

Planning Future Cornwall

Core Strategy
Options Paper

February 2011



**Cornwall Local
Development Framework**

Framweyth Omblegya
Teythyek Kernow



Planning Future Cornwall



Welcome to the consultation document for the Cornwall Core Strategy. This consultation is about your views on the future choices for Cornwall; what development is needed over the next 20 years, and where it should be.

Your views are the first stage in preparing a Core Strategy for Cornwall. This will be used to set out the overall planning objectives for the county as well as the details of how these objectives will be achieved.

Local opinions about local areas are at the heart of this strategy, so although this consultation contains some important broad options, we particularly want to know what you think are the priorities for your area.

Central to the Core Strategy will be decisions on where affordable housing should be located, where new employment opportunities might be and what infrastructure (roads, schools, amenities etc.) we need to support growth. This growth and development, of course, needs to be balanced with the need to protect what is special about the Cornish environment now and for our future generations.

Once agreed, the Core Strategy will not be used alone it will work alongside other key strategies, like the local transport plan. By making sure these work together we will help deliver the vision of a stronger, more resilient Cornwall, which has been identified by public sector agencies as key to Cornwall's future success – this is set out in more detail in Future Cornwall, available from Cornwall Council.

Thank you in advance for your contribution to this consultation, I look forward to hearing your views.

Councillor Mark Kaczmarek, Cabinet Member for Housing and Planning

Foreword

Towlenna Kernow Dhevedhek

Dynnargh dhe'n skrifen geskusulya rag an strateji kolonnen Kernow. An keskusulyans ma yw a-dro dh'agas prederow war an dewisyow rag Kernow; py displegyans yw res dres an 20 bledhen a dheu, ha'n le may koodh dhodho bos.

Agas prederow yw an kynsa nivel yn unn bareusi strateji kolonnen rag Kernow. Y fydh hemma devnydhys dhe araya an amkanow towlenna dre vras rag an pow keffrys ha'n manylyon a fatel vydh kowlwrys an amkanow ma.

Yma tybyans leel a-dro dhe ranndiryow leel orth kres an strateji ma, ytho, kyn syns an keskusulyans ma nebes dewisyow ledan posek, y fynyn ni godhvos dres oll an pyth del brederowgh yw an ragwiryow rag agas ranndir.

Kresel dhe'n strateji kolonnen a vydh erviransow a-dro dhe'n le may fo desedhys treven kavadow, le may fo chonsow arveth nowyth ha py isframweyth (fordhow, skolyow, gonisyow h.e.) yma edhom dhyn rag skoodhya tevyans erbysiethek. Yma edhom dhe'n tevyans ha displegyans ma, heb mar, bos mantollys gans an edhom a witha an pyth yw arbennek a-dro dhe'n kerhynnedh Kernewek y'n jydh hedhyw ha rag agan henedhow y'n termyn a dheu.

Pan vo unnverhes, ny vydh an strateji kolonnen devnydhys yn unnik, mes y hwra oberi ryb stratejis posek erel, kepar ha'n towl karyans leel. Dre surhe y hwra an re ma kesoberi, y hwren ni gweres ow telivra an hunros a Gernow greffa ha moy hebleth, an pyth re beu aswonnyys gans maynys rangylgh poblek avel alhwedh dhe sewena dhevedhek a Gernow – hemm yw arayys yn manylyon leunna yn Kernow Dhevedhek, kavadow dhyworth Konsel Kernow.

Meur ras kyns mos pella a'gas kevro dhe'n keskusulyans ma, ha my a vir yn-rag dhe glewes agas prederow.

Konsler Mark Kaczmarek, Esel an Kabinet rag Treven ha Towlenna

If you have any specific comments on the content of this Options Paper, the 19 Community Network Area Papers, or any of the evidence based papers please submit them using one of the following methods:

Online: www.cornwall.gov.uk

Email: cornwallldf@cornwall.gov.uk

Post: Strategic Policy Team, Cornwall Council, Circuit House, St. Clement Street, Truro, Cornwall, TR1 1DT.

You can also view and comment on the evidence base by visiting our website www.cornwall.gov.uk

The consultation period on the Core Strategy Options runs from Monday 7th February until Thursday 28th April 2011. To include your views we need to hear from you by 5pm on Thursday 28th April. We do however wish to continue consultation with you throughout the preparation of the Core Strategy.

Our Statement of Community Involvement (SCI) sets out our commitment to keeping you informed on the progress on the Local Development Framework, including how your feedback will shape our thinking. As part of this, we will produce a summary of the feedback we receive from this stage of consultation and explain how it will feed into the next stage of developing the Core Strategy for Cornwall. The SCI is also available as part of this consultation, comments will be welcome on this document by Thursday 28th April.

Contents

CORNWALL CORE STRATEGY OPTIONS PAPER

1 INTRODUCTION	1
2 CORNWALL'S VISION	4
3 OPTIONS	7
4 DELIVERY	23
5 SUSTAINABILITY APPRAISAL	24

What is a Core Strategy?

