

Vision and objectives



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

“achieve a leading position in sustainable living”

1.15 The strong and diverse character of Cornwall is special. It gives us an important understanding of our place in the world. This Plan gives us the opportunity to protect what we know is special while taking responsibility to shape future development positively, for all our residents and visitors. The erosion of this valued character, for example, by globalisation and ‘standard’ building types must be guarded against.

1.16 We have a responsibility to ensure that change and the new places we create meet our current and future

needs and can be designed, in a way that is equally as rich, inclusive and distinctive as the best of what has come before.

1.17 Our overall aim is to support sustainable development. Ultimately this is a balance of decisions around economic, social and environmental issues to meet our present day needs while not compromising the needs of future generations. Our policies in this Plan give the framework for this.

1.18 To deliver the vision by 2030, Future Cornwall identifies **four** long term themes.



Future Cornwall themes; the plan’s objectives

Theme 1: to support the economy

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

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

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

Theme 2: Enable self sufficient and resilient communities.

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

Objective 5: Allow people and communities to provide for jobs and deliver homes locally to meet needs, where they can best support the role

» It will enable people and communities to provide for jobs and deliver homes locally to meet needs

and function of local communities as well as allow for further change and adaptation.

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

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

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

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

Theme 4: to make the most of our environment.

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

- a. Reducing energy consumption while increasing renewable and low carbon energy production;

- b. Maximising the use of previously used land; and

- c. Supporting local food production.

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

- a. Respecting the distinctive character of Cornwall's diverse landscapes;

Policy 1 – Presumption in favour of sustainable development

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

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

Planning applications that accord with the policies in this Local Plan and supporting Development Plan and Supplementary Planning Documents

- b. Maintaining and enhancing an effective network of open space and environmental stewardship for our ecosystems services network for food production, flood control and wildlife; and

- c. Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.

(including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

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

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

Settlement Pattern

Dispersed settlement pattern.

Over 60%

of the population live in settlements of over 3,000 population.

35% of the population

live in Camborne, Pool, Redruth and Illogan, St Austell, Falmouth and Penryn, Truro and Threemilestone, Penzance and Newquay.



Spatial strategy

1.19 Our overall aim is to support economic growth in Cornwall. This will happen at different scales and in different types of jobs depending on the local situation. New business will be crucial to our future but old business will too. The ability for farming and fishing to adapt to the future demands of more local food supplies will be an important element in this.

1.20 Settlements vary greatly in size and are located in a dispersed pattern throughout Cornwall. The plan promotes this as a longer term sustainable pattern of development which recognises that many of our smaller places provide better

opportunities to be more self-contained or work collectively to provide a range of services allowing development of an appropriate scale to meet their needs. Our spatial strategy aims to support this and ensure all communities and their services and facilities remain viable.

1.21 However, a number of areas are crucial to the success of our economic infrastructure and economic strategy. These areas are given particular prominence in the policy.

1.22 Underpinning all this is the need to protect the quality of our environment, for its own sake but also as an economic driver.

1.23 The strategy reflects the distinctive, nature of Cornwall and the connection between our city, towns and villages and the rural areas they serve. We promote this as a longer term sustainable pattern of development which recognises that many of our smaller places could provide better opportunities to be more self-contained or work collectively to provide a range of services allowing development of an appropriate scale to meet their needs.

1.24 The spatial policies establish our priorities for planning decisions.

Policy 2 – Key targets and Spatial Strategy

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

1. Improve conditions for business and investment providing for an overall increase of over 50,000 jobs supporting the provision of better paid full-time employment opportunities.

2. Provide for 420,000 sq m of employment floorspace over the plan period to help deliver a mix of 211,250 sq m of B1a office and 211,150 sq m of B1, B2 and B8 industrial premises.
3. Deliver renewable and low carbon energies, increase energy efficiency and minimise resource consumption through a range of onshore renewable/low carbon technologies.
4. Provide for 42,250 homes over the plan period at an average rate of about 2,100 per year to 2030 to help

deliver sufficient new housing of appropriate types to meet future requirements in particular meeting affordable housing and Gypsy and Traveller needs.

