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Restormel Borough Council's Annual Monitoring Report

Executive Summary

Monitoring is an essential aspect of good planning. It allows us to see whether policies are working effectively as well as helping to identify emerging problems, which require a policy response.

All local authorities are required to submit an Annual Monitoring Report (AMR) to the Secretary of State by the 31st December each year.

The Council have been producing monitoring reports for a number of years, and this is the fourth AMR prepared under the Planning and Compulsory Purchase Act 2004. It monitors the Local Plan and emerging Local Development Framework (LDF) for the period 1st April 2007 to 31st March 2008.

This year the Council's approach has been to focus on legal requirements, core indicators and presenting accessible qualitative data. Over the next few years, the AMR will expand to include more comprehensive information on a wide range of indicators as the new LDF continues to progress and replaces the borough wide Local Plan.

The AMR reports on the progress made in the preparation of the Local Development Framework (LDF) and provides information on a number of indicators that seek to monitor the implementation of national, regional and local policies.

The spatial portrait and contextual indicators give a general picture of what the Borough is like, for example, how many people live in Restormel, how many houses are being built, the rate of unemployment, the amount of open space and the state of our environment. This provides background information on Restormel and highlights the issues that need to be considered when developing planning policies.

The AMR has been structured under five key headings to assist with the organisation and delivery of detailed information. A variety of graphs, tables and commentary have been incorporated in to the report to communicate key findings and provide visual variety.

Key Conclusions

LDS Progress

- Following the finding of the Restormel Core Strategy as unsound, in June 2007, and the decision to have a Unitary Council for Cornwall, LDS progress has been limited to evidence collection.

Economy

- A total of 9829.8m² additional internal floorspace developed for employment uses during the monitoring period.
- No employment land has been lost to residential development.
- 59.1% of Restormel's population are of working age and 74.1% of the labour supply was economically active during the monitoring period.
- Since 2005 there has been an increase of 7.5% in the number of VAT registered businesses.

Housing

- The number of new houses built in the borough has increased. There were 696 completions during the monitoring period.
- 73% of new housing completions were on previously developed land.
- 112 affordable houses were delivered. This is a slight increase on last year and falls short of the local plan target of delivering 150 affordable houses each year.
- 71 affordable houses were negotiated via planning obligations and £2,836,630 was secured through developer contributions.
- Development in Restormel is making efficient use of land with 90% of housing schemes at densities greater than 30 dwellings per hectare.

Environment

- Policies for protecting the natural and built heritage of the borough remain effective.

Introduction

Monitoring

Monitoring is an essential aspect of good planning.

The Annual Monitoring Report (AMR) is a legal requirement of the Planning and Compulsory Purchase Act 2004. The Council has a statutory requirement under this Act to submit its AMR to the Secretary of State by 31st December of each year.

This is the fourth AMR prepared by the Council under the 2004 Act. It monitors the Local Plan and emerging Local Development Framework (LDF) for the period 1st April 2007 to 31st March 2008.

The AMR contains information on the implementation of the Local Development Scheme and provides an insight into the extent to which policies are being achieved.

Requirements

Local authorities must undertake five key monitoring tasks:

- Review actual progress in terms of local development preparation against the timetable and milestones in the Local Development Scheme;
- Assess the extent to which policies in Local Development Documents are being implemented;
- Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in local development documents and whether they are intended; and
- Set out whether policies are to be amended or replaced.

Structure of the Report

The AMR has been structured under five key headings to assist with the organisation and delivery of detailed information and these headings link to corporate priorities set out in Restormel's Community Strategy.

Local Development Scheme

The report begins with a review of progress on the preparation of Local Development Documents with reference to the programme in the Council's Local Development Scheme, September 2005.

Indicators

There are a number of different types of indicator that the Good Practice Guide suggests should be used to monitor Local Development Frameworks.

➤ National and Local Core Indicators

As a local authority, we are required to monitor a set of 'National Core Output Indicators'. Such indicators look at housing, employment, local services, transport, flood protection, biodiversity and renewable energy. They are collected with consistency across each local authority area and will be used by the Regional Planning Body to inform the preparation of the Regional Annual Monitoring Report.

In addition to National Core Output Indicators, we have followed government recommendations and established a number of Local Output Indicators. Local Output Indicators provide scope for addressing issues which are of particular local importance; such indicators will vary according to local circumstances and issues that prevail in the local authority area.

Our Local Output Indicators will develop incrementally over time, reflecting changing policy monitoring needs, data accessibility and resource availability.

➤ Significant Effects and Contextual Indicators

To provide a more holistic view of the impact of policies, our AMR includes a number of 'Significant Effects Indicators' and 'Contextual Indicators'.

Significant Effects Indicators are closely related to the objectives of the Sustainability Appraisal and Strategic Environmental Assessment. They are used to measure the unintended positive and negative effects of the plan or policies.

Contextual indicators describe the wider social, environmental and economic background against which Local Development Framework policies operate.

Local authorities are expected to provide practicable information on a limited number of AMR indicators. With this in mind, the structure and content of our AMR has been revised to provide concise and qualitative information.

Key findings

Following data collection, the monitoring results are summarised and illustrative tables and graphs are used to communicate key findings. Where appropriate, data has been monitored against national, regional and local targets to illustrate the strengths and weaknesses of policies and the process of implementation.

Spatial Portrait of Restormel



Restormel Castle

Centrally located in Cornwall, covering an area of 180 square miles, the borough is bounded by rivers on two sides; the Fowey River to the east and the Fal and Gannel Rivers to the west. The borough has 50 miles of scenic coastline and both the north and south coasts are important tourist locations.

Inland, the centre of the borough is dominated by the china clay industry which occupies the Hensbarrow Downs. Elsewhere a variety of important landscapes exist ranging from lowland heathlands such as the Goss Moor area, to more exposed moorland such as St Breock Downs. Incised into these main landscape areas are a number of attractive and important river valleys flowing north and south including the Luxulyan Valley and the Fowey Valley.

The population of Restormel is now estimated at 103,000 making it the most highly populated of the six districts in Cornwall. Dispersed hamlets and mining villages are common, however, St Austell and Newquay have grown into the two major towns. St Austell remains the centre of the china clay industry and Newquay is a major tourist centre. Elsewhere, historic towns from the medieval period such as Grampound, Fowey, Lostwithiel and St Columb Major continue to fulfil important roles in the life of the community, as well as providing four of the districts most impressive Conservation areas.

The industries of the district are very much determined by geographical characteristics; fishing and tourism along the coast whilst inland the china clay industry carries forward the long traditions of mining in Cornwall; the clay stream has replaced tin streaming. Likewise, the settlement pattern has developed in response to these physical and economic characteristics, as well as a reflection of the Celtic culture of Cornwall.

The borough of Restormel has a relatively narrow economic base with many small businesses and a high level of seasonal work. The local economy is largely based on distribution and catering industries (32%), however the china clay industry, which has seen major restructuring in recent years, remains productive. The average earnings and economic activity rate in the borough as a whole remain low with

average full-time workers earning a gross weekly wage of £393.6 compared to a South West average of £433.4 per week.

National Guidance

National guidance indicates that it is acceptable for monitoring reports to develop gradually to take account of ongoing discussions, tools to assist in monitoring that are being developed by statutory bodies, and emerging best practice. Work to develop the Monitoring Report for next year will start once this report is submitted, to ensure that relevant information is collected and interpreted, and to take into account comments received and emerging national best practice.

Local Development Scheme

This section reviews the progress that has been made on Restormel's Local Development Framework using the targets and milestones set out in the Local Development Scheme, (LDS) published in 2005.

During the monitoring period, five Local Development Documents were programmed for production in the LDS.

The following table provides information on each milestone within the monitoring period, the targets specified in the LDS and target achievements.

Local Development Document	LDS Milestone	Target Met	
Generic Development Control Policies	Submission to the SoS	December 06	✗ Not submitted
	Pre-examination Meeting	February 07	✗ No meeting
	Adoption	November 07	
St Austell Action Plan	Preferred Options	April 07	✗ Not progressed
	Submission to the SOS		✗ Not submitted

The Restormel Local Development Scheme was adopted in September 2005 but is now out of date for plan monitoring purposes. Because of the transition to the Cornwall Unitary Authority it has not been possible to adopt a revised LDS.

Sustainability

The need to promote sustainable development is central to Government policy, planning legislation, Restormel's Community Strategy and the emerging Local Development Framework.

Sustainable development needs to be taken into account in all decisions, as nearly all activities impact on the natural environment in some respect. Planning decisions on the location of new developments have a particular impact on the need to travel, determining the accessibility of facilities and creating patterns of travel for future years.



Concentrating development in key towns and villages

Indicator 1: Amount and type of development within key towns and villages

Key Policies: Local Plan 1, 3, 9

By placing houses close to services and employment, the Council seek to promote sustainable development by reducing the need to travel – especially by car.

The concentration of development within key towns and villages can facilitate efficiencies in public and private service provision.

In this report we have focused on the provision of housing as a broad indicator of the distribution of development. Other development types, such as employment are less frequent in their occurrence and trends are best monitored over a longer period of time.

	2005	2006	2007	2008
St Austell Area	133	180	247	172
Newquay Area	246	152	147	162
Key Settlements	183	102	85	210
Rural Areas	99	79	94	152
Total	661	513	573	696

The housing figures above show a 21% increase in completions for the whole borough, however, there has been a 30% decline in the number of completions for St Austell. This partly reflects a decline in the number of remaining old Local Plan allocations.

