



## **Cornwall Local Plan**

# **Whole Plan Viability Update Report**

**Cornwall Council**  
**January 2016**

# Whole Plan Viability Update January 2016

## Introduction

1. The duty to test whole plan viability in the NPPF is considered to be 'broad brush' in demonstrating that plans are deliverable. It is not a requirement that every site should be able to bear all of the local authority's policy objectives as there will be some sites that are unviable even with no requirements imposed on them. A typical site in the local authority should be able to bear whatever target or requirement is set and the Council should be able show, with a reasonable degree of confidence, that the objectives in the Local Plan are deliverable.
2. This Update report is prepared to indicate if any Local Plan policies as described in the 'Proposed Schedule of Further Significant Changes to the Cornwall Local Plan Strategic Policies Proposed Submission Document – 2010-2030 (March 2014) and Schedule of Focused Changes (September 2014)<sup>i</sup> could impact on the viability of development in Cornwall.

## Viability Assessment Evidence Base Updates

3. Consultants Three Dragons (with Opinion Research Services) have been tasked with considering baseline development costs to identify potential impacts of Local Plan policy on the viability of typical sites within the Cornwall Local Plan area. A number of updates have been undertaken to test various development costs since the original study was produced in 2012<sup>ii</sup>.
4. An update on market values was undertaken in 2014<sup>iii</sup> and this work concluded that for most dwelling types costs have risen in most zones, with the five zones showing different levels and direction of price change between 2011 and 2014. Values had increased the most in Zone 5, and Zone 1 and Zone 4 have also seen values rise across all dwelling types. Although values had increased for larger properties in Zone 2, there had also been a fall in market values for flats and terraced houses and in Zone 3 prices have fallen for all dwelling types.
5. The March 2015<sup>iv</sup> viability refresh work included a review of the changes to national guidance since the 2012 report and other changes in government guidance, an update analysis of Land Registry price paid data for house sales, use of updated build cost information and an analysis of publicly available data to identify other value and cost inputs for the viability assessment. Overall the testing indicates that the development planned in the Local Plan is generally viable and can provide some affordable housing and a contribution towards infrastructure (or other planning obligation). However the testing indicates that in most circumstances the development is not viable with policy compliant levels of affordable housing and tenure split.
6. The Refresh indicated that if the Council wished to align policy with the viability findings in this study, affordable housing targets could be framed as 50% for Zone 1, 40% for Zone 2 and 30%-35% for Zones 3 and 4 and that a target of 20% might be appropriate to capture the more viable types of development in Zone 5.
7. The Refresh also looked at the provision of services sites as an alternative to providing affordable units. Where mixed tenure schemes have difficulties with

viability then providing serviced sites rather than actual dwellings is one of the potential options that may be negotiated with Cornwall Council in order to reduce scheme costs and increase the viability of the scheme from the developer and landowners' standpoint. Once the serviced site is provided, the development of the affordable housing is left to housing associations or the council to provide.

8. Additional work<sup>v</sup> was commissioned in 2015 to test the viability implications of proposed new Local Plan accessibility standards and included the revised affordable housing proportions indicated in the Local Plan post-hearings Preliminary Findings. The conclusion from this additional testing (November 2015) is that the additional accessibility standards proposed by Cornwall Council have little impact on viability. While the standards do result in additional costs to development these are minor (typically a decrease of approximately £5,000 per ha in the residual value) and the testing has not revealed any instances where the additional standards have rendered development unviable.

## Policy Requirements

9. For this Update report we have reviewed the Cornwall Local Plan: Strategic Policies document as it has developed since the document was submitted to the Secretary of State. The purpose of the Update is to set out the various policies within this document that have the potential to impact on the deliverability and viability of the whole Plan. A review of all policies in the Local Plan has been undertaken and is summarised in Appendix 1 and then each policy with potential viability concerns are explored in more detail below.

### Policy 3: Role and Function of Place

10. Throughout Local Plan consultation, respondents have identified concerns over where neighbourhood plans are likely to be used as the delivery mechanism, and particularly in some of the key towns. The Council is encouraging and working with local communities to prepare and adopt neighbourhood plans, ensuring that these community-led frameworks will help to guide development in an area to support and augment the strategic policies in the Cornwall Local Plan. These new plans will sit under the Cornwall Local Plan and be prepared in general conformity with the Local Plan. As such, individually they should not constrain development or impose extra policy burdens of development that may prejudice the delivery of the Council's Local Plan. However, the Council is aware that this situation needs monitoring and understands that it may be necessary at some point (when a number of neighbourhood plans are in place) to assess whether or not neighbourhood plans cumulatively add to the policy burden on development and, if they do, ensure that the Cornwall Local Plan is not put at serious risk.
11. **Conclusion:** The Council considers that this Policy at this point in time should not unnecessarily impact on whole plan viability but does acknowledge that deliverability through the neighbourhood planning route will need to be monitored for any impact.

## Policy 6: Housing Mix

12. This policy is considered to generally reflect the principles of the NPPF, particularly paragraphs 50, 156 and 159 and is a general Cornwall Local Plan policy. Policy 6 has been amended from the Proposed Submission version of the Strategic Policies document:

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

*1. Proposals of 10 or more dwellings should seek to provide a range of housing type and tenure.*

*To achieve this mix development should aim to:*

- Address affordable housing need and housing demand;*
- Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;*
- Respond to the requirements of a changing population; and*  
*Employ imaginative design solutions.*

To the following in the Schedule of Further Significant Changes consultation version:

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

*1. Proposals should seek to:*

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

*And*

*2. On larger developments (typically of 100 dwellings or more) at least 5% of total plots should be provided as serviced plots to enable the construction of self-build or custom build housing. On sites of 200 dwellings or more, additional specialised housing (including extra care housing) should be considered where demand exists to meet defined specialist needs.*

13. Detail has been added to the Policy following comments arising from the findings at the initial examination hearings together with changing Government policy regarding housing mix, including self-build and supporting the local changing and ageing population. As a result, additional criterion has been added to the policy regarding self and custom build and specialised housing on larger developments. The development of specialised housing could have an impact on viability but the Policy is phrased flexibly to enable negotiation where viability could be an issue.

14. **Conclusion:** The Council is confident that this Policy as it stands is unlikely to impact on whole plan viability as it provides flexibility in terms of negotiation where required. It should be noted that the Council currently intends to expand on this

Policy in due course in the form of a 'Housing Mix' SPD with the assurance that this will not impact any further on whole plan viability.

## **Policy 8 Affordable Housing**

15. This policy is considered to reflect the principles of the NPPF, particularly paragraphs 50 and 159. This is a key Policy for the Council and sets out its clear intention to maximise the delivery of affordable housing on the majority of development in Cornwall. Policy 8 has been amended in terms of targets from the Proposed Submission version of the Strategic Policies document:

*The following provision on site will be sought:*

- 50% in Zone 1 and 2 including the town of St Ives; and
- 40% in Zones 3, 4 and 5 including the towns of Falmouth/Penryn; Truro; Bodmin; Bude; Saltash; Hayle; Launceston; St Austell; Wadebridge; Penzance; Camborne/ Pool/ Redruth; Helston and Liskeard.

To the following in the Schedule of Further Significant Changes consultation version:

*Developments must provide the target levels of affordable housing as set out below [and in Table 4]:*

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

16. The affordable housing targets have been amended to reflect the conclusions from viability evidence and from debate at the initial Examination Hearings. The March 2015 viability findings proposed that affordable housing targets could be framed as 50% for Zone 1, 40% for Zone 2 and 30%-35% for Zones 3 and 4 and that a target of 20% might be appropriate to capture the more viable types of development in Zone 5. There was considerable debate at the Examination Hearings and the Inspector concluded in his findings that 'for zone 5, [I] consider that an appropriate balance between aspiration and realism is in the order of 25%, provided that for all other zones the percentages are as recommended in the Study'.

17. **Conclusion:** As the affordable housing targets are now in line with the Local Plan Inspector's findings, policy requirements in terms of affordable housing proportions by zone can generally be considered to have no likely impact on whole plan viability.

18. It is recommended that the impact of Policy 8 be monitored on a regular basis and if it is found that even with interventions it is proven that key sites in Cornwall are not coming forward for development as required then a review of this Policy will be instigated.

## **Policy 14 Development Standards**

19. This policy is considered to reflect the principles of the NPPF, particularly paragraphs 59 and 95, and is a general policy relating to the quality of development. References to zero carbon have been removed from the Policy so as to be in line with national policy. Two new criterion have been added to this policy as follows:

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

- 1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards; and....*
- 8. Housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes (Building Regulations Approved Document M4 (2): Accessible and adaptable dwellings or successor documents).*

20. Criterion 1 has been added into this policy to refer specifically to the new nationally described space standards as set out in Government guidance. It is not a building regulation and remains solely within the planning system as a new form of technical planning standard. It sets out requirements for the gross internal floor area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. Once a local authority has adopted the space standard in its Local Plan, the relating of internal space to the number of bedspaces as a means of classification for assessment purposes is enabled when designing new homes and seeking planning approval.

21. Viability testing<sup>vi</sup> in March 2015 incorporated the fact that DCLG was consulting on minimum space standards for dwellings, and the testing at this time used the affordable housing dwelling sizes that met these proposed national standards. As such, the potential impact of using these national standards have been incorporated within viability testing throughout 2015 and it has been concluded that the inclusion of these standards in Local Plan policy will not impact on overall development viability.

22. Criterion 8 has been added to ensure that a good proportion of new housing is accessible housing. It is important that our housing market is appropriate to meet the needs of the community, and including meeting the challenges presented by our aging and changing population. Significant numbers of people in Cornwall experience issues with mobility. 38% or 2 in 5 households in Cornwall contained at least one person with a long term health problem or disability. Accessible housing aims to give the widest range of people, including those with physical and/or sensory impairments, older people and children, convenient and independent access into and around the built environment (externally and internally) and also equal access to services. Building Regulation M4 (2) Accessible and Adaptable Dwellings is designed with particular attention to circulation within the home and external routes to transport infrastructure.

23. Additional viability testing<sup>vii</sup> has been undertaken and concluded that the provision of 25% of dwellings as accessible homes would not materially affect the viability of new development overall. There may be some instances where the viability of development may be impacted and the policy is flexible enough for negotiation to resolve the majority of issues that could arise.

24. **Conclusion:** it is considered that this policy is unlikely to have an impact on the viability of the whole plan. Requirements that may have an impact have been tested in terms of viability and the requirement is flexibly worded to enable negotiation to resolve any arising issues.

## **Policy 23a European Protected Sites**

25. This new policy generally reflects the principles of NPPF chapter 11 and has arisen out of discussions with Natural England to provide clarity over the need for tests to be carried out in the European sites impact zones. This new policy requires:

*The highest level of protection will be given to potential, candidate and existing Special Protection Areas, and possible, candidate and existing special Areas of Conservation and Ramsar sites.*

*Proposals having an adverse impact on the integrity of such areas that cannot be avoided or adequately mitigated to remove any adverse effect will not be permitted other than in exceptional circumstances. These circumstances will only apply where there are:*

- a) no alternatives;*
- b) imperative reasons of overriding public interest; and*
- c) necessary compensatory provision can be secured.*

*Mitigation:*

*This will include provision of appropriate buffer areas as set out in figure 6, and as informed by emerging evidence base and site management based on up-to-date evidence and management plans.*

- 1. Development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other development, there will not be adverse effects on the integrity of European Nature Conservation Sites.*
- 2. For residential development, the required suite of mitigation measures relating to the European Nature Conservation Sites in figure 6 consists of a combination of the following measures:*
  - a) Access and Visitor Management: measures to manage the number of recreational visits to the European sites in figure 6; and to modify visitor behaviour within those sites so as to reduce the potential for harmful recreational impacts.*
  - b) Monitoring of the impacts of new development on the European Nature Conservation Sites shown in figure 6 and establishing a better evidence base: to reduce uncertainty and inform future refinement of existing management plans and mitigation measures.*

*To achieve these mitigation measures, all residential development within the zones shown in figure 6 and as informed by the emerging evidence base, that result in additional dwellings will be required to provide for appropriate management, mitigation and/or financial contributions towards off-site mitigation. This will need to be agreed and secured prior to approval of the development.*

*The required level of contributions (to be set out in more detail in the Mitigation Strategy Supplementary Planning Document) will be based on  $x/y$  where:*

- $X$  = the assessed overall costs of the package of mitigation measures set out in (a) and (b) above needed to offset potentially harmful visits to the European Nature Conservation Sites, and*
- $Y$  = the number of contributing dwellings (having regard also to the size of dwelling).*

*In addition, all residential developments within the zones shown in figure 6 will be required to contribute towards monitoring.*

26. This policy focuses primarily upon ensuring schemes are designed to avoid impacts upon designated sites. However where sites are located in the identified buffer zones appropriate assessments will identify the need for mitigation on the management of recreational pressures. The Policy allows for a contributions approach (intended to be collected through S106 or CIL for such developments).
27. A Mitigation Strategy for European Sites SPD is currently proposed and intended to provide further guidance and as SPD and it is anticipated that the majority of survey work will be completed by the time the Local Plan Examination resumes and an updated picture can be presented at this stage. The Council is working alongside Natural England in the development of this Policy and will continue to do so.
28. **Conclusion:** Cornwall Council considers that, while further survey work is being undertaken to support the Policy, experience to date in agreeing development within areas affected by the buffer areas has shown no significant impact upon the deliverability or viability of schemes due to the nature of the mitigation.

## Conclusion and Recommendations

29. Cornwall Council recognises that it is not only the impact of each policy requirement in the Cornwall Local Plan: Strategic Policies document that has to be tested but also the combined and cumulative impact of the policies.
30. The majority of policies in the Strategic Policies document are strategic by nature and generally follow national guidance. Some of these policies have been considered in more detail in this report if it was felt they might have the potential to impact on viability. However, the Council has concluded that any site specific viability issues that may arise under policies 6 (paragraph 14), 8 (paragraphs 17 & 18), 14 (paragraph 24) or 23a (paragraph 28) can be resolved through negotiation.
31. The Council does plan to support many of the policies in the Strategic Policies document with supplementary planning guidance. All planned and proposed development plan documents will be tested in terms of their policy impact on viability. Cornwall Council is therefore confident that development plan documents and supplementary planning guidance will not further compromise viability.
32. In terms of Policy 3 and delivery through Neighbourhood Plans - individually these plans should not constrain development or impose extra policy burdens of development that may prejudice the delivery of the Council's Local Plan. However, the Council is aware that this situation needs monitoring and understands that it may be necessary at some point (when a number of neighbourhood plans are in place) to assess whether or not neighbourhood plans cumulatively add to the policy burden on development.

