

## Events: Cornwall Core Strategy Options Paper – 1 Introduction

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
Alan Truan	Clerk Feock Parish Council	Yes	<ul style="list-style-type: none"> <li>• The parish council supports the assertions made in “Understanding Cornwall” that communities are varied and therefore service deliveries need to be flexible to meet differing needs.</li> </ul> <p>These differences even occur within parish areas that serve more than one community or settlement. It will be important therefore that future “Neighbourhood Areas” are not based on Community Network areas.</p> <ul style="list-style-type: none"> <li>• The parish council has a high number of retired people who choose to live in the parish area as a means of sustaining their quality of life. This is not seen as a negative issue, or one which should necessarily lead to further growth. Residents’ rationale for wanting to live in the area, and more generally why people want to live in Cornwall is an issue that has not been fully rationalised within the strategy.</li> <li>• The parish council supports the assertion that Cornwall’s environment is a key asset and contributes to people’s quality of life. This has been borne out by responses to the parish plan.</li> </ul> <p>The council would wish to see existing planning policies within the current Cornwall Structure Plan, and those policies within the Saved Local Plan designed to protect the environment, retained as a means of facilitating easy understanding of the eventual Core Planning Policies throughout Cornwall.</p> <ul style="list-style-type: none"> <li>• The council would also wish to see all existing Special Planning Policy Guidance, including Design Guidance, Conservation Area policies and a scheme to effectively manage Areas of Natural Beauty endorsed within the Core Strategy somehow to ensure continued protection of special areas and local landscape character.</li> <li>• The parish council is of the opinion that the Core Strategy needs to address the needs of a growing elderly population. Special links are therefore considered necessary to Health Service and Social Service deliveries throughout Cornwall. This needs to be a further key issue set out under para 1.15 of the options papers.</li> </ul>	The housing projections incorporate and are primarily driven by migration.
Andrew McDouall	Consultation Service Natural England	No	<p>Understanding Cornwall</p> <p>1.14 The headline messages arising from 'Understanding Cornwall'</p> <p>The headline message that ‘Cornwall’s environment is a key asset and contributes to the quality of life of both residents and visitors’ fails to convey any understanding of the pressures on the natural environment and biodiversity. The evidence base should have provided Cornwall Council with a clear synopsis of the state of the natural environment, including an understanding of the key pressures for change and a clear indication of what is needed to encourage beneficial development and restrain harmful change. We recommend that this section includes specific reference to the pressures on</p>	This was looked at through the Issues Papers, which form part of the Evidence Base, and should be made more apparent in later drafts of the Core Strategy.