Housing distribution

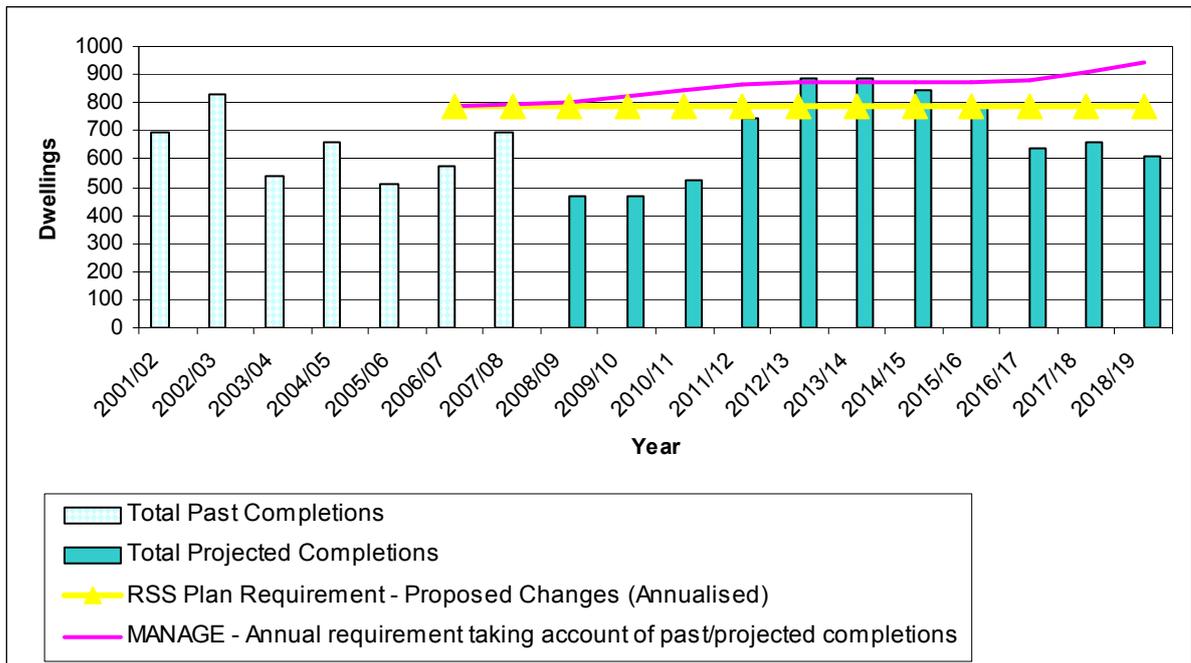
National Core Output Indicator

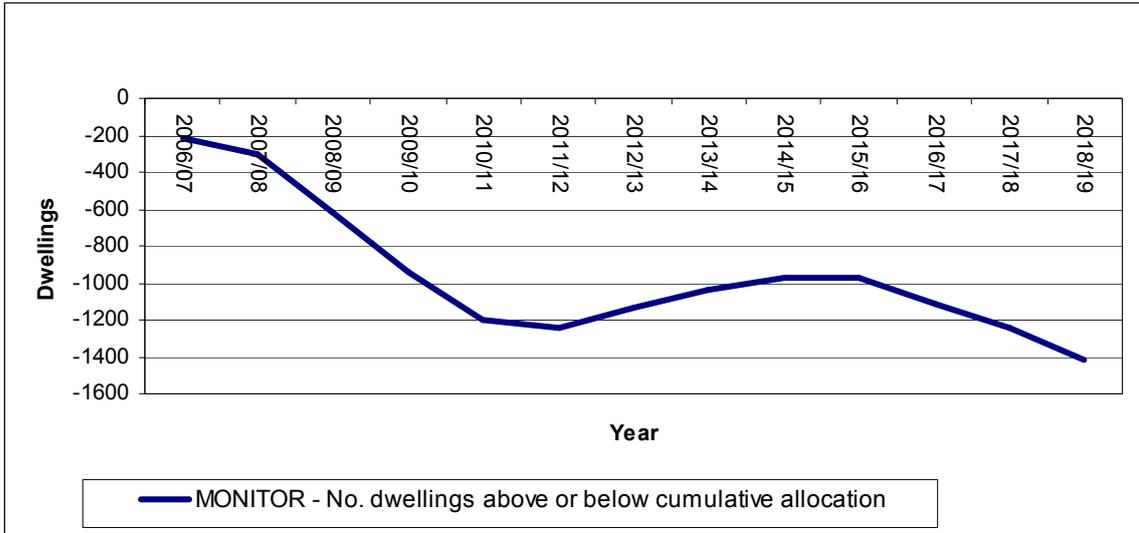
Indicator 2: Housing Trajectory – Monitor and Manage

Graph 1 below shows the anticipated housing trajectory for Restormel taking into account the emerging Regional Spatial Strategy Proposed Changes. It should be noted that the Borough Council has expressed concern over the Proposed Changes. The trajectory also does not factor in the impact of the ‘credit crunch’ which is likely to affect completion rates, but the impact of which is hard to evaluate at this point.

The table shows projected completions on existing planning consents (at 460 per year based on recent trends), together with sites that are known to be in the pipeline as identified in the Council’s Housing Land Availability Study. These include Local Plan allocations, as well as additional sites that have been encouraged to come forward in order to deliver affordable housing and maintain a five year land supply. Longer term new provision will be identified in the One Cornwall Core Strategy and work on the SHLLAA for the Restormel area is at an advanced stage and possible “Areas of Search” for new housing are being identified.

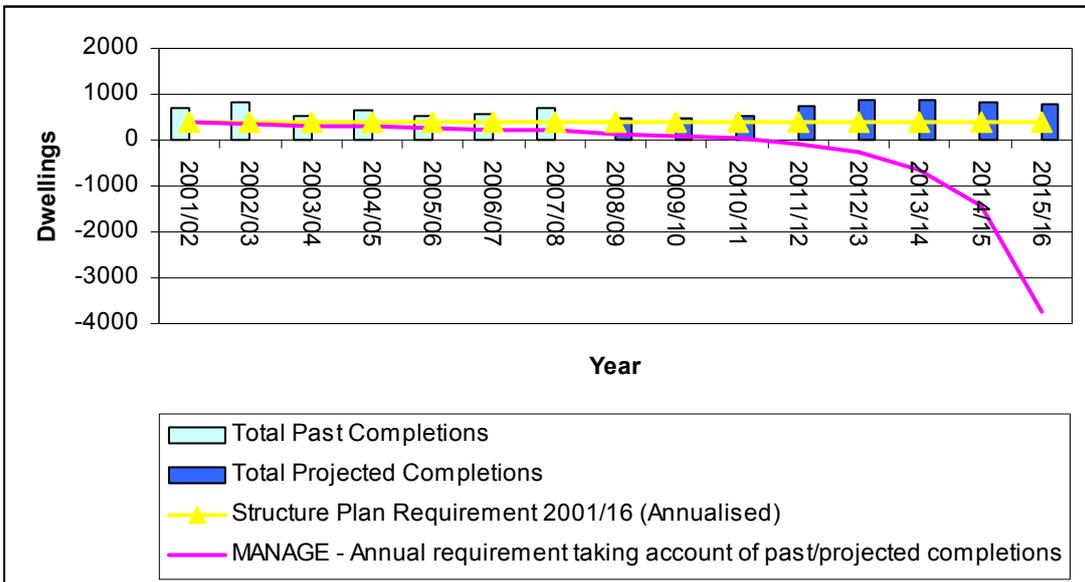
Graph 1: RSS Housing Trajectory

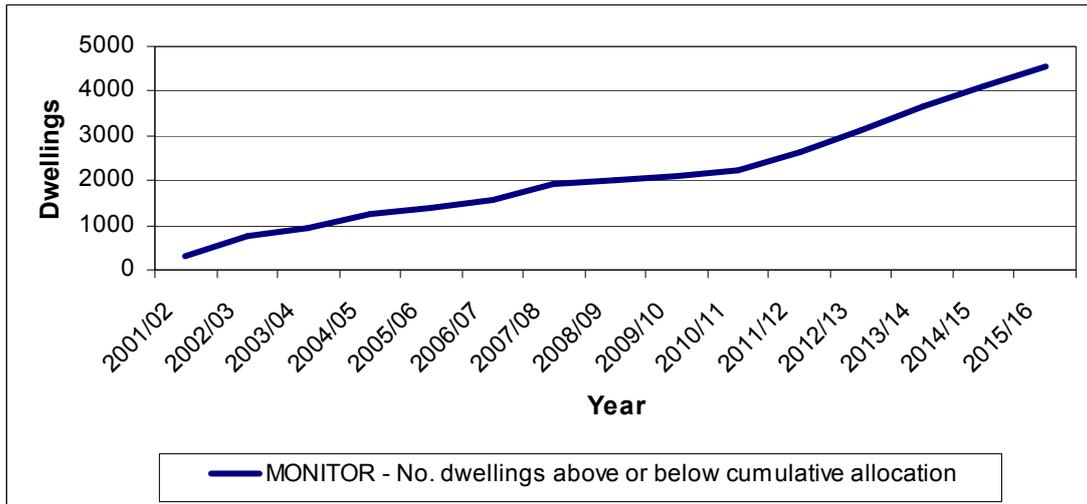




Graph 2 below shows the housing trajectory compared to the current adopted Structure Plan. This shows that levels of development have been above those set out in that plan.

Graph 2: Structure Plan Housing Trajectory





Alternatives to the private car

Indicator 3: Journeys made by public transport

Key Policies:	Local Plan 1, 2, 8, 9, 80, 81, 83, 84, 85
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The private car is by far the most popular mode of transport in Cornwall. The county is predominantly rural and many residents use private vehicles as a convenient way to travel.

Reducing our car dependency is a cornerstone of modern planning objectives and since the Transport Act of 2000, local authorities are required to produce a Local Transport Plan.

The Cornwall Local Transport Plan, produced by Cornwall County Council, looks at transport issues across the region and sets key policies and objectives. By 2010/11, a 4% increase in bus patronage was set by county and a 16.5% increase in rail passenger journeys. Both these targets have already been met.