## Recommendations

33. There is a requirement to monitor the impact on deliverability through the neighbourhood planning route will need to be monitored for any cumulative impact on whole plan viability.
34. It is recommended that the impact of Policy 8 be monitored on a regular basis - and if it is found that even with intervention it is proven that key sites in Cornwall are



not coming forward for development as required for viability reasons then a review of this Policy will be instigated.

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- <sup>i</sup> [Cornwall Council \(2016\) Proposed Schedule of Further Significant Changes to the Cornwall Local Plan Strategic Policies Proposed Submission Document – 2010-2030 \(March 2014\) and Schedule of Focused Changes \(September 2014\)](#)
  - <sup>ii</sup> [Three Dragons and Opinion Research Services \(2012\) Housing Strategic Viability Appraisal](#)
  - <sup>iii</sup> [Three Dragons and Opinion Research Services \(2014\) Update of Market Values and Response to Stakeholder Feedback on the Update of Market Values July 2014](#)
  - <sup>iv</sup> [Three Dragons \(2015\) Viability Study Refresh: Report to Cornwall Council](#)
  - <sup>v</sup> [Three Dragons \(2015\) Viability Study: Local Plan Accessibility Standards Additional Testing](#)
  - <sup>vi</sup> [Three Dragons \(2015\) Viability Study Refresh: Report to Cornwall Council](#)
  - <sup>vii</sup> [Three Dragons \(2015\) Viability Study: Local Plan Accessibility Standards Additional Testing](#)

## Appendix 1: Cornwall Local Plan: Strategic Policies - Policy checklist for impact on Whole Plan Viability

Policy	Title	Submission Version (February 2015) Policy Text	Submission Assessment	Further Action	Post Submission Version (January 2016) Policy Text	Post Submission Assessment	Further Action	Overall Conclusion (as at 18/01/16)
1	Presumption in Favour of Sustainable Development	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.</p> <p>We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan and supporting Development Plan and Supplementary Planning Documents (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.</p> <p>When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.</p> <p>Where there are no policies relevant to the application at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ol style="list-style-type: none"> <li>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</li> <li>Specific policies in that Framework indicate that development should be restricted.</li> </ol>	<p>Reflects the principles of the NPPF paragraphs 11-16 and 151</p> <p>Response Report: Nothing identified</p>	<p>Consider that this policy is in line with the NPPF and will not impact on whole plan viability</p>	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.</p> <p>We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan and supporting Development Plan and Supplementary Planning Documents (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.</p> <p>When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.</p> <p>Where there are no policies relevant to the application at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ol style="list-style-type: none"> <li>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</li> <li>Specific policies in that Framework indicate that development should be restricted.</li> </ol>	<p>No changes made to this policy – previous conclusion stands</p>	<p>n/a</p>	<p>Will not impact on whole plan viability</p>
2	Spatial Strategy	<p>New development should provide the most sustainable approach to accommodating growth; making the best use of infrastructure and services whilst respecting the natural and historic character of Cornwall. Overall, development should seek to:</p> <ol style="list-style-type: none"> <li>Improve conditions for business and investment providing for an overall increase of jobs supporting the provision of better paid full-time employment opportunities to drive an increase in the Gross Domestic Product to rise above 75% of the EU's average.</li> <li>Provide for 422,400 sq. m of employment floorspace over the plan period to help deliver a mix of 211,250 sq m of B1a office and 211,150 sq m of B1, B2 and B8 industrial premises.</li> <li>Deliver renewable and low carbon energies, increase energy efficiency and minimise resource consumption through a range of onshore renewable/low carbon technologies.</li> <li>Provide for 47,500 homes over the plan period at an average rate of about 2,300 per year to 2030 to help deliver sufficient new housing of appropriate types to meet future requirements in particular meeting affordable housing and Gypsy and Traveller needs.</li> <li>Positively manage new development in Cornwall through: <ol style="list-style-type: none"> <li>high quality design demonstrating a cultural, physical and aesthetic understanding of its location;</li> <li>the protection and enhancement of environmental and historic assets, appropriate and proportional to their value; and</li> <li>wherever possible, adaptation of the development and</li> </ol> </li> </ol>	<p>Reflects the principles of the NPPF particularly paragraph 156</p> <p>Response Report: Nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability.</p>	<p>New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs in a proportional manner based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development. Overall, development should seek to meet the following objectives of the Plan for Cornwall:</p> <ol style="list-style-type: none"> <li>Respecting and enhancing quality of place: Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by: <ol style="list-style-type: none"> <li>Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;</li> <li>Causing no significant adverse impact upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;</li> <li>Identifying the value and sensitivity, of the character and importance of landscapes, environmental and historic assets, and ensuring that they are protected, enhanced and conserved proportional to their value;</li> <li>Protecting, conserving and enhancing the landscape character and the natural beauty of the AONB and undeveloped coast, and the outstanding universal value of the World Heritage Site.</li> </ol> </li> </ol>	<p>Policy 2 Key targets and spatial strategy of submission document was deleted to enable the creation of two separate policies – Policy 2 Spatial Strategy and Policy 2a Key Targets.</p> <p>Policy 2 has been rewritten to enable the grouping of key spatial elements to provide clarity over the scope and intention of the Plan.</p> <p>Policy 2 includes the addition of text from the now deleted Policy 22a Protection of the Countryside.</p>	<p>Consider that this policy is in line with the NPPF and will not impact on whole plan viability.</p>	<p>Will not impact on whole plan viability</p>

		<p>environmental assets to climate change.</p> <p>6. Maintain the special character of Cornwall, recognising all urban and rural landscapes both designated and undesignated are important, in order to;</p> <ol style="list-style-type: none"> <li>Promote and enhance the special qualities and special features that make up the diverse and locally distinctive landscapes of Cornwall;</li> <li>Identify the value and sensitivity off all landscapes, understanding what is important to the character to allow them to be protected, enhanced and conserved;</li> <li>Create resilient landscapes and sensitively accommodate investment and growth within Cornwall’s unique landscape qualities, ensuring people continue to be drawn to Cornwall to visit and for a thriving healthy population to live and work;</li> <li>Conserve and enhance the natural beauty of the AONB and undeveloped coast, and the outstanding universal value of the World Heritage Site.</li> </ol> <p>7. Re-enforce the spatial strategy of a continued dispersed development pattern providing homes and jobs, in a proportional manner, where they can best sustain the role and function of local communities in towns and villages and that of their catchment as set out in this Plan’s Community Network Area based policies and subsequent Neighbourhood Plans.</p> <p>8. Reflect the importance to the strength of Cornwall’s economy as a whole, through;</p> <ol style="list-style-type: none"> <li>supporting the economic regeneration of Camborne and Redruth and the emerging retail function of Pool.</li> <li>optimising the economic opportunity and maximises existing linkages in mid-Cornwall by: <ol style="list-style-type: none"> <li>supporting the role of Bodmin as a strategic employment location taking advantage of its position on the transport network;</li> <li>allocating mixed use development to deliver the ecocommunity at West Carclaze/Baal and Par Docks;</li> <li>supporting the economic regeneration of St Austell as a centre for retail, business and leisure with a focus on promoting ‘green’ industries;</li> <li>supporting the St Austell, St Blazey and China Clay Regeneration Area small scale exemplar development will be supported which positively contributes to local objectives;</li> <li>supporting the Newquay Cornwall Airport and the Aerohub Enterprise Zone through improved linkages as an economic catalyst for the wider Newquay area and beyond.</li> </ol> </li> <li>supporting Truro’s wider role as an economic and service centre and grow its role as a retail alternative to major centres outside of Cornwall;</li> <li>supporting economic development in south east Cornwall meeting the area’s own needs and benefit from its relationship with Plymouth;</li> <li>strengthening the role of Launceston and Saltash as gateways to Cornwall through economic growth along the A30 and A38;</li> <li>providing for marine businesses and maximise the economic growth and the benefits of the proximity to the Combined Universities in Falmouth;</li> <li>supporting the economic regeneration of Penzance as a retail, business and leisure centre, and travel interchange, including the improvement of Penzance Harbour, and retention of a main line rail link to Penzance as a strategic link for Cornwall and the UK;</li> <li>supporting town centres, housing renewal and regeneration.</li> </ol>			<p>2. Providing solutions to current and future issues: Proposals should assist the creation of resilient and cohesive communities by:</p> <ol style="list-style-type: none"> <li>Delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption through a range of renewable and low carbon technologies;</li> <li>Ensuring that built and environmental assets can adapt to and be resilient to climate change;</li> <li>Creating resilient landscapes and sensitively accommodating investment and growth within Cornwall’s unique landscape, ensuring that people continue to be drawn to Cornwall to visit and invest, and for a thriving healthy population to live and work;</li> <li>Supporting the development and delivery of Neighbourhood Plans and other community based initiatives that help to make communities more resilient.</li> </ol> <p>3. Generating and sustaining economic activity: Proposals will be welcome that improves conditions for business and investment in Cornwall, in particular by:</p> <ol style="list-style-type: none"> <li>Supporting key regeneration activities and the economic vision for Cornwall;</li> <li>Providing homes and jobs in a proportional manner, where they can best sustain the role and function of local communities and that of their catchment;</li> <li>Supporting the expansion of existing businesses and the indigenous businesses of agriculture, fishing and mining;</li> <li>Safeguarding waterfront sites, docks and ports to provide for marine businesses;</li> <li>Maximising the economic growth and benefits of education, skills development, research, and the colleges and Combined Universities in Cornwall;</li> <li>Supporting employment schemes in both towns and rural areas, giving particular emphasis to quality, permanent work opportunities that break seasonal labour cycles;</li> <li>Supporting smart specialisation sectors including; food; aerospace; marine; renewable energies (including geothermal); and cultural industries;</li> <li>Supporting the provision of work hubs and the ability to work from home through live/work units;</li> <li>Supporting the Enterprise Zone Aerohub at Newquay Airport as an economic catalyst for the wider Newquay, Clay Country and St Austell area through improved linkages;</li> <li>Supporting the economic regeneration of Camborne, Pool and Redruth;</li> <li>The regeneration of Hayle, focussing mainly on the harbour area and the development of the wave hub and associated employment development;</li> <li>Optimising the economic opportunity and maximising existing linkages in mid-Cornwall by: <ol style="list-style-type: none"> <li>supporting the role of Bodmin as a strategic employment location taking advantage of its position on the transport network;</li> <li>identifying mixed use development to deliver the eco-community at West Carclaze / Baal and Par Docks, to help deliver an exemplar development that provides a showcase for sustainable, greener, low carbon living;</li> <li>supporting the economic regeneration of St Austell as a centre for retail, business and leisure with a focus on promoting ‘green’ industries;</li> </ol> </li> <li>Supporting economic development in South East Cornwall that meets the area’s own needs and benefits from its relationship with Plymouth;</li> <li>Supporting Truro’s wider role as an economic and service centre, and maintaining its role in the retail hierarchy and as a retail alternative to major centres outside of Cornwall;</li> <li>Strengthening the role of Launceston and Saltash as gateways to Cornwall;</li> <li>Supporting the economic regeneration of Penzance, including the improvement of Penzance Harbour, and retention of a</li> </ol>	<p>Generally reflects the principles of the NPPF particularly paragraph 156</p>		
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					main line rail link to Penzance as a strategic link for Cornwall and the UK.																																																																																											
2a	Key Targets	Previously part of Policy 2 and Policy 12	n/a	n/a	<p>The Local Plan will provide homes in a proportional manner where they can best meet need and sustain the role and function of local communities and that of their catchment. Development proposals in the period to 2030 should help to deliver:</p> <ol style="list-style-type: none"> <li>52,500 homes at an average rate of about 2,625 per year to 2030, to help deliver sufficient new housing of appropriate types to meet future requirements. In particular, meeting affordable housing needs; and</li> <li>At least 318 permanent pitches for Gypsies and Travellers, 60 transit pitches and 11 plots for Travelling Showpeople; and</li> <li>Provide for 38,000 full time jobs and 704,000 sq. metres of employment floorspace to help deliver a mix of 359,583 sq. metres of B1a office and 344,417 sq. metres of B1, B2 and B8 industrial premises by 2030.</li> </ol> <p>The provision of bed spaces within purpose-built student accommodation commensurate with the scale of expansion of the university in Falmouth with Penryn.</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Housing Allocation</th> <th>B1 employment floorspace sq. m</th> <th>Other B employment floorspace sq. m</th> </tr> </thead> <tbody> <tr> <td><u>Penzance with Newlyn, Heamoor, Gulval and Longrock</u></td> <td><u>2,150</u></td> <td></td> <td></td> </tr> <tr> <td><u>West Penwith CNA residual</u></td> <td><u>1,000</u></td> <td></td> <td></td> </tr> <tr> <td><u>CNA Total</u></td> <td><u>3,150</u></td> <td><u>16,083</u></td> <td><u>16,083</u></td> </tr> <tr> <td><u>Hayle</u></td> <td><u>1,600</u></td> <td></td> <td></td> </tr> <tr> <td><u>St Ives with Carbis Bay</u></td> <td><u>1,100</u></td> <td></td> <td></td> </tr> <tr> <td><u>Hayle and St Ives CNA residual</u></td> <td><u>480</u></td> <td></td> <td></td> </tr> <tr> <td><u>CNA Total</u></td> <td><u>3,180</u></td> <td><u>19,083</u></td> <td><u>19,083</u></td> </tr> <tr> <td><u>Helston</u></td> <td><u>1,200</u></td> <td></td> <td></td> </tr> <tr> <td><u>Helston and the Lizard CNA residual</u></td> <td><u>1,100</u></td> <td></td> <td></td> </tr> <tr> <td><u>CNA Total</u></td> <td><u>2,300</u></td> <td><u>12,417</u></td> <td><u>17,000</u></td> </tr> <tr> <td><u>Camborne, Pool, Illogan &amp; Redruth</u></td> <td><u>5,200</u></td> <td></td> <td></td> </tr> <tr> <td><u>CPR CNA residual</u></td> <td><u>1,000</u></td> <td></td> <td></td> </tr> <tr> <td><u>CNA Total</u></td> <td><u>6,200</u></td> <td><u>80,833</u></td> <td><u>41,417</u></td> </tr> <tr> <td><u>Falmouth-Penryn</u></td> <td><u>2,800</u></td> <td></td> <td></td> </tr> <tr> <td><u>Falmouth and Penryn CNA residual</u></td> <td><u>600</u></td> <td></td> <td></td> </tr> <tr> <td><u>CNA Total</u></td> <td><u>3,400</u></td> <td><u>25,750</u></td> <td><u>21,667</u></td> </tr> <tr> <td><u>Truro with Threemilestone and Shortlanesend</u></td> <td><u>3,900</u></td> <td></td> <td></td> </tr> <tr> <td><u>Truro and Roseland CNA residual</u></td> <td><u>1,200</u></td> <td></td> <td></td> </tr> <tr> <td><u>CNA Total</u></td> <td><u>5,100</u></td> <td><u>38,333</u></td> <td><u>31,250</u></td> </tr> <tr> <td><u>St Agnes &amp; Perranporth CNA Total</u></td> <td><u>1,100</u></td> <td><u>15,167</u></td> <td><u>9,333</u></td> </tr> <tr> <td><u>Newquay with Quintrell Downs</u></td> <td><u>4,400</u></td> <td></td> <td></td> </tr> </tbody> </table>	Location	Housing Allocation	B1 employment floorspace sq. m	Other B employment floorspace sq. m	<u>Penzance with Newlyn, Heamoor, Gulval and Longrock</u>	<u>2,150</u>			<u>West Penwith CNA residual</u>	<u>1,000</u>			<u>CNA Total</u>	<u>3,150</u>	<u>16,083</u>	<u>16,083</u>	<u>Hayle</u>	<u>1,600</u>			<u>St Ives with Carbis Bay</u>	<u>1,100</u>			<u>Hayle and St Ives CNA residual</u>	<u>480</u>			<u>CNA Total</u>	<u>3,180</u>	<u>19,083</u>	<u>19,083</u>	<u>Helston</u>	<u>1,200</u>			<u>Helston and the Lizard CNA residual</u>	<u>1,100</u>			<u>CNA Total</u>	<u>2,300</u>	<u>12,417</u>	<u>17,000</u>	<u>Camborne, Pool, Illogan &amp; Redruth</u>	<u>5,200</u>			<u>CPR CNA residual</u>	<u>1,000</u>			<u>CNA Total</u>	<u>6,200</u>	<u>80,833</u>	<u>41,417</u>	<u>Falmouth-Penryn</u>	<u>2,800</u>			<u>Falmouth and Penryn CNA residual</u>	<u>600</u>			<u>CNA Total</u>	<u>3,400</u>	<u>25,750</u>	<u>21,667</u>	<u>Truro with Threemilestone and Shortlanesend</u>	<u>3,900</u>			<u>Truro and Roseland CNA residual</u>	<u>1,200</u>			<u>CNA Total</u>	<u>5,100</u>	<u>38,333</u>	<u>31,250</u>	<u>St Agnes &amp; Perranporth CNA Total</u>	<u>1,100</u>	<u>15,167</u>	<u>9,333</u>	<u>Newquay with Quintrell Downs</u>	<u>4,400</u>			<p>Key Targets separated from Spatial Strategy and new Policy 2a created.</p> <p>This enables the creation of a bespoke policy setting out key targets for residential and employment provision (originally included within Policy 2 and 12).</p> <p>Includes identification of further settlements to provide additional certainty regarding delivery in each CNA.</p> <p>Includes an updated full objectively assessed need for housing, updated Gypsy and Traveller figures and updated employment floorspace figures.</p> <p>This policy includes recognition of the need for purpose built student accommodation alongside any expansion of the university at Falmouth/ Penryn.</p>	<p>Consider that this policy is in line with the NPPF and will not impact on whole plan viability.</p>	Will not impact on whole plan viability
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3	Role and Function of Places	<p>The scale and mix of uses of development and investment in services and facilities should be proportionate to the role and function of places. New development 2010-2030 will be accommodated in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> <li>Delivery of the overall housing provision as set out in Policy 2 alongside /larger scale community, cultural, leisure, retail, utility, employment will be managed through a site allocations DPD or Neighbourhood Plans for the following towns: <ul style="list-style-type: none"> <li>Camborne with Pool, Illogan and Redruth;</li> <li>Falmouth with Penryn;</li> <li>Penzance with Newlyn;</li> <li>St Austell;</li> <li>Truro with Threemilestone;</li> <li>Newquay;</li> </ul> </li> </ol>	<p>Reflects the principles of the NPPF particularly paragraph 156</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy is unlikely to have an impact on viability, but a certain amount of monitoring may be required to ensure that this conclusion</p>	<p>The scale and mix of uses of development and investment in services and facilities should be proportionate to the role and function of places. New development up to 2030 will be accommodated in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> <li>Delivery of strategic scale housing, community, cultural, leisure, retail, utility and employment provision will be managed through a Site Allocations DPD or Neighbourhood Plans for the following locations: <ul style="list-style-type: none"> <li>Bodmin;</li> <li>Bude with Stratton, Flexbury and Poughill;</li> <li>Callington;</li> <li>Camborne with Pool, Illogan and Redruth;</li> <li>Camelford;</li> <li>Falmouth with Penryn;</li> </ul> </li> </ol>	<p>Policy 3 amended to provide additional certainty regarding delivery within some of the CNAs without a main town and where delivery would be challenging without the naming of an additional settlement.</p>	<p>Consider that this policy is unlikely to have an impact on viability.</p> <p>Need to monitor progress of Neighbourhood Plans to see if there is anything</p>	Unlikely to impact on whole plan viability																																																																																																																																								