- 1.1** We are required to prepare a Plan (the LDF)⁽¹⁾ for Cornwall, in line with government policy, to guide planning decisions and manage change in Cornwall over the next 20 years. The Core Strategy⁽²⁾ will be the main document in the LDF so it is important that we understand your views and set the right framework for Cornwall.
- 1.2** The Sustainable Community Strategy 'Future Cornwall' sets out Cornwall's long term vision for economic, social and environmental well-being, which is shown later in this booklet and which provides the context for the Core Strategy.
- 1.3** The Core Strategy will set out the broad distribution of development in Cornwall over the coming years and the key policies needed to guide planning decisions. Policies relating to individual sites will be dealt with separately; however, where key sites are necessary, to achieve the overall aims of the strategy, the Core Strategy may identify specific sites for delivering development such as housing, employment, retail, leisure, community facilities, essential public services and transport.
- 1.4** The Core Strategy also sits alongside other plans that Cornwall Council and its partners have prepared, or are preparing. Crucially, it provides a framework for planning decisions to help achieve the Council's corporate objectives and those of the Sustainable Community Strategy (Future Cornwall) and the Local Transport Plan (LTP3 Connecting Cornwall: 2030); together with other key strategies in the county, such as those for education, health and social inclusion.

Preparing the Core Strategy

- 1.5** The full programme for the preparation stages of the Core Strategy and the other documents which make up the LDF is set out in the Local Development Scheme⁽³⁾ which is available on the Cornwall Council website www.cornwall.gov.uk.
- 1.6** There are three more stages, after this one, where we will ask for your views:-
1. Preferred Approach & Options for Strategic Sites and Policies
 2. Draft Core Strategy
 3. Published Core Strategy (when the document is submitted to the Secretary of State for examination).
- 1.7** In addition there will also be a separate consultation on Options for Minerals and Waste Issues (due Summer 2011) which will help to inform the Strategic Sites and Policies document.

1 Local Development Framework (LDF) – is the term given to the suite of documents that together provide a development plan for the area

2 Core Strategy (CS) – is the key Development Plan Document that every local planning authority must prepare. It sets out the spatial vision for an area, and the strategic objectives and the strategic policies required to deliver that vision

3 Local Development Scheme (LDS) – a three year plan identifying the Documents to be produced in the LDF and the timetable for their production.

1 Introduction

The Big Questions:

- 1.8** This booklet asks two key questions: '**How much growth should Cornwall plan for?**' and '**Where should it be located?**'
- 1.9** We are asking these two questions to better understand your views of Cornwall and the needs of its communities. We want you to tell us what you think and why. What do you like or dislike, agree or disagree with about the options and content of this booklet? How would you suggest Cornwall tackles the future?
- 1.10** If you want to propose a whole new option from those set out in this booklet – please do. However, you must tell us how your option would achieve the vision in 'Future Cornwall' (the Sustainable Community Strategy) or why it shouldn't; how it will meet the needs of Cornwall's communities now and in the future; and why it makes a more reasonable option than the ones in this booklet.
- 1.11** This is still an early stage for the Core Strategy. It is not about specific sites for development at this stage, but rather about which towns and villages should be considered for further development and investment over the coming years. When we have finalised this consultation we will have a better understanding of the overall approach which you want us to take and we will then be able to consult you about strategic sites and what sort of policies we need to enable this.

Understanding Cornwall

- 1.12** Our options are based on a vast amount of background information set out in a series of issues and evidence base papers. Links to individual documents and the main reports in the evidence base are available at www.cornwall.gov.uk. It is important that these are read in conjunction with this Options Paper.
- 1.13** This work is in itself set in a wider context of evidence that has been collected and analysed by Cornwall Council entitled 'Understanding Cornwall' which draws on over 30 evidence bases and strategic assessments and which has helped to shape the Sustainable Community Strategy, 'Future Cornwall'.
- 1.14** The headline messages arising from 'Understanding Cornwall' are:
- Cornwall's communities are very varied and the delivery of services needs to be flexible to different needs.
 - The population of Cornwall is not just increasing, but also changing demographically, with an increasingly ageing population.
 - Prevention and early intervention can make a real difference to people's lives and can save money.
 - Deprivation is a persistent problem in both rural and urban areas.
 - Cornwall's environment is a key asset and contributes to the quality of life of both residents and visitors.
 - We need to make the most of our strengths and opportunities, such as renewable energy technologies.
 - There is a strong sense of identity and a unique culture.
- 1.15** The key issues that the Core Strategy needs to address include:
- Enabling future **prosperity**;
 - Providing the right amount and type of **housing**;
 - Securing better futures for **communities** which are run down and struggling, and
 - Meeting the challenges of **climate change**.

2 Cornwall's Vision

- 2.1** Cornwall's Sustainable Community Strategy, 'Future Cornwall', sets out a vision for the economic, social and environmental well-being of Cornwall in 2030 and identifies four long term objectives for realising this. The purpose of the Core Strategy is to provide the planning framework for achieving this.

The 'Future Cornwall' Vision

Cornwall will lead the country in sustainable living.

Cornwall has a fantastic opportunity right now to take a lead on the green agenda. A strong knowledge base and entrepreneurs, natural resources for renewable energies (sea, wind, sun, geothermal); a place with a world class brand, a high quality environment; access to appropriate housing and a culture of creativity, invention and innovation.

Sustainable living means changing our behaviour as a society, for example, how or when we travel, how we use and produce energy, and what we eat. It is careful use of natural resources that support survival so that they are still there for our grandchildren. We will also depend less on fuel and food supplies that we do not control. Producers and consumers take responsibility to save natural resources, reduce waste, and reduce greenhouse gas emissions that affect our climate.

Cornwall in 2030 will be an industry leader in environmental technologies (land and marine), at the centre of a global network of businesses. It will combine internationally recognised research with skills in environmental technologies across the workforce.

