



Restormel
Borough Council

**Restormel Interim
Strategic Policy
Statement 2008**

CONTENTS

Page no.

Introduction

1. VISION	7
2. THEMATIC POLICIES	9
3. SPATIAL STRATEGY	32
4. GLOSSARY	36

Introduction

This document comprises a series of planning policy statements that set out the aspirations of Restormel Borough Council for new development in the area. It has been produced in response to three circumstances. Firstly the finding of the Council's LDF Core Strategy as unsound in 2007; the key reasons for the failure of the plan were procedural rather than relating to policy content. This document therefore carries forward some key policy aspirations for the Borough around which there is considered to be good stakeholder support. The document incorporates the Development Management policies which had been prepared for submission at the point when the Core Strategy decision was received. This document does not contain any land use allocations however. Many of the policies are consistent with those in the saved Local and Structure Plans as well as emerging RSS principles as well as national guidance. Cross-references to 'saved' Local Plan policies are noted in the text where appropriate. It is accepted that some weight can be afforded to policies that have been subject to public consultation.

The second circumstance relates to local government review. The move towards a One Cornwall Authority has meant that resources are now switching towards developing a Countywide LDF. In the interim there will be something of a policy vacuum. This document helps to fill that deficit.

The third circumstance follows on from the publication of PPS3 and the requirement to maintain a 5-year land supply. This document sets out a strategic stance on that issue in the context of the ongoing development of the Regional Spatial Strategy.

1. Restormel 2027: A Shared Vision

“In the future the communities of Restormel will be proud of their heritage, of what their area has become and excited about the future. The area will be an inclusive place where all people are treated fairly and equally, and where respect for growing cultural diversity is recognised as one of our strengths. The Local Strategic Partnership will be acknowledged by residents as a listening partnership, which effectively represents, but also tackles, the concerns of local people. It will provide inclusive, high quality services, strong and responsive leadership, and support local communities with the tools to provide solutions to local problems.

In the future Restormel will be a learning area that promotes the value of learning and achievement in all aspects of life. Learning will be recognised as a fundamental basis of a thriving local economy, but also as a route to personal fulfilment and achievement. The area will be seen as a place for creativity and opportunity which will help to attract investment, support employers and create wealth. There will be improved access to local services, and the Town Centres of St. Austell and Newquay will be exciting and vibrant places for culture and business, acting as powerhouses of the area with a highly successful economy.

In the future the area will have a sufficient supply of affordable housing that meets the needs of all people. Residents will feel confident in their ability to secure housing of choice, that is well built and that is located in communities with good access to a range of facilities and services. Residents will respect their community and the rights of their neighbours to live in a clean, safe and peaceful environment. Local people will be living healthy, active lives, enjoy high levels of involvement in neighbourhood partnerships and we will have a capable, vibrant voluntary and community sector.

In the future the area will have a reputation as a clean, green and safe place. There will be high standards of maintenance of public areas and a sense of responsibility among local people and visitors to care for and protect their local environment. Homes and businesses will be energy efficient and support recycling, people will feel safe in their homes and communities, and everyone will benefit from a broad range of local recreational and cultural opportunities. The area will be known as a well-maintained, attractive and welcoming place.

This is the vision set out in the Restormel Sustainable Community Strategy, which has been adopted by the Local Strategic Partnership in November 07 and the Restormel Cabinet in March 08. Government guidance says that

planning policies should seek to deliver Sustainable Community Strategy objectives.

2. Thematic Policies

Interim Policy 1: Climate Change

The council will seek to tackle Climate Change By

- a) Seeking to minimise the environmental impact of transport by promoting alternatives to the private car and encouraging efficient patterns of movement within industry.
- b) Minimising the environmental impact of new development and taking into account the benefits of sustainable energy & construction and, where appropriate, taking advantage of opportunities to enhance biodiversity. The Council will seek: -
 - i) Proposals conserve, protect and enhance natural resources through following sustainable construction and operation principles, including consideration of the use of resources, adaptability to climate change, energy efficiency, use of renewable energy, secondary aggregates and sustainable drainage systems.
 - ii) Buildings and spaces being orientated to benefit from sunlight and passive solar energy and contribute towards meeting the Government's target of zero carbon emissions from development. All new and refurbished residential buildings should achieve as a minimum the requirements of Level 3 of the Code for Sustainable Homes, all new and refurbished non-residential buildings should achieve as a minimum the requirements of BREEAM very good standard and all larger scale developments should be designed and or constructed to meet or exceed the levels of the Code for Sustainable Homes as follows; Level 4 from 2008-2010, Level 5 from 2011-2015, Level 5 and 6 from 2015 onwards.
- c) Minimising the risks from flooding. Planning permission will not be granted to proposals for new development where it would cause or add to flood risk, both within the development area or elsewhere. Development in low to high-risk flood zones (annual probability of flooding >0.1%) will not be permitted where there are alternative sites at lower risk. In making decisions, the Council will take into account whether proposals will deliver wider benefits in the context of creating sustainable communities and / or deliver redevelopment to a less vulnerable land uses. Strategically significant areas at risk from flooding are identified on the key diagram.
- d) Promoting, where appropriate, the use of previously developed land and the regeneration of underused sites and buildings.
- e) Not granting permission to proposals within the coastal zone or coastal locations within the AONB unless they are operationally necessary and maintain public access to the coast and water.

1.1 Tackling climate change and promoting sustainable development is a key responsibility of the planning system. Central to this is reducing the level of carbon that is produced by new developments. Key areas where planning decisions will have an influence include the energy efficiency of new designs, the delivery of renewable energy and addressing flooding and coastal issues.

1.2 Other policies, however, will also have a less direct impact, including those which promote more sustainable and balanced communities through mixed uses and other initiatives that make settlements more self-contained and reduce the impact of travel. This policy is consistent with the emerging Regional Spatial Strategy as well as key principles enshrined in 'Saved' Local Plan policies.

Energy Efficiency

1.3 BRE Environmental Assessment Method (BREEAM) is regarded as the UK's best practice in environmental design and management. The Council is committed to ensure that proposals are assessed against BREEAM criteria for building performance, and that high BREEAM ratings are achieved.

1.4 The Government has set a challenging target of achieving zero carbon emissions from all housing developments by 2016. All housing provided by Registered Social Landlords or others that receive Housing Corporation funding are required to comply with Level 3 of the Code for Sustainable Homes. The Borough Council will actively encourage all other new housing development to meet the same level or better.

1.5 As set out in the Energy White Paper 2003, Government set a target to generate 10% of our electricity from renewable sources by 2010, with an aspiration of generating 20% by 2020. Comprehensive policy is provided at a national and regional level, through documents such as Planning Policy Statement (PPS) 22 'Renewable Energy', the PPS22 Companion Guide and the Regional Spatial Strategy. These documents also provide specific targets relating to renewable energy production for new residential, commercial or industrial development.

1.6 At the regional level the final policy report on 'Supporting Zero Carbon Development in the South West' published by the SWRDA, SWERDA and GOSW in January 2007 states that larger scale developments will be expected to provide, as a minimum, sufficient on-site energy generation to reduce carbon dioxide emissions from energy use by users of the buildings constructed on site by the equivalent of 20% of regulated emissions. Both the benefits of renewable energy schemes and any likely adverse impacts need to be considered at the local level. The Council is committed to balancing these issues in decision-making and will look favourably on all proposals that have been prepared with appropriate consideration. It is important for local people to feel some ownership of proposals in their area, in particular, the Council will support community based wind farm proposals where farms directly provide energy to the local community and any surplus is then sold to the National Grid.