		<p>Bodmin; Launceston; Bude with Stratton and Poughill; Helston; St Ives with Carbis Bay; Saltash; Hayle; Liskeard and Wadebridge.</p> <p>2. To promote vibrant local communities and support local services, an appropriate level of growth and investment will be encouraged in other settlements to reinforce their role as providers of employment; community; leisure; and retail facilities.</p> <p>3. Outside of the main towns identified in this policy housing growth will be delivered through identification of sites where required through Neighbourhood Plans, affordable housing led schemes (i.e. exception schemes where market housing is required to provide cross subsidy) under Policy 9 and infill development defined below.</p> <p>Infill for the purposes of residential development should be proportionate to the scale of the settlement and within its boundaries, respect the settlement and landscape character of the locality and not physically extend the settlement. It must clearly relate to part of an established settlement and not isolated dwellings. Particular preference will be given to sites on previously developed land.</p>		<p>does not alter.</p> <p>Need to monitor progress of the Allocations DPD to see if there is anything arising out of this that could affect whole plan viability.</p> <p>Need to monitor progress of Neighbourhood Plans DPD to see if there is anything arising out of this that could affect whole plan viability.</p> <p>Need to monitor progress of the Guide to Distribution of Housing in Rural Areas SPD (reached scoping stage) to see if there is anything arising out of this that could affect whole plan viability.</p>	<ul style="list-style-type: none"> <li>• Hayle;</li> <li>• Helston;</li> <li>• Launceston;</li> <li>• Liskeard;</li> <li>• Newquay with Quintrell Downs;</li> <li>• Penzance with Newlyn, Heamoor, Gulval and Longrock;</li> <li>• Saltash;</li> <li>• St Austell;</li> <li>• St Ives with Carbis Bay;</li> <li>• Torpoint;</li> <li>• Truro with Threemilestone and Shortlanesend; and</li> <li>• Wadebridge.</li> </ul> <p>Development within these named towns will provide an appropriate level of affordable housing in accordance with the requirements of Policy 8 and after requirements are met, through the exceptions approach set out in Policy 9.</p> <p>2. The provision of eco-communities at West Carclaze/ Baal and Par Docks led by a masterplan and design code that will set out the framework for the development, and reflect the aspiration for environmental quality, including the delivery of all of the following alongside the other policies of this plan:</p> <ul style="list-style-type: none"> <li>• 30% affordable housing and 5% self and/or custom build housing;</li> <li>• Improved access to public transport and non-car travel modes.</li> </ul> <p>And for the West Carclaze /Baal sites:</p> <ul style="list-style-type: none"> <li>• Provision of employment space, Carludon technology park and space for further economic growth;</li> <li>• The provision of a new local centre to include facilities for health, neighbourhood shopping, community facilities and a new primary school;</li> <li>• Strategic scale open space with public access and trails linking into existing networks as part of green infrastructure improvements;</li> <li>• The retention of the Sky Tip and other distinctive landscape features as part of the green infrastructure of the site</li> <li>• Demonstrate high levels of energy efficiency in the fabric of buildings on the site</li> <li>• Strategic Sustainable Urban Drainage Systems to reduce flood risk on and beyond the site;</li> <li>• Meeting all of the regulated energy requirements of the development from renewable and low carbon sources on or near to the site;</li> <li>• Provision of low carbon heat via a heat network with consideration given to sourcing that heat from geothermal resources within the vicinity of the site; and</li> <li>• Improved access to public transport and non-car travel modes.</li> </ul> <p>The site for the eco-communities will be identified through the Site Allocations DPD.</p> <p>3. Outside of the main towns identified in this Policy, housing growth will be delivered for the remainder of the Community Network Area housing requirement through identification of sites where required through Neighbourhood Plans, windfall of under ten units, including infill schemes under Policy 8 and rural exception sites under Policy 9 defined below. The indicative target for each Parish should assume no major planned growth in the AONB and otherwise be calculated from a pro rata basis on the number of households in the parish.</p> <p>Within the AONB or its setting, schemes will be supported where they are in accordance with the other policies of this plan and can demonstrate that they conserve and enhance the landscape character and natural beauty of the AONB. Major development proposals will not be supported in the AONB.</p>	<p>Policy provides clarity to applicants and decision makers as to how policy 8 and policy 9 should be administered and definition of infill.</p> <p>Additional wording added to make clear that major proposals within the AONB will not be supported.</p> <p>Generally reflects the principles of the NPPF particularly paragraph 156</p>	<p>arising out of these that could affect whole plan viability. Individually, this should not happen as they are developed to be in general conformity with the Local Plan. Cumulatively there is a need to monitor the overall impact to understand if there could be an impact on whole plan viability.</p>	
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					Infill for the purposes of residential development should be proportionate to the scale of the settlement and within its boundaries, respect the settlement and landscape character of the locality and not physically extend the settlement. It must clearly relate to part of an established settlement and not isolated dwellings. Particular preference will be given to sites on previously developed land.			
4	Shopping, Services and Community Facilities	<p>1. Development will be permitted where it supports the vitality and viability of town centres and maintains and enhances a good and appropriate range of shops, services and community facilities. Retail and other town centre uses outside defined town centres (with the exception of small scale rural development) must show there is no significant adverse impact on the viability and vitality of the existing centre, and demonstrate the application of a sequential approach to site selection or demonstrate an overriding strategic role for the economic and social sustainability of Cornwall. Residential development, such as accommodation for the elderly is supported in town centres where it supports the vitality and viability of town centres;</p> <p>2. Community facilities and local shops should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:</p> <ol style="list-style-type: none"> <li>no need for the facility or service;</li> <li>it is not viable; or</li> <li>adequate facilities or services exist or are being re-provided that are similarly accessible by walking, cycling or public transport.</li> </ol>	<p>Reflects the principles of the NPPF (advocates a sequential approach) particularly paragraphs 24-27, 156 and 161</p> <p>Response Report: Nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability.</p> <p>Need to monitor progress of the Allocations DPD to see if there is anything arising out of this that could affect whole plan viability.</p>	<p>1. Development will be permitted where it supports the vitality and viability of town centres and maintains and enhances a good and appropriate range of shops, services and community facilities. Retail and other main town centre uses outside defined town centres (with the exception of small scale rural development) must demonstrate the application of a sequential approach to site selection, and show there is no significant adverse impact on the viability and vitality of, and investment within, the existing centres identified on the proposals map.</p> <p>2. Proposals for change of use or redevelopment will be permitted within Primary Shopping Areas where the proposal would maintain or add to the vitality and viability of the centre and would not reduce the predominance of retail and other main town centre uses.</p> <p>3. Community facilities and local shops should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:</p> <ol style="list-style-type: none"> <li>no need for the facility or service;</li> <li>it is not viable; or</li> <li>adequate facilities or services exist or the service can be provided in locations that are similarly accessible by walking, cycling or public transport.</li> </ol>	<p>Additional text in policy to replace repeated criterion relating to change of use in PSAs previously in CNA policies.</p> <p>Reference to over-riding the sequential test approach has been removed</p> <p>Generally reflects the principles of the NPPF (advocates a sequential approach) particularly paragraphs 24-27, 156 and 161</p>	<p>Consider that this policy will not impact on whole plan viability.</p>	Will have no impact on whole plan viability
5	Jobs and Skills	<p>To stimulate new jobs and economic growth development proposals will be supported where they contribute to any of the following:</p> <ol style="list-style-type: none"> <li>The enhancement of the quality and range of tourism facilities through the provision of high quality sustainable tourism facilities, attractions, accommodation and the upgrading of existing facilities in sustainable locations.</li> <li>Support growth in the marine sector in ports and harbours ensuring marine related employment, leisure and community sites are protected from alternative uses that do not require water side locations.</li> <li>Support the Enterprise Zone Aerohub at Newquay Airport through improved linkages as an economic catalyst for the wider Newquay area.</li> <li>Provide education facilities that improve the training and skills base and encourage knowledge based businesses and creative industries associated with Cornwall's colleges and the universities particularly where this enables graduate retention.</li> </ol> <p>Existing and potential strategic employment land and buildings along with sites considered locally important will be safeguarded. In all other cases existing employment land and buildings will be safeguarded where they are viable. Such land and buildings will only be considered for alternative uses where this does not result in the loss of economic performance i.e. through the redevelopment for a mix of uses.</p> <p>Employment proposals should be located either:</p> <ol style="list-style-type: none"> <li>within or well integrated to our city, towns and villages; or</li> <li>on existing employment (uses B1, B2 and B8) locations where re-location would be impractical or not viable; or</li> <li>within areas that are well served by public transport and communications infrastructure; or</li> <li>in the countryside and smaller rural settlements where it is of a scale appropriate to its location or where the use can show an overriding business need for its location.</li> </ol>	<p>Generally reflects the principles of the NPPF particularly paragraphs 21, 28, 156, 161 and 162</p> <p>Response Report: Nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability.</p> <p>Need to monitor progress of the Allocations DPD to see if there is anything arising out of this that could affect whole plan viability.</p>	<p>Flexibility is crucial for the delivery of economic growth, to stimulate new jobs and economic growth, development proposals will be supported where they contribute to any of the following:</p> <ol style="list-style-type: none"> <li>The development of tourism facilities through the enhancement of existing, and the provision of new, high quality sustainable tourism facilities, attractions and accommodation that is of an appropriate scale to their location. They should be accessible by a range of transport modes and provide a well balanced mix of economic, social and environmental benefits. Where the proposal would upgrade existing facilities this should be appropriate in scale to their location and help to ensure the future viability of the business.</li> <li>Support growth in the marine sector in ports and harbours ensuring that marine related employment, leisure and community sites are protected from alternative uses that do not require water side locations.</li> <li>Provide education facilities that improve the training and skills base. These should support knowledge based businesses and creative industries associated with the courses of Cornwall's colleges and the universities, particularly where this enables graduate retention.</li> </ol> <p>Existing strategic employment land and buildings will be safeguarded. In all other cases existing employment land and buildings will be safeguarded where they remain viable for an employment use. Such land and buildings will only be considered for alternative uses where this does not result in the loss of economic performance of the site or location, i.e. through the redevelopment for a mix of uses.</p> <p>Employment proposals should be located either:</p> <ol style="list-style-type: none"> <li>within or well integrated to our city, towns and villages; or</li> <li>as extensions to on existing employment (uses B1, B2 and B8) sites where re-location would be impractical or not viable; or</li> <li>within areas that are well served by public transport and communications infrastructure; or</li> <li>in the countryside and smaller rural settlements where it is of a</li> </ol>	<p>Policy 5 amended to provide greater clarity including amendment to employment land safeguarding criterion.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 21, 28, 156, 161 and 162</p>	<p>Consider that this policy will not impact on whole plan viability.</p>	Will have no impact on whole plan viability