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

6. Maintain the natural character of the undeveloped coast, protecting and enhancing its distinctive landscapes and habitats, particularly in areas defined as Heritage Coast, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest.
7. Re-enforce the spatial strategy of a continued dispersed development pattern providing homes and jobs, in a proportional manner, where they can best sustain the role and function of local communities in towns and villages and that of their catchment as set out in this Plan's Community Network Area based policies and subsequent Neighbourhood Plans.
8. Reflect the importance to the strength of Cornwall's economy as a whole, through:
 - a) supporting the economic regeneration of Camborne and Redruth and the emerging retail function of Pool.
 - b) optimising the economic opportunity and maximises existing linkages in mid-Cornwall:



- i. supporting the role of Bodmin as a strategic employment location taking advantage of its position on the transport network;
 - ii. through allocating mixed use development to deliver the eco-community at West Carclaze/Baal and Par Docks;
 - iii. in the St Austell, St Blazey and China Clay Regeneration Area small scale exemplar development will be supported which positively contributes to local objectives;
 - iv. supporting the Newquay Cornwall Airport and the Aerohub Enterprise Zone through improved linkages as an economic catalyst for the wider Newquay area and beyond.
- c) supporting Truro's wider role as an economic and service centre and grow its role as a retail alternative to major centres outside of Cornwall;
 - d) supporting economic development in south east Cornwall meeting the area's own needs and benefit from its relationship with Plymouth;
 - e) strengthening the role of Launceston and Saltash as gateways to Cornwall through economic growth along the A30 and A38;
 - f) providing for marine businesses and maximise the economic growth and the benefits of the proximity to the Combined Universities in Falmouth;
 - g) supporting town centres, housing renewal and regeneration.

The role and function of places

1.25 Our towns and villages are central to our strategy. It is their role and function³, not simply their size, that should determine the appropriate level of development to be planned for. Localism should help determine local futures.

1.26 In order to maintain and enhance these places the Plan takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally.

1.27 Specific housing targets will be provided for the main towns identified in Policy 3 reflecting their strategic role and function and also in the proposed first stages of the Clay Country eco-community. Sites for development in these towns will be identified in the Cornwall Site Allocations Development Plan Document and, Neighbourhood Plans. The eco-community sites are identified as allocations in this Plan.

1.28 Elsewhere, development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities. Development should be of a scale and nature appropriate to the character, role and needs of the local community.

Population

Current estimates (2011 Census) suggest that Cornwall's population stands at around

532,300

Population estimates suggest that there are

115,200 people aged over 65

in Cornwall, which is just over 22% of the total population

Fewer

younger people than the UK average.

³ The background paper 'Settlements: Hierarchy and Settlement Categories' can be viewed by visiting www.cornwall.gov.uk/localplancornwall

1.29 Housing for settlements other than the main towns will be delivered mainly through, existing commitments, affordable housing led schemes and infill developments. Where required additional sites will be identified through Neighbourhood Plans.

1.30 There is a distinction between (i) 'infill' sites in the built-up area of towns and large villages, and (ii) 'infill' sites of one-two housing units in smaller villages and hamlets.

1.31 For the purposes of this policy, the 'infilling' of one-two housing units in smaller villages and hamlets is defined as: (i) the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the village, hamlet or smaller settlement into the open countryside (ii) the redevelopment of an existing previously developed site within or adjoining the settlement or (iii) the rounding off of a settlement where its edge is defined by a physical feature such as a road.

1.32 Many frontages however are not continuously built up and have substantial gaps between buildings

or groups of buildings. These gaps provide the setting for the village, hamlet or small settlement, and add to the character of the area. They are not appropriate locations for infill development, and the development of such large gaps would not therefore be considered as infill under the policies of this Local Plan.

1.33 In smaller villages and hamlets in which 'infill' sites of one-two housing units are allowed, the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings. It is anticipated that the settlement will be part of a network of settlements and/or be in reasonable proximity to a larger village or town with more significant community facilities, such as a primary school.

1.34 We recognise that sustainability is based on many factors and, we will welcome a wide range of development that helps existing centres to provide a mix of uses and continue to be hubs for communities, by providing employment, services, retail and social facilities.

1.35 We aim to provide better opportunities for villages to be more self-contained or to work collectively with other settlements to provide a better range of services.

Policy 3 – Role and Function of Places

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

1. Larger scale community, cultural, leisure, retail, utility, employment and residential development will be accommodated in:
 Camborne with Pool, Illogan and Redruth; Falmouth with Penryn; Penzance with Newlyn; St Austell; Truro with Threemilestone; Newquay; Bodmin; Launceston; Bude with Stratton and Poughill; Helston; St Ives with Carbis Bay; Saltash; Hayle; Liskeard and Wadebridge.

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

3. Outside of the main towns identified in this policy housing growth will be delivered through identification of sites where required through Neighbourhood Plans, affordable housing led schemes under Policy 9 and infill development defined below .