	County Council Target	Comments
Bus passenger journeys	4% increase in bus patronage by 2010/11	This target has already been met and over the last two years has increased by 21.1%. A key factor being the introduction of concessionary fares.
Rail passenger journeys	16.5% increase in rail passengers by 2010/11	This target has also been met and shows an increase of 23% over the last two years.

National Core Output Indicator

Indicator 4: Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the Local Development Framework

Key Policies:	Local Plan 1, 2, 8, 9, 79, 80, 81, 83, 84, 85
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Government guidance advises local authorities to monitor parking provision on new developments and the Council are using Policy 79 in the adopted Local Plan to control car-parking standards across the borough.

After discussions with development control colleagues, it is estimated that 100% of completed non-residential development within use classes A B and D comply with parking standards set out in the Local Plan.

Minimising environmental impact of sustainable energy

National Core Output Indicator

Indicator 5: Percentage of new dwellings completed at:

- i) less than 30 dwellings per hectare;
- ii) between 30 and 50 dwellings per hectare; and
- iii) Above 50 dwellings per hectare

Key Policies:	Local Plan 2, 8, 71
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Planning Policy Statement 3 (PPS3) advises local authorities to avoid the inefficient use of land and encourages housing developments of between 30 and 50 dwellings per hectare. The following table shows the density of housing development delivered over four monitoring periods.

	< 30 dwellings/ha	30-50 dwellings/ha	> 50 dwellings
2005	11.7%	28.5%	59.9%
2006	21%	42%	36%
2007	16.6%	41%	42.4%
2008	10%	40%	50%

National Core Output Indicator

Indicator 6: Renewable energy capacity installed by type

Key Policies:	Local Plan
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The Government is seeking to create a low carbon economy by cutting UK carbon dioxide emissions. By 2010, the Government have set a target to produce 10% of electricity through renewable sources, with an aspiration that this increases to 20% by 2020.

At a local level, Restormel have a variety of completed renewable energy schemes including, solar energy, hydro energy and bio fuel technologies. The following table provides a list of renewable energy schemes that have been installed across the borough over the last seven years:

Technology	Commissioned	Project Type	Installed capacity (MW)
Hydro	2001	Mill	0.258
Solar Thermal	2002	Residential	0.008
Water Source Heat Pumps	2003	Residential	0.02
Air Source Heat Pumps	2003	Residential	0.004
Solar Thermal	2004	Camping Site	0.01
Solar Photovoltaic	2005	Eden Project	0.2864
Biomass Boiler	2006	Eden Project	0.3
Solar Photovoltaic	2006	Bugle Village	0.0143

		Hall	
Solar Thermal	2006	Residential	0.0045
Geothermal	2006	Brunel Business Park	0.098
Geothermal	2007	Residential	0.0316
Solar Thermal	2007	Residential	0.0381
Solar Thermal	2008	Residential	0.005
Geothermal	2008	Residential	0.018
Onshore Wind	2008	Residential	0.012

Source: Community Energy Plus UK (2008)

One of the problems with monitoring renewable energy schemes is that some schemes will consist of solar hot water and photovoltaic technologies that can be installed on domestic properties under permitted development rights. Such installations do not require planning permission making it difficult to monitor their implementation.

The Council hopes to establish a comprehensive means of monitoring this indicator in the near future.

National Core Output Indicator

Indicator 7: Percentage of new and converted dwellings on previously developed land

Key Policies:	Local Plan 2
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The national target is to provide at least 60% of new housing on previously developed land in order to promote regeneration and minimise the amount of development on greenfield sites.

Regional Planning Guidance sets a target for the southwest to provide at least 50% of new housing on previously developed land. The table below shows that the Council has been achieving this target since 2004.

2003	2004	2005	2006	2007	2008
35%	53%	74%	70%	68%	73%

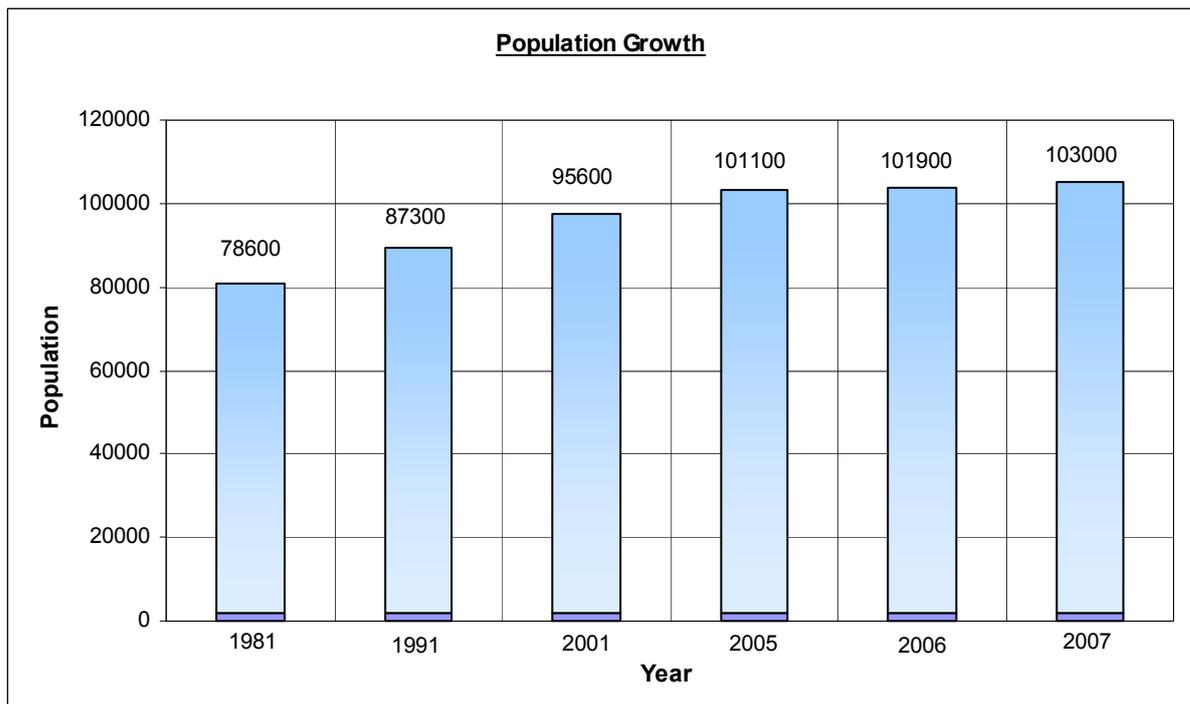
Additional and Contextual Indicators

Growth and Development

Indicator 8: Population structure of Restormel

Key Policies:	Local Plan Housing
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Restormel has the largest population of the districts in Cornwall with a total of 103,000 people (2007 mid year estimates). The borough's population has increased by nearly two percent since 2005 estimates.



Source: ONS (2008)

Indicator 9: Amount of windfall housing built

Key Policies:	Local Plan Housing
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Windfall sites are defined in Planning Policy Statement 3 (PPS3) as sites that have not been specifically identified as available in the development plan process. They comprise previously-developed sites that have unexpectedly become available. Windfall sites are acknowledged as important because they contribute to the overall provision of housing in Restormel.

Over recent years, a significant amount of housing has been built on windfall sites. During the monitoring period, 466 houses were built on windfall sites throughout the borough.

2003	2004	2005	2006	2007	2008
313	282	449	276	335	466

Indicator 10: Co² emissions by sector and per capita (tonnes per year)

Key Policies:	Local Plan 1, 2, 10
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Scientists have identified carbon dioxide as a key greenhouse gas that can affect the Earth's climate. Britain emits some two percent of the world's carbon dioxide and it has taken a leading role to reduce carbon emissions, by aiming for a 60% reduction in carbon emissions by 2050.

A recent report by the Department for Environment, Food and Rural Affairs (DEFRA) has published carbon emission estimates for local authority areas, and recent estimates for Restormel are shown in the table below:

	Kilotonnes (kt)		
	Restormel 2006	Restormel 2007	South West Region
Industry & Commercial	507	544	16482
Domestic	264	244	12578
Road Transport	192	225	13244
Total (Including Land Use, Land Use Change & Forestry)	990	822	43203
Domestic per capita CO ₂ (tonnes)	2.8	2.6	2.6

Source: Defra, 2007

Transport

Indicator 11: Journeys made on foot and by bicycle

Key Policies:	Local Plan 81
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Cornwall County Council set and monitor transport targets in a document called the Local Transport Plan. Looking primarily at the number of people walking and cycling the following targets have been set by county:

	County Council Target	Comments
Levels of walking	5% increase by 2010/11	Walking levels have decreased by 6.7% over the last two years months.
Cycling trips	12% increase by 2010/11	Progress towards the trajectory has been made with an increase in cycling levels of 3% over two years.

Indicator 12: Parking provision on housing developments (sample of schemes over 10 units)

Key Policies:	Local Plan 79
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The level of parking provision incorporated into new housing developments has reduced significantly since 2003 and remains low during the monitoring period.

2003	2004	2005	2006	2007	2008
2.4	1.5	1.5	1	1.2	1.2

This shows that parking provision on new housing developments is being decided in line with Local Plan policies.

Indicator 13: Percentage of the resident population travelling over 20km to work

Key Policies:	Local Plan
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At the time of the 2001 Census, 11.5% of the population were travelling more than 20 kilometres to work.

Indicator 14: % of residents who think that for their local area, over the past 3 years, that (a) public transport has got better or stayed the same (b) the level of traffic congestion has got better or stayed the same

Key Policies:	Local Plan
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In 2004, 45.02% of residents surveyed in Restormel felt that public transport had got better or stayed the same in the previous three years. In addition, 18.08% of these residents felt that the level of congestion had got better or stayed the same since 2001. These survey results suggest that the public perceive traffic congestion as a problem that has got worse.