		Exceptional proposals with significant economic benefit will be supported.			scale appropriate to its location or where the use can show an overriding locational and business need to be in that location.			
6	Housing Mix	<p>New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities, based on the following principles:</p> <p>1. Proposals of 10 or more dwellings should seek to provide a range of housing type and tenure. To achieve this mix development should aim to:</p> <ul style="list-style-type: none"> <li>• Address affordable housing need and housing demand;</li> <li>• Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;</li> <li>• Respond to the requirements of a changing population; and</li> <li>• Employ imaginative design solutions.</li> </ul>	<p>Reflects the principles of the NPPF particularly paragraphs 50, 156 and 159</p> <p>Response Report: nothing identified</p> <p>A Housing Mix SPD is planned. It is intended to provide guidance on an appropriate housing mix specific to meet Cornwall's needs. This will not add to development costs.</p> <p>Further action required – need to monitor outcomes of the Housing Standards Review as this could have an impact on this policy in terms of some of the requirements</p>	<p>Consider that this policy is unlikely to have an impact on whole plan viability</p> <p>Need to monitor progress of the Housing Mix SPD (reached scoping stage – nothing identified at this stage) to see if there is anything arising out of this that could affect whole plan viability.</p> <p>Any optional proposals from the current Housing Standards review that the Council may wish to adopt in future are likely to come through a single issue review once the Plan is in place.</p>	<p>New housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities.</p> <p>1. Proposals should seek to:</p> <ul style="list-style-type: none"> <li>• Addressing affordable housing need and housing demand for both affordable, market housing and starter homes including self-build and custom-build housing; and</li> <li>• Use local evidence of the need and demand for specific types, tenures and sizes of housing to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists; and</li> <li>• Responding to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including ground floor flats, flats with lifts and bungalow accommodation) which is able to meet people's needs throughout their lifetimes based on locally derived evidence of need and demand.</li> </ul> <p>And</p> <p>2. On larger developments (typically of 100 dwellings or more) at least 5% of total plots should be provided as serviced plots to enable the construction of self-build or custom build housing. On sites of 200 dwellings or more, additional specialised housing (including extra care housing) should be considered where demand exists to meet defined specialist needs.</p>	<p>Detail added regarding housing mix, including self-build and supporting the local aging population.</p> <p>Additional criterion added regarding self-build and specialised housing on larger developments. The development of specialised housing could have an impact on viability but the Policy is phrased flexibly to enable negotiation where viability could be an issue.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 50, 156 and 159</p> <p>Additional viability testing has been undertaken and concluded that the provision of accessible homes would not materially affect the viability of new development.</p>	<p>Consider that this policy is unlikely to have an impact on whole plan viability</p> <p>A Housing Mix SPD is currently proposed and intended to provide guidance on an appropriate housing mix specific to meet Cornwall's needs. As an SPD, this will not add to development costs.</p>	Unlikely to have an impact on whole plan viability
7	Housing in the Countryside	<p>Additional accommodation to meet needs in the open countryside will be focused on the use of existing buildings through:</p> <p>1. Replacement dwellings (excluding caravans and chalets) of an appropriate scale and character or subdivision of existing residential dwellings.</p> <p>2. Reuse suitably constructed redundant or disused buildings which are considered appropriate to retain and would lead to an enhancement to the immediate setting.</p> <p>In addition:</p> <p>3. Accommodation, of a construction suitable for its purpose and duration, for workers (including seasonal migrant workers) and where no other suitable accommodation is available, to support established and viable rural businesses; and</p> <p>4. Dwellings for full time agricultural and forestry and other rural</p>	<p>Reflects the principles of the NPPF particularly paragraphs 55 and 159</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Additional accommodation to meet housing needs in the open countryside will be permitted where it would utilise existing lawful residential or non-residential buildings ten years old or greater through either:</p> <p>1. Replacement dwellings proportionate to the size of the dwelling being replaced and of an appropriate scale and character to their location or the subdivision of existing residential dwellings; or.</p> <p>2. Reuse of suitably constructed redundant, or disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting.</p> <p>Exceptions to this policy apply where the dwelling is required for:</p> <p>3. Accommodating workers (including seasonal migrant workers), to support established and viable rural businesses where no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or</p> <p>4. Full time agricultural and forestry and other rural occupation</p>	<p>Policy reordered and additional text added to clarify intent and sequence of application of policy, particularly on conversions and replacement dwellings.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 55 and 159</p>	<p>Consider that this policy will not impact on whole plan viability</p>	Will have no impact on whole plan viability



		occupation workers will be allowed where appropriate for these needs and supported by an up-to-date evidence of need.			workers where there is up to date evidence of a functional need of the business for the occupier to live in that specific location.			
8	Affordable Housing	<p>All new housing schemes within the plan, including mixed use schemes, on sites where there is a net increase of two units or more or 0.2 of a hectare developments (not including replacement dwellings) must contribute towards meeting affordable housing need.</p> <p>Developments will aim to provide the target levels of affordable housing as set out below. Contributions will be in accordance with the requirements set out in the Affordable Housing SPD. The SPD provides guidance on viability and the circumstances under which contributions may be varied or reviewed.</p> <p>The following provision on site will be sought:  50% in Zone 1 and 2 including the town of St Ives;  40% in Zones 3, 4 and 5 including the towns of Falmouth/Penryn; Truro; Bodmin; Bude; Saltash; Hayle; Launceston; St Austell; Wadebridge; Penzance; Camborne/Pool/Redruth; Helston and Liskeard.</p> <p>The mix of affordable housing products will vary through negotiation and shall be provided taking into account the Council's evidence of housing need and any viability constraints identified, reflecting the different markets in different value zones. However, the target provision is typically in the following tenure proportions:  70% rented homes owned and or managed by a bone fide affordable housing provider, provided that the initial rent level (inclusive of any relevant service charges) does not exceed the local housing allowance  30% intermediate housing for rent or sale, provided that the homes are available at first and subsequent occupation at a price which is affordable to a typical local household, taking into account the estimated purchasing power in such households.</p> <p>Planning obligations will be used to ensure that affordable housing is provided and retained for eligible local households.</p> <p>There may be some circumstances, particularly on sites of 5 dwellings or less, where it is more economic or sustainable to seek a financial contribution towards the provision of affordable housing on an alternative site.</p> <p>Any off site contributions will be broadly equivalent in value to on site provision and secured to support the delivery of affordable housing through a planning obligation.</p> <p>The Council may in some circumstances, subject to viability, also seek a contribution towards affordable housing from a non-housing development judged to have a significant and demonstrable impact on the local housing market.</p> <p>A financial or other contribution will be sought from proposals to remove holiday occupancy restrictions on existing dwellings where there is evidence of need and where development would otherwise have been provided on site for community infrastructure including affordable housing.</p>	<p>Reflects the principles of the NPPF particularly paragraphs 50 and 159 but could be considered to conflict with paragraphs 173 and 174. NPPF is clear that plans should be aspirational but realistic. These are aspirational targets, particularly for zones 3, 4 and 5 and will be subject to negotiation on a site by site basis. Could affect the soundness element of the whole plan.</p> <p>Response Report: nothing identified</p> <p>It is considered that there are no additional obligations proposed in the Affordable Housing SPD (reached draft stage).</p>	<p>It is considered that this Policy may have an impact on the viability of certain key sites at this point in time given the current economic and housing climate which could then be said to have an impact on whole plan viability. It is anticipated that over time, development that is currently on the margins of viability will come forward as confidence in the housing market continues to improve and/or interventions are employed. The Council will play an active role in negotiations and will work with developers to ensure that the financial burden of development will not deter development from coming forward while at the same time ensuring that development will deliver the maximum level of affordable housing.</p>	<p>All new housing schemes within the plan on sites where there is a net increase of two units or more or 0.2 of a hectare or greater, (not including replacement dwellings) must contribute towards meeting affordable housing need.</p> <p>Developments must provide the target levels of affordable housing as set out below and in Table 4:  50% in Zone 1  40% in Zone 2  35% in Zone 3  30% in Zone 4  25% in Zone 5</p> <p>The mix of affordable housing products will vary through negotiation and shall be provided taking into account the Council's evidence of housing need and any viability constraints identified, reflecting the different markets in different value zones. However, the target provision is typically in the following tenure proportions:</p> <ul style="list-style-type: none"> <li>70% rented homes owned and or managed as affordable housing, provided that the initial rent level (inclusive of any relevant service charges) does not exceed the local housing allowance</li> <li>30% intermediate housing for rent or sale, provided that the homes are available at first and subsequent occupation at a price which is affordable to a typical local household, taking into account the estimated purchasing power in such households.</li> </ul> <p>Planning obligations will be used to ensure that affordable housing is provided and retained for eligible local households.</p> <p>There may be some circumstances, particularly on sites of five dwellings or less, where it is more economic or sustainable to seek a financial contribution towards the provision of affordable housing on an alternative site.</p> <p>Any off site contributions must be broadly equivalent in value to on site provision and secured to support the delivery of affordable housing through a planning obligation.</p> <p>A financial or other contribution will be sought from proposals to remove holiday occupancy restrictions on two or more existing dwellings where there is evidence of need and where development would otherwise have been provided on site for community infrastructure including affordable housing.</p> <p>Where the splitting of a site would result in two or more sites that are physically adjoined, the Council will consider the capacity and suitability of the entire developable area for the purpose of determining whether it falls above or below the affordable housing thresholds. This includes situations where the density or number of units in a proposal is lower than might reasonably be expected.</p>	<p>The affordable housing targets have been amended to reflect the conclusions from viability evidence.</p> <p>There has been a removal of requirements to comply with SPD (changed to reflect guidance provided).</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 50 and 159.</p> <p>It is anticipated that over time, development that is currently on the margins of viability will come forward as confidence in the housing market continues to improve and/or interventions are employed.</p>	<p>The Council will play an active role in negotiations and will work with developers to ensure that the financial burden of development will not deter development from coming forward while at the same time ensuring that development will deliver the maximum level of affordable housing.</p> <p>In terms of those sites that may never be fully viable, the Council is committed to becoming more proactive in the housing market, and has put measures in place through its Housing Mandate that will ensure that critical sites will be delivered.</p> <p>The Government is again considering the introduction of a 10 dwelling threshold and this needs to be monitored.</p>	Unlikely to have an impact on whole plan viability.

