

Policy messages for places



3.0 Community network areas (CNAs) have been established to act as a local focus for debate and engagement. These provide the basis for the place based element of our policy framework. Many local objectives are reflected in the overall approach to the plan, such as affordable housing and have less emphasis in this section. Other more locally specific issues form the area wide basis of these CNA policies and provide the context for managing development in a way that achieves local objectives without unreasonably limiting future opportunity.

3.1 For the main towns, town frameworks were developed providing advice on objectives and opportunities for growth. The targets set out in this plan use these as a basis for policy where appropriate, but have been moderated to ensure the delivery of the wider strategy. These frameworks will form much of the basis of a Cornwall allocations document which will, where required, identify major sites. Town frameworks have been prepared for;

Bodmin; Bude; Camborne-Pool-Redruth; Falmouth & Penryn; Hayle; Launceston; Liskeard; Newquay; Penzance & Newlyn;

Saltash; St Austell and Clay Country (regeneration plan); St Ives & Carbis Bay; Truro & Threemilestone; and Wadebridge.

3.2 The exception to the proposed policy framework is the China Clay, St Austell and St Blazey, Fowey & Lostwithiel CNAs. These have been grouped to enable the better management of the growth needs of St Austell and the regeneration priority for the area with the transformational projects initiative. This requires a broader approach unconstrained by artificial boundaries and is the subject of a Regeneration Plan (rather than a town framework).

Framework for Localism

3.3 The Local Plan gives communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans can be brought forward and communities themselves can decide how best to plan locally.

3.4 Under the government's Localism Act, parish and town councils are able to prepare Neighbourhood Plans that can be adopted as part of the statutory

planning framework. These plans will have to be assessed by an independent examiner and must have regard to national policy and other national legislation and also be in general conformity with these Local Plan – Strategic Policies.

3.5 Neighbourhood development plans can choose to focus on a few issues or cover a wide range. These could include allocation of land for housing and economic development or be development management policies covering issues such as design and the identification and protection of community green spaces and local historic assets.

3.6 Under the same legislation, neighbourhood development orders can extend development rights to permit a specific type of development within a designated area – whether a change of use or type of built development. They can also be used to masterplan and give consent for the development of a designated site.

3.7 We will support local communities in developing their own plans for their areas. While these are being prepared we will retain and use adopted local

policies as a material consideration in planning decisions, where they are in conformity with this Plan. In order to be adopted by the Council, neighbourhood plans need to meet the prescribed tests.

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

3.9 The NPPF is clear that authorities need to define the extent of town centres and primary shopping areas, based on a clear definition of primary frontages in designated centres. These are provided in the C.N.A policies.

 Key facts about the Network Area can be found at:
www.cornwall.gov.uk

Figure 5: **Community Network Areas**