1.7 As well as stand-alone renewable energy schemes, it is increasingly being recognised that on-site renewable generation should be incorporated in new developments such as housing proposals. The Council will encourage all developments to consider this approach. Restormel is an active member of

the Cornwall Sustainable Energy Partnership, which is seeking the highest possible energy efficiency standards for the county. Where renewable energy schemes are proposed within the open countryside, it is essential for applicants to take into account the environmental policies within this DPD, and work closely with local authority planners. The key 'saved' Local Plan policies are 8 and 10.

Flood Risk

1.8 The effects of climate change are becoming more apparent and the incidents of flooding from extreme weather events are predicted to become more common. Sea level rises are also anticipated which might put at risk sea defences. The Council is committed to ensuring that all new development minimises any adverse effect on both the natural and built environment.

1.9 Planning Policy Statement (PPS) 25 'Development and Flood Risk', Planning Policy Guidance Note (PPG) 20 'Coastal Planning' and the 'European Water Framework Directive' provides the National and European policy context relating to flood risk and water management. The Council and supporting environmental agencies are committed to minimise and reduce the effects of climate change, through providing guidance and policy on flood risk management, water resources, water quality and coastal development.

1.10 Good design can be incorporated to mitigate against the effects of rising temperatures through, for instance, the incorporation of Sustainable Urban Drainage Systems (SUDS) in new developments. The policy provided below is integral to the 'Design' and 'Renewable Energy' policies within this Development Plan Document.

Strategic Flood Risk Assessment (SFRA)

1.11 The Council has prepared a draft SFRA in consultation with the Environment Agency, to provide baseline information on the variations in flood risk across the Plan area. All proposals must take the SFRA into account when submitting planning applications.

Flood Risk Assessment (FRA)

1.12 Proposals will be expected to demonstrate how flood risk will be managed at the planning application stage and should set out any measures which are to be included to minimise risk. The Council can be consulted when preparing Flood Risk Assessments and the Environment Agency can provide further guidance on flood risk and other issues that may affect the water environment. The Council requires that local evidence should be taken into account in preparing Flood Risk Assessments. The key 'saved' Local Plan policies are 110,113,114 and 115.

Coastal Zone

1.13 The Restormel Coastal Zone is identified in the 'saved' Local Plan, subject to policy 28. It does not include the AONB where the statutory designation is considered to provide similar protection. Guidance in PPG20 on

Coastal Planning states that few developments require a coastal location but does note examples being tourism, recreation, ports and marinas and energy generation. The PPG does say that the preference should be for locations in the developed coast.

Interim Policy 2: Renewable Energy

(1) Stand Alone Renewable Energy Schemes:

The contribution of renewable energy to tackling global warming and climate change will be taken into account in planning decisions, contributing to the Cornwall target of achieving about 93MW of installed capacity from renewables by 2010 and towards 108MW by 2020. Renewable energy schemes, including micro schemes will be granted permission where:

- a) The proposal would not cause demonstrable harm to designated or protected landscapes, habitats, features of heritage importance, the Area of Outstanding Natural Beauty or the countryside in general.**
- b) The proposal does not have an adverse effect on the amenity of the site and surrounding area, relating to visual intrusion, noise, dust, odour and traffic generation.**
- c) Provision is made for the removal or re-use of the facilities and reinstatement of the site, should the scheme cease to be operational.**
- d) In considering wind farm proposals the Council's preference is for community-based projects.**

(2) Renewable Energy Within Proposals:

- a) The Council will promote the integration of renewable energy into all development proposals. Major development proposals will be required to provide at least 20% on-site renewable energy or be shown to be carbon neutral. An energy use assessment, setting the baseline for the proportion of on-site generation, will be required to be submitted with applications.**
- b) In considering renewable energy proposals, the Council will take into account the principles of the energy hierarchy and the need to, as a first step, incorporate energy efficiency measures into existing or new buildings related to the development.**

2.1 As set out in the Energy White Paper 2003, Government set a target to generate 10% of our electricity from renewable sources by 2010, with an aspiration of generating 20% by 2020. Comprehensive policy is provided at a national and regional level, through documents such as Planning Policy Statement (PPS) 22 'Renewable Energy', the PPS22 Companion Guide and the Regional Spatial Strategy. These documents also provide specific targets relating to renewable energy production for new residential, commercial or industrial development.

2.2 At the regional level the final policy report on 'Supporting Zero Carbon Development in the South West' was published by the SWRDA, SWERDA and GOSW in January 2007, which states that larger scale developments will be

expected to provide, as a minimum, sufficient on-site energy generation to reduce carbon dioxide emissions from energy use by users of the buildings constructed on site by the equivalent of 20% of regulated emissions.

2.3 Both the benefits of renewable energy schemes and any likely adverse impacts need to be considered at the local level. The Council is committed to balancing these issues in decision-making and will look favourably on all proposals that have been prepared with appropriate consideration. It is important for local people to feel some ownership of proposals in their area, in particular, the Council will support community based wind farm proposals where farms directly provide energy to the local community and any surplus is then sold to the National Grid.

2.4 As well as stand-alone renewable energy schemes, it is increasingly being recognised that on-site renewable generation should be incorporated in new developments such as housing proposals. The Council will encourage all developments to consider this approach. Restormel is an active member of the Cornwall Sustainable Energy Partnership which is seeking the highest possible energy efficiency standards for the county.

2.5 Where renewable energy schemes are proposed within the open countryside, it is essential for applicants to take into account the environmental policies within this DPD, and work closely with local authority planners. The key 'saved' local plan policy is 10.

Note: Major development definitions: Residential, full application – over 10 dwellings; outline - half a hectare and over; Commercial - 1000m² or any development on a site of over a hectare in size.

Interim Policy 3: Design

Planning permission will be granted for proposals which are of high quality design and layout, for the proposed site and the surrounding area, by ensuring that in respect of:

1) Local distinctiveness,

- a) The proposal respects and/or enhances local character by responding to and reinforcing distinctive patterns of development, landscape and culture.**
- b) The scale, massing, character and appearance of the development relates sympathetically to the built and natural environment, including any impact on the skyline and important views.**

(2) Urban design principles,

- a) The development promotes diversity and choice through a mix of compatible uses that work together to create a viable place that responds to local needs and which respects the amenity of neighbouring properties.**

- b) **Creating quality living spaces that also provide adaptability through being able to respond to changing social, technological and economic conditions, following Lifetime Homes Standards.**
- c) **Public spaces and routes are attractive, accessible, easy to move through and function effectively for all in society, putting people before traffic with priority for those with mobility difficulties, pedestrians, cyclists, public transport users, equestrian users and integration with routes such as rights of way.**
- d) **The proposal is designed to minimise the opportunity for, and fear of crime or antisocial behaviour, including appropriate active frontages and the orientation of development to assist with natural surveillance.**
- e) **Safe and visually attractive areas are provided for parking of vehicles and cycles, and the storage of bins/recycling facilities, thereby avoiding visual intrusion to the site and surrounding area.**
- f) **Proposals provide appropriate densities which are compatible with the local character and context. Low density development, which makes inefficient use of land will not be encouraged.**