9	Rural Exception Sites	<p>Development proposals on sites outside of existing built up areas in smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where well related to the settlement and appropriate in scale, character and appearance.</p> <p>Proposals should be developed in accordance with guidance provided in the Affordable Housing SPD. The number, type, size and tenure should reflect identified local needs as evidenced through the Cornwall housing register or any specific local surveys completed using an approved methodology, as detailed in the SPD.</p> <p>While the purpose of such developments should be to provide affordable local needs housing, the inclusion of market housing in such proposals will be supported where;</p> <p>i) It can demonstrate it meets a local need for housing; and  ii) The Council is satisfied it is essential for the successful delivery of the development. (For example to fund abnormal development costs or to deliver a balanced, sustainable community); and  iii) It has the support of the local community measured by the level of support received from the parish council, a positive outcome from a local referendum or where there is evidence that it is a community led proposal; and  iv) Market housing does not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services.</p> <p>The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Councils adopted local connection policies.</p>	<p>Reflects the principles of the NPPF particularly paragraphs 50 and 159</p> <p>Response Report: nothing identified</p> <p>It is considered that there are no additional obligations proposed in the Affordable Housing SPD (reached draft stage).</p>	<p>It is considered that this policy will not have an impact on viability as the delivery of these schemes is not essential to the delivery of the housing target.</p>	<p>Development proposals on sites outside of but adjacent to the existing built up areas in of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.</p> <p>The number, type, size and tenure of dwellings should reflect identified local needs as evidenced through the Cornwall housing register or any specific local surveys completed using an approved methodology.</p> <p>The purpose of such developments must be primarily to provide affordable housing. The inclusion of market housing will only be supported where the Council is satisfied it is essential for the successful delivery of the development based on detailed financial appraisal (for example to fund abnormal development costs or to deliver a balanced, sustainable community).</p> <p>Market housing must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services.</p> <p>The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Council's adopted local connection policies.</p>	<p>Policy renamed to improve clarity.</p> <p>Criteria i and iii removed as recommended by the Local Plan Inspector.</p> <p>Criteria ii and iv removed as unnecessary to reading of policy.</p> <p>The requirement to develop proposals in accordance with the Affordable Housing SPD is removed.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 50 and 159</p>	<p>Consider that this policy will not have an impact on viability.</p>	<p>Will not have an impact on whole plan viability.</p>
10	Publicly Owned Sites	<p>On sites within the ownership of the public sector or sites which were previously owned by the public sector (but have been disposed of for the purpose of redevelopment) but which had a public sector use or ownership immediately prior to disposal, the Council will seek to negotiate an element of affordable housing to a target of 50% of the development.</p>	<p>Response Report: nothing identified</p>	<p>It is considered that this policy will not have an impact on viability as the delivery of these schemes is not essential to the delivery of the housing target. The Council can only insist that negotiations start at this target on its own land.</p>	<p>Deleted as per Inspector recommendations</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>
11	Managing Viability	<p>Where the Council is satisfied through the submission of appropriate evidence that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme to such an extent that it cannot proceed, it will adopt the following sequential approach with the aim of securing the maximum contribution to affordable housing achievable;</p> <ol style="list-style-type: none"> <li>The alteration of the housing mix to reduce scheme costs.</li> <li>Securing public subsidy or other commuted sums, recognising that this may result in further changes to scheme mix and the delivery timescales</li> <li>The alteration of the affordable housing tenure mix within the development</li> <li>Consideration of an off -site contribution for improved number or</li> </ol>	<p>Reflects the principles of the NPPF particularly paragraphs 173-177</p> <p>Response Report: nothing identified</p>	<p>The rationale for policy 11 is to provide flexibility for developers. In the interest of transparency and the delivery of affordable housing in Cornwall it is considered reasonable to include a sequential</p>	<p>Where the Council is satisfied through the submission of appropriate evidence that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme to such an extent that it cannot proceed, it will consider whether the following approaches would assist in securing the maximum achievable contribution to affordable housing;</p> <ol style="list-style-type: none"> <li>Securing public subsidy or other commuted sums, recognising that this may result in further changes to scheme mix and the delivery timescales;</li> <li>Flexibility in the affordable housing tenure, type and size mix and/or phasing required within the development;</li> <li>The transfer of free serviced land / plots to the Council reflecting the number of affordable dwellings that would normally be expected for that development;</li> </ol>	<p>Criteria 1 and the reference to employing a sequential approach to viability removed as recommended by Inspector.</p> <p>Criterion 3 and 4 added to aid operation of the policy.</p> <p>Generally reflects the principles of the NPPF</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Will not have an impact on whole plan viability</p>

		<p>range of affordable housing.</p> <p>If after considering the above options only very limited or no affordable housing can be secured due to market conditions at a particular moment in the economic cycle, the Council will seek other mechanisms within a planning obligation to secure planning gain. These can include (but not be limited to) re-phasing, deferment of affordable housing obligations and options to reappraise the scheme at future phases or at commencement to allow viability to be re-assessed.</p>		<p>test for development proposals to follow. It is clear from the NPPF that affordable housing policies can include provision for negotiation if viability is a concern and the Strategic Policies document includes such a phrase in Policy 8 and sets out the mechanism for doing so in this policy, Policy 11.</p>	<p>4. A negotiated reduced percentage of on-site affordable provision;</p> <p>5. Consideration of an off-site contribution to enable an improved number or range of affordable housing homes on another local site.</p> <p>If, after considering the above options, only very limited or no affordable housing can be secured due to market conditions at a particular moment in the economic cycle, the Council will seek other mechanisms within a planning obligation to secure planning gain. These can include (but not be limited to) re-phasing, deferment of affordable housing obligations, options to reappraise the scheme at future phases or at commencement to allow viability to be re-assessed.</p>	<p>particularly paragraphs 173-177</p>														
12	Gypsies, Travellers and Travelling Showpeople	<p>The Council will protect existing authorised Gypsy and Traveller sites.</p> <p>Additional pitches for Gypsies, Travellers and Travelling Showpeople will be supported to meet the following identified needs:-</p> <table border="1"> <thead> <tr> <th>Pitch Type</th> <th>Pitch Requirement</th> <th>Plan Period</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>20</td> <td>2013-2027*</td> </tr> <tr> <td>Transit</td> <td>64</td> <td>2006-2027</td> </tr> <tr> <td>Showpeople</td> <td>11</td> <td>2006-2027</td> </tr> </tbody> </table> <p>* All 20 to be delivered in first five years i.e. 2013-2017. No further residential pitches are required in years 2018-2027 as it is estimated that turnover (natural vacation of sites) will exceed formation of new households.</p> <p>Proposals for new sites both residential and transit should meet the following criteria:</p> <ol style="list-style-type: none"> <li>Be of appropriate size to meet the identified need and be proportionate to any nearby settled community</li> <li>Take account of the particular and differing needs of different groups of Gypsies and Travellers</li> <li>Be located so as to ensure reasonable access to services including GP and other health care provision, education facilities, shops and public transport.</li> <li>Provide suitable road access and sufficient space within the site for parking and turning of vehicles as well as the storage of equipment.</li> </ol> <p>A Travelling Communities Site Allocations Development Plan Document will identify and manage the delivery of a network of sufficient, suitable and appropriately located sites to meet the accommodation requirements of the travelling communities (Gypsies and Travellers and Travelling Show People).</p>	Pitch Type	Pitch Requirement	Plan Period	Residential	20	2013-2027*	Transit	64	2006-2027	Showpeople	11	2006-2027	<p>Reflects the principles of NPPF particularly paragraph 50 and 15</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>Need to monitor progress of Travelling Communities Site Allocations DPD to see if there is anything arising out of this that could affect whole plan viability.</p>	<p>Proposals for new residential and transit sites and extensions to existing sites will be approved where they:</p> <ol style="list-style-type: none"> <li>Are of appropriate size to meet the identified need and proportionate in scale to and avoid dominating any nearby settled community. Where extensions to sites are proposed, these should also be of a scale compatible with the existing site;</li> <li>Take account of the particular and differing needs of different groups of Gypsies and Travellers;</li> <li>Are located so as to ensure reasonable access (defined as 3 miles for transit sites and less for permanent sites) by a range of transport modes, including walking and cycling to services including GP and other health care provision, education facilities, shops and public transport;</li> <li>Provide safe road access and sufficient space within the site for parking and turning of vehicles as well as the storage of equipment, and for transit sites, are located reasonably close to, or easily accessible from the primary or county road network;</li> <li>avoid areas (including those with noise or air quality issues or are in areas at high risk of flooding) that would have a detrimental impact on the health and well-being of any travellers that may locate there;</li> <li>Include sufficient residential amenity and play areas to meet the needs of residents of the site and promote healthy lifestyles; and</li> <li>Provide opportunities for travellers to live and work from the same location where this can be sensitively designed to mitigate potential impacts on the site surroundings or other residential uses near to the site;</li> </ol> <p>Permission will not be granted for the redevelopment for alternatives uses of a Gypsy and Traveller site unless it can be demonstrated that an alternative site of similar or better quality and location has been provided within the plan area to meet the needs of Gypsies and Travellers.</p>	<p>Targets have been moved to sit within Policy 2a Key Targets.</p> <p>Additional criteria added to reflect new guidance from DCLG.</p> <p>Criteria adjusted to clarify policy application.</p> <p>Policy changed to reflect different types of sites (permanent and transit)</p> <p>Generally reflects the principles of NPPF particularly paragraph 50 and 15</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Will not impact on whole plan viability</p>
Pitch Type	Pitch Requirement	Plan Period																		
Residential	20	2013-2027*																		
Transit	64	2006-2027																		
Showpeople	11	2006-2027																		
13	Design	<p>The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments across Cornwall and ensuring its distinctive natural and historic character is maintained and enhanced.</p> <p>Development proposals must show high quality design and layout of buildings and places demonstrating a process that has clearly</p>	<p>Reflects the principles of the NPPF particularly paragraph 58</p> <p>Response</p>	<p>Consider that this Policy will not have an impact on the viability of the whole</p>	<p>The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments across Cornwall and ensuring its distinctive natural and historic character is maintained and enhanced.</p> <p>Development proposals must be of high quality design and layout of buildings and places and demonstrate a design process that has</p>	<p>Changes to text to improve clarity and flow of policy.</p> <p>Generally reflects the principles of</p>	<p>Consider that this Policy will not have an impact on the viability of the whole</p>	<p>Will not have an impact on whole plan viability</p>												

		<p>considered the existing context, and contributes to social, economic and environmental sustainability.</p> <ol style="list-style-type: none"> <li>As part of a comprehensive place-shaping approach proposals will be judged against fundamental design principles of: <ol style="list-style-type: none"> <li>character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting.</li> <li>layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space.</li> <li>movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections.</li> <li>adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses.</li> <li>process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.</li> </ol> </li> <li>In addition development proposals should protect individuals and property from: <ol style="list-style-type: none"> <li>overlooking and unreasonable loss of privacy ,</li> <li>overshadowing and overbearing impacts,</li> <li>unreasonable noise and disturbance.</li> </ol> </li> <li>For larger developments a balance needs to be achieved between private, semi-private and public open space which includes allotments, sports facilities, children’s play area provision and natural open space provision. The Council will seek the provision of larger areas of multifunctional green space rather than multiple smaller areas as appropriate in larger developments.</li> </ol>	<p>Report: nothing identified</p> <p>It is considered that the adaptability, diversity and community engagement elements of the design principles is a recommendation on rather than a condition and that if there are any issues of viability on some schemes this can be negotiated on a site by site basis.</p>	<p>plan.</p> <p>Will need to monitor the review of the Design Guide and its process towards adoption as an SPD.</p> <p>Need to monitor progress of the Open Space Standards as it moves towards review to SPD.</p> <p>Any optional proposals from the current Housing Standards review that the Council may wish to adopt in future are likely to come through a single issue review once the Plan is in place.</p>	<p>clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability.</p> <ol style="list-style-type: none"> <li>As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of: <ol style="list-style-type: none"> <li>character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and</li> <li>layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and</li> <li>movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and</li> <li>adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses; and</li> <li>engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.</li> </ol> </li> <li>In addition development proposals should protect individuals and property from: <ol style="list-style-type: none"> <li>overlooking and unreasonable loss of privacy; and</li> <li>overshadowing and overbearing impacts; and</li> <li>unreasonable noise and disturbance.</li> </ol> </li> </ol>	<p>the NPPF particularly paragraph 58</p>	<p>plan.</p> <p>A Design Guide SPD and an Open Spaces SPD is currently proposed and intended to provide further guidance. As SPD, these will not add to development costs.</p>	
14	Development Standards	<p>All new development will be expected to achieve the provision of the following;</p> <ol style="list-style-type: none"> <li>Provide open space on-site and in proportion to the scale of the development. Where there is access to alternative facilities contributions to the ongoing maintenance and management of these alternative facilities may be required.</li> <li>Provide an appropriate level of off street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services.</li> <li>Demonstrate sufficient and convenient space for storage for domestic activities and recreation as well as collection of waste, recycling and compostables.</li> <li>Avoid adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, waste, pollution and visual effects. Such adverse impacts should be avoided during the construction, operation or restoration stage of development.</li> <li>Include measures to reduce pollution within Air Quality Management Areas and meet air quality objectives that are proposed by the Local Transport Plan and any Air Quality Action Plans.</li> <li>Take advantage of any opportunities to minimise energy consumption, with an emphasis on the fabric of buildings, for</li> </ol>	<p>Relates to NPPF paragraphs 59 and 95</p> <p>Response Report: nothing identified</p>	<p>It is considered this Policy is unlikely to have an impact on the viability of the whole.</p> <p>Need to monitor progress of the Open Space Standards as it moves towards review to SPD.</p> <p>Need to monitor progress of Cornwall Residential Space Standards SPD.</p>	<p>All new development will be expected to achieve the provision of the following:</p> <ol style="list-style-type: none"> <li>Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards; and</li> <li>Public open space on-site, and in proportion to the scale of the development and providing for different types of open space based on local need. Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site; and</li> <li>An appropriate level of off street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services; and</li> <li>Sufficient and convenient space for storage for waste, recycling and compostables; and</li> <li>Avoidance of adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development; and</li> </ol>	<p>References to zero carbon removed.</p> <p>Criterion 1 inserted to refer specifically to nationally described space standard. An early version of these standards was incorporated into testing in March 2015 and did not impact on development viability.</p> <p>Criterion 2 amended to clarify where alternative space enhancement would be appropriate.</p> <p>Criterion 4</p>	<p>It is considered this Policy is unlikely to have an impact on whole plan viability.</p> <p>An Open Spaces SPD and a Garden Spaces SPD is currently proposed and intended to provide further guidance. As SPD, these will not add to development costs.</p>	<p>Unlikely to have an impact on whole plan viability.</p>

