

Introduction



Planning Future Cornwall

1.1 This part of the Local Plan (the Plan) sets out our main planning approach and policies for Cornwall that will help to manage development to 2030. Further details including allocations are provided by additional Local Plan and Supplementary Planning Documents. Neighbourhood Plans, prepared by city, town and parish councils will be part of the statutory whole Plan too.

1.2 The Plan is intended to help deliver the vision and objectives of Future Cornwall¹, our sustainable community strategy. The underlying principles of the strategy seek to manage future development to ensure all communities in Cornwall have an appropriate balance of jobs, services, facilities and homes.



It supports the expansion of existing businesses and the growth of new sectors to strengthen the economy



¹ Future Cornwall was developed by Cornwall Strategic Partnership and now overseen by the Cornwall Public Sector group. It can be viewed at www.futurecornwall.org.uk/. This provides a framework for organisations, both public and private, to link with their own strategies and plans and to combine investment and resources for common goals. This will give the best results for communities allowing more targeted investment and increased possibilities for joining up of services.

» The policies set out how we will consider planning applications and also targets for growth

How to use this plan

The policies avoid repetition so it is important they are all read as a whole. The policies are the strategic policies for the purpose of providing context for Neighbourhood Plans².

1.3 These policies set out how we will consider planning applications, set targets for growth and the broad distribution of development that reflects identified needs. They are also intended to provide sufficient flexibility to respond to opportunities and changing priorities. They give scope for our communities to manage the delivery of the Plan locally.

1.4 We also intend the Plan to provide a suitable framework for a range of key service providers and stakeholders, whose input and delivery of services and infrastructure will be essential to the successful implementation of the strategy.

1.5 The policies are in four groups;

- National - developed from the National Planning Policy Framework;
- Spatial - setting the overall strategy;
- Topic based - which will be applicable to most proposals; and
- Place based - specific to each community network area setting out the priorities for each area.

1.6 In addition the Plan will be supported by other formal documents these include;

- Neighbourhood Plans – prepared by local councils in conformity with national policy and the policies and proposals of this Plan.
- Development Plan Documents – providing further detail for policies and forming part of the statutory framework such as site allocations and mineral safeguarding.

As well as;

- Supplementary Planning Documents that help guide decisions by giving additional evidence and advice; and
- A range of site specific and thematic plans giving greater detail on how these proposals will be implemented.

Figure 1: Hierarchy of Planning Documents



² Neighbourhood Plans must conform to the Strategic policies of the Local Plan;

Cornwall in context

1.7 Cornwall is the most south westerly tip of the United Kingdom, covering an area of 3,559 sq km. It is the second largest local authority area in the South West. Cornwall is distinctive with a coastline 697km long. The sea forms the northern, southern and western boundaries, with the River Tamar forming the eastern border with Devon and Plymouth, giving it its strong maritime character.

1.8 Cornwall encompasses a diverse environment and rich economic and cultural history; the quality of which attracts residents, visitors and businesses alike. Cornwall is an area of many contrasts and varied landscapes with remote rural, coastal and environmentally sensitive areas, interspersed with villages and historic market towns. Many areas are affluent contrasting with some areas being among the most disadvantaged areas in the UK.

1.9 Cornwall is internationally famous for its 'industrial and mining heritage' recognised through its World Heritage status. Today we have a growing reputation in environmental protection and technologies and the arts, alongside the growing role and reputation of its academic institutions.

1.10 Cornwall is characterised by a dispersed settlement pattern. Our communities are equally diverse having developed strong local identities and traditions - many of which continue today. Nine towns have a population of over 10,000 (five over 20,000) while a further seventeen small towns have around 5,000 residents. These sit among many other sizable villages and hamlets.

1.11 Being a peninsula means that Cornwall does not and cannot rely heavily on neighbouring areas to supplement many infrastructure requirements such as health, employment and education. While this geography creates challenges for economic growth and accessibility it



also provides us with opportunities. It has helped create some of Cornwall's distinctiveness and cultural identity.

1.12 For many years the Council has sought to promote higher incomes with a more diverse economy and make Cornwall less dependent on seasonal employment, based largely in the tourism sector. With a combination of high house prices, low average incomes aggravated by high second home and holiday let ownership has led to a situation where many parts of Cornwall have difficulty in meeting their own communities' housing needs.

1.13 Changes in the population present major challenges, an increase in the proportion of older residents impacts on health facilities and services, while deprivation remains a persistent concern in key areas.