3.1 The Council will expect all planning applications to demonstrate how they have taken account of the need for good design. The key 'saved' Local Plan policy is 6. Applications will be expected to take into account the available design guidance and related Village/Parish Design Statements, which describe the distinctive character of settlements and the surrounding countryside. A wide selection of design guidance documents are available, which should be used for all proposals, including:

- BRE Environmental Assessment Method 'By Design',
- DETR/CABE (2006) 'Code for Sustainable Homes',
- DCLG (2004) 'Disability Discrimination Act – How it affects Development Services'
- ODPM (2003) 'Safer Places – The Planning System and Crime Prevention' (ODPM 2003)
- Cornwall County Council 'Cornwall Design Guide',
- Cornwall County Council 'A Design Statement for Cornwall',
- Cornwall County Council 'The Cornwall Landscape Character Study'
- 'The Character of Restormel' (A Guide For Residents Developers and Designers) –in preparation
- 'Restormel Householder Design Guidance' -in preparation
- 'St Austell Civic Pride' (2003)
- 'Newquay Shopfront Design Guide' (2004)
- 'Newquay Design Guide' (2004)'Newquay Public Realm Strategy' (2005)

Planning Applications - Submission Requirements

3.2 Supporting information will be required for planning applications to demonstrate how the proposed development has responded to key design

principles. The following supporting material should, where appropriate, accompany planning applications:

Design statement

Sustainability statement* (for larger developments)

Master plan or layout plan

Plans, elevations, illustrations and details of specific elements

Detailed landscape scheme

Tree survey

Environmental statement

Access statement. * Guidance on the contents of sustainability statements is set out in the South West Sustainability Checklist for Developments.

Interim Policy 4 – Areas Of Outstanding Natural Beauty

- (1) In the Area of Outstanding Natural Beauty, great weight will be given to the conservation and enhancement of the natural beauty of the landscape. The environmental effects of all development will be a major consideration.**
- (2) Development will be restricted to:**
 - a) The change of use of existing buildings; and/or**
 - b) That which is appropriate to the economic and social well-being of the area; and/or**
 - c) That which is desirable for the understanding and enjoyment of its amenities.**
- (3) And the proposal must:**
 - a) Not cause demonstrable harm to, and conserves and enhances, the natural beauty of the landscape.**
 - b) Be designed to enhance the locally distinctive character of the landscape and settlement; and**
 - c) Locate new buildings, where possible, close to and in association with existing buildings.**
- (4) Major developments will not be permitted except in exceptional circumstances. These proposals shall be subject to the most rigorous examination and should be demonstrated to be in the public interest. Consideration of such applications will include an assessment of:**
 - a) The need for the development, in terms of national considerations, and the impact of permitting it or refusing it in the context of the local economy;**
 - b) The cost of, and scope for, developing elsewhere outside the area or meeting the need for it in some other way;**
 - c) Any detrimental effect on the environment and the landscape, and the extent to which that should be moderated.**
- (5) Major developments that are permitted will be carried out to high environmental standards through the application of appropriate conditions.**

4.1 In areas of high landscape quality, including Areas of Outstanding Natural Beauty (AONB) and Heritage Coasts, priority will be given to the protection and enhancement of the natural beauty, diverse character and local distinctiveness of the landscape. Planning Policy Statement (PPS) 7 'Sustainable Development in Rural Areas' states that AONBs are a material consideration in planning decisions and have the highest status of protection.

4.2 New development will only be allowed in exceptional circumstances. Where proposals are within, or adjacent to an AONB, proposals must take into account the AONB Management Plan. Although Heritage Coast is not a national designation, the coastline provides a unique landscape to Cornwall, which needs to be preserved and enhanced, whilst also facilitating enjoyment and retaining robust management to meet the needs of the community. The key 'saved' Local Plan policy is 13.

Interim Policy 5 Landscape Character

(1) The landscape and seascape character of the borough shall be protected, conserved and enhanced. Proposals for development shall take into account the positive characteristics, local distinctiveness and sensitivity of each character area. Development will only be permitted if it protects, conserves and enhances:

- a) The historical and ecological qualities, sensitivities and its tranquillity;**
- b) The setting of, and relationship between, settlement and buildings and the landscape including view corridors in particular;**
- c) The pattern of field boundaries, woodland, trees, heath, other vegetation and features;**
- d) The special qualities of coasts including cliffs, rough ground, dunes, beaches and their surroundings;**
- e) The topography of the area including sensitive skylines, hillsides and geological features;**
- f) The locally distinctive elements and features of an area.**

(2) Opportunities will be taken to positively maintain, enhance or restore landscapes of the borough where appropriate.

(3) 13 Landscape Character Areas are defined for Restormel and details are set out on the following website <http://www.cornwalllandscapes.org.uk/>

5.1 The Council recognises that landscape characterisation has an important role in helping to conserve and protect our environment. The unique landscapes of the county provide the settings for our towns and villages and are an important driver for the local economy. The key 'saved' Local Plan policies is 6. Paragraphs 5.26 to 5.28 cover Landscape Character in the context of the previous study of 1994.

5.2 Landscape characterisation is a process that helps identify and recognise the value of all landscapes. It recognises that there are areas of landscape, outside nationally designated areas, that have a character that can be highly

valued locally. Landscape characterisation is a means of considering development proposals, and recognises that appropriate forms of development can often help enhance the character of an area.

5.3 The Council is committed to securing protection for landscape character areas, based on a robust assessment of the quality of the Cornish landscape. This is being carried out through the Cornwall Landscape Assessment, which is currently being updated by a partnership of Districts and the County Council. The policy framework for landscape character was updated at the Submission Stage to incorporate outcomes from the countywide study, which is still ongoing. A web-based facility to enable easy access to detailed guidance for Character Areas is in preparation.

5.4 Key characteristics from the study are incorporated into Character Areas to accompany the policy. The Character Areas themselves have been identified on the basis of a series of smaller Landscape Descriptor Units (LDUs). Details of the key characteristics of the Character Areas, together with information on the LDUs, are available on a designated website: - <http://www.cornwalllandscapes.org.uk/>

5.5 The information will include an analysis of the sensitivity of each area in visual, biodiversity and cultural terms. The study methodology uses national datasets to identify Character Areas, although these only give a broad indication of the landscape.

5.6 For a fuller understanding local datasets, such as the Historic Landscape Characterisation (maintained by the Historic Environment Section of Cornwall Country Council) and the Cornwall Habitat Survey (maintained by the Cornwall Wildlife Trust), should be taken into account as well.

Interim Policy 6 Biodiversity & Geology

The conservation and enhancement of Biodiversity will be taken into account in planning decisions by, in particular:

- (1) Protecting and enhancing the lowland heath, woodland, coastal habitats and principle rivers identified in the South West Regional Nature Map and delivering the actions in the Cornwall Biodiversity Action Plan.**
- (2) Protecting designated sites and, in particular, recognising the conservation objectives for Special Areas of Conservation and the national importance of the network of Sites Of Special Scientific Interest.**
- (3) Protecting the wider countryside and, in particular, recognising the importance of Cornwall Wildlife and Geological Sites and protected species and their habitats.**

6.1 The rich wealth of biodiversity and geology in the borough is important for quality of life, tourism and recreation. This heritage should be protected as well as being, where appropriate, designed into the fabric of the built environment for the benefits of people living, working and visiting the area.