		<p>example achieving high levels of insulation, use of natural lighting, ventilation, heating and orientation.</p> <p>This should achieve at least Zero Carbon new builds from 2016 for domestic buildings and from 2019 for nondomestic buildings. Additionally, the development of decentralised low carbon heat networks is particularly encouraged to connect or be designed to facilitate future connection to an existing or planned heat network.</p>		<p>Any optional proposals from the current Housing Standards review that the Council may wish to adopt in future are likely to come through a single issue review once the Plan is in place.</p>	<p>6. Minimisation of energy consumption, with an emphasis on improving the fabric of buildings, for example achieving high levels of insulation, use of natural lighting, ventilation, heating and orientation; and</p> <p>7. Where feasible, connection to an existing or planned heat network. In the absence of an existing or planned heat network development will be expected, where feasible, to provide a site-based heat network, or be designed to facilitate future connection to a heat network.</p> <p>8. Housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes (Building Regulations Approved Document M4 (2): Accessible and adaptable dwellings or successor documents).</p>	<p>altered to avoid repetition in policy 17 (health and wellbeing).</p> <p>Criterion 7 amended to clarify requirement relating to heat networks.</p> <p>Generally relates to NPPF paragraphs 59 and 95</p> <p>Criterion 8 added to ensure that a good proportion of new housing is accessible housing.</p> <p>Additional viability testing has been undertaken and concluded that the provision of 25% of dwellings as accessible homes would not materially affect the viability of new development overall. There may be some instances where the viability of development may be impacted - the policy is flexible enough for negotiation to resolve the majority of issues.</p>		
15	Renewable and Low Carbon Energy	<p>1. To increase use and production of renewable and low carbon energy generation development proposals will be supported that:</p> <ol style="list-style-type: none"> <li>maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan;</li> <li>make use, or offer genuine potential for use, of any waste heat produced; and</li> <li>in the case of wind turbines they avoid, or adequately mitigate, unacceptable shadow flicker and adverse impact on air traffic operations, radar and air navigational installations;</li> <li>do not have an overshadowing or overbearing effect on nearby habitations.</li> <li>in the case of solar development unacceptable glint and glare is mitigated adequately.</li> </ol> <p>2. Particular support will be given to renewable and low carbon energy generation developments that:</p> <ol style="list-style-type: none"> <li>are led by, or meet the needs of local communities;</li> <li>create opportunities for co-location of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.</li> </ol>	<p>Reflects the principles of the NPPF particularly paragraph 97</p> <p>Response Report: nothing identified</p> <p>It is considered that the Renewable Energy SPD does not introduce any additional financial burdens to</p>	<p>It is considered that as this policy is an enabling policy rather than an intention to set standards it will have no impact on the viability of the whole plan.</p>	<p>1. To increase use and production of renewable and low carbon energy generation development proposals will be supported that:</p> <ol style="list-style-type: none"> <li>maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan;</li> <li>make use, or offer genuine potential for use, of any waste heat produced; and</li> <li>in the case of wind turbines, they are within an area allocated for wind power and avoid, or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations; and</li> <li>do not have an overshadowing or overbearing effect on nearby habitations.</li> <li>in the case of solar development, noise, glint and glare is mitigated adequately.</li> </ol> <p>2. Support will be given to renewable and low carbon energy generation developments that:</p> <ol style="list-style-type: none"> <li>are led by, or meet the needs of local communities; and</li> <li>create opportunities for co-location of energy producers with energy users, in particular heat, and facilitate renewable and</li> </ol>	<p>Text added to policy requiring applications for turbines to be within areas allocated in Neighbourhood plan as per national policy changes.</p> <p>Other minor changes to improve readability and application.</p> <p>Generally reflects the principles of the NPPF particularly</p>	<p>It is considered that as this policy is an enabling policy rather than an intention to set standards it will have no impact on the viability of the whole plan.</p> <p>It is considered that the Renewable Energy SPD</p>	<p>Will not impact on whole plan viability</p>

		<p>3. When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.</p> <p>4. In and adjacent Areas of Outstanding Natural Beauty and undeveloped coast developments would not be allowed except in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.</p> <p>5. When considering proposals for wind turbines within the setting of the Areas of Outstanding Natural Beauty and/or the World Heritage Site, the status of these designations shall be taken into account when assessing landscape impact.</p>	development than those set out in the Strategic Policies document.		<p>low carbon energy innovation.</p> <p>3. When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.</p> <p>4. In and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.</p> <p>5. When considering proposals for wind turbines within the Area of Outstanding Natural Beauty and its setting and / or the World Heritage Site and its setting, the status of these designations shall be taken into account when assessing landscape impact.</p>	paragraph 97	does not introduce any additional financial burdens to development than those set out in the Strategic Policies document.	
16	Safeguarding Renewable Energy	New development, where appropriate, should show that it does not significantly harm the performance of any existing facility and the potential for optimisation of strategic renewable energy installations, or the availability of their resource (where the operation is dependent on uninterrupted flow of energy to the installation).	Reflects the principles of the NPPF particularly paragraph 97  Response Report: nothing identified	Considered that this policy will not impact on whole plan viability	New development, where appropriate, should show that it does not significantly harm the performance of any existing facility and the potential for optimisation of strategic renewable energy installations, or the availability of their resource (where the operation is dependent on uninterrupted flow of energy to the installation).	No changes made to this policy – previous conclusion stands	n/a	Will not impact on whole plan viability
17	Health and Wellbeing	To improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, development should: <ol style="list-style-type: none"> <li>1. Protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards afforded from future climate change impacts.</li> <li>2. Maximise the opportunity for physical activity through the use of open space indoor and outdoor sports and leisure facilities and travel networks supporting walking, riding and cycling.</li> <li>3. Provide, where possible, dwellings which have easy, safe and secure storage for cycles and other recreational equipment.</li> <li>4. Encourage provision for growing local food such as allotments or private gardens which are large enough to accommodate vegetable growing or greenhouses.</li> <li>5. Provide flexible community spaces that can be adapted to the health needs of the community and encourage social interaction.</li> <li>6. Maximise positive health impacts and ensure the mitigation of negative health impacts through the use of Health Impact Assessment for significant major development proposals.</li> </ol>	Reflects the principles of the NPPF particularly paragraph 73 and 171  Response Report: nothing identified  It is considered that the proposed Health & Well-Being SPD will not introduce any additional financial burdens to development than those set out in the Strategic Policies document.	It is considered that the principles in this Policy are a recommendation rather than a condition and that if there are any issues of viability on some schemes this can be negotiated on a site by site basis. It is therefore considered that this Policy will not impact on the viability of the whole plan.  Will need to monitor the progress of the Health & Well Being SPD.	To improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, development should: <ol style="list-style-type: none"> <li>1. Protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards afforded from future climate change impacts; and</li> <li>2. Where it affects Air Quality Management Areas, demonstrate that singularly or cumulatively, it will not cause increased risk to human health from air pollution or exceeding EU standards. Measures proposed to mitigate this should reflect Cornwall’s Air Quality Action Plan and Local Transport Plan and aimed at achieving reductions in pollutant emissions and public exposure; and</li> <li>3. Maximise the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling; and</li> <li>4. Provide easy, safe and secure storage for cycles and other recreational equipment; and</li> <li>5. Encourage provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and</li> <li>6. Provide flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.</li> </ol>	Policy amended to provide clarity.  Air quality criterion moved from design policy as it was felt it was more suitable in this policy.  Generally reflects the principles of the NPPF particularly paragraph 73 and 171	Consider that this Policy will not impact on the viability of the whole plan.  It is considered that the proposed Health & Well-Being SPD will not introduce any additional financial burdens to development than those set out in the Strategic Policies document.	Will not impact on whole plan viability
18	Minerals – General Principles	1. Support will be given to maintain and grow a world class, thriving and sustainable minerals industry in Cornwall which meets local needs as well as exporting minerals, predominantly by rail and sea, to serve regional, national and international markets.	Reflects the principles of the NPPF particularly	Consider that this policy will not impact	1. Support will be given to maintain and grow a world class, thriving and sustainable minerals industry in Cornwall which meets local needs as well as exporting minerals, predominantly by rail and sea, to serve regional, national and international markets.	To clarify position on extensions and the minerals spatial strategy	Consider that this policy will not impact	Will not impact on whole plan viability

		<p>2. A sufficient supply of indigenous minerals will be maintained to achieve sustainable and economic growth, whilst encouraging the use of recycled and secondary materials, particularly secondary aggregates from china clay (kaolin) production, to minimise the requirement for new extraction.</p> <p>3. New mineral development, of a scale sensitive to its landscape designations, will be supported in the following areas:</p> <p>a. China clay (kaolin) and secondary aggregate extraction in the St Austell (Hensbarrow) China Clay Area;</p> <p>b. throughout Cornwall for:</p> <p>i. Building, roofing, heritage and ornamental stone,</p> <p>ii. Metal and industrial minerals,</p> <p>iii. Primary aggregate development for particular grades of material not provided for by other permitted reserves.</p> <p>4. Mineral recycling and recovery facilities will be supported where they fall within well screened areas at currently operational quarries and landfill sites.</p> <p>5. Mineral development should have no adverse impact on: slope stability, differential settlement of quarry backfilling, and mining subsidence.</p> <p>6. All mineral development should enable progressive and effective reclamation at the earliest opportunity for appropriate and beneficial after-uses that:</p> <p>i. Contribute to and enhance the natural and local environment including, ecosystem services and networks,</p> <p>ii. Conserve and enhance heritage assets and protect and enhance valued landscapes, geological conservation interests and soils,</p> <p>iii. Have the potential for wider community benefits.</p>	<p>paragraph 143 and 163</p> <p>Response Report: nothing identified</p>	<p>on whole plan viability</p> <p>Need to monitor progress of Minerals DPD to see if there is anything arising out of this that could affect whole plan viability.</p>	<p>2. A sufficient supply of indigenous minerals will be maintained to achieve sustainable and economic growth, whilst encouraging the use of recycled and secondary materials, particularly secondary aggregates from china clay (kaolin) production, to minimise the requirement for new extraction.</p> <p>3. New mineral development, (including extensions to existing sites), will be supported in the following areas:</p> <p>a. China clay (kaolin) and secondary aggregate extraction in the St Austell (Hensbarrow) China Clay Area;</p> <p>b. Primary aggregate extraction where it is outside the AONB designation; and</p> <p>c. throughout Cornwall for:</p> <p>i. Building, roofing, heritage and ornamental stone,</p> <p>ii. Metal and industrial minerals,</p> <p>iii. Primary aggregate development for particular grades of material not provided for by other permitted reserves.</p> <p>4. Improved and more efficient working practices at existing minerals sites will be supported.</p> <p>5. Mineral recycling and recovery facilities will be supported where they fall within well screened areas at currently operational quarries and landfill sites.</p> <p>6. Mineral development should have no adverse impact on: slope stability, differential settlement of quarry backfilling, and mining subsidence.</p> <p>7. All mineral development should enable progressive and effective reclamation at the earliest opportunity, taking into account aviation safety, for appropriate and beneficial after-uses that:</p> <p>i. Contribute to and enhance the natural and local environment including, ecosystem services and networks,</p> <p>ii. Conserve and enhance heritage assets and protect and enhance valued landscapes, geological conservation interests and soils,</p> <p>iii. Have the potential for wider community benefits.</p>	<p>Generally reflects the principles of the NPPF particularly paragraph 143 and 163</p>	<p>on whole plan viability</p> <p>It is considered that the proposed Minerals Safeguarding DPD will not introduce any additional financial burdens to development than those set out in the Strategic Policies document.</p>	
19	Minerals Safeguarding	<p>1. Important mineral resources and reserves and associated bulk transport, storage, handling and processing facilities and sites shall be safeguarded from sterilisation by other forms of development.</p> <p>2. Mineral Safeguarding Areas will be identified for the following minerals resources and reserves;</p> <p>a. aggregates (both primary and secondary),</p> <p>b. china clay,</p> <p>c. building and ornamental stone (including roofing and heritage materials) and</p> <p>d. metals.</p> <p>3. Mineral Safeguarding Areas will be identified for the following mineral infrastructure;</p> <p>a. key concrete batching and other products and roadstone coating,</p> <p>b. handling, processing and distribution of substitute, recycled and secondary aggregate,</p> <p>c. the bulk transport of minerals by rail, sea (ports) or haul roads.</p> <p>The Cornwall Minerals Safeguarding Development Plan will develop detailed policy and identify sites for safeguarding minerals, mineral resources and associated facilities for transport, storage, handling and processing for onward transport by rail or sea. Key sites used for the batching/manufacture of concrete products and coated materials will also be identified for safeguarding as well as sites for processing and the distribution of substitute recycled and secondary aggregate materials. Policy will also be developed to encourage prior extraction where appropriate.</p>	<p>Reflects the principles of the NPPF particularly paragraph 143 and 163</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>Need to monitor progress of Minerals DPD to see if there is anything arising out of this that could affect whole plan viability.</p>	<p>1. Important mineral resources and reserves and existing, planned and potential bulk transport, storage, handling and processing facilities and sites shall be safeguarded from sterilisation by other forms of incompatible development.</p> <p>2. Mineral Safeguarding Areas will be identified for the following minerals resources and reserves;</p> <p>1. aggregates (both primary and secondary),</p> <p>2. china clay,</p> <p>3. building and ornamental stone (including roofing and heritage materials) and</p> <p>4. metals (including relevant shafts and adits),</p> <p>3. Mineral Safeguarding Areas will be identified for the following existing, planned and potential mineral infrastructure;</p> <p>a. key concrete batching and other products and roadstone coating,</p> <p>b. Storage, handling, processing and distribution of minerals,</p> <p>c. the bulk transport of minerals by rail, sea (ports) or haul roads.</p> <p>The Cornwall Minerals Safeguarding Development Plan will develop detailed policy and identify sites for safeguarding minerals, mineral resources and associated facilities for transport, storage, handling and processing for onward transport by rail or sea. Key sites used for the batching / manufacture of concrete products and coated materials will also be identified for safeguarding as well as sites for processing and the distribution of substitute recycled and secondary aggregate materials. Policy will also be developed to encourage prior extraction where appropriate.</p>	<p>Amendments and additions to provide clarity and to ensure compliance with the NPPF.</p> <p>Generally reflects the principles of the NPPF particularly paragraph 143 and 163</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>It is considered that the proposed Minerals Safeguarding DPD will not introduce any additional financial burdens to development than those set out in the Strategic Policies document.</p>	Will not impact on whole plan viability.