It will be a green peninsula resilient to rising costs of energy with a low carbon economy, low carbon and energy efficient homes, less need to travel, an excellent transport system less reliant on fossil fuels, local generation of renewable energy, careful use of resources, minimum waste and re-use of waste products; and consumption of locally produced food. It will respect and make the most of its maritime setting and opportunities.

Culturally distinctive, its people creative, active and highly productive, Cornwall will have strong communities with character and purpose. Its main towns will have a key role and will have been regenerated and individual places and clusters of smaller settlements will be viable centres for employment and services. Each community will contribute to Cornwall's common goals in its own way

At the heart of sustainable living is Cornwall's unique and extraordinary natural and historic environment, highly valued by its residents and visitors and contributing to a resilient local economy and self-sufficient communities. By 2030 everyone in Cornwall will have the chance of a quality of life equal or better to anywhere in the UK.

'Future Cornwall's' Long Term Objectives:**Economy**

- a. To become a market leader in innovative business and low carbon technologies⁽⁴⁾; increase productivity and raise quality across the economy.
- b. To enhance and build a robust network of small and medium businesses, across all sectors, to secure Cornwall's economic stability.

Self sufficient and resilient communities

- c. To make better places through quality building, using housing development to meet local need and drive the regeneration and sustainability of communities, promoting smaller settlements to be centres of employment and services and set an example in design for sustainable living.
- d. To promote equality of opportunity and well-being, improve access to quality services, increase participation in influencing local decision making and encouraging individuals to engage in shaping and delivering services in their communities.

Good health and wellbeing for everyone

- e. To make it easier for people to lead healthy, active lifestyles and to get involved in their local community.

Environment

- f. To make the most of our environment, reduce greenhouse gas emissions and invest in and promote sustainable use of natural resources.

4 From Cornwall Council's White Paper on the local economy.

2 Cornwall's Vision

Planning's Overarching principles

2.2 Good planning should shape the places where people live, work and relax, ensuring that we get the right development, in the right place and at the right time. It should make a positive difference to people's lives whilst helping communities to adapt to future changes and challenges.

2.3 To achieve this the Core Strategy will adopt key overarching principles to:

- Ensure better access to jobs, services and facilities;
- Contribute to meeting the social and economic needs of local communities;
- Aim to be self-sufficient in low carbon and renewable energy generation;
- Encourage local food production;
- Promote the safeguarding and sustainable use of natural resources;
- Enable a robust, innovative and prosperous economy;
- Apply appropriate local solutions to achieve our vision;
- Require the highest standards of environmental performance, design and layout; and
- Ensure that infrastructure is brought forward to support new development.

The big questions: 'How much?' and 'Where?'

- 3.1** The Core Strategy has to determine how much development growth is required for Cornwall up to 2030 and where that growth should be. The final plan will identify where housing, employment, services and infrastructure will be focused, and set the levels of growth.
- 3.2** Whilst we need to guide a range of development such as employment, leisure and shopping the Core Strategy's main influence will be on the levels of housing growth, where this will be located and how it is related to jobs. Therefore, the following section explores the broad options considered for growth in housing. Other options have been tested and discounted; these can be found in our evidence base papers.
- 3.3** These options are simplified for consultation. After this we will re-consult you on our 'Preferred Approach'.

To further understand how these options have been developed you can read background papers on: Housing Growth; Housing Distribution; Settlements: Hierarchy and Settlement Categories; Community Facilities and Services; Population and Household Change in Cornwall and a technical paper – 'developing a housing target model'. In addition we have other studies available such as an Employment Land Review, a Retail Study and a Smaller Settlements Study which are all part of the key evidence base for the Core Strategy.

To understand what land is potentially available for development in and around the main towns we have also undertaken a Strategic Housing Land Availability Assessment (SHLAA) which assesses each site's potential for housing development.

We welcome your comments on these documents as part of this consultation. You can find them all on our website www.cornwall.gov.uk.

How Much?

- 3.4** We have to take account of current and future demographic trends⁽⁵⁾ and the formation of new households; by youngsters leaving the family home; family breakdown and divorce; people living longer; as well as people moving in, out (fewer recently) or back to Cornwall. In addition, the average household size in Cornwall has decreased over the last 50 years, reflecting national trends. In 1961 the average household size in Cornwall was 2.9 people per dwelling, but this had decreased to 2.3 by 2001. It was estimated to be 2.27 in 2006 and is predicted to continue to decrease to 2.08 by 2031.

5 As required by Planning Policy Statement 3: 'Housing', DCLG, 2010

3 Options

- 3.5** We don't believe, however, that the number of additional households created by these factors will exactly equate the number of new homes needed. Detailed analysis of household growth in Cornwall has informed the options set out below, which are based on assumptions of low, medium and higher levels of migration.
- 3.6** When considering what level of growth we should plan for it is important to consider the implications of each option against other factors, for example:
- our ability to provide for all sectors of the market, especially affordable housing as a proportion of all housing (40% in urban areas and 50% in rural areas is proposed in the Council's draft Affordable Housing Document)⁽⁶⁾ subject to tests of viability;
 - the availability of funds to invest in necessary infrastructure;
 - the conditions required to encourage economic investment;
 - our ability to respond to changes in the levels of migration; and
 - which option best achieves our overall objectives and vision.