6.2 Development can contribute to conserving, restoring and enhancing biodiversity through landscaping, innovative design and through sustaining and improving the quality and extent of natural habitats, including the wider countryside, species protection and new habitat creation.

6.3 Various sites are subject to a number of international, national and/or regional designations. Proposals for development that may affect (either individually or in combination) a designated area of conservation will be subject to the most rigorous examination. These designations include:
Special Areas of Conservation (SAC)
Sites of Special Scientific Interest (SSSI)
Cornwall Geology Sites (CGS - formerly RIGS)
Cornwall Wildlife Sites (CWS formerly SINC sites)

6.4 When considering all development proposals, the impact on wildlife, biodiversity, habitats, geological features and related recreational value will form part of the planning application consideration process. Key 'saved' Local Plan policies are 14A, 15, 16, 18, 19, and 23.

6.5 There are a number of species and sites in the Plan area that are of particular importance and identified in UK, South West and Cornwall Biodiversity Action Plans (BAPs). Targets for the south-west region are set within the Regional Spatial Strategy. Their designation signifies specific plants and species that require protection and enhancement. The Cornwall Biodiversity Action Plan seeks to re-establish 1050 hectares of lowland heathland in Cornwall, consolidating the existing blocks. Restormel provides significant opportunities for recreational use of heathland within the china clay area as part of the programme of restoring clay workings once working has finished.

Interim Policy 7 Historic Environment

The conservation and enhancement of the historic environment will be taken into account in planning decisions by, in particular: -

- (1) Recognising the outstanding universal value of the Cornish Mining World Heritage Site (WHS). In Restormel, the areas within the WHS are Charlestown and its leat and the Luxulyan Valley.**
- (2) Protecting nationally important remains and their setting, whether a Scheduled Ancient Monument or not.**
- (3) Preserving and or enhancing Listed Buildings or Conservation Areas by promoting high quality and sensitive design which respects the character, appearance and local distinctiveness of designated buildings, features, areas and their settings.**

(4) Using building materials, for features such as railings, gates, hard surfacing and walls, in sympathy with appropriate traditional materials, finishes and building techniques.

7.1 Planning Policy Guidance Note (PPG) 15 'Planning and the Historic Environment' and Circulars 01/2001 and 09/2005, provide national guidance for the preservation and enhancement of the historic environment, including the issues that should be taken into account when considering planning applications. Proposals for development that may affect (either individually or in combination) a designated area or historic building will be subject to the most rigorous examination. These designations include:

Conservation areas

Listed buildings

World Heritage Sites

Historic parks and gardens

Battlefields

Historically/architecturally important buildings, features and their settings.

7.2 In considering development proposals, the Council will secure the conservation and enhancement of the historic environment. The key 'saved Local Plan policies are 25,26 and 27. Historic characterisation can provide a good basis for considering proposals on design and there is a need to follow a robust design process, basing proposals on a clear understanding of the site/building and the surrounding area. Through protecting and enhancing historic assets, a strong, well-defined image and sense of place secures civic pride, together with a high quality built and natural environment. Consultation should be undertaken with the County Historic Environment Service Advice Team, on issues relating to the historic or archaeological environment.

7.3 Planning Policy Guidance Note (PPG) 16 'Archaeology and Planning' provides national policy on the protection, enhancement and preservation of sites of archaeological interest and their settings. Archaeological remains and ancient monuments can contain irreplaceable information and increase our knowledge of the past. Therefore it is imperative to ensure that these sites and features are not thoughtlessly destroyed. PPG16 provides the basis to judge the importance of archaeology and the way it should be respected.

7.4 The Council is committed to protecting sites of archaeological importance. When new sites of archaeological importance are identified the Council will seek to secure appropriate protection and enhancement, and where possible, retention for future generations.

7.5 The County Historic Environment Service (HES) maintains the publicly accessible Cornwall and Scilly Historic Environment Records. The HES Advice Team provide historic environment planning advice and welcome early consultation.

Interim Policy 8 Pollution

Planning permission will not be granted for proposals that will cause harm from pollution, including air, land, water, noise and light pollution.

8.1 New development should not harm the environment from the emission of pollutants to air, watercourses or land, either on the proposed site or the surrounding area. The key 'saved' Local Plan policies are 36, 37, 38, 39 and 40.

8.2 Applicants are asked to consult national policy documents provided within Planning Policy Guidance Note (PPG) 23 'Planning and Pollution Control' and Planning Policy Guidance Note (PPG) 24 'Planning and Noise'. Outside the planning process, consideration should be given to other legislation, such as the Pollution and Prevention and Control Regulations, 2000.

8.3 Where a proposed site is known or expected to be on contaminated land, the applicant will be expected to submit an assessment of the level of contamination. The assessment content should be obtained from the Council's Environment and Health team, who will provide guidance on proposed remediation work that may be necessary before development is permitted.

Interim Policy 9: Strong Communities

Communities will be strengthened by:

- a) Ensuring that essential infrastructure to meet development needs is provided.**
- b) Facilitating the creation of education and training facilities.**
- c) Helping overcome isolation and accessibility problems by providing new facilities and services in locations accessible by a choice of means of transport.**
- d) Creating a safe public realm.**
- e) Helping provide effective services for the young and improving the quality of life for older people by protecting existing community facilities and facilitating the provision of new ones. The priorities will be recreation, education, training and childcare facilities and services which help elderly people to be self-sufficient in their own homes. Open space provision will be protected and new provision to meet needs sought on new development proposals.**

9.1 New developments put pressure on existing services, facilities and infrastructure. Where appropriate, the Council, will through planning obligations, seek improvements before a development is approved. For

general purposes the Council has adopted a Supplementary Planning Document (SPD) on Housing.

9.2 The provision of new education and training facilities is critical to the objective of encouraging young people to stay in the area. Significant initiatives, particularly new college facilities in St Austell which are linked to the Combined Universities in Cornwall, are underway in this respect. There may be opportunities to link new employment opportunities to college facilities.

9.3 Clause C seeks to ensure that new facilities are, wherever possible, provided in locations which are accessible by a range of different transport options - by car, public transport or simply by walking and cycling. This gives people choice and maximises the number of people that can gain access and helps to reduce the environmental impact of transport.

9.4 Community Safety: Planning should seek to create a safe environment. Through careful design it can facilitate the 'planning out' of crime. This is a theme that should underpin all the strategic policies and requires a holistic approach to achieve success.