Infill for the purposes of residential development should be proportionate to the scale of the settlement and within its boundaries, respect the settlement and landscape character of the locality and not physically extend the settlement. It must clearly relate to part of an established settlement and not isolated dwellings. Particular preference will be given to sites on previously developed land.

1.36 To ensure an appropriate supply of housing land in the right place and at the right time, we will seek to ensure there is at least a 5 year supply of deliverable sites in Cornwall. This includes meeting the average annual housing targets set out in the following table for each of the key towns and Community Network Areas (adjusted to take into account past completions). An over supply in one Community Network Area will not be used to compensate for the lack of supply in another.

1.37 In Bodmin, Falmouth/Penryn, Hayle and Truro, in particular, key infrastructure may need to be in place before the anticipated building rates can be achieved. It is therefore expected that annual building rates in these towns could be lower in the early years of the plan period. This will in turn impact on the expected building rates across Cornwall as a whole.

1.38 Each 5 year requirement for Cornwall will include a 5% uplift except where there has been a historic under delivery, for more than 5 years, in which case a 20% uplift will be applied.

1.39 Shopping is a key component and function of many places and forms a major part of successful towns. Town centres remain our focus for retail and community facilities in line with national policy.

1.40 Limits to out of town retail developments will be identified for Cornwall's main towns in the Allocations Development Plan Document and until this is produced, the National Planning Policy Framework shall provide the measure.

1.41 Community facilities are essential for local residents. They also impact on the health and well-being of communities. Any growth in jobs and homes needs to be supported by adequate infrastructure provision, this includes community facilities. It is important that these facilities and services are accessible to all.

1.42 The definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres, allotments, playing fields, social care facilities including day centres, places of worship and services provided by the community and voluntary sector.

Table 1: Broad distribution of new dwellings will be a minimum of:

Community Network Area	Target Provision 2010-2030	Completions since 2010 and Commitments	Remaining Requirement
West Penwith:			
Penzance/Newlyn	1,400	481	919
Remainder of CNA	1,100	469	631
Hayle and St Ives:			
Hayle	1,300	997	303
St Ives-Carbis Bay	750	555	195
Remainder of CNA	350	192	158
Helston and the Lizard:			
Helston	900	456	444
Remainder of CNA	900	518	382
Camborne, Pool and Redruth:			
Camborne, Pool, Illogan and Redruth	4,000	2,723	1,277
Remainder of CNA	500	366	134
Falmouth and Penryn:			
Falmouth – Penryn	3,200	809	2,391
Remainder of CNA	800	302	498



Policy 4 – Shopping, services and community facilities

1. Development should maintain and enhance a good and appropriate range of shops, services and community facilities. Retail and commercial development outside existing centres must show there is a need and no significant harm 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.
2. Community facilities and local shops should, wherever possible be retained. Loss of provision will only be acceptable where the proposal shows:
 - a. no need for the facility or service;
 - b. it is not viable; or
 - c. adequate facilities or services exist or are being re-provided that are similarly accessible by walking, cycling or public transport

Community Network Area	Target Provision 2010-2030	Completions since 2010 and Commitments	Remaining Requirement
Truro and Roseland			
Truro – Threemilestone	2,200	626	1,574
- Shortlanesend			
Remainder of CNA	800	403	397
St Agnes and Perranporth CNA	1,100	290	810
Newquay and St Columb			
Newquay	3,000	2,008	992
Remainder of CNA	600	198	402
St Austell, St Blazey, Fowey and Lostwithiel, China Clay Area			
Eco-community	2,300	0	2,300
St Austell	1,700	1,554	146
Remainder of CNA	300	134	166
St Blazey, Fowey and Lostwithiel CNA	800	394	406
China Clay CNA	1,400	910*	490
Wadebridge and Padstow:			
Wadebridge	800	253	547
Remainder of CNA	900	522	378

Community Network Area	Target Provision 2010-2030	Completions since 2010 and Commitments	Remaining Requirement
Bodmin:			
Bodmin	3,000	536	2,464
Remainder of CNA	200	43	157
Camelford CNA	900	386	514
Bude			
Bude – Stratton – Poughill	800	567	233
Remainder of CNA	450	151	299
Launceston			
Launceston	1,100	744	356
Remainder of CNA	400	238	162
Liskeard and Looe			
Liskeard	1,000	320	680
Remainder of CNA	1,000	649	351
Caradon CNA	1,000	466	534
Cornwall Gateway			
Saltash	750	163	587
Torpoint	300	13	287
Remainder of CNA	250	98	152
Total	42,250	19,534	22,716

*119 completions/commitments in Treverbyn Parish included in St Austell provision

Totals may not sum due to rounding.