Levels Of Growth

3.7 Over the last 20 years Cornwall has seen an average of 2,250 homes built every year. The rate of growth has varied with market conditions and levels of migration into and out of Cornwall changing. In developing options for future growth levels we have developed a number of assumptions. The first option has been developed based upon lower migration levels due to the current downturn in the economy; the second option develops from averaging past trends in terms of migration; and the third option anticipates a return to higher levels of migration.

Table 3.1

Low	Medium	High
Continued low migration 1,900 dwellings per year 20 year total: 38,000 dwellings	Longer term migration trends 2,400 dwellings per year 20 year total: 48,000 dwellings	Higher migration 2,850 dwellings per year 20 year total: 57,000 dwellings

In some other way...

3.8 The options above broadly define a lower, middle and higher growth range based on population and household growth predictions. If you wish to choose a different growth target, please outline your preference and give your reasons for this.

What level of new housing provision do you think Cornwall should have?

3 Options

Where?

- 3.9** Levels of growth are only part of the story; we also need to decide where growth will happen.
- 3.10** Housing distribution could vary from very high levels of concentration (i.e. growth in a few main towns only) to a more dispersed approach (i.e. villages could be considered as well as towns). We need to propose an approach that best meets the needs for new housing in Cornwall – in some areas this may mean concentrating development in the main urban centres, while in other areas a more dispersed pattern of growth could support some existing villages.
- 3.11** The three options presented here are considered to represent a broad range of development opportunities. They can be combined with any of the growth scenarios outlined above. As part of the consultation we want to know your views on which elements of each are good and bad, liked or disliked. The Community Network Area papers available alongside this document also discuss how these options could affect your local area.

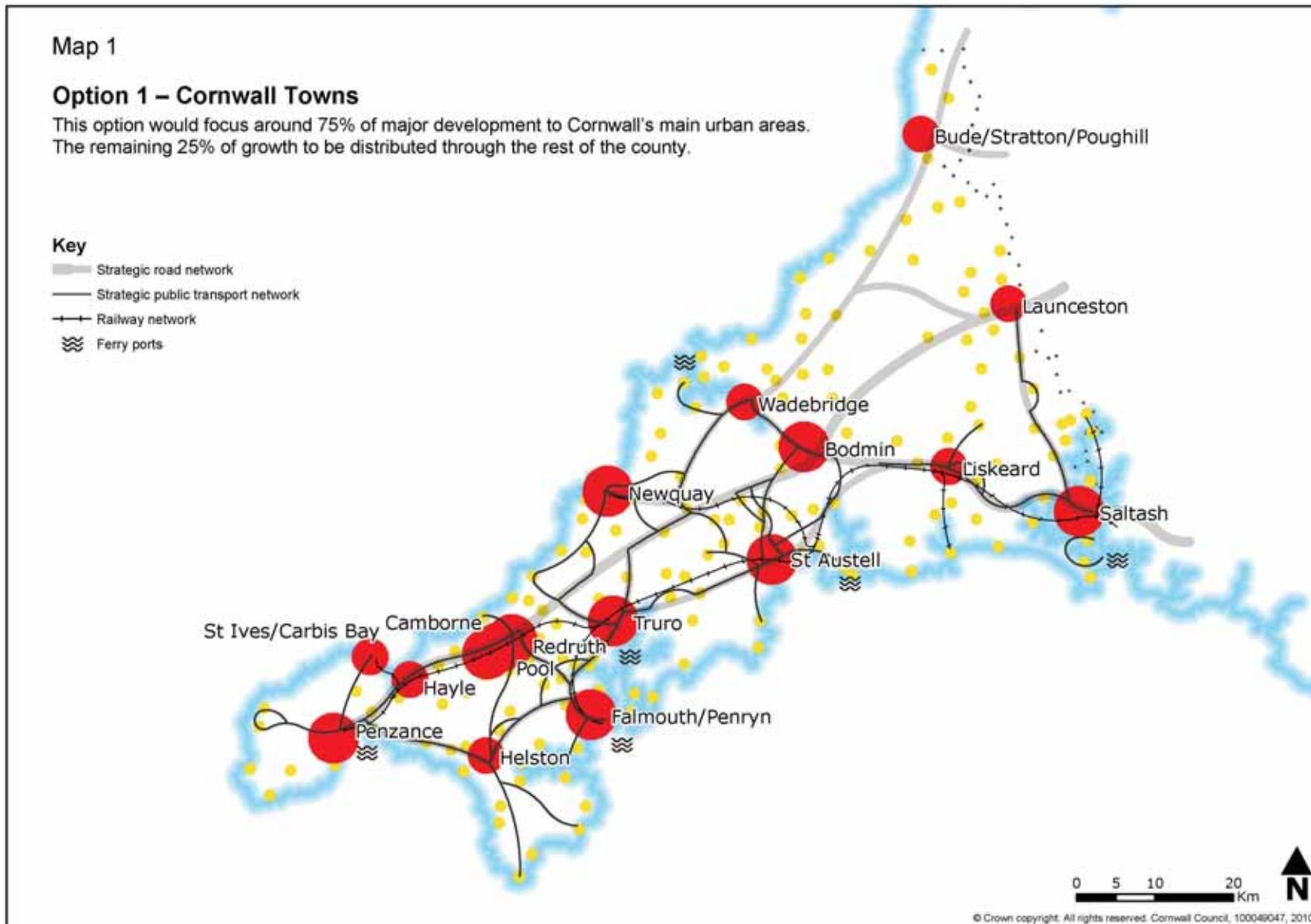
Towns Focus

Option 1: Cornwall Towns:

Concentrate growth on key towns where good levels of services and facilities, retail opportunities, employment land and transport links already exist. This option is based on the idea that by putting as much as we can as close together as we can, we will establish a more sustainable pattern of development with better access to facilities and services and less need to travel.