9.5 Key 'saved' Local Plan policies which relate to the above policy are 7,103, 104, 106 and 107.

Interim Policy 10 Housing

The Council's target for affordable housing is to provide 1,000 new affordable homes per 5-year period. The Council will seek to meet housing need as follows:

- a) Helping meet peoples housing needs through a balanced mixture of new housing, giving priority to new affordable housing.**
- i) On all allocated sites and infill developments of 10 or more the Council will seek 40% of new housing to be affordable within the two main towns, whilst on other sites 50% affordable housing will be sought on schemes of 2 or more. Where appropriate the Council will consider the release of additional sites on this basis to ensure a 5-year supply of land and to meet affordable housing need.**
- ii) Planning permission will also be granted in rural areas for affordable housing on 'exceptions schemes' made up of social rented and intermediate housing on small sites, which would not otherwise be released for general market housing, and provided they meet the following criteria:**
 - There is an identified local need for affordable housing and no suitable alternative sites exist to meet that need within the locality;**
 - The density, size and tenure will be expected to be appropriate and suitable to the local need;**

- **The occupation of the affordable dwelling is kept in perpetuity, secured by a legal agreement/planning obligation;**
 - **The proposed development is well related to the existing settlement pattern and surrounding countryside, in terms of, location, scale, design, character and style;**
- b) Where there is a local need for additional transit or permanent traveller/gypsy sites, as identified in the GTAA, proposals will be granted permission provided:**
- **For permanent sites, a hard standing for living vehicles and ancillary parking spaces is included;**
 - **A defined safe play area for children is included for sites housing multiple families;**
 - **The site is within a reasonable travelling distance of schools, shops, public transport, healthcare and other community facilities;**
 - **No serious highway problems would result.**
 - **The site includes the following facilities:**
 - a) A refuse collection point;**
 - b) Access to a drinking water supply;**
 - c) A power supply;**
 - d) A satisfactory means of sewage disposal management;**
 - e) A drained and stable surface;**

Housing supply

10.1 Strategic overall housing figures for the Borough are set out in the Regional Spatial Strategy (RSS). The draft RSS was considered at an examination in the summer of 2007 and Panel recommendations published in January 2008. These recommendations are being considered by the Government and Proposed Changes are due to be published for consultation in July. Local authorities are required to be able to demonstrate that they have a 5-year supply of developable and deliverable housing sites to meet these RSS projections

10.2 The draft RSS proposed 8,600 houses for the period up to 2026, up from the previous RPG /Structure Plan figure of 8,100. The Panel report taking into account recent government guidance and more recent population projections recommended an increase for the area to 15,700.

Restormel Borough Council has expressed concern at the level of increase proposed. Prior to the examination the County Council and the other Cornish authorities agreed a 4/4-advice provision for the county, which accepted 10,200 for Restormel. The implications of these various targets for annual housing supply are as follows: -

20 year provision	Annual rate	5 year supply	Notes
8,100	405	2,025	5 year supply in place
8,600	460 for 10 yrs then 410	2,300	5 year supply in place

10,200	510	2,550	5 year supply in place
15,700	785	3,925	Possible additional sites needed

Affordable Housing

10.3 The delivery of affordable housing is a key priority for Restormel, as detailed within the Borough's Community Strategy. The intention to seek affordable housing from development proposals is set out in 'saved' Local Plan Policy There is a significant gap between the price of normal market housing and the price that significant numbers of local people can afford. Local Needs Studies identify that there are significant annual shortfalls of affordable housing. National and regional policy supports the Council in providing affordable housing, which is detailed in the following documents:

Planning Policy Statement (PPS) 3 'Housing'
 Planning Policy Statement (PPS) 7 'Sustainable Development in Rural Areas'
 Draft South West Regional Spatial Strategy

10.4 The Housing Requirement Study 2003/2004 provides a robust assessment of the housing need in Restormel, including affordable housing. In St Austell (the unparished area of St Austell) and Newquay, the affordable housing will be offered to persons in need with a local connection within a 10-mile radius of the development.

10.5 In rural areas, the local person must have a connection with the parish within which the development is situated. Because in some of the small rural parishes schemes might be less likely to come forward, it is proposed that all parishes (with one exception) with a population of less than 1,000, should be clustered with a neighbouring parish in the definition of what is local, as set out below:

1. Colan
2. Crantock (this parish cannot reasonably be linked to a neighbouring parish due to its location on the western edge of Newquay)
3. Fowey plus St Sampson
4. Grampound with Creed plus St Ewe
5. Lostwithiel
6. Luxulyan plus Lanlivery
7. Mevagissey
8. Roche
9. St Blaise
10. St Columb plus St Wenn
11. St Dennis
12. St Enoder

13. St Goran plus St Michael Caerhays
14. St Mawgan
15. St Mewan
16. St Stephen
17. Treverbyn
18. Tywardreath

The new parishes to be created will be treated similarly depending on size. Full details are set out in the Council's Housing SPD which is available on the Council's website.

Exceptions Schemes

10.6 Exception sites provide 100% affordable housing, where development includes no private housing for sale or rent on the open market, and all subsidised housing is kept in perpetuity. These proposals will be well related to existing settlement patterns. Proposals will be required to comply with all other relevant policies, particularly those relating to the environment and the setting of the settlement and surrounding countryside.

10.7 There must be a demonstrable need for affordable housing for exception sites, which cannot be met through existing allocated sites or within the built up area. The Council will use locally informed appraisals and a detailed housing needs assessment of individual communities to identify the existing level. These studies will identify appropriate sites and will be carried out in partnership with the community.

Gypsy and Traveller Accommodation

10.8 The Council will consider the accommodation needs of gypsies and travellers, as required in the Government guidance: Planning Policy Statement (PPS) 3 'Housing' and Circular 01/2006 'Planning for Gypsy and Traveller Caravan Sites'.

10.9 The Circular outlines the sustainability issues, and states that consideration should be given to the promotion of peaceful and integrated co-existence between the site and the local community, the wider benefits of easier access to GP and other health services and children attending school on a regular basis, and the provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment.

10.10 A Gypsy and Traveller Accommodation Needs Assessment (GTAA) for Cornwall was undertaken in October 2006 which identified that there is a need for a transit site and some residential sites within the borough. A Gypsy and Traveller Strategy was prepared in January 2007 which built upon the conclusions and recommendations contained in the GTAA, and which set out the Council's intentions to engage with the Gypsy and Traveller community. A further Gypsy and Traveller Site Search and Delivery Strategy is currently being prepared which will consider the location and delivery of potential sites.

Interim Policy 11 Mixed Use Developments

- (1) The Council will promote mixed uses in both new development and where redevelopment is proposed. In particular, the Council will encourage the provision of live work units and developments which create active street frontages.**
- (2) The redevelopment of existing housing and employment sites will be permitted where:**
 - a) Employment levels can be shown to be maintained or increased;**
 - b) Existing residential living environments are not harmed;**
 - c) There is no harm to the viability of a town or district / local centre.**
- (3) Permission will only be granted for single use developments where the scale of buildings required, or the nature of uses proposed, would not be able to be reasonably integrated into a mixed use area.**

11.1 The Council is committed to encouraging development that provides sustainable communities, improves accessibility for all, reduces the need to travel and increases the vibrancy of an area. Mixed-use developments in town centres and other service centres, including rural villages, can provide a more sustainable proposal, which the following policy aims to support and promote. Mixed use is promoted by 'saved' Local Plan Policy 2. The Council will seek mixed-use development on proposals over 0.5 hectares. Care needs to be taken to ensure that uses included are compatible and that appropriate controls are in place to deal with possible changes of use.

11.2 The Council acknowledge the growing demand and importance of home-based employment. Live/work proposals contribute to the reduction in travel to work, but should also be related well to services and facilities, and therefore in sustainable locations. Continued work use will be secured by a Section 106 Agreement or legal agreement, requiring work use of the work unit, and tying occupancy of the work unit to occupancy of the residential accommodation. The agreement should bind the developer to set up a system to monitor occupancy and work use for an agreed amount of time, normally 10 years. Affordable housing thresholds and percentages will apply to the live/work units.

