water; regulating services such as flood control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling which together maintain the conditions for life on Earth.

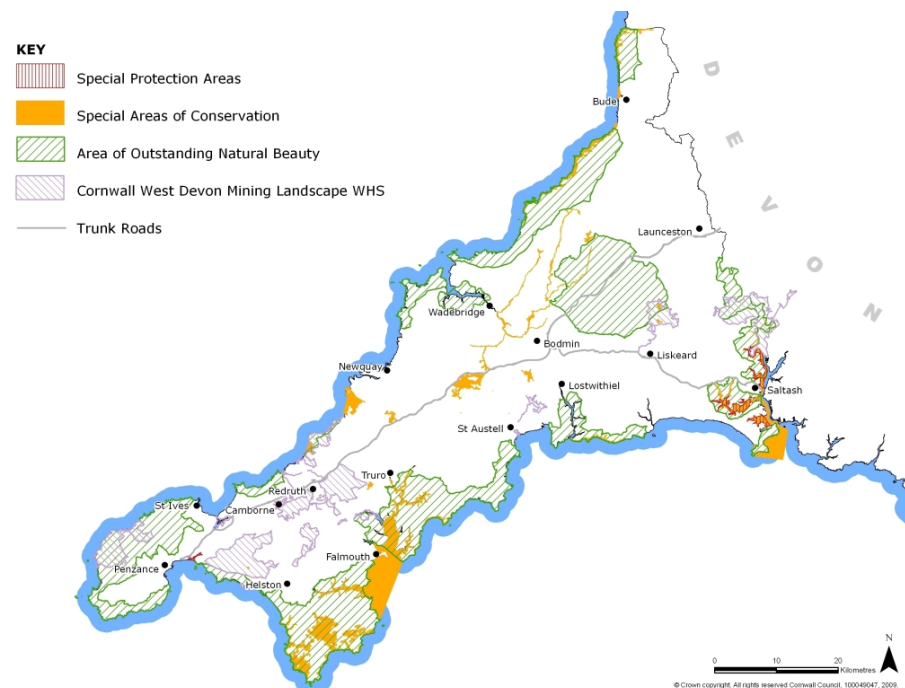
**2.35** Our distinctiveness and character must be carefully managed through the planning process. We expect proposals to demonstrate how local distinctiveness and the landscape character assessment process has been used and what impact and mitigation measures have been taken for key areas of landscape, historic, natural, maritime and coastal environment including how they account for sustainability and climate change adaptation and mitigation.

**2.36** The quality of Cornwall's environment is reflected in the many statutory responsibilities and duties to safeguard the environment through legislation such as Areas of Outstanding Natural Beauty; Special Areas of Conservation, Sites of Special Scientific Interest, Listed Buildings, Scheduled Ancient Monuments,

conservation areas and international agreements such as the World Heritage Site which has been designated for its outstanding universal value and the European Landscape Convention.

**2.37** However, all landscapes are important and most of Cornwall is not covered by these designations which is why attention to distinctiveness and character is so important.