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			<p>the natural environment as follows:</p> <ul style="list-style-type: none"> <li>• Cornwall's natural environment is facing many pressures, there is a need to support beneficial development and restrain harmful change.</li> </ul> <p>1.15 Key issues that the Core Strategy needs to address</p> <p>The Core Strategy is a key document for the delivery of sustainable development in Cornwall. Sustainable development requires a balanced focus on the triple bottom line of economy, society and environment. The four key issues listed in this section are weighted towards economic and social aspects of development. The quality of the natural environment underpins effective delivery of the actions to address the four key issues listed. Therefore, to meet the balanced requirement for sustainable development the following additional key issue should be included:</p> <ul style="list-style-type: none"> <li>• Protecting, maintaining and enhancing the natural environment and biodiversity.</li> </ul>	
Cllr Ashley Wood	Chairman Lanner Parish Council	No	<p>1.8. When we think of "growth" we think first and foremost about economic growth. This strategy is primarily about housing growth. It has relatively little to say about how the community of Cornwall is going to grow in wealth and wealth creation to take the county out of being one of the most disadvantaged in Europe. In that sense it is a palliative rather than a step on the road to recovery: not really a Strategy at all. If only one lesson is to be learnt from the recent financial crisis it should be that housing growth does not in itself generate sustainable economic growth.</p> <p>1.15. Of the key issues we wholeheartedly agree that "enabling future prosperity" comes top of the list - but where are the ideas for that enablement. Providing the right amount and type of housing is important, but quantification is something where our experience suggests there may be disagreement between Cornwall Council's assessment and that of the parish community when it comes to local needs calculation. It is essential that when exception sites are being considered for housing development that the amount to be provided is verifiable as meeting the appropriate criteria and that community views on scale and location of development are taken into account.</p> <p>Whilst climate change may be an issue of general importance there are few, if any, sustainable measures which Cornwall can give effect to under this Strategy which can have a practical effect on the world's climate. International initiatives are needed here. Of greater importance at local level are resource conservation and environment protection.</p>	<p>Para 3.1 explains that the final plan will identify where housing, employment, services and infrastructure will be focussed. Whatever housing numbers are chosen for the final plan a balance with economic and social provisions is sought.</p> <p>Later stages of the Core strategy will provide more details on "enabling future prosperity".</p> <p>Comments on exception sites noted. The inclusion or otherwise of development boundaries and any policies on exception sites will be dealt with by later stages of the Core Strategy.</p> <p>Sustainability appraisal of planning documents is required by S(19) 5 of the Planning and Compulsory Purchase Act 2004.</p>
Cllr David Nebesnuick		No	<p>Para: 1.15 There is no reference to the ageing population and providing facilities for them ie. adult education provision, local hospitals, day centre care, good rural transport.</p> <p>There is no good talking about "securing better futures for communities" without looking at the key issues.</p>	This was looked at through the Issues Papers, which form part of the Evidence Base.

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			There should also be reference to improving Youth Provision for young people which is woefully inadequate in Penzance.	
David Lobban	PCL Planning	No	<p>There is danger in a slimmed down consultation document such as this that these bullet points drawn from "Understanding Cornwall" as the headline messages may appear trite without explanation and justification. In any emerging Core Strategy they will require proper justification in the main text and it is strongly recommended that further information and cross referencing would help aid the understanding of the issues facing the County.</p> <p>The key issues identified could be drawn from any National Policy Statement and one is tempted to ask how these are uniquely Cornish.</p>	Noted – we will try to address this in later stages of the Core Strategy.
Gary Parsons	Sport England	Yes	<p>Government's PPG17 'Planning for Open Space, Sport and Recreation' (ODPM, 2002) states the Government's guidance in developing a planned approach for open space, sport and recreation. This includes playing pitches, courts, swimming pools, sports halls, etc.</p> <p>We are currently working with the Council's Leisure Team (headed up by Simon Blamey) to develop an evidence base for sport and recreation. We are aware that there is a Built Facilities Audit and DRAFT Playing Pitch Strategy. Sport England is committed to helping the Council develop this work to make it an evidence base for sport and recreation. This includes developing an audit of sport and recreation facilities, developing 'local standards' and 'gaps' in provision to be identified. This will then hopefully lead to a strategy for the provision of new and enhancement of existing sport and recreation facilities. This work should pick up cross border issues with Plymouth for the Eastern part of the County.</p> <p>This evidence base should be in place when the Council develops the next stage of the LDF - the preferred approach and options for sites &amp; policies.</p>	Noted – new evidence prepared in time for the next Evidence Base Review can be taken into account at that stage.
Ivor Corkell		Yes	<p>Section 1 of the document is generally well considered however whilst it is good that an approach to managing change over the next 20 years is being proposed it is alarming that anything is being proposed for more than two years in the present volatile economic climate.</p> <p>In Section 1.2 the long term vision for economic, social and environmental well-being is stated to provide the context for the Core Strategy. It would appear that the well-being of Cornwall is not what the proposals are set to achieve. Mass immigration is not the way to provide homes for the local needy. The development of large scale, high density housing of the magnitude proposed, whilst providing homes for a few local families, will attract the sort of development that will ultimately create social issues and areas of deprivation that Cornwall cannot afford to pursue. The plans proposed will not lead to Cornwall's well-being.</p> <p>Section 1.4 refers to sustainable community strategy and local transport. The areas that desperately need action are the villages and rural areas as identified in Mathew Taylor's Review Living Working Countryside (June 2008) for the last Government. This provides answers to the questions set in Section 1.8 "Where should it be located?" and subsequently "How much growth should</p>	<p>National guidance (PPS4: Local Spatial Planning, 2008) requires a minimum plan period of 15 years. At para 4.13 PPS4 states: "The time horizon of the core strategy should be at least 15 years from the date of adoption". A 20 year horizon (from 2010) to 2030 brings the plan in line with Future Cornwall – the sustainable community strategy and Local Transport Plan. There will be opportunities for updating / replacing policies during the period to 2030.</p> <p>The purpose of the plan is not to promote mass immigration. The purpose is to meet the needs of the population which is set to rise potentially due to natural population growth (i.e. the number of births exceeding deaths) as well as inward migration from outside of Cornwall. The inward migration is expected to occur whether or not provisions are made. If migration levels were to fall in the future, the demand for new homes would still increase because of a decreasing resident average household size and other housing pressures (e.g. the demand for second homes). If provisions for the anticipated household growth are not made there will be greater pressure on services and homes, with a resultant increase in house prices which will reduce access to suitable accommodation. For further details please refer to the following online evidence base papers: Population and Household</p>