Characteristics:

- To increase the towns' vitality and viability by protecting employment opportunities, facilities and services.
- These towns currently house just under half of Cornwall's population, but contain over half of the employment for the county and act as service and social centres for both their own population and for those in the surrounding rural areas.
- The scale of development would better support the provision of key infrastructure.
- Towns would develop according to their individual strengths and functions.



3 Options

Option 1: 'Cornwall Towns' meets the Sustainable Community Strategy's long term objectives in the following ways:

Economy:

- Major employment growth would be directed towards these towns, the scale of growth varying depending on the opportunities and need within each town.
- Supports Cornwall's economy white paper objective of "developing the key strengths of towns to support a sustainable, 'total place' and a stronger Cornwall".
- Each town could strengthen its own 'brand' or market.
- It would not preclude rural employment sites to meet local needs and opportunities but smaller and rural communities would be excluded from majority of public or private investment.
- It is clear to the development industry where growth will be located, giving them certainty.

Self Sufficient and resilient communities:

- Over the past 20 years nearly two thirds of new housing has been in these towns. This could increase to around 75% of new growth under this option, with the remaining 25% being distributed throughout Cornwall's smaller towns and larger villages.
- These towns already provide most of our community facilities and services and these would be maintained and enhanced.
- Adequate levels of affordable housing can be developed in these towns to meet local needs, but there may be less potential for rural affordable housing.
- Places with good links to these main towns would benefit from their enhanced roles and status.

Good health and wellbeing for everyone:

- Locates new development where the services are already provided e.g. healthcare, leisure, civic amenities.
- Services within the towns can be supported by concentrating investment to these places.

Environment:

- Least impact on greenfield sites surrounding smaller towns and villages; however, is likely to require greenfield land around main towns.
- Reduced CO₂ emissions / travel patterns for those in urban areas to access services.
- Focussed public transport opportunities in urban areas.
- Improvements should be possible on key routes by concentrating investment to these places.
- This option will have the least impact on the character and setting of Cornwall's rural villages.

3 Options

Dispersed

Option 2: Dispersed Distribution

Spread development across all Cornish towns and appropriate villages in order to help meet the daily needs of local communities. This option would require a significant long term change in peoples' behaviour and travel patterns, as well as a change in the provision of services and facilities. This would not be a one size fits all approach, but would reflect the way individual places work in order to enable more places to be self-sufficient as advocated by the Sustainable Community Strategy.

Characteristics:

- Better reflects the different roles and functions of places. The evidence base study 'Planning for the Role and Future of Smaller Settlements in Cornwall'⁽⁷⁾ identifies 5 types of settlements within Cornwall:-
 1. Towns with a strong relationship with the surrounding area in terms of services or jobs (e.g. Penzance, Bude);
 2. Towns with a lesser influence on surrounding areas (e.g. Callington, Hayle);
 3. Places under a strong influence of an urban area (e.g. Liskeard, St. Agnes);
 4. Isolated smaller places with a level of services and facilities above normal for their size (e.g. Camelford, Boscastle, Tintagel and Delabole); and
 5. Clusters of places that alone are weak but could collectively better meet local needs (e.g. China Clay villages).
- Reduces the level of development in the main towns to around 50%, with the remainder occurring in the smaller towns and villages to help sustain and enhance local services.
- Provides both market and affordable housing in a wide range of settlements.
- Encourages small and micro businesses in rural settlements.
- Ensures the joint delivery and co-location of services.
- Gives the potential for new 'Eco communities' as an alternative to increasing the size of existing towns and villages.