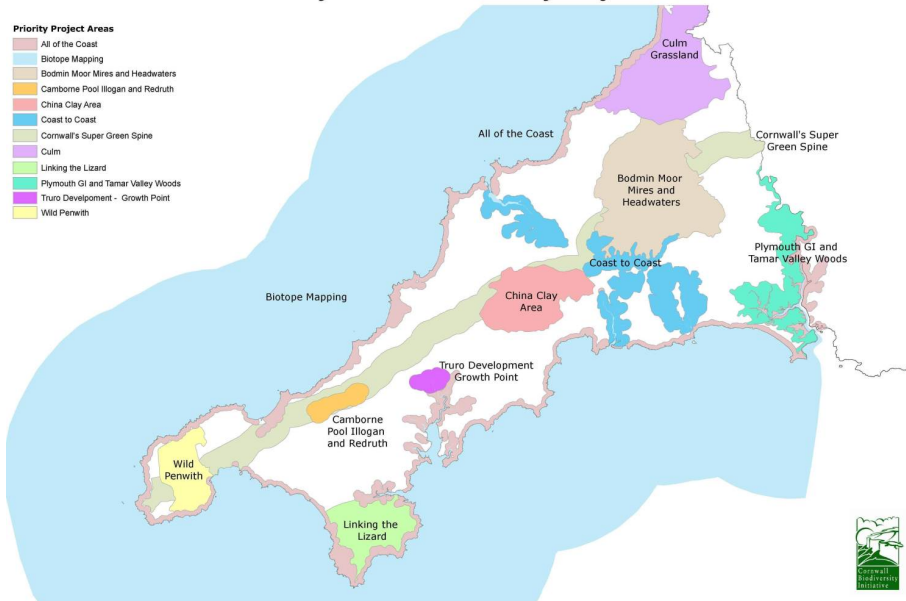
### Environmental Designations



**2.38** The concept of green infrastructure linking and enhancing open spaces provides an important role and has a real benefit for communities and for wildlife. This network needs to be recognised and enhanced to provide a network of open, accessible and wildlife friendly areas. We want to build a stronger ecological cohesion and network of multi functional green infrastructure in Cornwall.

## Overarching policy messages – our key principles 2

Cornwall Biodiversity Action Plan Priority Project Areas 2010 -2015



### G Natural and Historic Environment

We will safeguard and enhance Cornwall's special built and natural character by taking a strategic approach to managing this distinctiveness and pace of change. We will support development that;

- shows how it protects, conserves, enhances or acknowledges the outstanding and distinctive historic and natural assets and character of Cornwall according to their significance and setting, for wider social, cultural, economic and environmental benefits; and
- sustains a strong sense of place, retaining built and natural features that are important to and enhance character.

In particular, we will conserve and enhance;

- the Areas of Outstanding Natural Beauty having regard for the interest of those who live and/or work there and support the adopted AONB management plans;
- the defined outstanding universal value of the World Heritage Site supporting the adopted management plan;
- the quality and benefits of river corridors, estuaries and the coast including landscaping improvements, water quality, habitat creation and/or flood alleviation; and
- biodiversity and geodiversity by protecting the overall resource and creating a local and regional biodiversity network of wildlife corridors set out in the biodiversity action plans and green infrastructure strategy.

And, we will play our role in addressing global issues:

For sustainability, climate change, adaptation, mitigation and pollution development should;

- accommodate and not compromise the necessary adaptation to climate change of natural processes, habitats and biodiversity and the near shore environment;
- protect and conserve water cycles, including flooding, and make the most efficient use of water using, e.g., grey recycling water systems; and
- avoids or mitigates against harmful impact on air, water, soil, noise, and night skies.

**2.39 Access** to what we need each day is crucial to our future sustainability. Reducing our need to travel is central to our longer term strategy. But, infrastructure and services to enable movement will still be required, especially to improve the economic prospects for Cornwall. We will maintain our key transport network for; walking; train; bus; car, cycle, air and sea transport as well as safeguard future opportunity for improvements.

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



## 2 Overarching policy messages – our key principles

**2.41** Our preferred approach reflects our existing communities and their potential to be more sustainable as the ability to travel is restricted due to cost and other factors. By having the opportunity to live more locally with less need to travel our communities will be more resilient and healthier.

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

### H Accessibility

We will ensure people have good access to facilities with a transport network for this;

ensuring development is located where it can reduce the need to travel and more sustainable travel patterns can be achieved;

- require the provision of new and improved footpaths, cycleways and leisure trails;
- provide park and ride solutions for key locations;
- ensuring development proposals are consistent with and contribute to the implementation of Connecting Cornwall 2030, Cornwall's local transport plan;
- require the submission of travel plans and other appropriate measures in new developments;
- maintain and enhance the transport network through; rural services and safeguarding strategic opportunities for future sustainable modes of travel e.g. closed branch rail lines;
- manage the strategic road network particularly for long distance and business journeys;
- providing transport facilities and levels of parking appropriate to improve the environmental performance of the development; and
- manage public sector service provision to sustainably support the settlement pattern and customer needs.