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			<p>Cornwall plan for?".</p> <p>It is clear from the proposed Options that there is a clear lack of understanding of Cornwall and how Cornwall differs from the rest of the country. A national policy of "one size fits all" is totally inappropriate. Cornwall is different and needs appropriate planning. Firstly Cornwall is disadvantaged in terms of communications. There is nowhere else in the country as far away from the motorway system than Cornwall. Further Cornwall's main trunk route isn't even duelled over considerable lengths of the A30 which creates traffic delays to the detriment of local business and tourism. Cornwall's remoteness from international communication hubs and centres of commercial activity create its own unique problems. Planners need to realistically address the issues raised in Section 1.15 which will not be solved by creating urban high density housing and the inevitable social problems and areas of deprivation.</p>	<p>Change in Cornwall (January 2011) and Housing Growth Targets (January 2011).</p> <p>The evidence base includes a 2009 study entitled 'Planning for the Role and Future of Smaller Settlements in Cornwall' - which followed on from the Taylor Review - looking specifically at the needs of Cornwall's rural settlements. The findings of a 2011 Smaller Settlements Study, which advances the work on rural settlements, are currently being considered by the Council.</p> <p>The Core Strategy is a plan for Cornwall and is designed to reflect local issues. Local transport issues are reflected in the evidence base and Local Travel Plan. The location of new housing was the subject of the consultation.</p>
J Christie		No	<p>Para. 1.15 First bullet point should read 'Enabling future prosperity (including social prosperity)'. </p> <p>An additional bulleted key issue of the Core Strategy must be; 'Living within environmental means'. (This is the underlying principle of sustainability and will help deliver one of the headline messages from 'Understanding Cornwall'; Cornwall's environment is a key asset and contributes to the quality of life of both residents and visitors.)</p>	Noted.
J Milward	Woodland Trust	Yes	<p>Key Issue – Paragraph 1.15 - 'Meeting the challenges of Climate Change'</p> <p>We would like to see the Core Strategy include a strong cross-cutting policy on climate change. This is in line with recommendations in Planning Policy Statement: Planning and Climate Change supplement to PPS 1 (CLG, 2007). We would therefore like to highlight the importance of native woodland for both climate change mitigation and adaptation initiatives for green infrastructure: -</p> <ol style="list-style-type: none"> <li>1. Mitigation: Any policy on climate change should recognise the value trees and woodland can provide in mitigating climate change.</li> <li>2. Adaptation: There are also a number of ways in which trees offer a particular and cost effective answer to adaptation.</li> <li>3. Biodiversity: A policy on climate change should also focus on adaptation strategies specifically for helping biodiversity and the natural environment.</li> </ol> <p>Defra's Guidance for Local Authorities on Implementing the Biodiversity Duty (May 2007) specifically states that: 'Conservation of biodiversity is vital in our response to climate change and in the delivery of key ecosystem services such as food, flood management, pollination and provision of clean air and water'.</p> <p>We would like to see the Cornwall Core Strategy recognise the role of woodland in combating climate change. (Please see attached letter for full text)</p>	Noted.
John	Eco-Bos	Yes	Eco-Bos acknowledges the headline messages set out in paragraph 1.14 that	Support noted.