Interim Policy 12 Economic Prosperity & Enterprise

The council will promote economic prosperity by,

- a) **Facilitating the regeneration of towns and villages, supporting traditional industries and the creation of new employment and business opportunities. Sustainable, mixed-use developments will be sought which help to meet housing needs, provide local employment opportunities and help retain or enhance community facilities and services. Home working proposals will be encouraged.**

- b) **Protecting existing employment sites will be safeguarded and protected, including maritime, industrial, leisure and visitor accommodation. Planning permission will only be granted for the redevelopment to non employment uses, where the proposal would not cause harm to local employment and business opportunities, or the following criteria are met:**
 - **The proposal provides a mixed-use development, which provides the same number of suitable jobs as the previous employment site.**
 - **It can be demonstrated that an alternative use would contribute greater benefits to amenity, appearance and sustainable development.**
 - **Where appropriate, replacement employment provision, of the right type relating to local need, can be provided in an alternative sustainable location.**

- c) **Promoting and enhancing town centres by: -**
 - **Giving priority to the improvement and enhancement of town centres in providing shopping, office, leisure and cultural facilities to meet the needs and aspirations of the whole community.**
 - **Seeking retail, office and leisure development should be in or adjoining the town centres of St Austell and Newquay where they can help sustain the centre's viability and vitality, contribute to the improvement of the town centre environment and can be accessible to all sectors of the community by a choice of transport means. Elsewhere, such development should be limited to circumstances where the particular needs could not reasonably be expected to be met in or adjoining the town centre or at an edge of town location.**
 - **Within the prime shopping areas of St Austell and Newquay and within district centres, not permitting proposals for change of use and/or redevelopment which would result in the loss of ground floor shops, where the proposal will not itself or when taken cumulatively with other recent proposals, harm the vitality and viability of the centre.**

Employment

12.1 The Council is committed to improving prosperity for Restormel and will work in partnership with other organisations to promote sustainable regeneration in the area. The Convergence programme offers an opportunity to deliver a further step change in economic performance and to this purpose the Council has prepared Strategic Investment Frameworks (SIFs) for St. Austell, the Clay Area and Newquay setting out investment opportunities and proposals for bringing forward new employment .

12.2 Urban areas and larger villages will accommodate the majority of new employment, although important existing employment sites are also situated in smaller settlements and the open countryside. The Council seeks to retain existing employment sites and accommodate realistic growth in sustainable locations, while protecting the countryside and distinctive character of the

local area. Employment development should provide a positive approach to meeting community needs and sustaining a strong local economy.

12.3 Employment land is increasingly being placed under pressure to be considered for other alternative development needs. It is important to safeguard the right types of employment in the right locations, in both urban and rural areas. In particular, tourism and maritime employment sites are extremely important for the economy of Restormel, and therefore the Council will seek to retain, and enhance these employment sites.

12.4 There may be circumstances where mixed-use developments are proposed for employment sites. The Council support these proposals in principle, but will seek to ensure that the number of jobs, provided by the site, is equal to, or more than, the existing potential.

Retailing

12.5 Planning has an important role in promoting town centres providing key shopping and other facilities as well as business uses. The Council also recognises the vital importance of other local centres serving districts of towns or villages.

12.6 National Planning guidance on these issues is set out in PPS6: Planning for Town Centres which recognises that the planning system has a key role in facilitating and promoting sustainable and inclusive patterns of development, including the creation of vital and viable town centres.

Interim Policy 13 Re-use and Adaptation of Rural Buildings in the Countryside

Planning permission will be granted to convert existing buildings to employment, or tourism or for residential uses that deliver affordable homes provided that:

- (1) Business uses are beneficial to and meet the needs of the local rural economy and where a location in a town or a village could not meet the need.**
- (2) The form, bulk, location and general design of the proposal is in keeping with its surroundings and retains the integrity of the existing building.**
- (3) There is no introduction of any unacceptably intensive use into a generally quiet area.**
- (4) The proposal does not prejudice environmental policies.**
- (5) The proposal would not materially prejudice the agricultural operations of a farm.**

13.1 Planning Policy Statement (PPS) 7 'Sustainable Development in Rural Areas' provides national policy on development in the countryside, seeking development that is appropriate in scale and respecting the local distinctiveness of an area, while being capable of providing rural economic prosperity and linking into the existing local transport network.

13.2 The Council looks favourably to the re-use and adaptation of buildings for employment and tourist uses, which would have a positive impact on the local economy and where buildings are well related to existing settlements providing a contribution towards sustainable communities. The Council will also support proposals for residential uses where these help deliver affordable housing in line with the targets for affordable housing.

13.3 A primary consideration will be whether the proposed building can be adapted for the proposed use whilst retaining the integrity of the building and not causing any harm as set out in other policies of the LDF.

13.4 The Council are committed to supporting farm diversification schemes which will help to retain agricultural businesses by providing additional incomes. It is important that these alternative income sources provide for the local economy, and that proposals protect and enhance the quality and distinctiveness of the built and natural environment.

Interim Policy 14 Tourist Development

(1) Proposals for large-scale tourist sites

- a) Proposals for hotel development, conference facilities and tourist accommodation should be located in or on the edge of towns and local centres/main villages, and/or accessible with a choice of means of transport and where the following are met in full:**
 - i) THE scale, level and intensity of development are compatible with the character of the surrounding area, including adjoining and nearby settlements.**
 - ii) The proposal does not harm the amenities enjoyed by the occupiers of neighbouring properties.**
- b) Priority will be given to proposals which support regeneration initiatives in the town centres of St. Austell and Newquay. Proposals outside of development envelopes will be permitted where there are no alternatives within the built up area.**
- c) Developers will be required to show that a specific location is required for the development if it would not normally be acceptable.**

(2) Proposals for small-scale tourist sites in rural areas

- a) Planning permission will be granted where the proposal is for the development of new small scale sites up to and not exceeding 10 units, in locations in or on the edge of towns and local centres/main villages, and accessible via a choice of means of transport. Proposals will be considered in the context of the**

employment needs of the community it will serve, and where there is no serious detrimental affect on:

- i) The amenity of the site and surrounding area.**
- ii) Any residential or other sensitive property or area.**

14.1 The success of the Eden Project has created a welcome upturn in the tourism economy in recent years leading to renewed interest in developing tourism facilities, such as hotels, in the St Austell area. For the borough as a whole, visitor numbers top the million mark with an annual spend approaching £300 million.

14.2 Existing tourism facilities represent a major resource for the economy of the borough and a key general objective will be to broaden the season and encourage high quality new development. The designation of the Cornish Mining World Heritage Site for the county offers an opportunity to encourage the exploration of the county's history.

14.3 In considering major development, proposals will need to be located in the major towns and villages and, or, be readily accessible by all forms of transport, particularly where they are likely to generate travel from a wide area.