**2.43 Infrastructure** is fundamental to the success of the strategy. The timely delivery through traditional or innovative ways to meet our needs must overcome challenges and enable development. A charge will be made using the Community Infrastructure Levy (Amendments) Regulations 2011, subject to viability, on new development to provide gap funding to deliver specified priorities. This is crucial for our social and economic success and should support major projects that benefit all of Cornwall as well as local ones.

**2.44** Priorities for investment will be established through a robust process informed by the infrastructure delivery plan preparation and will include the opportunity for investment in local projects too, by the allocation of a meaningful proportion of the charge to local areas.

### I Community Infrastructure Levy

We will collect a charge on all, viable, development for use to deliver specified strategic and local infrastructure to support growth.

- The charge will be at a set rate, reflecting viability. Areas of different viability and charges will be set out in a charging schedule. Money received from this charge will be spent on priorities that are established through a transparent process.

**2.45 Localism** is an opportunity for communities to shape how this plan is achieved in their areas. Under the government's Localism Bill, parish and town councils will be able to prepare neighbourhood plans that can be adopted as part of the statutory planning framework. These plans will have to be assessed by an independent examiner and;

- Have regard to national policy;

## Overarching policy messages – our key principles 2

- Be in general conformity with this plan; and
- Be human rights compatible.

**2.46** We aim to adopt, as Council policy, locally prepared plans. In the meantime we will retain existing local policies until superseded by neighbourhood or this Core Strategy. To be adopted by the Council, neighbourhood plans need to meet the tests above.

**2.47** The aim of this plan is to focus on those issues that need to have strategic guidance allowing communities the ability to shape their local areas in more detail. Where higher levels of growth are sought by local communities, to deliver additional local objectives, we would seek to work with them to understand how the development will be managed to reflect an organic and appropriate growth.

### **J Localism – Neighbourhood Plans**

Neighbourhood plans will be adopted as part of the planning policy framework and should;

- set out local priorities about how to manage change in line with the strategy and policies of this plan; and
- provide the opportunity for communities to support development beyond that set out in this plan to support the delivery of local objectives.

As part of the consultation process the Council welcomes a debate with local communities on this opportunity and the level of detail that should be provided in this core strategy to provide an appropriate framework.



### 3 Minerals, Waste and Renewable Energy

**3.1** It is intended that, in the final adopted version, Planning Future Cornwall will include Cornwall's policy framework for Energy, Minerals and Waste. These are subject to a separate and more detailed consultation document as part of the same consultation with this document.

**3.2** To see the full document and to comment on this part of the consultation visit: [www.cornwall.gov.uk/ldf](http://www.cornwall.gov.uk/ldf)

#### Question 2

Does the policy intent contained in boxes A-J in section 2 achieve the objectives of the plan?

## Policy Messages for Places – local objectives 4

**4.1** Our plan will be delivered, not in one go or in one place, but by development in stages in different places over years. Future Cornwall is clear that each place has a role to play and that development provides an opportunity to achieve local objectives.

**4.2** We have established community network areas to act as local focus for debate and engagement. These provide the basis for the spatial element of our proposed policy framework. Through evidence and consultation we have identified objectives for each of these community network areas and Cornwall's main towns. Many are reflected in the overall approach to the plan such as affordable housing, we propose other more locally specific, issues will form the area wide basis of these community network area policies.