Resource Use

Indicator 15: Average Annual domestic consumption of gas and electricity

Key Policies:	Local Plan 1, 3
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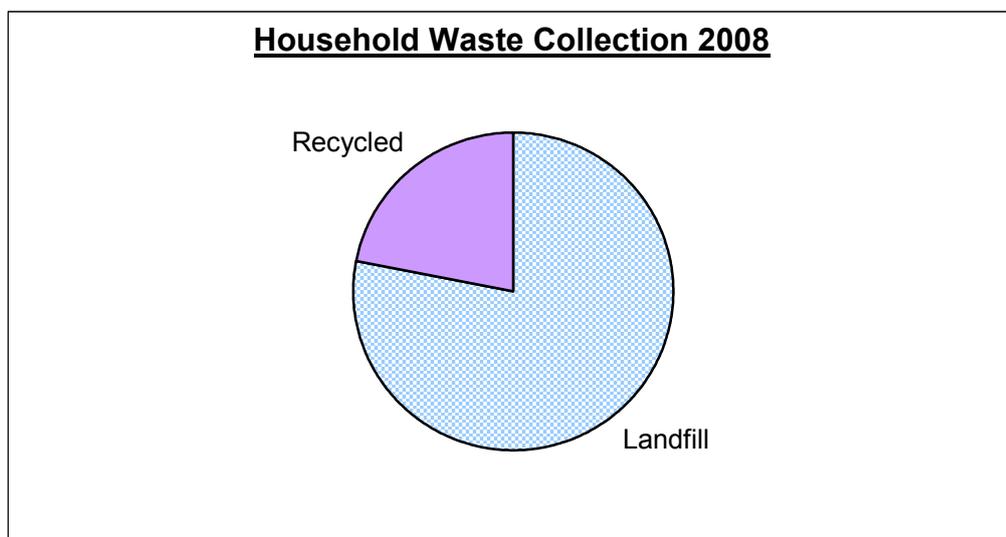
Recent years have seen a drop in the levels of gas and electricity use. Against the background of a growing economy and population this is perhaps unusual. Such figures may reflect the success of energy conservation initiatives or more sinisterly may reflect milder winters as a result of climate change. Unfortunately, there have been no further data updates to reflect the trend over recent monitoring periods.

Gas	Electricity
2001 17898 kWh	
2002 17318 kWh	
2003 17172 kWh	6207 kWh
2004 17127 kWh	6171 kWh

Source: South West Observatory Website (2007)

Indicator 16: The volume of household waste collected and the proportion recycled.

Key Policies: Local Plan 41



Since 2007, there has been a slight decrease in the total volume of waste collected from households in Restormel. In total 36,882 tonnes of household waste was collected, 77.94% went to landfill sites and 22.06% was recycled. None of the road sweepings was composted, during the monitoring period, because of transport issues, but this has now been resolved and composting has resumed.

The Cornwall Waste Local Plan provides a broad overall strategy for the management of future waste arisings in Cornwall, and sets a regional recycling target of 33% to be achieved by 2011.

Although recycling has seen a slight decrease this year, this is partly due to some of the borough's recycling being counted in with the county council figures. Restormel now offers a weekly recycling collection and monthly figures are on the increase.

	2006	2007	2008
Landfill	75.80%	75.04%	77.94%
Recycled	20.90%	22.21%	22.06%
Composted (Road sweepings only)	3.26%	2.75%	0
Used to recover heat, power & other energy sources	0	0	0
Total tonnage collected	36,667.00	37,185.14	36,882.82

Indicator 17: Domestic water use

Key Policies:

Local Plan 112

South West Water is the water company that provides services across Restormel.

In 2004, daily domestic water use (per capita consumption) was recorded at 165 litres in Restormel. This figure is likely to increase over future years due to population growth although sustainable construction and the increased use of water meters should encourage water conservation.

Unfortunately, there have been no further data updates to reflect the trend over recent monitoring periods.

Indicator 18: Levels of key air pollutants

Key Policies:

Local Plan 36

Nitrogen Dioxide (NO₂)

An 18 month Council survey in St Austell was completed in March 2008. The most significant source of this pollutant is motor vehicle exhausts and this survey focussed on those areas thought likely to be the worst affected areas. Diffusion tubes were located at 36 kerbside locations. Two areas of the town, Holmbush Road & South Street were found to have significant levels when averaged across a year or more. A full copy of the survey report is available on the air pollution pages on the Council's website (www.restormel.gov.uk). A more detailed study is now being planned which will aim to assess whether or not the extent and level of pollution is such that an Air Quality Management Area should be declared. The results of this new study will not be known for 12-15 months.

Sulphur Dioxide (SO₂)

No monitoring within the borough in last 3 years.

No reason to expect any significant change.

No exceedences of Air Quality Objectives in the borough expected.

Ozone (O₃)

No monitoring in the borough in the last 3 years

No exceedences of Air Quality Objectives in the borough expected.

Carbon Monoxide (CO)

No monitoring in the borough in the last 3 years.

No reason to expect any significant change.

No exceedences of Air Quality Objectives in the borough expected.

PM₁₀ (Particles with a diameter of less than 10µm-a hundredth of a millimetre)

No Council related monitoring in the borough for almost 3 years.

Monitoring by St Stephen Parish Council up until June 2007 and by Imerys in Par & Treviscoe up until Dec 2007 did not reveal evidence of exceedence of Air Quality

Objectives at those locations. Those results were consistent with those for previous years produced under the auspices of the China Clay Area Dust Monitoring Forum whose report is available on the air pollution pages on the Council's website.

Indicator 19: The percentage of river length assessed as:

- a) good biological quality
- b) good chemical quality

Key Policies:	Local Plan 110
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River water quality in Restormel is monitored by the Environment Agency.

Since 2003, the biological quality of rivers has improved significantly from 50.3% to 96.3% in 2007. These figures should be considered with caution as river samples have been gathered with inconsistency using different stretches of rivers in the borough.

Since 2003, the chemical quality of rivers has improved by from 90.19% to 96.3% in 2007.

Indicator 20: Bathing water quality (beaches which reach EU directives standards)

Key Policies:	Local Plan 110
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During the bathing season (15 May-30 September) the Environment Agency monitor bathing water quality across England and Wales. These samples are tested for coliform bacteria and faecal streptococci that will indicate the presence of human sewage.

There has been a decline in bathing water quality since 2006, due mainly to the heavy rain we have had over the past two summers.

In Restormel, bathing water quality has been categorised as follows:

	Excellent	Good	Poor
2002	96.0%	-	4.0%
2003	95.0%	5.0%	-
2004	93.7%	6.0%	0.2%
2005	91.0%	9.0%	-
2006	91.3%	8.7%	-
2007	73.0%	27.0%	
2008	74.0%	17.4%	8.7%

Individual Well Being



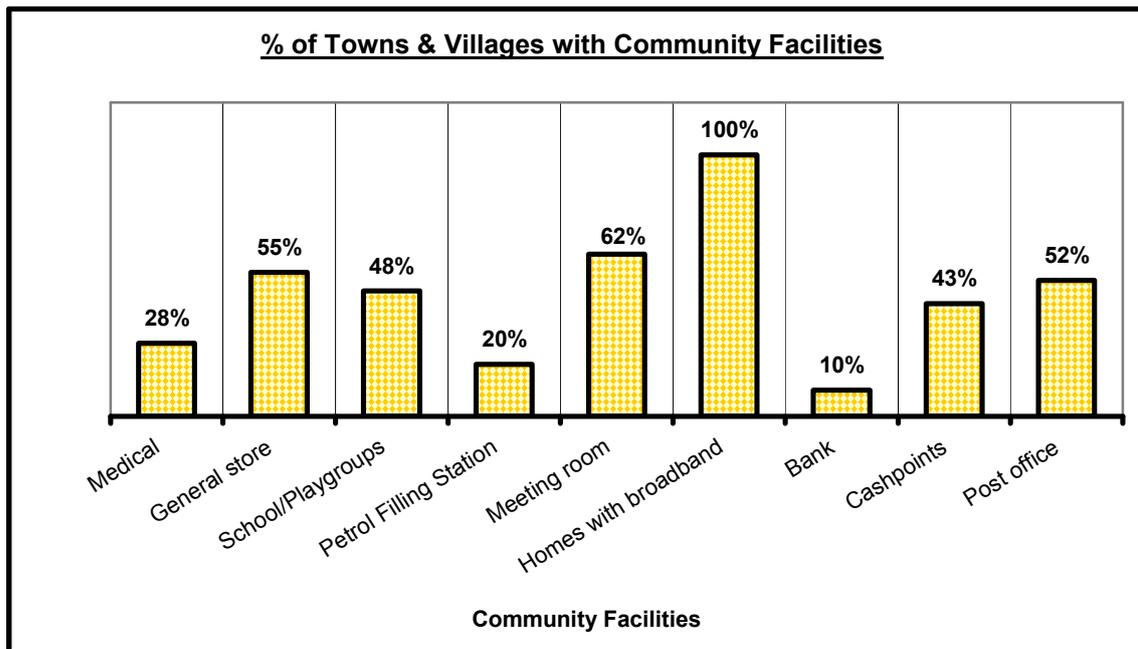
Promoting individual well being and improving recreation opportunities is a key theme in the Community Strategy. Development of that strategy has, in particular, highlighted the importance of meeting the needs of young people and the elderly. Healthy living is also proposed as an essential component in all spatial planning.

Protecting existing community facilities and facilitating the provision of new ones

Indicator 21: Gains/losses of cultural and community facilities in towns and villages

Key Policies:

Local Plan 91, 92 103-108



The graph above illustrates the percentage of towns and villages with community facilities in 2007. It shows that approximately half of all towns and villages in Restormel have a general store, school/playgroup, meeting room and post office. Most notably, 100% of towns and villages have access to Broadband, which is a significant increase of 58% since 2004.