Interim Policy 15 Hotel Protection

(1) Primary Hotel Area

- a) Existing hotels and guesthouses within Primary Hotel Areas will be safeguarded and protected. Planning permission for change of use will only be granted, where the following criteria are met:**
 - i) Clear evidence is provided that they are not currently viable and cannot be made so in prevailing or future market conditions;**
 - ii) Applicants can provide supporting evidence that they have marketed their properties at hotel market value for a considerable period of time without success;**
 - iii) The proposal maintains the tourist use of the site.**

(2) Other Areas

- a) Outside Primary Hotel Areas, planning permission for change of use will only be permitted for hotels with 10 or more bedrooms, where the following criteria are met:**
 - i) Clear evidence is provided that the hotel could not be made viable through upgrading the hotel within the prevailing market.**
 - ii) Hotels located in a particularly attractive location overlooking a beach, bay, harbour or estuary would have to demonstrate that it could not be made viable in a more favourable market.**

15.1 The need to provide a policy framework that protects key hotel sites, whilst allowing the industry to evolve to cater for new markets, has been identified as a key priority for the Council. In considering development proposals, the Council will support the tourist economy through maintaining those key sites, which were identified in the Humberts consultants report. In addition to identifying these areas, a criteria based policy approach will be applied to protect hotels outside of these areas where they are important because of the quality of their facilities and situation. General protection for important Hotels is set out in 'saved' Local Plan Policy 65.

Interim Policy 16 Transport Parking Standards

Planning permission will be granted where the proposal does not exceed the maximum parking standards detailed below:

Food retail	1 space per 18m ² GFA
Non-food retail	1 space per 25m ² GFA
D2 including leisure	1 space per 25m ² GFA
B1 including offices	1 space per 35m ² GFA
B2 employment	1 space per 50m ² GFA
B8 warehousing	1 space per 200m ² GFA
Hospitals	1 space per 4 staff and 1 space per 3 visitors
Higher and further education	1 space per 2 staff and other spaces being justified in a traffic assessment
All other schools	1 space per 2 staff with parent /child spaces being evaluated
Stadia	1 space per 15 seats
Cinemas/conferences/ places of worship	1 space per 5 seats
Community centre	1 space per 5m ² public floor space
Food and drink	1 space per 5m ² public floor space
Housing	1 space per unit in Town Restraint Areas 2 spaces per unit elsewhere

Studios/bedsits	1 space per 3 units
Sheltered housing	1 space per 4 units
Residential care homes	1 space per 6 residents and 1 space per 2 staff
Hotels	1 space per bedroom plus allowance for other facilities
Disabled parking spaces	5% of above
Cycle provision	4% of above
Motorcycle/moped provision	2% of above

16.1 The availability of car parking is one of the main factors that affect whether people choose to travel by car. This policy, which is consistent with County Council advice, aims to limit car parking associated with developments to stop people relying on their car for journeys where there are effective and more sustainable alternatives. This is balanced with further consideration to highway safety, living conditions and the need to provide enough parking so people can use other forms of transport to the car. Maintaining access to local services and keeping the infrastructure standard equal to the borough's continued growth are also key considerations when considering parking standards for the future. The Council policy will aim to provide this future in a sustainable manner, without detriment to its unique environment and quality of life.

16.2 The policy sets out maximum levels of parking for broad classes of development according to their accessibility by public transport.

16.3 The aim of this policy is to:

Encourage alternative ways to travel other than the car by restricting car parking standards and

Make better use of urban land.

However, we must also;

Avoid restricting the free flow of traffic and affecting highway safety;

Avoid negative effects on living and working;

Make sure there is sufficient secure parking for bicycles and powered two-wheelers and disabled car parking.

3. SPATIAL STRATEGY

Interim Spatial Policy 17

The sustainable development of the borough will be promoted by: -

a) Concentrating development primarily in the main urban areas of St Austell and Newquay with development of an appropriate scale to meet local needs and aspirations in the rural areas. Outside of the two main towns the main rural service centres are the 'market towns' of St Blazey, Lostwithiel, St Columb Major, Mevagissey, and Fowey and the villages of St Dennis, Indian Queens / St Columb Road / Fraddon, St Stephen, Roche and Bugle.

b) Outside of the two main towns housing will be primarily focused on meeting local housing needs.

17.1 This policy identifies the settlement strategy. It builds on the policy in the 'saved' Local Plan Policy 1 with the addition of Bugle as a key settlement.

Interim Spatial Policy 18 ST AUSTELL

The following priorities are identified for St Austell:

- a) Regeneration of the town, in particular mixed-use proposals which will enhance the town centre's vitality and viability and help meet housing needs.
- b) The enhancement of local and district centres of Mount Charles and Holmbush and the wider public realm.
- c) New houses, including affordable housing to initially be provided from the regeneration of previously developed sites within the town, with the release of additional greenfield land, where required, to provide a 5 year land supply. The Council will seek 40 % affordable housing on sites that are developed.
- d) About 43 hectares of new employment land (for St Austell and the Clay Area combined).
- e) The development of new college facilities.
- f) The preservation and enhancement of Conservation Areas. The Conservation Area of St Austell to be extended and that of Charlestown to be reviewed to reflect the proposed World Heritage Site Status.
- g) Traffic Management initiatives / road proposals including the Trewoon Bypass.

18.1 The priorities for St Austell are to regenerate the town and respond to changes in the China Clay area. There will be further opportunities to build on, and manage, the success of the Eden Project. A Regeneration Strategy incorporating a Convergence SIF has been prepared.

18.2 The relocation of the college has provided important opportunities to build on the area as an Education centre. A key issue set out in the above policy will be the provision of new employment land for the town. Sites for employment are allocated in the Local Plan and a recent Employment Land review has identified the level of new employment land needed.

18.3 St Austell has good potential for reuse of previously developed land however the town is running out of allocations in the Local Plan and the Council will need to consider the release of additional greenfield sites in order to maintain a 5 year land supply and in order to meet affordable housing targets.

18.4 There are Conservation Areas in St Austell and Charlestown and the latter is included part the World Heritage Site for Cornish Mining.

Interim Spatial Policy 19 NEWQUAY

The following priorities are identified for Newquay:

- a) Regeneration of the town, in particular mixed-use proposals which will enhance the town centre's vitality and viability and help meet housing needs.**
- b) The enhancement of the local and district centres of Chester Road and St Columb Minor and the public realm.**
- c) About 12 hectares of new employment land.**
- h) New houses, including affordable, to be delivered from the regeneration of previously developed sites within the town and from the release of greenfield sites where required to provide a 5 year land supply. The Council will seek 40 % affordable housing on sites that are developed.**
- d) Enhancing Newquay as a major, quality, all year round tourist destination by ensuring the resort has a range of holiday accommodation and attractions which are subject to continual improvement.**
- e) The identification of a Conservation Area for the town.**
- f) g) Management of the evening / nighttime economy to meet the needs of the tourism and leisure sectors and residents.**

19.1 Newquay offers significant opportunities for regeneration. The regeneration strategy for the town is set out in the 20-year Vision Newquay Action Framework. A convergence SIF strategy has also been prepared.

19.2 Newquay has good potential for reuse of previously developed land however much of this has been redeveloped for holiday apartment uses. The Council will need to consider the release of greenfield sites in order to maintain a 5-year land supply and in order to meet affordable housing targets.

19.3 A key priority for Newquay will be the enhancement of its role as an internationally recognised holiday resort – maintaining a range of quality accommodation and attractions. It is also considered vital, however, to broaden the economic base of the town and new employment land will play a fundamental role in this.

19.4 The background work for the identification of a Conservation Area for Newquay was undertaken in the recent characterisation study.

19.5 The town, by its nature, has an active nighttime economy. Management is the key to resolving conflicts and the planning system has an important role in ensuring that developments will not lead to problems.