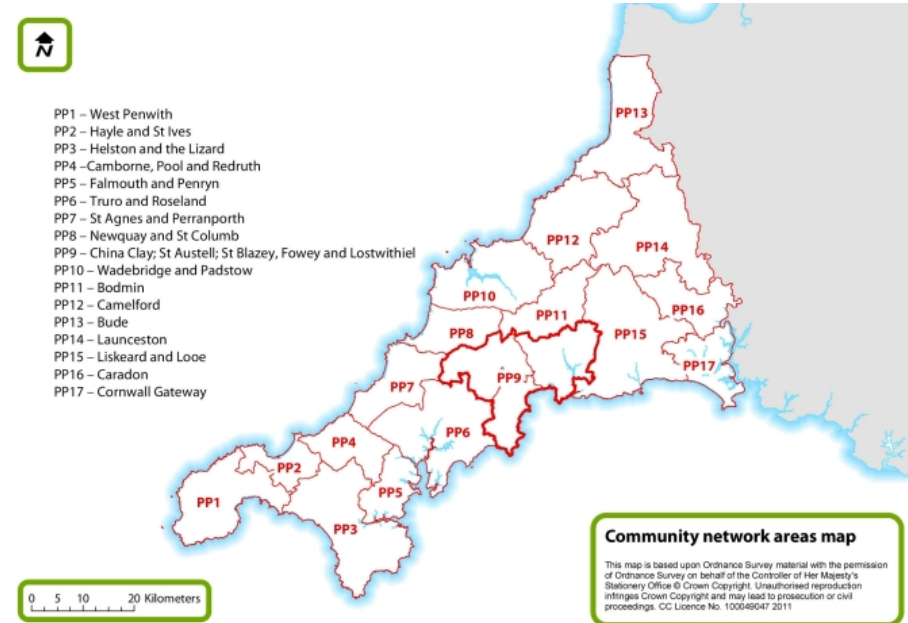
**4.3** For the main towns, town frameworks have been developed providing advice on objectives and opportunities for growth. The targets set out in this plan use these as a basis but have moderated them to allow for the delivery of the wider strategy.

**4.4** Each community network area policy in this plan will provide the context for managing development in a way that achieves, without unreasonably limiting future opportunity, local objectives. They encompass the strategic objectives of the plan as well as local solutions to achieve them including housing targets for each community network area and main town.

**4.5** The exception to the proposed policy framework is the China Clay, St Austell and St Blazey, Fowey and Lostwithiel Community Network Areas. These have been grouped to enable the better management of the growth needs of St Austell and the regeneration priority for the area for the transformational projects initiative, this requires a broader approach. Otherwise development is artificially constrained by boundaries.

**4.6** More detailed evidence and background on each of the 19 community network areas and their associated town frameworks can be found in the companion documents to this consultation.

### Community Network Areas – numbers for policy framework.



**4.7 West Penwith Community Network Area;** development should be focussed on Penzance and also St Just to meet significant housing need and sustainable economic activity.

#### PP1 West Penwith Community Network Area

2,150 homes in Penzance

Elsewhere in the community network area provide 1,100 homes to support sustainable communities.

Development should;

- have an emphasis on affordable housing, elderly and special needs accommodation;

## 4 Policy Messages for Places – local objectives

- aim to diversify and grow the local economy, particularly creative industries, enhancing the maritime economy and diversification of rural employment; and
- support more sustainable travel solutions with longer distance travel based on the mainline rail network, the provision of air and sea routes to the Isles of Scilly and public transport provision in/to the far west.

**4.8 Hayle & St Ives Community Network Area;** Development will be focussed on Hayle to support significant economic opportunity and regeneration in the context of the important historical environment.

**4.9** Protecting the environmental quality of St Ives is vital, whilst ensuring future tourism opportunities and meeting local development needs.

### **PP2 Hayle & St Ives Community Network Area**

2,000 homes in Hayle supporting regeneration; 700 homes in St Ives;

Elsewhere in the community network area; provide 200 homes to meet local needs.

Development should;

- support new employment schemes in appropriate locations, particularly the wave hub facility and related business and employment opportunities;
- maintain and enhance open space provision;
- ensure development is sensitive to the special natural and historic environment; and
- contribute to solutions to congestion.

**4.10 Helston and the Lizard Community Network Area;** has challenging accessibility but a number of thriving communities and settlements. Development should be focussed on Helston as the community network area's major centre.