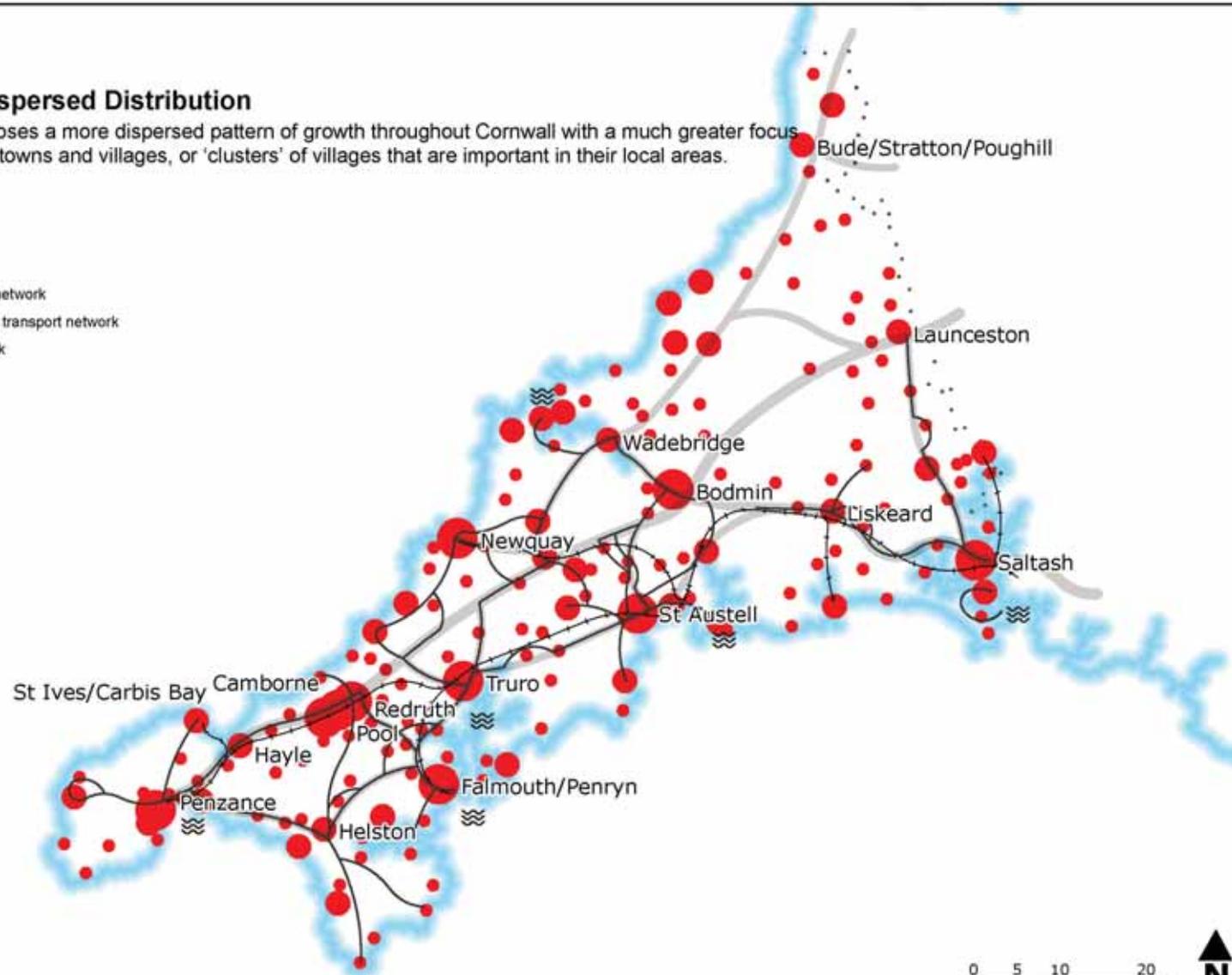
Map 2

Option 2: Dispersed Distribution

This option proposes a more dispersed pattern of growth throughout Cornwall with a much greater focus on small market towns and villages, or 'clusters' of villages that are important in their local areas.

Key

- Strategic road network
- Strategic public transport network
- +— Railway network
- ⊘ Ferry ports



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3 Options

Option 2: 'Dispersed Distribution' meets the Sustainable Community Strategy's long term objectives in the following ways:

Economy:

- Encourages small and micro businesses in rural settlements reflecting existing patterns.
- Locates major business uses within the main towns and those towns close to existing transport links, such as the A30, the mainline railway, ports and harbours.
- Locates major employment growth towards the east of Cornwall closer to transport links and export markets.

Self Sufficient and resilient communities:

- Use development to support local services and make them viable, which may be vital in the future if the cost of travel is prohibitive.
- Both market and affordable housing could be provided in a wide range of settlements, meeting local needs.
- Rates of growth will vary depending on the size, function and opportunity in any town or village, enabling growth where the facilities, services and job opportunities can be enhanced.
- Opportunities to develop new eco-communities.

Good health and wellbeing for everyone:

- Agreements needed from utility and service providers for the co-location and joint delivery of services to address challenges of increased costs.
- In the short term this option could increase travelling, but the long term aim is to reduce the need to travel out of rural areas on a day-to-day basis.
- Reducing the need to travel will vary with the nature of smaller settlements and their connections with one another. In some places towns with a strong relationship with their surrounding areas will hold the answer, but in other places, further from key towns, smaller settlements might 'cluster' together to share facilities.
- Does not put as much pressure on existing infrastructure, but reduces the ability to deliver major additional schemes.

Environment:

- Long term approach towards planning for climate change ensuring we have a resilient transport network, we reduce our reliance on fossil fuels and we support communities to live locally.
- National climate change policy⁽⁸⁾ means that sizeable emissions reductions are required. Transport is the most important issue and research strongly indicates that the transport emissions reductions required will entirely change the nature of rural transport. In particular, that private car use will be greatly reduced.⁽⁹⁾
- More self-containment of communities, local economies and service delivery is considered the best way to deliver sustainable rural settlements under the imperatives of emissions reductions.
- The current public transport system may struggle to meet demand, or it may be impossible to deliver a credible public transport service to all settlements.
- Could cause more dependence on the private car in the short to medium term but aims to reduce travel needs in the longer term.

8 Climate Change Act (2008); Planning for Climate Change – a supplement to PPS1(2007)

9 Meeting Carbon Budgets – the need for a step change (2009)

3 Options

Economic Approach

Option 3: Economy Led Distribution:

This option is based on Cornwall Council's White Paper 'Economic Ambition' and seeks to align housing growth with economic investment to support economic prosperity.

Characteristics:

- To support the regeneration of Camborne, Pool, Redruth and Hayle with new housing to help achieve this.
- To encourage more housing in Truro, Falmouth and Bodmin to provide a balance with the existing employment provision.
- To promote development at Newquay and St. Austell that is regeneration-led and includes the eco-communities development.
- To facilitate an economic focus along the A30.
- To develop the role of south east Cornwall with an increase in housing provision and employment opportunities to balance the draw of Plymouth.
- To ensure that Cornwall's more rural businesses can thrive by assessing the needs and function of smaller settlements and targeting appropriate growth and services to these areas.