Maintaining these key facilities are essential to the on-going sustainability of our towns and villages. Future monitoring reports will provide up to date information, which can be used to plot emerging trends.

Allotments

There has been an amendment to last year's table to include a site which had previously been omitted at Mount Wise, Newquay. The number of plots has increased this year, although the area remains virtually the same, due to existing plots being split into smaller allotment sites.

	Number of Plots	Area (rods)
St Austell/Tywardreath/Par	83	449.77
Newquay	83	634.83
Fowey	11	75
Total	177	1159.60

Total number of statutory allotment plots	132
Total number of temporary allotment plots	45

This data does not include parish council allotments or other allotments that are not managed by the Council.

Open Space

During the monitoring period six schemes were completed on new housing sites resulting in a total of 0.76 hectares being made available.

	Informal Open Space	Play Areas
2005	0.05 Hectares	0.05 Hectares
2006	0.30 Hectares	0.17 Hectares
2007	0.48 Hectares	Nothing recorded
2008	0.49 Hectares	0.27 Hectares

National Core Output Indicator

Indicator 22: Amount of eligible open spaces managed to Green Flag Award standard

Key Policies:	Local Plan
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The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award scheme provides a means of recognising and rewarding the best green spaces in the country. To date, there are no green spaces within the borough that have achieved the Green Flag Award.

The Luxulyan Valley is the only site managed to this standard and has an area of 56 hectares, representing 3.4% of the parks and countryside sites managed by the Restormel Borough Council.

Creating an interesting, attractive and accessible built environment which encourages healthy lifestyles

Indicator 23: Percentage of new developments accessible to the disabled

Key Policies: Local Plan 6, 42-50

Methodology to be determined.

Indicator 24: Quality of new design

Key Policies: Local Plan 6, 42-50

Methodology to be determined.

Additional and Contextual Indicators

Open Space/Community Facilities

Indicator 25: Planning Obligations entered into

Key Policies: Local Plan

Planning Obligations are legal agreements between a developer and Restormel Borough Council. Such obligations are made to ensure that new development does not put a strain on existing services and facilities like open space, roads, schools, libraries or other community services.

In 2008, 56 planning obligations were entered into across the borough.

	Planning Obligations	Affordable Dwellings	Education/open space contributions
2005	38	203	£250,000
2006	45	176	£1,160,000
2007	43	294	£3,642,000
2008	56	71	£2,836,630

Indicator 26: Percentage of population within 20 minutes of a range of 3 different sports facility types

Key Policies: Local Plan

The percentage of residents who live within 20 minutes of a range of three different sports facilities (swimming pool, playing field and sports hall) is 54.33%. This low percentage is represented by the fact that Restormel is a rural borough, with many residents living in small villages, particularly in the 'Clay County' (central Restormel), which has relatively poor transport links to Newquay and St Austell.

Source: Sport England (2007)

Strong Communities

Creating strong communities is an important issue that has been prioritised in Restormel's Community Strategy and Corporate Plan. Through planning policy, the Council aim to facilitate the regeneration of towns and villages and seek to stimulate the economy to ensure community facilities are not lost and our communities remain vibrant.



Meet housing needs by providing a balanced mixture of new housing, giving priority to new affordable housing

Indicator 27: Variety, type and mix of new housing provided

Key Policies: Local Plan 71, 74

Restormel's housing market is characterised by high demand and shortage of supply. The principal drivers are changes in population structure, migration, economic prosperity and house price inflation.

The housing situation in the borough is typified by large affordability gaps in the housing market. Over recent years, the borough has experienced exceptionally high house price increases and these are set against a low wage economy. From January to March 2008, the Land Registry recorded the average sale price as £213,734. For the same period six years ago, this figure was £116,400, which equates to an increase of approximately 84%. With average annual earnings for males in full time employment standing at £22,739, affordability remains a critical issue.

Meeting the housing needs of local residents is one of the Council's top priorities. The Council seeks to provide a mixture of housing types throughout the borough, with the majority of dwellings located in the two main towns of St Austell and Newquay.

St Austell:

	1 bed	2 bed	3 bed	4 bed
Houses & Bungalows	0	21	55	22
Flats	16	40	3	0

Newquay:

	1 bed	2 bed	3 bed	4 bed
Houses & Bungalows	3	11	18	1
Flats	59	56	8	0

National Core Output Indicator

Indicator 28: Amount of affordable housing provided

Key Policies:

Local Plan 74, 75

Housing issues are high on the Council's agenda with affordable housing identified as a key priority in both the Restormel Community Strategy and the Council's Corporate Plan. In 2008, for example, 16% of all new housing completions were affordable.

The Council understands that decent, affordable and sustainable homes are critical to the health and welfare of individuals and the community.

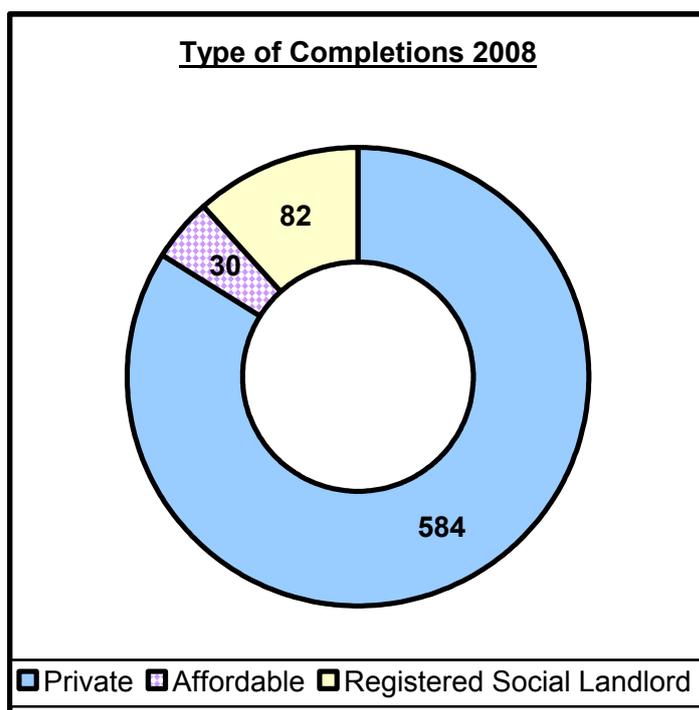
The table below shows how many affordable houses have been built between 2002-2008.

Year	Amount of affordable housing provided
2002	108
2003	90
2004	63
2005	83
2006	114
2007	111
2008	112

Since 2004, there has been a 77.8% increase in the number of affordable houses provided in the borough and this trend is set to continue as affordable housing has been identified as the Council's top priority.

The Corporate Plan (2006) sets the Council a target of providing 1000 new

affordable homes over the next five years (from 2006-2011). The affordable homes can be for rent, shared ownership or for sale at a discount.



The borough's housing stock tenure profile indicates that the percentage of social housing for rent at 11% is low, compared with the national average of 20% (RBC Housing Strategy, 2004). The decline in the number of social housing for rent properties is a direct consequence of the Right to Buy.

The number of new houses built in Restormel has remained at a relatively high level and it is apparent that private housing continues to dominate the market.

Regeneration of towns and villages and the creation of new employment and business opportunities

National Core Output Indicator

Indicator 29: Amount of completed retail, office and leisure development

Key Policies: Local Plan 2, 51-55

Facilitating the economic regeneration of our towns and villages is one of the Council's top priorities. This will help to ensure that local communities remain strong and vibrant.

Use Classes Order		2008 Floorspace Area (m ²)
A1	Shops	38.64
A2	Financial & Professional Services	-125.3
B1a	Office	0
D2	Assembly & Leisure	254
Total:		167.34

During the monitoring period, there was a total of 167.34 additional internal floorspace for retail, office and leisure development.

National Core Output Indicator

Indicator 30: Amount of completed retail, office and leisure developments in town centres

Key Policies: Local Plan 2, 51-56

Planning Policy Statement 6 (PPS6) promotes sustainable development and aims to focus new development for retail, office and leisure uses in existing town centres.

During the monitoring period, there were no retail, office and leisure developments in the two main towns of St Austell and Newquay.

National Core Output Indicator

Indicator 31: Amount of floorspace developed for employment by type

Key Policies: Local Plan 51-52, 54-56

Planning Policy Statement 6 (PPS6) highlights the importance of promoting a strong and productive economy. The provision of sufficient employment land will assist with sustainable development and encourage social inclusion and accessibility to job opportunities.

		2008
Use Classes Order		Total Floorspace Area (m ²)
B1a}	Offices	
B1b}	Research & Development	
B1c}	Light Industrial	585.8
B2	General Industrial	4910
B8	Storage or Distribution	2554
	Mixed Business	1780
Total:		9829.80

During the monitoring period, the total amount of floorspace developed for employment uses B1a, B1b, B1c, B2 and B8 was 9829.8m².

National Core Output Indicator

Indicator 32: Amount of floorspace developed for employment by type in employment or regeneration areas

Key Policies:	Local Plan 51-52, 54-56
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Planning Policy Statement 6 (PPS6) highlights the need to provide sufficient land in sustainable locations. It is important to make industrial and commercial development sites available so that the economy can prosper.

During the monitoring period, the total amount of floorspace developed in employment or regeneration centres was 9575.8m².

	2008
Use Classes Order	Floorspace Area (m ²)
Business	331.80
General Industrial	950
Storage or distribution	2554
Mixed B Class Uses	5740
Total:	9575.80

National Core Output Indicator

Indicator 33: Amount of floorspace by employment type which is on previously developed land

Key Policies:	Local Plan 51-56
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During the monitoring period, the total amount of employment floorspace developed on previously developed land was 871.8m². Utilising previously developed land minimises the use of resources across the borough and promotes sustainable development.