### **PP3 Helston and the Lizard Community Network Area**

1,100 homes in Helston

Elsewhere in the community network area; 900 homes to meet local needs

Development should;

- focus on affordable housing and providing for elderly and special needs accommodation;
- maintain and enhance Helston's role as the main retail and service centre in the area;
- provide rural workspace; and
- improve rural service provision including public transport within the area.

**4.11 Camborne, Pool and Redruth Community Network Area;** requires a focus of investment on the Camborne, Pool and Redruth urban area as a catalyst for economic regeneration and address deprivation. In addition a number of important and thriving local communities should be supported by providing appropriate homes and job space.

### **PP4 Camborne, Pool and Redruth Community Network Area**

6,500 homes in Camborne, Pool and Redruth urban area

## Policy Messages for Places – local objectives 4

Elsewhere in the community network area; 500 homes, primarily to meet local needs.

Development should;

- contribute to the regeneration of the area as a key employment hub for Cornwall;
- deliver housing growth that will help facilitate the area's economic aspirations, whilst also delivering affordable housing for local residents ;
- enhance the retail roles for Camborne, Pool and Redruth;
- deliver the highway and sustainable transport infrastructure needed to support regeneration – including the east-west link road and improved access into Redruth town centre; and
- regenerate underused or derelict sites for housing, leisure and employment uses.

**4.12 Falmouth and Penryn Community Network Area;** the focus of development will be for economic prosperity, optimising the unique marine opportunities and those of being the primary location for the Combined Universities in Cornwall.

**4.13** Elsewhere in the community network area a number of local centres should be supported with development to meet local need.

### **PP5 Falmouth and Penryn Community Network Area**

3,500 homes in Falmouth and Penryn

Elsewhere in the community network area; 500 homes to meet local needs.

Development should;

- manage the location and distribution of housing growth and the delivery of an appropriate mix of housing – including affordable housing and student accommodation;
- encourage employment opportunities, particularly in relation to the university, Falmouth Docks/Port of Falmouth and tourism;
- maintain Falmouth as a strategic shopping centre and provides opportunities for new retail development with appropriate transport infrastructure and parking;
- improve community services and facilities;
- safeguard and harness the potential of the waterfront and its opportunities for employment, leisure and tourism; and
- maintaining a green buffer between Falmouth and neighbouring communities.

**4.14 Truro and Roseland Community Network Area;** development should focus on Truro with growth particularly to address significant housing need as well as in-commuting issue and consolidate its role as a main centre for service, facilities and administration.

**4.15** A number of thriving places are located between Truro and St Austell, Falmouth and the north coast respectively. These should be supported by moderate levels of development but resist pressure to be commuter settlements by, primarily, meeting affordable housing needs.

**4.16** By contrast, Roseland has restricted accessibility and warrants a lower rate of growth.

### **PP6 Truro and Roseland Community Network Area**

4,500 homes in Truro

Elsewhere in the community network area; 700 homes.

## 4 Policy Messages for Places – local objectives

Development should;

- meet housing need in Truro; 4,500 homes;
- support sustainable transport solutions for Truro and reduce congestion;
- support the retail role of Truro; and
- provide a strategic framework to balance economic development, maritime industries, protection of the environment and access to the coast.

### 4.17 St Agnes and Perranporth Community Network Area;

The community network area contains several thriving communities with opportunity for better self containment. The main objective is to meet local need and build on strong relationships with nearby urban areas based on good public transport links.

**4.18** The focus for growth should be on St Agnes and Perranporth to support balanced communities with good public transport access to Truro.

### PP7 St Agnes and Perranporth Community Network Area

Community network area target of 1,100 homes.

Development should;

- support the tourist industry and enable other employment opportunities; and
- protect and ensure the sustainability of rural shops and businesses and co-ordinate a strategic approach to provision of services and public transport.