Options 3

Map 3

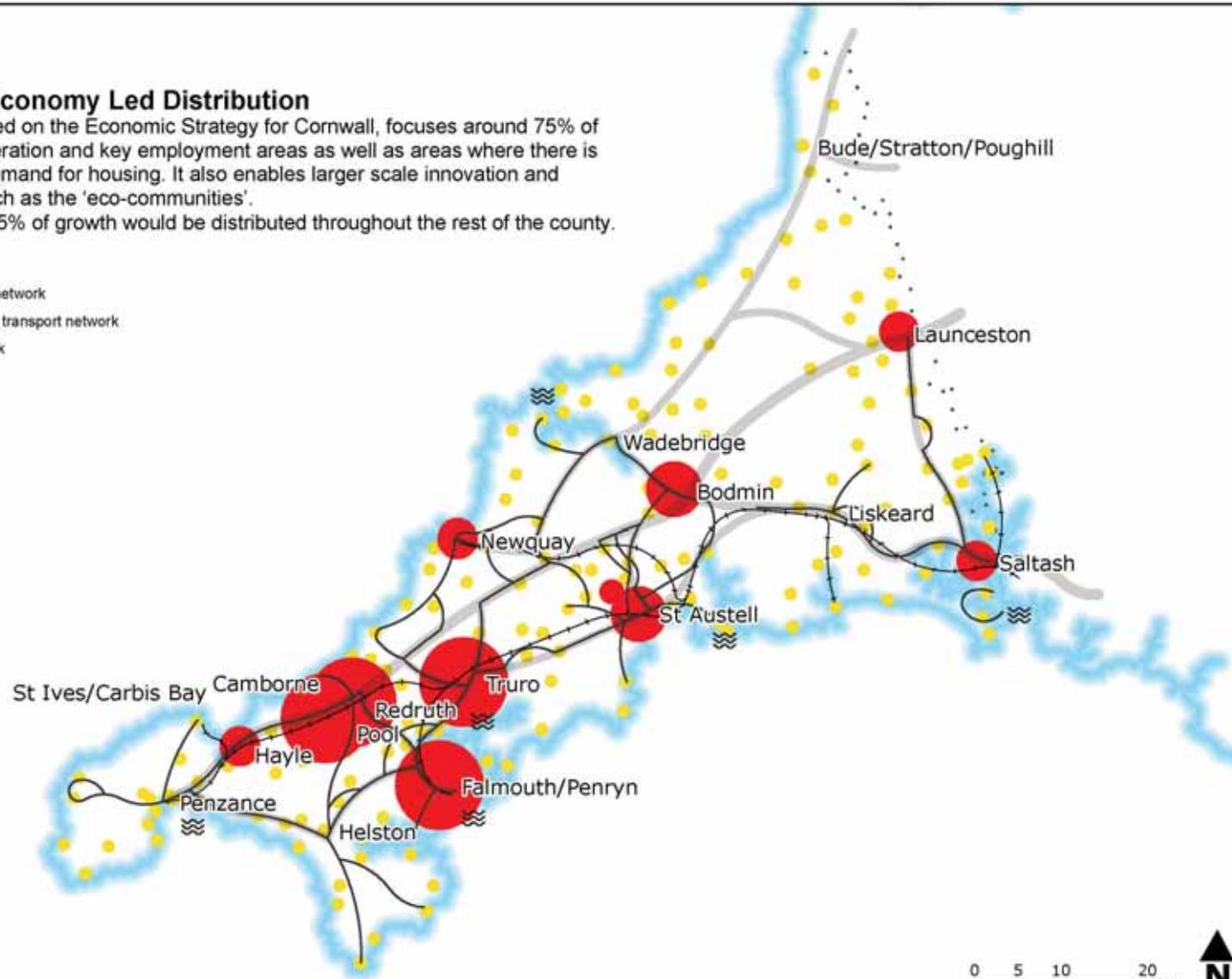
Option 3 – Economy Led Distribution

This option, based on the Economic Strategy for Cornwall, focuses around 75% of growth to regeneration and key employment areas as well as areas where there is a high market demand for housing. It also enables larger scale innovation and development such as the 'eco-communities'.

The remaining 25% of growth would be distributed throughout the rest of the county.

Key

- Strategic road network
- Strategic public transport network
- Railway network
- ⊞ Ferry ports



3 Options

Option 3: 'Economy Led Distribution' meets the Sustainable Community Strategy's long term objectives in the following ways:

Economy:

- Supports innovative business and low carbon technologies through land supply and delivery of innovation centres.
- Supports research and development and the delivery of renewable energy technologies.
- Promotes sustainable construction and renewable energy technologies through the Clay Country Eco-communities.
- Enables larger scale innovation and development in the Newquay to St. Austell area, using the airport and the proposed Clay Country Eco-communities as catalysts.
- Encourages the airport to develop.
- Supports inward investment as well as growth of local businesses. Will focus public investment and major private investment to key areas.