		2008
Use Classes Order		Total Floorspace Area (m ²)
B1a}	Offices	
B1b}	Research & Development	291.80
B1c}	Light Industrial	
B2	General Industrial	3868
B8	Storage or Distribution	272
	Mixed B Class Uses	-3560
Total		871.80

National Core Output Indicator

Indicator 34: Employment land available by type

Key Policies:	Local Plan 51-52, 54-56
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During the monitoring period, a total of 218.65 hectares of employment land became available throughout the borough. The following table provides information on the type of employment land available:

	Area (ha)
Occupied developed land	161.14
Vacant developed land	6.23
Under construction	1.34
With Planning Permission	18.28
Allocated Land	31.66
Total:	218.65

National Core Output Indicator

Indicator 35: Losses of employment land in (i) employment /regeneration areas (ii) local authority area

Key Policies:	Local Plan 51-56
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It is important to maintain a sustainable supply of employment land to provide job opportunities and economic prosperity in the borough. Any loss in the supply of employment land should be monitored and reviewed to ensure the sustainable distribution of employment sites.

During the monitoring period, no employment land was lost in Restormel's employment/regeneration areas.

National Core Output Indicator

Indicator 36: Amount of employment land lost to residential development

Key Policies:	Local Plan 51,53, 71-72, 75
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During the monitoring period, no employment land has been lost to residential development.

Ensuring that essential infrastructure to meet development needs is provided

Indicator 37: Provision of new schools

Key Policies:	Local Plan 90, 108
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There have been no new schools or colleges across Restormel during this monitoring period.

Facilitating the creation of education and training facilities

Indicator 38: Provision of new schools/college sites

Key Policies:	Local Plan 90, 108
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See indicator above.

Helping overcome isolation and accessibility problems by providing new facilities and services in locations accessible by a choice of means of transport

National Core Output Indicator

Indicator 39: Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre

Key Policies:	Local Plan 103, 108
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Government policy aims to promote public transport as a chosen means of travel. Public transport can provide accessibility to jobs and services and can reduce the need to travel by private car.

This indicator requires the percentage of new residential developments within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and major retail centres across the borough. At present, there is no data available for employment sites.

	Travel Time			
	<30 Minutes	30-45 Minutes	>45 Minutes	No Access
Retail Centres	97.83%	1.59%	0.43%	0%
GP/Health Centres	98.9%	1.01%	0%	0%
Primary School	99.6%	0.36%	0%	0%
Secondary School	82.51%	16.18%	0.29%	1.01%
Hospital	79.77%	19.94%	0%	0%

The table shows that a large number of new housing developments in the borough have access to retail centres, GP/health centres and primary schools using public transport facilities. However, approximately 1.01% of new dwellings have no access to secondary schools using public transport services.

We are currently working with Cornwall County Council to produce information on the remaining criteria set out in this National Core Output Indicator.

Creating a safe public realm

Indicator 40: Quality of new design

Key Policies: Local Plan 50

Methodology to be determined.

Additional and Contextual Indicators

Housing

Indicator 41: Dwelling Stock

Key Policies: Local Plan Housing

The housing stock in Restormel has increased by approximately 2.9% since 2007. This figure reflects the growing demand for houses across the borough.

	2001	2005	2006	2007	2008
Housing Stock	41071	43757	44092	44752	46064

Indicator 42: Exceptions Schemes

Key Policies: Local Plan 75

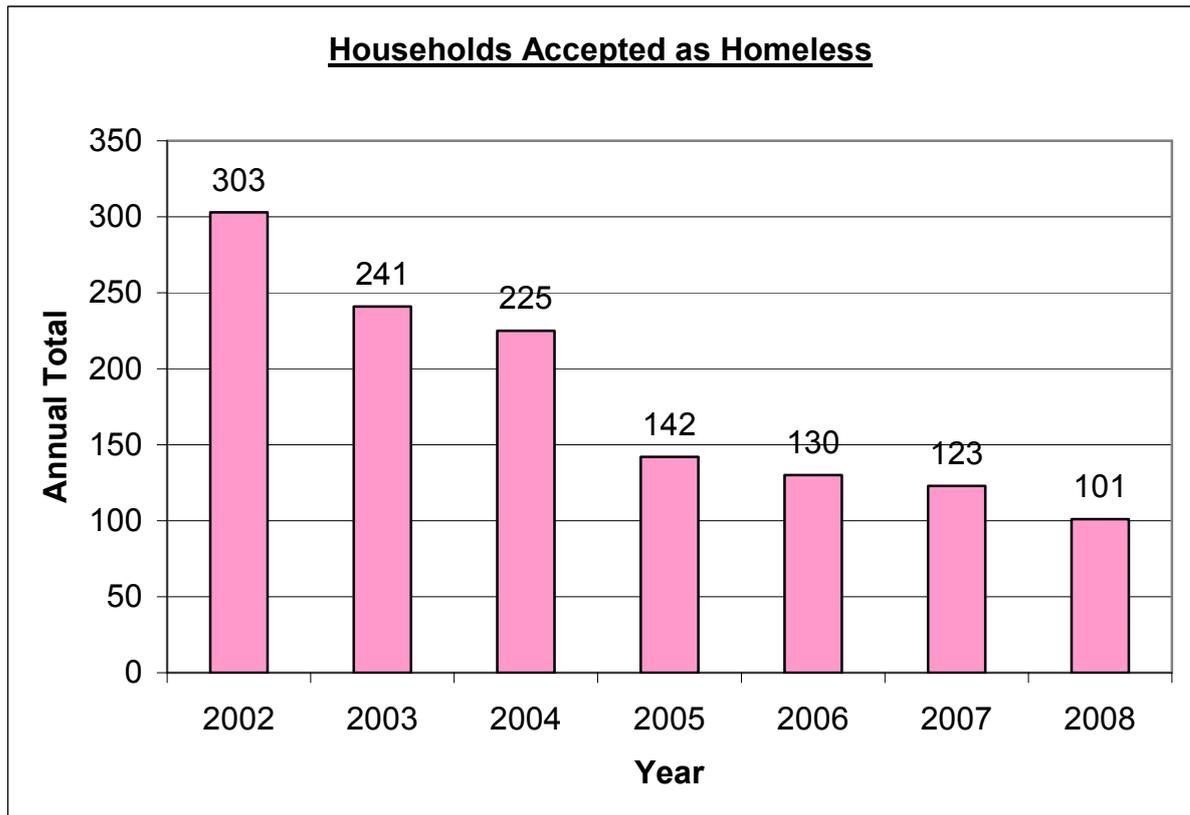
A rural exception scheme enables an authority to allocate or release small sites within and adjoining existing small rural communities, which may be subject to

policies of restraint, such as Green Belt, and which would not otherwise be released for housing, but only in order to provide affordable housing to meet local needs in perpetuity.

During the monitoring period 3 affordable dwellings were completed on a scheme at Fraddon which has a further 2 dwellings under construction.

Indicator 43: Households accepted as homeless and in priority need during the year

Key Policies:	Local Plan 71, 72, 74
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This graph shows that 101 households were accepted as homeless during the monitoring period. A trend has emerged over the last five years, with a steady decrease in the number of families in Restormel that are registered as homeless.

Indicator 44: Second homes

Key Policies:	Local Plan
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Over recent years, second home ownership in Cornwall has grown substantially. Second homes are often unoccupied for most of the year and this can affect the nature and sustainability of local communities.

During the monitoring period, 1726 homes claimed a 10% council tax discount.

Indicator 45: Vacant dwellings

Key Policies:	Local Plan 2
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During the monitoring period, there were 1383 vacant dwellings across Restormel, representing an increase of approximately 200 dwellings from the previous year. In addition, 505 dwellings were recorded as being vacant for more than 6 months, which is a significant increase of 36% since 2007.

Indicator 46: Tourism numbers

Key Policies:	Local Plan 62-65
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Restormel is situated in the heart of Cornwall and is known for its breathtaking coastline, large areas of outstanding natural beauty, and sites of special scientific interest. The historic port of Charlestown and the Luxulyan Valley are part of the Cornish Mining World Heritage Site, and ventures such as the Eden Project and cycle trails along The Cornish Way continue to attract thousands of visitors to the Borough each year.

According to research conducted by the Cornwall Tourist Board, Restormel is Cornwall's most popular district. During 2003, 1,219,000 visitors stayed in Restormel and spent £288,622,000. In addition, 1,807,000 day trips were made to Restormel contributing £1,807,000 to the economy.

The Eden project is a high-profile attraction in Restormel. During 2005, 1.25 million visitors went to the Eden Project, generating an operating surplus of £2.85 million (Patterson, M, 2006).

Newquay is a major tourist resort in Restormel attracting over 1.5million visitors each year. The seaside town is recognised as one of the UK's premier surf destinations with spectacular beaches and a successful night time economy. The town's restaurants, pubs and clubs bring in approximately £60 million for the local economy, and contribute a total of £18.8 million in wages (according to the Economic Impact of Tourism in Cornwall, The South West Tourism Board).

The Corporate Plan (2006) recognises the special role tourism plays in Restormel and identifies the need to support this sector's contribution to the local economy.

Employment/Social Exclusion

Indicator 47: Unemployment – by travel to work areas

Key Policies: Local Plan 2, 52

Commuting patterns change over time due to opening and closing workplaces, the development of residential areas and changes to transport facilities. In Restormel, we can gain an insight into commuting patterns by looking at the number of people unemployed in travel to work areas.

The following table provides information on the number of people unemployed in Restormel's travel to work areas and shows an increase in unemployment in St Austell and Newquay.