### 4.19 Newquay and St Columb Community Network Area;

Newquay and surrounding area to be a focus for new industries and employment, notably in the aviation sector through the enterprise zone. In addition, to manage seasonal pressure from tourism.

### PP8 Newquay and St Columb Community Network Area

3,000 homes in Newquay

Elsewhere in the community network area 300 homes to provide for sustainable communities

Development should;

- support town centre regeneration in Newquay and St Columb;
- enhance the retail offer of Newquay;
- support the diversification of the economy and help manage Newquay's night time economy;
- safeguard tourism infrastructure including accommodation, extend the tourist season and improve the quality and image of Newquay;
- address movement within Newquay including provision of a seasonal park and ride;
- focus significant economic development at the airport local enterprise zone; and
- safeguard the undeveloped coastline.

**4.20 The China Clay, St Austell and St Blazey, Fowey and Lostwithiel Community Network Areas.** St Austell is the area's main service and employment centre and should continue to support and enhance this role. This and the china clay area more widely is a focus for new ways of sustainable living and support the development of environmental technologies and industries that has

## Policy Messages for Places – local objectives 4

regeneration and environmental benefits for the wider area. We also want to make the best productive use of previously exploited land.

**4.21** Proposals for transformational developments of high eco-standard are welcome and should provide for some of the need locally and provide progressive developments in terms of quality and environmental performance. St Austell has a key relationship with this that requires positive planning. We anticipate these should be nothing short of transformational in terms of its economic performance and environmental performance including innovation in transport and housing provision.

**4.22** The china clay area includes a number of large villages with good services and relatively young demographics, probably linked to the past high levels of development.

**4.23** The St Blazey, Fowey and Lostwithiel area includes a number of significant and thriving places. These need to meet need locally and should also realise a more strategic economic opportunity e.g. at Fowey docks.

### **PP9 China Clay; St Austell; St Blazey, Fowey and Lostwithiel Community Network Areas**

Co-ordinated to support a wider St Austell Bay strategy;

1,500 homes in St Austell maintaining a green buffer with neighbouring places

Elsewhere in the St Austell Community Network Area 250 homes to support sustainable development of established communities

800 homes to the China Clay villages (collectively).

800 homes to St Blazey, Fowey and Lostwithiel Community Network Area, distributed between the main settlements

5,000 homes across the three community network areas as transformational regeneration projects. Development must be of a nature and scale that can bring about significant change for the better, have broad community support and should demonstrate delivery of homes and jobs with best combined performance in;

- high environmental standards;
- high quality design;
- deliver new jobs, skills and economic growth;
- appropriate infrastructure;
- affordable housing;
- sustainable travel patterns;
- productive and positive re-use of china clay workings;
- safeguard important minerals reserves; and
- access to green space.

Elsewhere development should;

- support the regeneration of the local economy, local centres and the town centre of St Austell;
- address transport congestion issues and wider strategic infrastructure;
- support the regeneration of the local economy, creating new jobs and a better balance between housing and employment;
- enhances the local environment; and
- manage the potential delivery of the transformational regeneration projects and their impacts and relationship with the area.

### **4.24 Wadebridge and Padstow Community Network Area;**

The area includes thriving communities often with niche markets. There is significant tourism influence and seasonal pressure. Development should aim to meet needs locally, focussed on Wadebridge but also deliver in Padstow and villages in the area.



## 4 Policy Messages for Places – local objectives

### PP10 Wadebridge and Padstow Community Network Area

800 homes in Wadebridge

Elsewhere in the community network area; 700 homes.

Development should;

- provide for a balanced housing market particularly considering the impact of a high percentage of second homes;
- promote better quality jobs to create a more balanced economy and employment opportunities;
- protect and supports enhancements to local shops, facilities and services; and
- improve access to healthcare provision particularly in the rural areas and promote public transport links to rural villages.

**4.25 Bodmin Community Network Area;** the focus for development will be the town of Bodmin in order to further develop the town's economic potential. Two options are proposed for Bodmin's growth. The initial proposal can be accommodated broadly within the capacity of the local infrastructure.