20	Strategic Waste Management Principles	<ol style="list-style-type: none"> <li>1. Proposals must show best solution having regard to the 'waste hierarchy'. The Council will support energy recovery facilities where options higher up the waste hierarchy cannot reasonably be realised.</li> <li>2. New or extensions to existing landfill facilities (with the exception of Connon Bridge landfill site which will close on 31 December 2018) will only be supported where: <ol style="list-style-type: none"> <li>a. In the case of Local Authority Collected Waste proposals contribute towards meeting a shortfall in capacity;</li> <li>b. In the case of Construction, Demolition and Excavation waste, they contribute to meeting a shortfall in capacity and, wherever possible, make use of the material for restoration of former mineral workings where restoration is needed and appropriate; or</li> <li>c. In exceptional cases and where it can be demonstrated that the facility is required to meet an identifiable need to manage waste that cannot reasonably be moved up the waste hierarchy.</li> </ol> </li> <li>3. Proposals for development that facilitates markets for recycled/recovered materials, in particular initiatives to assist businesses and communities in Cornwall to reuse/ recycle/ compost their discarded waste materials, will be supported where they comply with other policies within this plan.</li> </ol>	<p>Reflects the principles of the NPPF particularly paragraphs 156 and 162</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<ol style="list-style-type: none"> <li>1. Proposals must show best solution having regard to the 'waste hierarchy'. The Council will support energy recovery facilities where options higher up the waste hierarchy cannot reasonably be realised.</li> <li>2. New or extensions to existing landfill facilities (with the exception of Connon Bridge landfill site which will close on 31 December 2018) will only be supported where: <ol style="list-style-type: none"> <li>a. In the case of Local Authority Collected Waste proposals contribute towards meeting a shortfall in capacity;</li> <li>b. In the case of Construction, Demolition and Excavation waste, they contribute to meeting a shortfall in capacity and, wherever possible, make use of the material for restoration of former mineral workings where restoration is needed and appropriate; or</li> <li>c. In exceptional cases and where it can be demonstrated that the facility is required to meet an identifiable need to manage waste arising that cannot reasonably be moved up the waste hierarchy.</li> </ol> </li> <li>3. Proposals for development that facilitates markets for recycled / recovered materials, in particular initiatives to assist businesses and communities in Cornwall to re-use / recycle / compost their discarded waste materials, will be supported where they comply with other policies within this plan.</li> <li>4. When determining planning applications for non-waste development, the Council will ensure that any likely impact on existing waste facilities (as detailed in the Annual Monitoring Report) is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities.</li> </ol>	<p>Amendments to ensure that non-waste development does not prevent the efficient operation of waste facilities.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 156 and 162</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Will not impact on whole plan viability</p>
21	Managing the provision of Waste Management Facilities	<ol style="list-style-type: none"> <li>1. New or changes to existing energy recovery facilities should make use of a significant proportion of any heat produced by the recovery process to meet locally identifiable needs.</li> <li>2. Particular support will be given to proposals for recycling and/or re-use and recovery facilities that: <ol style="list-style-type: none"> <li>a. are located in close proximity to the location from which the majority of the waste arises;</li> <li>b. involve the re-use of previously developed land, suitable industrial estates or waste management facilities;</li> <li>c. in the case of construction, demolition and excavation waste recycling facilities, are located within well screened areas at currently operational quarries and landfill sites;</li> <li>d. in the case of construction, demolition and excavation waste, contribute to restoration of sites formerly worked for mineral extraction where restoration is needed and appropriate;</li> <li>e. involve co-location with an existing operation of a similar or complimentary nature;</li> <li>f. incorporate alternatives to the transport of waste by road;</li> <li>g. incorporate added value services that benefit the community, such as apprenticeships and opportunities for volunteering and community involvement;</li> <li>h. maximise use of local supply chains in the sourcing/reuse/ recycling of waste.</li> </ol> </li> <li>3. Landfill development shall enable effective site reclamation at the earliest opportunity for appropriate end uses.</li> </ol>	<p>Reflects the principles of the NPPF particularly paragraphs 156 and 162</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<ol style="list-style-type: none"> <li>1. New or changes to existing energy recovery facilities should make use of a significant proportion of any heat produced by the recovery process to meet locally identifiable needs.</li> <li>2. Particular support will be given to proposals for recycling and / or re-use and recovery facilities that: <ol style="list-style-type: none"> <li>a. are located in close proximity to the location from which the majority of the waste arises;</li> <li>b. involve the re-use of previously developed land, suitable industrial estates or waste management facilities;</li> <li>c. in the case of construction, demolition and excavation waste recycling facilities, are located within well screened areas at currently operational quarries and landfill sites;</li> <li>d. in the case of construction, demolition and excavation waste, contribute to restoration of sites formerly worked for mineral extraction where restoration is needed and appropriate;</li> <li>e. involve co-location with an existing operation of a similar or complimentary nature;</li> <li>f. incorporate alternatives to the transport of waste by road;</li> <li>g. incorporate added value services that benefit the community, such as apprenticeships and opportunities for volunteering and community involvement;</li> <li>h. maximise use of local supply chains in the sourcing / reuse / recycling of waste.</li> </ol> </li> <li>3. Landfill development shall enable effective site reclamation at the earliest opportunity, taking into account aviation safety, for appropriate end uses.</li> </ol>	<p>Additional policy wording to ensure compliance with NPPF requirements.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 156 and 162</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Will not impact on whole plan viability</p>
22	Best Use of Land and Existing Buildings	<p>To ensure the best use of land development proposals should give priority to:</p> <ol style="list-style-type: none"> <li>a. previously developed land and buildings provided that they are not of high environmental value;</li> <li>b. despoiled, degraded, derelict and contaminated land provided that it is not of high environmental value;</li> <li>c. the subdivision of properties, the reuse or conversion of existing vacant properties and building density that will ensure an efficient use of land; and</li> </ol>	<p>Reflects the principles of the NPPF particularly paragraphs 111 and 112</p> <p>Response Report:</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>To ensure the best use of land, development proposals should give priority to:</p> <ol style="list-style-type: none"> <li>a. using previously developed land and buildings provided that they are not of high environmental or historic value; or</li> <li>b. using despoiled, degraded, derelict and contaminated land provided that it is not of high environmental or historic value; or</li> <li>c. the subdivision of properties, the reuse or conversion of existing vacant properties and increasing building density that will ensure an efficient use of land; and</li> </ol>	<p>Amendments to provide greater clarity.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 111</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Will not impact on whole plan viability</p>



		<p>d. the safeguarding of Grade 1, 2 and 3a agricultural land for food production and where reasonable alternatives for development can be identified, the safeguarding of grade 3b agricultural land.</p> <p>e. the safeguarding of land to make space for water at times of flood.</p>	nothing identified		<p>d. the safeguarding of Grade 1, 2 and 3a agricultural land for food production (and where reasonable alternatives for development can be identified, the safeguarding of grade 3b agricultural land); and</p> <p>e. the safeguarding of land, where it is identified to be functional flood storage, to make space for water at times of flood.</p>	and 112		
22 a	Protection of the Countryside	<p>In order to prevent the unnecessary loss of previously undeveloped countryside, proposals will only be permitted where they would not have a significant adverse impact on its biodiversity, its beauty, diversity of landscape and seascape, the character and setting of settlements, the wealth of its natural resources, its nature conservation and agricultural, historic and recreational value.</p> <ul style="list-style-type: none"> <li>• can show that existing urban capacity and allocated land cannot meet the identified local need; and / or</li> <li>• have no significant adverse impact upon biodiversity, its beauty, diversity of landscape and seascape, the character and setting of settlements, the wealth of its natural resources, agricultural, historic and recreational value.</li> </ul>	<p>Reflects the principles of the NPPF particularly paragraphs 111 and 112</p> <p>Response Report: nothing identified</p>	Consider that this policy will not impact on whole plan viability	Deletion of policy – protection of countryside element added to Policy 2 as a strategic aim.	n/a	n/a	n/a
23 a	European Protected Sites	n/a	n/a	n/a	<p>The highest level of protection will be given to potential, candidate and existing Special Protection Areas, and possible, candidate and existing special Areas of Conservation and Ramsar sites.</p> <p>Proposals having an adverse impact on the integrity of such areas that cannot be avoided or adequately mitigated to remove any adverse effect will not be permitted other than in exceptional circumstances. These circumstances will only apply where there are:</p> <ol style="list-style-type: none"> <li>no alternatives;</li> <li>imperative reasons of overriding public interest; and</li> <li>necessary compensatory provision can be secured.</li> </ol> <p>Mitigation:</p> <p>This will include provision of appropriate buffer areas as set out in figure 6, and as informed by emerging evidence base and site management based on up-to-date evidence and management plans.</p> <ol style="list-style-type: none"> <li>Development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other development, there will not be adverse effects on the integrity of European Nature Conservation Sites.</li> <li>For residential development, the required suite of mitigation measures relating to the European Nature Conservation Sites in figure 6 consists of a combination of the following measures: <ol style="list-style-type: none"> <li>Access and Visitor Management: measures to manage the number of recreational visits to the European sites in figure 6; and to modify visitor behaviour within those sites so as to reduce the potential for harmful recreational impacts.</li> <li>Monitoring of the impacts of new development on the European Nature Conservation Sites shown in figure 6 and establishing a better evidence base: to reduce uncertainty and inform future refinement of existing management plans and mitigation measures.</li> </ol> </li> </ol> <p>To achieve these mitigation measures, all residential development within the zones shown in figure 6 and as informed by the emerging evidence base, that result in additional dwellings will be required to provide for appropriate management, mitigation and/or financial contributions towards off-site mitigation. This will need to be agreed and secured prior to approval of the development.</p> <p>The required level of contributions (to be set out in more detail in the Mitigation Strategy Supplementary Planning Document) will be based on x/y where:</p> <p>X = the assessed overall costs of the package of mitigation measures set out in (a) and (b) above needed to offset potentially harmful visits to the European Nature Conservation Sites, and</p>	<p>Generally reflects the principles of NPPF chapter 11</p> <p>New policy introduced, containing the changes requested by Natural England and relating to impact zones.</p> <p>Provides clarity to tests required to be carried out in the European sites impact zones.</p> <p>Allows for contributions approach (intended to be through S106) to be developed alongside surveys being undertaken.</p> <p>Policy has not been tested through consultation as other policies have. Responses to the forthcoming consultation should be carefully considered.</p> <p>Cornwall Council considers that, while further survey work is being undertaken to support the Policy, experience to</p>	<p>Consider that this policy is unlikely to have an impact on whole plan viability.</p> <p>It is considered that the proposed Mitigation Strategy for European Sites SPD will not introduce any additional financial burdens to development than those set out in the Strategic Policies document.</p>	Unlikely to have an impact on whole plan viability

					<p>Y = the number of contributing dwellings (having regard also to the size of dwelling).</p> <p>In addition, all residential developments within the zones shown in figure 6 will be required to contribute towards monitoring.</p>	<p>date in agreeing development within areas affected by the buffer areas has shown no significant impact upon the deliverability or viability of schemes due to the nature of the mitigation.</p>		
23	Natural Environment	<p>Development proposals will need to sustain local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance through the following measures;</p> <p>1. Cornish Landscapes Development should be of an appropriate scale, mass and design which recognises and respects landscape character of both designated &amp; undesignated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.</p> <p>In areas of undeveloped coast, outside main towns, only development requiring a coastal location, and that cannot be achieved elsewhere, will be acceptable.</p> <p>2. The Cornwall and Tamar Valley Area of Outstanding Natural Beauty Ensuring that any proposals within the AONB or affecting its setting, conserves and enhances the natural beauty and special qualities of the AONB; is appropriately located to address the AONB's sensitivity and capacity and delivers the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and/or work in them.</p> <p>3. Terrestrial and Marine Biodiversity and Geodiversity Specifically ensuring that with direct and cumulative impact; a. international, national and locally designated sites for nature conservation are safeguarded from inappropriate development including appropriate buffer areas and provision made for their management based on up-to-date evidence and management plans. b. features of biological or geological interest (including Biodiversity Action Plan habitats and species, and soils), are conserved, protected and enhanced and there is provision for their appropriate management. c. there is no net loss of existing biodiversity and enable a net gain in biodiversity by designing in biodiversity, and ensuring any unavoidable impacts are appropriately mitigated and/or compensated for. d. the importance of habitats identified in the South West Regional Nature Map and the creation of a local and regional biodiversity network of wildlife corridors and local wildlife sites, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan are recognised.</p> <p><b>Mitigation</b> Where development will result in adverse impact, the council will require appropriate and proportionate mitigation and/or compensation such as replacement habitats.</p>	<p>Reflects the principles of NPPF chapter 11 and paragraphs 165-168</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability.</p> <p>Need to monitor progress of the 'Assessing Landscape Impact of Development' SPD.</p> <p>Need to monitor progress of the Biodiversity SPD.</p>	<p>Development proposals should sustain local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance through the following measures;</p> <p>1. Cornish Landscapes Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated &amp; undesignated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.</p> <p>In areas of undeveloped coast, outside main towns, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable.</p> <p>2. The Cornwall and Tamar Valley Area of Outstanding Natural Beauty Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB; and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity. Proposals should be informed by and assist the delivery of the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and / or work in them.</p> <p>3. The Heritage Coast and Areas of Great Landscape Value Development within the Heritage Coast and / or Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas.</p> <p>4. Terrestrial and Marine Biodiversity and Geodiversity Specifically ensuring that with direct and cumulative impact; a. features and locally designated sites of biological or geological interest (including Biodiversity Action Plan habitats and species, and soils SINC and RIGS), are conserved, protected and enhanced or full provision for their appropriate restoration, recreation and management, and that priority species are protected and recovered. b. there is no net loss of existing biodiversity and enable a net gain in biodiversity by designing in biodiversity, and ensuring any unavoidable impacts are appropriately mitigated and / or compensated for. This must ensure d. the importance of habitats identified in the South West Regional Nature Map are considered and the creation of a local and regional biodiversity network of wildlife corridors and local wildlife sites, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan are recognised.</p> <p>Mitigation Where development will result in adverse impact, the council will require appropriate and proportionate mitigation and / or compensation such as replacement habitats. Wherever possible</p>	<p>Impact zone text removed and placed in bespoke policy 23a</p> <p>Reduces size of policy and ensure mitigation hierarchy for non-European designated sites is clearer.</p> <p>Includes text relating to the Heritage Coast and AGLV.</p> <p>Generally reflects the principles of NPPF chapter 11 and paragraphs 165-168</p>	<p>Consider that this policy will not impact on whole plan viability.</p> <p>An Assessing Landscape Impact of Development SPD and a Biodiversity SPD is currently proposed and intended to provide further guidance. As SPD, these will not add to development costs.</p>	<p>Will not impact on whole plan viability</p>