	St Austell	
	Claimant Count	% of total population
January 2003	797	4.1
January 2004	858	3.5
January 2005	732	2.9
January 2006	722	1.9
January 2007	847	2.2

Source: National Statistics

	Newquay	
	Claimant Count	% of total population
January 2003	843	4.1
January 2004	721	3.5
January 2005	585	2.9
January 2006	479	2.3
January 2007	559	2.7

Source: National Statistics

Indicator 48: Employment Characteristics

Key Policies: Local Plan 2, 51-52

There are 60,900 people in the borough that are of working age (aged between 16-64), this equates to 59.1% of Restormel's total population.

During the monitoring period, 74.1% of the working age population of Restormel were economically active, compared to 78.6% in the UK.

Job Seekers Allowance

Levels of unemployment across the borough are thought to be higher than the local rate for Cornwall, with 2% of the population claiming Job Seekers Allowance (JSA) in Restormel and 1.7% claiming JSA across Cornwall and the Isles of Scilly.

The percentage of JSA claimants, however, is seasonal and reflects the degree of dependence of the local job market on tourism.

Workforce expansion

This data shows that Restormel's workforce has expanded slightly over the past year. Stimulating the economy is one of Council's key corporate objectives, and we actively pursue sustainable economic growth for our borough.

Economically Active Population	Percentage Change
2000 - 41,926	1999/00 = +2.27%
2001 - 43,000	2000/01 = +2.56%
2002 - 40,000	2001/02 = -6.98%
2003 - 41,000	2002/03 = +2.50%
2005 - 41,900	2003/05 = +2.20%
2006 - 45,900	2005/06 = +9.55%
2007 - 49,000	2006/07 = +6.75%
2008 - 49,200	2007/08 = +0.41%

Source: Nomis (2008)

Indicator 49: a) The total no of VAT registered businesses at the end of the year b) Percentage change in the total number of VAT registered businesses in the area

Key Policies:	Local Plan 2
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As mentioned above, we aim to develop a prosperous and vibrant economy. One method of measuring the economies performance is to measure the number of VAT-registered businesses across the borough. The table below shows that there has been a steady increase in the number of VAT registered businesses since 2004, which illustrates our commitment to stimulating the economy.

	2004	2005	2006
VAT Registrations	255	215	320
VAT Deregistrations	280	205	205
Stock	3010	3045	3275

Source: Nomis (2008)

Education and Learning

Indicator 50: The percentage of 15-year-old pupils in schools maintained by the local authority achieving five or more GCSEs at grades A*-C or equivalent.

Key Policies:	Local Plan
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	1997	2006	2007
Restormel	52.7%	57.4%	63.3%
Cornwall	48.8%	57.3%	n/a
South West Region	47.1%	58.2%	59.5%
England	45.1%	59.2%	62%

Source: Department for Education and Skills (2008)

In 2007, 63.3% of 15 year olds in Restormel achieved five or more GCSE's at grade A*-C or equivalent in schools maintained by the local authority. This figure is 3.8% higher than the overall percentage achieved in the South West and 1.3% higher than the average results for England.

Indicator 51: Working age people with NVQ level 3+ as percentage of all working age population

Key Policies:	Local Plan
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During the monitoring period, 48.3% of the working age population of Restormel had a qualification at NVQ level three or above, which is 5.8% higher than recorded for the borough in 2004/5.

	South West (2007)	Restormel (2007)
NVQ4 and above	29.1%	26.6%
NVQ3 and above	49.2%	48.3%
NVQ2 and above	68.1%	65.9%
NVQ1 and above	82.6%	78.3%
Other qualifications	7.9%	6.9%
No qualifications	9.5%	14.8%

Source: Data from Jan-Dec 2007. Nomis (2008)

Safety

Indicator 52: a) Domestic burglaries b) Violent offences c) Theft of a vehicle d) Sexual offences

Key Policies:	Local Plan 50
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During the monitoring period, the number of recorded crimes in Restormel has decreased in relation to the previous year.

	2006/7	2007/8
Domestic Burglaries	269	197
Violent Crime	1247	1239
Vehicle Theft	176	140
Sexual Offences	108	84

Source: Devon and Cornwall Constabulary (2008)

The table shows some promising reductions in the level of crime recorded in the borough, including a reduction of 72 domestic burglaries and a reduction of 36 vehicle thefts since 2007.

The Force recorded a 10.2% decrease in total crime during the monitoring period.

However, Restormel has a higher than average incident rate in comparison to other parts of the county.

Indicator 53: Percentage of residents surveyed who feel safe outside the during day & night

Key Policies:	Local Plan 50
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Fear of crime is very prevalent in today's society and many people express anxiety and fear about crime, and about being victimized.

The level of fear that a person experiences depends on many factors, including gender, age, location, ethnicity and past experiences.

During the monitoring period, 89.3% of people surveyed said they felt safe in their local area during the day. In comparison, only 37.1% said they felt safe walking alone in their local area during the night.

	Feel Safe	
	2006	2007
How safe do people feel walking alone in their local area during the day	86.6%	89.3%
How safe do people feel walking alone in their local area during the night	40.3%	37.1%

Source: RBC Covalent (2007)

Miscellaneous

Indicator 54: Priorities for improvement in the local area, as defined by local residents.

Key Policies:	Local Plan
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Public opinion is very important to the Council as we seek to deliver services that meet the needs of the community.

In 2004 a survey was carried out asking local residents to list priorities for improvement in the borough. The following priorities were the most popular answers given in the survey:

- 1st Priority Wages and Living Costs
- 2nd Priority Affordable Housing
- 3rd Priority Public Transport

Each of these priorities are addressed in Corporate Council documents. Restormel's Corporate Plan (2006) provides a clear direction for the delivery of good-quality affordable homes and sets a target to deliver 1000 affordable houses in the next five years. The Corporate Plan also seeks to stimulate the economy, tourism and business opportunities and sets a target to increase average earnings up to those attained in the southwest by 2010.

Quality Living Environments

A key theme of sustainable development is the effective protection of the environment, Restormel's adopted Local Plan seeks to protect the environmental assets of the borough and encourage their enhancement and appreciation.

The Planning System encourages high quality design on all developments. Development control policies covering issues such as nature conservation, landscape designations and the historic and built environment are included in the Local Plan.



Safeguarding the countryside of the borough

Indicator 55: Impact of development on key sites

Key Policies:	Local Plan 1, 3, 13
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Restormel has an outstanding natural and built environment and the planning system has a role in its protection.

The following table provides information on the amount of land with conservation designations across the borough.

Land with conservation designations

Heritage Coast	48 Kilometres
National Parks & Gardens	302.1 ha
Areas of Outstanding Natural Beauty	5015 ha
SSSIs	1701.17 ha
SACs	863 ha
Local Nature Reserves	55.9 ha
Conservation Areas	231.4 ha

Designated areas are never immune to change and will continue to be the subject of planning applications.

Areas of Outstanding Natural Beauty (AONB)

No major applications were registered during the monitoring period.

Regionally Important Geological/Geomorphological Sites (RIGS)

No major applications were registered during the monitoring period.

Listed Buildings

No major applications were registered during the monitoring period.

Listed Building Developments within a Conservation Area

No major applications were registered during the monitoring period.

Developments within Coastal Zones

Areas of Great Archaeological Value (AGHV)

No major applications were registered during the monitoring period.

Historic Parks and Gardens

No major applications were registered during the monitoring period.

Conserving, enhancing and facilitating the appreciation of the landscapes and sites of natural and historic value within the borough

National Core Output Indicator

Indicator 56: Change in areas and populations of biodiversity importance, including: (a) change in priority habitats and species (by type); and (b) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional or local significance.

Key Policies:	Local Plan 11-33
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Discussions arising with sub-regional monitoring groups have confirmed that whilst progress has been made with monitoring this National Core Output Indicator, comprehensive monitoring across the region remains an issue.

Through close working with the South West Observatory and the Environment Agency, contact has been made with each county Biodiversity Record Centre to establish closer joint working and to confirm the potential availability of data on habitats. However, the relevance and potential for successful monitoring of changes in species is less clear. Further guidance from the Department for Communities and Local Government (DCLG) on this indicator is required, if local authorities are to achieve full monitoring of the national indicator according to DCLG requirements.

In July 2006, the mining landscape of Cornwall and West Devon became a World Heritage Site (WHS). This status brings international recognition to the importance of historic landscapes and outstanding buildings that are associated with Cornish mining, in addition to its important role in technological innovation and scientific research.

In Restormel, the WHS covers 35.68ha in Charlestown and 238.44 ha in the Luxulyan Valley.

Minimising the risks from flooding

National Core Output Indicator

Indicator 57: Number of planning permissions granted contrary to the advice of the Environment Agency

Key Policies:	Local Plan 110, 113-115
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Planning Policy Statement 25 (PPS25) 'Development and Flood Risk' ensures that flood risk is considered at all planning stages of the planning and development process. In flood risk areas, local planning authorities must consult the Environment Agency about development proposals and each one should be accompanied by a flood risk assessment.

During the monitoring period, only 1 application was granted against advice from the Environment Agency.

Ensuring that new developments are of a high quality, which respect local distinctiveness

Indicator 58: Quality of new design

Key Policies:	Local Plan 6
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Methodology to be determined.

Use of Policies in Development Control Decisions

Analysis of Policies April 2006 to March 2007

An analysis has been undertaken of the use of Local Plan policies in Committee reports for the monitoring period. The focus of this part of the study is to determine the level of policy and to look for any problems in the implementation or interpretation of policies.

Applications recommended for refusal

A preliminary examination was made of planning application reports recommending refusal. In total, during the survey period, there were 22. Of these only 1 was refused as recommended, 8 were withdrawn, 11 were approved and 2 were going to appeal for non-determination. It should be noted that this analysis is of those that went to Committee and that 86.2% of all decisions currently are decided by delegated powers.

The most commonly used policies in considering these applications are set out in the table below:

Only 1 application was recommended for refusal and refused during the monitoring period.