**4.26** The second option of a higher level of growth is aimed to maximise investment and support economic growth as well as provide for significant investment in infrastructure.

**4.27** Development elsewhere in the community network area is limited to meeting local needs only.

### PP11 Bodmin Community Network Area

1,000 homes in Bodmin

**ALTERNATIVE OPTION** - 5,000 homes in Bodmin to support the delivery of the Bodmin master plan proposals for regeneration and transport improvements.

Elsewhere in the community network area: 250 homes, primarily to meet local needs.

Development should;

- create a better balance between the amount of housing and jobs and enables the delivery of affordable housing;
- seek to reduce congestion and improve air quality in Bodmin town centre;
- support the improvement of Bodmin town centre as a retail and employment focus;
- capitalising upon Bodmin's central location increase the provision and range of quality jobs; and
- help reduce deprivation and inequality.

### Question 3

Which level of growth would you prefer to see in Bodmin?

**4.28 Camelford Community Network Area;** Camelford is a well provided local employment and service centre, relative to its size. In recent years, above average rates of growth have occurred but there are restrictions on more strategic accessibility.

**4.29** Other key places in the community network area such as Boscastle, Delabole and Tintagel also have a good range of facilities and services which can be supported by meeting need locally.

## Policy Messages for Places – local objectives 4

**PP12 Camelford Community Network Area**

Community network area target of 800 homes primarily to meet local needs.

Development should;

- focus the majority of homes to Camelford and enables the provision of affordable housing;
- help address congestion in Camelford town centre;
- enable new employment opportunities and ICT improvements in the area; and
- protect the unspoilt character of the undeveloped coast and the area's special historic significance.

**4.30 Bude Community Network Area;** The primary objective is to maintain Bude's role as a local service centre, meeting the needs of the town and the wider area – in doing so raising the quality and quantity of employment opportunities

**PP13 Bude Community Network Area**

900 homes in Bude

Elsewhere in the community network area 350 homes, primarily to meet local needs.

Development should;

- enhance Bude's role as a service centre and employment hub for the wider area;

- provide a better balance of housing in the area in terms of tenure, type and affordability; and
- enhance the area's heritage and environmental assets for the benefit of the local community and to use them to enhance the area's tourism offer.

**4.31 Launceston Community Network Area;** focus of growth for the community network area will be on Launceston as a local economic driver and gateway for Cornwall. Encourage growth to facilitate economic development especially making advantage of its proximity to A30.

**PP14 Launceston Community Network Area**

1,500 homes in Launceston

Elsewhere in the community network area; 400 homes to meet local needs

Development should;

- enable the provision of affordable housing;
- sustain and enhance Launceston's employment role, through the provision of employment sites and necessary infrastructure;
- raise the quality and quantity of employment opportunities, including prioritising the use of brownfield sites for employment;
- improve the provision of and access to community services and facilities, especially sustainable transport, health services, further and higher education and training opportunities and public open space;
- deliver the highway and sustainable transport infrastructure needed to support the delivery of future housing and

## 4 Policy Messages for Places – local objectives

economic growth and delivers other infrastructure required for the growth of the area; and

- tackle congestion in Launceston.

**4.32 Liskeard and Looe Community Network Area;** Liskeard is a key market town for its area and will provide a focus for development in the area but otherwise aim to meet need locally particularly in Looe.

### PP15 Liskeard and Looe Community Network Area

1,250 homes in Liskeard

Elsewhere in the community network area development should support sustainable communities providing 700 homes, largely in Looe.

Development should;

- improve linkages and routes within Liskeard;
- strengthen Liskeard's role as a service centre and improves town centre viability;
- deliver economic growth and employment;
- provide a better balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing; and
- improve the provision of recreational, cultural and leisure services and facilities in Liskeard with particular focus on delivering sports pitches.