Self Sufficient and resilient communities:

- Housing growth would be delivered in tandem with employment growth in key areas.
- Prioritise ports with a strong focus on business generation and opportunities for marine businesses.
- Focus regeneration on and support higher quality employment in Camborne, Pool, Redruth, Hayle, St. Austell and Clay Country.
- The character of settlements within the regeneration envelopes and along the A30 would change dramatically.
- Manage high market demand in Falmouth, Truro and Bodmin, balancing existing high employment provision with increased housing provision.
- Define a role for south east Cornwall in relation to Plymouth, increasing employment and housing provision in this area.
- Support balanced housing and employment growth in local growth areas (Penzance, Helston, Wadebridge, Looe, Launceston, Camelford, Bude).
- Ensure that Cornwall's more rural businesses can thrive by assessing the needs and function of smaller settlements and targeting appropriate growth and services to these areas.
- Ensure that rural areas also benefit from employment growth in larger towns through improved public transport links.
- Major new infrastructure schemes would be delivered in key growth / regeneration areas.

Good health and wellbeing for everyone:

- Focussing regeneration on deprived areas.
- Improving skills by considering the need for provision of educational facilities and supporting the growth of the Combined Universities in Cornwall (CUC).

Environment:

- Promote behavioural change, reduce the need to travel by private car and support renewable energy and environmental technologies.
- Support development and delivery of renewable energy technologies.
- Promote sustainable construction and renewable energy technologies through the Clay Country Eco-communities.

3 Options

Option 4: In some other way...

If you want to propose a whole new option – please do. Tell us how you think it would achieve the vision in the Community Strategy or why it shouldn't; how it will meet the needs of Cornwall's communities now and in the future; and why it makes a more reasonable option than the ones in this booklet.

The Distribution Options

How do you think development should be distributed in Cornwall?

What do you like / dislike about the 3 distribution options?

Which option works best for your local area and why?

What will it mean locally?

- 3.12** The Core Strategy will only deal with the bigger picture. For most places it will only give an indication of growth and develop criteria based policies to indicate where such places might be.
- 3.13** **The Community Network Area papers available alongside this document discuss how these growth and distribution options could affect your local area.**

Delivery 4

- 4.1** It is essential to understand how the development proposed in the Core Strategy is deliverable over the lifetime of the plan. A key component of a successful plan is the provision of the infrastructure necessary to support growth. This includes structures (roads, sewerage systems etc), social infrastructure (schools, health centres etc) and green infrastructure (open spaces etc). The current infrastructure, the future need and how it will be provided will be looked at as part of this process through the Infrastructure Delivery Plan (IDP) which can be viewed on the Council's website www.cornwall.gov.uk.
- 4.2** Funding of new infrastructure is in many cases done with contributions from developers which should be related to their specific development. This is often however not enough to achieve the necessary overall infrastructure. To address this, the Council is supporting a move towards the use of the newly introduced Community Infrastructure Levy (CIL), which will enable the Council to pool contributions to help pay for infrastructure based on a fair, viable and transparent tariff system. Evidence of infrastructure needs and costs in the IDP will form a useful basis for the CIL. In addition it is important that external funding from partners or regional, national or European funds is maximised. The IDP will identify where such funding streams exist and how they can be used most effectively. However, it is not realistic to expect that there will be limitless funds for infrastructure and hard choices about infrastructure priorities will have to be made.

5 Sustainability Appraisal

- 5.1** To ensure that sustainable development principles are at the heart of each stage we are doing an ongoing Sustainability Appraisal looking at social, economic and environmental effects and ensuring that we take into account potential long term implications.
- 5.2** The Sustainability Appraisal considers the potential significant impacts of the options proposed, testing the options against the social, environmental and economic objectives of the Sustainability Appraisal Framework.
- 5.3** Sustainability Appraisal is carried out alongside the development of the Core Strategy so that each version of the plan can be tested to identify any significant issues and suggest ways to lessen potential negative effects. A negative score at this stage does not necessarily rule out any of the options, but it does tell us that we would need to take care in how the option is delivered, to avoid economic, environmental and social harm.
- 5.4** An initial appraisal has been carried out of the housing distribution and growth options. Below is a simple summary table of the initial findings for each option. It is a quick visual guide to illustrate the initial analysis. More detail and an explanation of the assumptions behind the judgements can be found in the Sustainability Appraisal document available with this booklet, or on our website www.cornwall.gov.uk.

Sustainability Appraisal 5

Table 5.1 Option 1: Cornwall Towns

Economic	Environment	Social
+	0	-
Combined Score		0

Table 5.2

Option 1: Key Conclusions

- Locates development where there is the option of public transport, but could increase congestion if people continue to use cars
- Environmentally the strongest option
- Provides opportunities for efficient community energy projects
- Could have an adverse impact on crime and antisocial behaviour in towns
- May fail to provide housing, employment and services in rural areas

Table 5.3 Option 2: Dispersed Distribution

Economic	Environment	Social
+	-	+
Combined Score		+

Table 5.4

Option 2: Key Conclusions

- Will tend to increase car travel - until peak oil forces a change in behaviour
- Will require more infrastructure of all types
- Likely to meet rural housing need and support rural services and employment
- May have an adverse effect on landscape

5 Sustainability Appraisal

- Best opportunity to balance the economy
- Socially the strongest option

Table 5.5 Option 3: Economy Led Distribution

Economic	Environment	Social
+	-	-
Combined Score		-

Table 5.6

Option 3: Key conclusions

- May increase road and air transport and therefore CO₂ emissions
- Development along the A30 could impact on landscape
- May not deliver rural housing
- Delivers regeneration and employment - for specific areas
- Opportunities for innovative design, with low carbon technologies.

For more information please contact us at:

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Photos: Walkers in the park - Jon Bewley/Sustrans
Builder - Ocean Housing

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