Policy Number	Number of times used in Committee Report		Number of times used in decision notice	
	2007	2008	2007	2008
87 Formal Open Space	0	1	0	1
89 Open Space on Residential Sites	0	1	0	0
3 Development Envelopes	1	0	1	0
76 Housing developments outside development envelopes	1	0	1	0
113 Flood Defence	1	0	1	0

This analysis indicates that policies 87 and 89 have been used to refuse planning applications and these policies both relate to formal open space.

Appendix A

This year the Council's approach to the AMR has been to focus on legal requirements, core indicators and presenting accessible data. Government guidance suggests that AMR's should be concise and indicators should be kept to a minimum. With this in mind, the AMR has been revised and a number of indicators have been superseded or removed.

The table below provides a list of indicators that have been withdrawn a brief explanation for their removal.

Indicator withdrawn since 2006 AMR	Reason for removal
Journeys to school	CCC have discontinued indicator, no data available.
The percentage of the resident population who travel to work by: a) private motor vehicle, b) public transport, c) on foot or cycle.	CCC have discontinued indicator, no data available.
General cargo carried by rail and sea	CCC have discontinued indicator, no data available

Unfortunately, Cornwall County Council revised their Local Transport Plan and the above indicators have been withdrawn. If these indicators are reintroduced, we will seek to incorporate them into future annual monitoring reports.

Appendix B



GOVERNMENT OFFICE
FOR THE SOUTH WEST

SCHEDULE

POLICIES SAVED IN THE RESTORMEL LOCAL PLAN 2001

Policy No.	Name
1	Plan strategy policies
2	Plan strategy policies
3	Development envelopes
4	Comprehensive Development
6	Development and design principles
7	Development and community benefits
8	Energy demands and buildings
9	Energy demands and transport
10	Energy supply
11	Protecting the borough's heritage
12	Protecting the borough's heritage/interpretation
13	AONB and the heritage coast
14	Areas of Great Landscape Value
14A	Special areas of conservation
15	Site of special scientific interest
16	Site of importance for nature conservation
17	Conservation Corridors
18	Protecting the wider countryside
19	Species protection
20	Habitats
21	Trees
22	Community Woodlands
23	Earth sciences sites
24	Areas of Great Historic Value
25	Scheduled ancient monuments

26	Local archaeological sites
27	Archaeological assessments
28	The coastal zone
29	Historic parks and gardens of national importance
30	Local Historic Parks and Gardens
31	Conservation areas
32	Areas of Local Architectural and Historic Value
33	Listed buildings
34	Conservation and change of use of buildings
35	Areas of Special Character
36	Pollution
37	Noise
38	Illumination
39	Derelict Land
40	Derelict Land
41	Recycling
42	Accessible housing
43	Wheelchair Housing
44	Residential Accommodation
45	Access to public buildings
46	Access to the Countryside
47	Access to public transport
48	Access to traffic management
49	Access to car parking
50	Secure environments
51	Employment Sites
52	Employment strategy
53	Retention of key employment sites
53A	Redevelopment of employment sites
53B	Environmental improvements
54	Office Development
55	Conversion of Large Houses
56	Town and district centres
57	Prime shopping areas
58	Shops outside of town centres
59	Security Shutters
60	Town Centre Enhancement
61	Shop Fronts
62	Upgrading of holiday centres
63	Protecting holiday accommodation
64	Landscape of holiday centres
65	Conversion of large houses
67	Farm diversification

68	Agricultural workers dwellings
69	Establishing need
70	Housing land strategy
71	Unidentified housing sites
72	Unidentified housing sites
73	Houses in multiple occupation
74	Affordable housing
75	Exceptions sites for affordable housing
76	Housing development outside of development envelopes
77	The road network
78	Improved road links
79	Parking policy
80	Traffic safety
81	Walking and cycling
82	Promotion and support for public transport
83	Protecting the Borough's rail network
84	Greater use of rail network
85	River Fowey
86	Ports
87	Protecting existing recreation fields
88	New Recreation Fields
89	Open space on residential sites
90	Dual Use of School Facilities
91	Allotments
92	Informal open space
93	New informal open space
94	Countryside access corridors
95	Countryside recreation priority area
96	Countryside recreation
97	Countryside access
98	Long distance leisure trails
99	Golf
100	Built recreation arts and cultural facilities
101	Dual use of holiday facilities
102	Inland water sport recreation
103	New hospital clinics
104	General community services
105	Libraries
106	Community halls
107	Playgroups
108	School facilities
109	General utilities
110	Waste water and surface water management

111	Independent sewage treatment
112	Water supply
113	Flood defence
114	Surface water run-off
115	Sea and river defences
116	Telecommunications
SA2	Landscaping
SA3	Building conservation
SA4	Areas of special character
SA5	Nature conservation
SA6	Earth science sites
SA7	Housing allocations
SA7A	Affordable housing
SA8	Employment land
SA9	Regeneration sites
SA11	Mixed use areas
SA12	Small scale shopping developments
SA13	Mixed use allocation
SA14	Town centre development
SA15	Visual improvements
SA16	Open air market
SA17	Street life
SA18	New toilets
SA20	New roads
SA21	Pedestrianisation
SA22	Traffic calming
SA23	Parking
SA24	Land to the west of Pentewan Road proposal
SA25	Cycling
SA26	Secure cycle parks
SA32	Mixed use at Polkyth
SA33	St Austell hospitals
SA34	Cemeteries
SA35	Education
SA39	Employment and regeneration
SA40	Footpaths
SA41	Traffic management
SA42	Charlestown harbour
SA43	Harbourside regeneration policy
SA43A	Areas of special character
SA44	Nature Conservation
SA45	Housing allocations
SA46	Affordable housing

SA47	Employment site
SA48	Regeneration sites
SA49	Traffic management
SA50	Open space
SA51	Footpath proposals
SA52	Nature conservation
SA54	Affordable housing target
SA55	Employment and regeneration
N2	Building conservation
N3	Areas of special character
N4	Sites of importance for nature conservation
N6	Earth science sites
N7	Housing allocations
N8	Affordable housing
N9	Special refurbishment
N10	Employment land
N11	Employment land
N12	Regeneration sites
N13	Regeneration sites
N14	Shopping
N15	Growth area local centre and mixed use areas
N16	Regeneration sites
N17	Newquay growth area road
N18	Traffic management
N19	Environmental improvements
N20	Parking
N21	Park and ride
N22	Park and ride
N23	Public transport
N24A	Rail halt
N25	Cycling
N26	Formal open space
N27	Informal open space
N29	Newquay harbour
N30	Regeneration sites
N31	Trenance leisure facilities
N32	Fistral beach
N33	Newquay hospital
N34	Education
N35	Community halls
R1	Areas of special character
R2	Nature conservation
R3	Affordable housing

R4	Port facilities
R6	Marinas
R7	Open space
R8	Public access and views
R9	Building conservation
R10	Car park
R10A	Areas of special character
R11	Nature conservation
R12A	Affordable housing
R12B	Open space
R13	Nature conservation
R14	Housing
R14A	Affordable housing
R15	Tannery redevelopment
R16	Traffic management
R17	Building conservation
R18	Nature conservation
R19	Earth science sites
R21	Areas of special character
R22A	Housing
R22	Nature conservation
R27	Nature conservation
R29	Affordable housing
R30	Employment and regeneration
R31	Open space
R32	Areas of special character
R33	Nature conservation
R34	Car park enhancement
R35	Affordable housing
R36	Tourism
R37	St Mawgan
R38	Nature conservation
R39	Areas of special character
R39A	Affordable housing
R40	Countryside recreation
R41	Car parking
R42	Environment & conservation
R43	Areas of special character
R44	Nature conservation
R45	Housing
R46	Affordable housing
R47	Employment and regeneration
R48	Farm buildings redevelopment

R49	Carbis
R50	Recreation
R51	Open space
R52	Footpaths
R53	Traffic management
R54	Footway
R55	Car parking
R57	School extension
R59	Nature conservation
R60	Landscaping proposals
R61	Areas of special character
R62	Housing
R63	Proposals for housing development and combined density of development
R64	Affordable housing
R65	Housing clause
R67	Employment sites
R68	Recreation
R69	Community facilities
R70	Transport
R71	Building conservation
R72	Nature conservation
R73	Housing
R74	Employment and regeneration
R75	Open space
R76	Countryside recreation
R77	Traffic management
R78	Landscaping
R79	Nature conservation
R80	Earth science
R81	Housing
R82	Affordable housing
R83	Employment and regeneration
R84	Employment upgrading
R85	Indian Queens
R86	Footpaths
R87	Indian Queens
R88	Fraddon
R89	Cycling
R90	Building conservation
R91	Nature conservation
R92	Nature conservation
R93	Trewoon
R94	Housing

R95	Affordable housing
R96	Employment and regeneration
R97	Polgooth
R98	Transport
R99	Trewoon by-pass
R101	Cemetery
R101A	Building conservation
R102	Nature conservation
R103	Areas of local architectural land
R104	Areas of special character
R105	Nature conservation
R106	Mid Cornwall China clay works
R107	Chapel and Tregargus China stone
R109	Housing
R109A	Affordable housing
R110	Employment and regeneration
R111	Local footpath proposals
R112	Traffic management
R113	Footway
R114	Community centre
R115	Schools
R116	Cemetery
R117	Built conservation
R118	Nature conservation
R119	Carthew
R120	Areas of special character
R121	Nature conservation
R122	Earth science sites
R123	Housing
R124	Affordable Housing
R125	Open space – Bugle
R126	Open space - Stenalees
R127	Bugle to Stenalees footpath
R128	Traffic Management

Local Plan deleted policies:

66	SA36	N24	R26
SA27	SA37	R5	R28
SA28	SA38	R20	R56
SA29	SA53	R23	R58
SA30	N1	R24	R66
SA31	N5	R25	R108