**4.33 Caradon Community Network Area;** is a largely rural area based in economic terms on private sector employment with significant local manufacturing and foods industry. Development should support this and resist over-dominance from Plymouth.

### PP16 Caradon Community Network Area

Community network area target of 800 homes.

Development should;

- support the regeneration of Callington town centre;
- enhance employment opportunities and services; and
- promote the Cornwall and West Devon Mining World Heritage Site as a tourist destination.

**4.34 Cornwall Gateway Community Network Area;** Located on Cornwall's border this community network area requires a policy response to address significant pressures particularly due to its proximity to Plymouth.

**4.35** Continuing the very low past rates of development could prevent even stronger dominance by Plymouth but provide limited local investment.

**4.36** A second option could be for higher levels of growth to enable key employment and infrastructure investment to be brought forward in a master-planned way

### PP17 Cornwall Gateway Community Network Area

1,000 homes in Saltash

**ALTERNATIVE OPTION** - 3,500 homes at Saltash as part of master plan for mixed use development that provides substantial employment opportunity.

Elsewhere in the community network area; 450 homes to support local needs.

## Policy Messages for Places – local objectives 4

Development should;

- support the regeneration of Saltash and Torpoint town centres;
- improve the provision of and access to jobs and services, considering the influence of Plymouth; and
- support the improvement of public transport between the rural and urban areas and beyond.

### Question 4

Which level of growth would you prefer to see in Saltash?

### Question 5

Do you think we have got the right balance with the spread of development across Cornwall?

### Question 6

What are the top 3 objectives for your community network area?

### Question 7

Does this provide the framework to develop your own plans?

### Alternative option for growth in Cornwall?

**4.37** In addition to the community network area proposals above, we are interested in exploring an option for other new communities to contribute to meeting Cornwall's need. To properly explore the options consultants were commissioned for an initial study has identified a number of areas with interest in this type of development as well as eco-standard urban extensions.

**4.38** The study carried out a call for sites. A number of these are being considered through the town frameworks process but a number can be considered to be free standing and could meet a number of objectives; protect the best agricultural land; acting as a catalyst for green technologies; and to find innovative ways of delivering new infrastructure and affordable housing for local people.

**4.39** These are considered in the companion community network area: papers but at this time we do not suggest all or any are taken forward, or prevent other areas being identified as opportunities.

**4.40** The Council is keen to understand if there is support to carry forward such sites. More detailed exploration would then follow, with strategic and local stakeholders, before any sites are agreed as options.

### ADDITIONAL OPTION

#### PP18 New eco-standard communities.

As an alternative to meeting need we will consider proposals elsewhere to the main strategy that demonstrate exceptional eco-standards of development, travel and jobs.

### Question 8

Do we need to consider new settlements?

## 5 Implementation and Monitoring

**5.1** We will help to bring about the right development with a pro-active development management process.

**5.2** Infrastructure that enables development is fundamental. The infrastructure delivery plan outlines what is necessary and how this will be implemented.

**5.3** We will adopt local area planning frameworks that conform to Planning Future Cornwall's policies and have been through a formal process of preparation and consultation.

**5.4** We anticipate that the Local Enterprise Partnership will be an important advisor in the further development of Planning Future Cornwall.

**5.5** Additional documents, guidance, advice and studies support each policy. These will be kept up to date to guide decisions.

**5.6** We must be able to show that there is enough supply of land to deliver 6 years of housing development. We will monitor and report based on the community network area policy areas.

**5.7** We will track the effectiveness of these policies and maintain evidence necessary to inform and to support decisions based on each policy. This will be reported through Understanding Cornwall and our annual monitoring report. All this will tell us what type of changes are necessary and how often we need to update the policies and targets of the plan.

**5.8** Partnership working; the public sector will refocus its service provision, together, through the joint framework for action. It will also help to facilitate private sector opportunities to co-ordinate too. Community involvement in delivery and services. We will set out a rolling programme for public sector spending that supports our overall aims.

## Key Diagram 6 |