24	Historic Environment	<p>Development proposals will need to sustain Cornwall's local distinctiveness and character and protect and enhance Cornwall's historic environment and assets according to their international, national and local significance through the following measures:</p> <ol style="list-style-type: none"> <li>Protect, conserve and enhance the historic environment of designated and undesignated heritage assets and their settings, including historic landscapes, settlements, Conservation Areas, marine environments, archaeological sites, parks and gardens and historic buildings.</li> <li>Protect, enhance and promote the outstanding universal value of the World Heritage Site and its setting; supporting the adopted management plan.</li> </ol> <p><b>Assessment and mitigation</b> Development and management proposals should be informed by proportionate historic environment assessments and evaluations. In exceptional circumstances where the balance of a decision in favour of development results in the harm of a heritage asset, the council will require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.</p>	<p>Reflects the principles of NPPF chapter 12 and paragraphs 169 and 170</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>Need to monitor progress of the Historic Environment SPD (reached scoping stage) to see if there is anything arising out of this that could affect whole plan viability.</p> <p>Need to monitor progress of the Development in the World Heritage Site SPD.</p>	<p>enhancement for biodiversity should also be provided.</p> <p>Development proposals should sustain the cultural distinctiveness of Cornwall's historic environment, and by protecting, conserving and where possible enhancing Cornwall's historic environment and assets according to their international, national and local significance through the following measures:</p> <ol style="list-style-type: none"> <li>Designated and undesignated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance including the: <ol style="list-style-type: none"> <li>Preservation of Scheduled monuments</li> <li>Recording and evaluation on sites of known or potential archaeological interest</li> <li>Protection of Listed buildings and structures of special architectural or historic interest</li> <li>Retain the special character or appearance of conservation areas</li> <li>Protection of the design, character and appearance of Historic parks and gardens</li> <li>Safeguarding important landscapes, including registered battlefields, townscapes and locally important heritage assets</li> <li>Protection of Marine environments, including protected wreck sites; and.</li> </ol> </li> <li>Protecting, enhancing and promoting the outstanding universal value (OUV) of the World Heritage Site and its setting; in accordance with the adopted Management Plan by: <ol style="list-style-type: none"> <li>Giving precedence to the protection of the World Heritage Site and its setting</li> <li>Ensuring that development does not adversely affecting the World Heritage Site and its attributes of OUV</li> <li>Seeking opportunities to support and maintain the positive management of the World Heritage Site through development</li> <li>Requiring developments to demonstrate that full account has been taken of their impact upon the World Heritage Site and its setting</li> </ol> </li> </ol> <p>All development proposals should be informed by proportionate historic environment assessments and evaluations. Where development is proposed that would lead to substantial harm to assets of the highest significance or substantial harm to all other nationally designated assets this should be exceptional and fully justified. In all cases any harm to heritage assets should be justified and weighed against the public benefits of the proposal.</p> <p>Where less than substantial harm would result from a development affecting a heritage asset of moderate significance the council will weigh that harm against the public, not the private, benefits of that proposal. In these cases the council will require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.</p>	<p>Amendments to wording to make policy easier to read/apply.</p> <p>Generally reflects the principles of NPPF chapter 12 and paragraphs 169 and 170</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>A Historic Environment SPD and a Development in the World Heritage Site SPD is currently proposed and intended to provide further guidance. As SPD, these will not add to development costs.</p>	Will not impact on whole plan viability
25	Green Infrastructure	<p>To protect and enhance a diverse, connected and functional network of open spaces and waterscapes development proposals should:</p> <ol style="list-style-type: none"> <li>Demonstrate that all the functional environmental infrastructure and connections have been taken into account including; ecosystem services; biodiversity; coastal processes; and recreation within and near to the application site and show how this understanding has positively influenced the proposal.</li> <li>Retain and enhance the most important environmental infrastructure assets and connections which contribute to our Strategic Environmental Infrastructure network in their existing location.</li> <li>Provide appropriate buffers to high value natural spaces.</li> <li>Restore or enhance connectivity for nature and people through the site and linking to adjacent sites.</li> </ol>	<p>Reflects the principles of NPPF chapter 11</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>Need to monitor progress of the Open Space Standards (reached adoption by Council as guidance stage) as it</p>	<p>The existing green infrastructure network in Cornwall, which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity will be protected and enhanced. Development proposals should contribute to an enhanced connected and functional network of habitat, open spaces and waterscapes by:</p> <ol style="list-style-type: none"> <li>Retaining and enhancing the most important environmental infrastructure assets and connections that contribute to the functionality of networks of networks of ecosystems and connections in their existing location; and</li> <li>Demonstrating that all the functional environmental infrastructure and connections have been taken into account in the design of the scheme or site layout including impacts on ecosystem services; biodiversity; coastal processes; and recreation within and near to the application site and show how this understanding has positively contributed to place making and influenced the proposal; and</li> </ol>	<p>Minor alterations made to ensure policy requires all criteria to be read in conjunction with each other.</p> <p>Other alterations to clarify intention of policy.</p> <p>Generally reflects the principles of NPPF chapter 11</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>An Assessing Landscape Impact of Development SPD, a Biodiversity SPD and an Open Space Standard SPD is currently</p>	Will not impact on whole plan viability

		<p>5. Provide good quality and accessible open and coastal space.</p> <p>6. In exceptional circumstances where the need for the retention of the most important environmental infrastructure assets and connections is outweighed by the benefits arising from the development proposals, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</p> <p>7. Provide clear arrangements for the long-term maintenance and management that supports the green infrastructure and for transport routes.</p>		<p>moves towards review to SPD.</p> <p>Need to monitor progress of the 'Assessing Landscape Impact of Development' SPD.</p> <p>Need to monitor progress of the Biodiversity SPD.</p>	<p>3. Providing appropriate buffers to natural spaces that have community, biodiversity and heritage significance; and</p> <p>4. Restoring or enhancing connectivity for nature and people through the site and linking to adjacent sites or green routes, helping to provide better links between urban and rural landscapes and coastal areas, creating accessible and attractive places for communities to make regular contact with the natural environment; and</p> <p>5. Providing accessible and good quality open space and where applicable improved access to coastal space; and</p> <p>6. Providing clear arrangements for the long-term maintenance and management and/or enhancement of the green infrastructure assets.</p> <p>7. In exceptional circumstances where retention of the most important green infrastructure assets and connections is outweighed by the benefits arising from the development proposals and they cannot be retained on site, the loss resulting from the proposed development should be replaced by equivalent or better provision in terms of quantity, quality and ecological or open space value that enhances the provision of ecosystem services in a suitable location.</p>		<p>proposed and intended to provide further guidance. As SPD, these will not add to development costs.</p>	
26	Flood Risk Management and Coastal Change	<p>1. Development should take account of any adopted strategic and local flood and coastal management strategies.</p> <p>2. Development should be sited, designed, of a type and where necessary relocated in a manner that;</p> <p>a. increases flood resilience of the area taking account of the area's vulnerability to the impacts of climate change and coastal change and the need to avoid areas of flood risk, where possible, in the first instance;</p> <p>b. minimises or reduces flood risk on site and in the area;</p> <p>c. enables/replicates natural water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems (SUDS) utilising green infrastructure where possible and as guided by local standards, including Cornwall drainage guidance;</p> <p>d. is consistent with the policies and actions in the Shoreline Management Plan and Catchment Flood Management Plans for Cornwall and the South West River Basin Management Plan the national Marine Policy Statement is the framework for taking decisions affecting the marine environment and the planned South West Marine Inshore and Offshore Plans will augment this;</p> <p>e. supports community-led local solutions to managing flood risk and coastal change; and</p> <p>f. does not create avoidable future liability for maintenance for public bodies and communities.</p> <p>3. Development proposals of 10 dwellings or more or over 0.5 ha should provide a long term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc.) and identifies opportunities for future enhancement.</p>	<p>Reflects the principles of NPPF chapter 10 and paragraphs 165-168</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>Need to monitor progress of the Flooding SPD (reached scoping stage) to see if there is anything arising out of this that could affect whole plan viability.</p>	<p>1. Development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies.</p> <p>2. Development should be sited, designed, of a type and where necessary relocated in a manner that:</p> <p>a. increases flood resilience of the area, taking account of the area's vulnerability to the impacts of climate change and coastal change and the need to avoid areas of flood risk, in the first instance, taking into account the vulnerability of the use proposed; and</p> <p>b. minimises, or reduces and where possible, eliminates flood risk on site and in the area; and</p> <p>c. enables or replicates natural ground and surface water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems (SUDS), utilising green infrastructure where possible and as guided by local standards, including Cornwall drainage guidance; and</p> <p>d. where applicable, supports community-led local solutions to managing flood risk and coastal change; and</p> <p>e. does not create avoidable future liability for maintenance for public bodies and communities.</p> <p>3. Development proposals of 10 dwellings or more or over 0.5 ha should provide a long term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc.) and identifies opportunities and funding for future enhancement.</p>	<p>Minor alterations made to ensure policy requires all criteria to be read in conjunction with each other and to ensure compliance with the NPPF.</p> <p>Generally reflects the principles of NPPF chapter 10 and paragraphs 165-168</p>	<p>Consider that this policy will not impact on whole plan viability</p> <p>A Flooding SPD is currently proposed and intended to provide further guidance. As SPD, this will not add to development costs.</p>	Will not have an impact on whole plan viability
27	Transport and Accessibility	<p>To ensure a resilient and reliable transport system for people, goods and services development proposals should:</p> <p>1. Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's local transport plan or any subsequent LTPs;</p> <p>2. Locate development and/or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by</p>	<p>Reflects the principles of NPPF chapter 4</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>For major developments to ensure a resilient and reliable transport system for people, goods and services, development proposals should:</p> <p>1. Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's Local Transport Plan or any subsequent LTPs; and</p> <p>2. Locate development and / or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by</p>	<p>Minor alterations made to ensure policy requires all criteria to be read in conjunction with each other.</p> <p>Additional text to criteria 5 and 6 to provide clarity</p>	<p>Consider that this policy will not impact on whole plan viability</p>	Will not have an impact on whole plan viability

		<p>walking, cycling and public transport and providing new facilities and services to minimise car travel.</p> <ol style="list-style-type: none"> <li>Locate developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport or areas which will be made highly accessible by the development. Any proposals which do not accord with this will require significant justification and provide clear transport benefits;</li> <li>Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development. The inclusion of electric vehicle charging infrastructure and real time passenger information/journey planning will be considered favourably.</li> <li>Be accompanied with effective travel plans to mitigate the impact of development;</li> <li>Not significantly adversely impact on the local or strategic road network that cannot be managed or mitigated;</li> <li>Safeguard strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly; and</li> <li>Provide public transport solutions including park and ride where there is evidence that it will remove traffic from the highway network, is economically viable and that which accord with the appropriate transport strategy for the area.</li> </ol>			<p>walking, cycling and public transport to minimise car travel; and</p> <ol style="list-style-type: none"> <li>Locate larger developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport. Any proposals which do not accord with this will require significant justification and provide clear transport benefits; and</li> <li>Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development; and</li> <li>Be accompanied by an effective travel plans that delivers hard and soft measures to support new occupants in adopting sustainable travel habits; and</li> <li>Provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated; and</li> <li>Safeguard land for the delivery of strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly.</li> </ol>	<p>of operation.</p> <p>Generally reflects the principles of NPPF chapter 4</p>		
28	Infrastructure	<ol style="list-style-type: none"> <li>New development must be supported by appropriate infrastructure provided in a timely manner. The Council will continue to work in partnership with infrastructure providers and other delivery agencies to keep an up to date infrastructure delivery plan that will enable proposals, in accordance with the spatial objectives, to be brought forward.</li> <li>Developer contributions, as a Community Infrastructure Levy and based on the strategic viability assessment, will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Contributions will be used to provide or enhance local infrastructure that is adversely affected by the development of a site but which will not be delivered on that site.</li> <li>Developers will, in addition, be required to provide onsite mitigation measures or make financial contributions for site specific infrastructure provision not in the Regulation 123 list, including maintenance and management contributions, to be negotiated on a site-by-site basis.</li> <li>Unless it can be demonstrated that it is not feasible to do so, the Council will seek to ensure all 'allowable solutions' or 'biodiversity off setting' payments are invested in projects within Cornwall with priority given to projects which achieve multiple benefits.</li> </ol>	<p>Reflects the principles of the NPPF particularly paragraphs 156 and 162</p> <p>Response Report: nothing identified</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Contributions will be used to provide or enhance local infrastructure that is adversely affected by the development of a site but which will not be delivered on that site.</p> <p>Development will be permitted where it would:</p> <ol style="list-style-type: none"> <li>Be supported by appropriate infrastructure provided in a timely manner.</li> <li>Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision not in the Regulation 123 list, including maintenance and management contributions, to be negotiated on a site-by-site basis.</li> <li>Where it can be demonstrated that it is not feasible to do this, the Council will seek to ensure all 'allowable solutions' or 'biodiversity off setting' payments are invested in projects within Cornwall with priority given to projects which achieve multiple benefits.</li> </ol>	<p>Minor alterations made to remove unnecessary reference to CIL and additional hook to ensure that infrastructure is provided to assist delivery of development.</p> <p>Generally reflects the principles of the NPPF particularly paragraphs 156 and 162</p>	<p>Consider that this policy will not impact on whole plan viability</p>	<p>Will not have an impact on whole plan viability</p>