Interim Spatial Policy 20 CLAY COUNTRY

The following priorities are identified for the 'Clay Country':

- a) The delivery of affordable housing to meet identified local needs through priority allocations of 50% affordable housing and exceptions schemes.**
- b) The protection and enhancement of village facilities and services, in particular the provision of new childcare facilities.**
- c) Diversification of the economy to create new employment opportunities in response to restructurings in the clay industry, which will meet local needs. Initiatives to explore will include the development of new business sites including rural workshops, larger scale enterprises and new tourism facilities where opportunities exist which can draw on the unique opportunities of the area. About 43 hectares of new employment land to be delivered (for St Austell and the Clay Area combined).**
- d) The sustainable development of the china clay and associated industries and, where appropriate, the regeneration and adaptive re-use of historic clay industry buildings, landscape and sites as part of long term strategy for rural regeneration, access and interpretation of the historic clay industry.**
- e) Habitat recreation through the restoration of mineral workings.**
- f) Maintaining and building on the success of the Eden Project.**
- g) Development of renewable energy potential.**
- h) Road improvements between St Austell and the A30.**

20.1 The china clay area is a major generator of wealth in the borough, however the industry has seen restructuring in recent years which has led to reductions in employment numbers and changing operational requirements most recently with the announcement in July 06 of significant job redundancies in the area

20.2 Following the recent IMERYYS announcement, diversifying the economy to create new jobs will be a key objective. The recent short-listing of IMETRYS' Eco-town proposal could lead to significant new housing and employment development.

20.3 The provision of rural workshops can be provided as part of mixed-use redevelopments and as shared workspace within community builds. Such premises can provide important opportunities for the incubation of small to medium size enterprises within rural areas.

20.4 The Cornwall Sustainable Energy Strategy has identified that the Clay Country has potential for wind energy production. The area may also have potential for biomass generation from habitat recreation initiatives

20.5 The delivery of the new road between St Austell and Innis Roundabout is considered important to help regenerate the town and the Clay Area as well as relieving villages of traffic.

20.6 Future planning for the area will include be prepared in the context of the review of the minerals planning framework. New techniques of restoring mineral workings and the success of the Eden Project contribute to the potential for developing an exciting innovative future for the area.

Interim Spatial Policy 21 / Other Rural & Coastal Areas

The following priorities are identified for the south coastal rural areas:

- a) The delivery of affordable housing to meet identified local needs through priority allocations of 50% affordable housing and exceptions schemes.**
- b) The preservation and enhancement of the Area of Outstanding Natural Beauty.**
- c) The preservation and enhancement of the natural and built environment in particular Conservation Areas and the Luxulyan Valley.**
- d) The protection of the coastal zone from inappropriate development.**
- e) The protection and enhancement of village facilities and services.**
- f) Diversification of the rural economy and the ports of Par and Fowey.**

21.1 The more rural areas of the Borough contain important areas of natural beauty, historic market towns all of which contribute to our quality of life and the economy. This policy sets out key priorities for these areas.

4. GLOSSARY

Affordable Housing: Housing, either for rent or purchase to meet local housing need. The Restormel definition includes both social rented housing, or an equivalent and intermediate housing.

Ancient Monuments: Archaeological remains or historic building of national importance.

Area of Outstanding Natural Beauty (AONB): Statutorily protected landscape. In Restormel this includes the area around Fowey and the south coast from St Austell Bay down to the Roseland.

Biodiversity Action Plan (BAP): A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

BREEAM (BRE's Environmental Assessment Method) is one of the most recognised and authoritative systems for rating how 'green' or 'eco-friendly' a building is.

Brownfield Land: Shorthand for previously developed land.

Code for Sustainable Homes: A new national standard for sustainable design and construction of new homes, launched in December 2006.

Conservation Areas: An area with high architectural or historic interest which has been given special status to ensure its protection and enhancement.

Core Strategy: Local Development Document setting out a council's key planning strategy for their area.

Cornwall Structure Plan: Development plan prepared by Cornwall County Council which sets the broad strategic planning context.

Community Strategy: Borough wide strategy developed by a partnership including Restormel, the County Council, the Health Authority and the Police.

Cornwall Geology Sites (CGSs): Formerly referred to as Regionally Important Geological and Geomorphological Sites (RIGS), these sites are recognised for their geological or geomorphological importance.

Cornwall Wildlife Sites (CWSs): Formally Sites of Importance for Nature Conservation (SINCs), these designations applied to the most important non-statutory nature conservation sites.

Exception Sites: Where there is a local need for affordable housing, the Council may permit housing not compatible with normal policies.

Flood Risk Assessment (FRA): An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Heritage Coast: An area, naturally designated, of largely undeveloped, unspoilt coast.

Highways Agency: Government Agency responsibility for managing the trunk road and motorway network.

Historic Environment: 'The historic environment includes landscapes - (urban and rural), archaeological sites, historic buildings and historic areas/towns'.

Historic Parks and Gardens: A park or garden of specific historic interest as designated by English Heritage.

Housing Strategy: Strategy produced by Restormel setting out how it will deliver housing services.

Intermediate Housing: Sub-market housing which is above target rents, but is substantially below open market levels and is affordable by households on local incomes.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, & II. Grade I being the highest.

Local Development Framework (LDF): A council's folder of Development Plan Documents and Supplementary Planning Documents.

Local Plan: Statutory plan setting out planning policies under the old system.

Major Development: Residential full: above 10 dwellings; Outline: half a hectare and over; Commercial 1000m² or any development over a hectare.

Planning Obligations: Agreement between developer and planning authority normally relating to the provision of infrastructure related to a development.

Planning Policy Guidance Notes (PPGs): Set out the UK Government's national policies on different aspects of planning. They are being replaced by Planning Policy Statements.

Planning Policy Statements (PPSs): Set out the UK Government's national policies on different aspects of planning. They are gradually replacing the Planning Policy Guidance notes.

Regional Spatial Strategies: Will replace Regional Planning Guidance and the Structure Plan. Aims to take account of a wide range of activities and programmes which have a bearing on land use including; health, education, culture, economic development, skills and training, social inclusion, crime reduction and the impact of climate change.

Renewable Energy: Resources that constantly renew themselves or that are regarded as practically inexhaustible. These include solar, wind, geothermal, hydro and wood.

Section 106 Agreement: Negotiated agreement that provides the likes of road improvements, low-cost housing or community facilities as part of the granting of a planning permission.

Shared Ownership: A programme whereby people who cannot get full mortgages share the cost of purchasing a property with an association.

Site of Special Scientific Interest (SSSI): A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

South West Regional Development Agency (SWRDA): Regeneration agency.

Special Area of Conservation (SAC): European nature conservation designation.

Strategic Environmental Appraisal: New European legislation – an appraisal which has to be undertaken for all plans and strategies. For development plans under UK legislation a sustainability appraisal is also required.

Sustainable Development: Development which meets the needs of the present without compromising the ability of future generations to meet their own needs (World Commission on Environment and Development 1987 – the Brundtland Commission).

Supplementary Planning Documents (SPDs): Non-statutory planning policies under the new system which councils can adopt to provide detailed guidance for a site or topic.

Supplementary Planning Guidance (SPGs): Non-statutory planning policies under old system which councils can adopt to provide detailed guidance for a site or topic.

World Heritage Site: International citation awarded by UNESCO for areas or sites of historic or cultural importance.