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Hodkin	Development Ltd, c/o Terence O'Rourke Ltd		<p>need to be taken into account in preparing the Core Strategy. It also supports the four key issues set out in paragraph 1.15 that the Core Strategy should address as part of its 'Future Cornwall' vision, these being:</p> <ul style="list-style-type: none"> <li>• Enabling future prosperity</li> <li>• Providing the right amount and type of housing</li> <li>• Securing better futures for communities which are run down and struggling</li> <li>• Meeting the challenges of climate change</li> </ul> <p>These objectives are considered central to the Council's decision-making process as to how much future growth is required and where this should be located. Whilst relevant across Cornwall, they are of particular importance to those parts of the county that have experienced significant hardship as a consequence of the decline of traditional industries.</p> <p>St Austell and the surrounding China Clay Area communities have suffered as a consequence of this decline. Eco-Bos, through its long-term commitment to the Eco-Community proposals, is aiming to deliver future prosperity through the generation of new job opportunities, providing an appropriate mix of new housing and securing better futures for communities in urgent need of investment and regeneration. By adopting a more innovative approach to design and construction, and encouraging people to adopt more sustainable lifestyles, it will be possible to address the impact of future climate change.</p>	
Ross Simmonds	English Heritage	No	<p>Understanding Cornwall - The Evidence Base</p> <p>We are concerned that at present you have not gathered sufficient evidence to assess the type, numbers, distribution, significance and condition of heritage assets and the contribution that they may make to their environment now and in the future. The Council has not expressed the work that has been undertaken to date and it has not utilised its own Historic Environment Service.</p> <p>Please note the broad definition of heritage assets which includes non designated features and land/townscapes. The evidence base will be needed:</p> <ol style="list-style-type: none"> <li>1. For SA/SEAs and testing the soundness of the LDF.</li> <li>2. To understand how areas have developed their character, informing the spatial portrait.</li> <li>3. To assess an area's capacity for change, including the size and rate.</li> <li>4. To identify where there may be opportunities to utilise the historic environment to achieve economic vitality and sustainable communities (by virtue of the factors in HE3.1).</li> <li>5. To ensure that the historic environment resource is not inadvertently</li> </ol>	<p>Much work has been done as background evidence – and a topic paper on the historic environment is also available. We accept that the Options document could have done better at drawing these threads into the discussion, but the decision was taken to make the Options document as easy to read by the general public as possible.</p>

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			<p>diminished by ill-informed development.</p> <p>6. To identify where there are heritage assets at risk that need to be targeted in planning or regeneration proposals.</p> <p>7. To assess the need for site, asset type or area specific policies for the conservation and enjoyment of the historic environment (without repeating the policies in the PPS).</p> <p>8. To help predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. This is a significant new policy clarification.</p> <p>The evidence base can consider appraisals of any assets at risk to highlight trends or underlying problems so as to inform policy decisions. It can also identify particular assets or asset types that may be threatened by environmental change triggered by climate change, e.g. increased flood risk at low-lying archaeological sites.</p> <p>A key consideration of the soundness of the strategy will be whether the quality and comprehensiveness of the available evidence base is sufficient for devising a positive and proactive strategy for the historic environment in the area.</p> <p>We note there is no reference to the annual Heritage at Risk Surveys. We also note that the Landscape Character Assessment does not appear to assess the historic environment, possibly because of reliance on tools such as LVIA – which do not properly assess the Historic Environment. You need to clarify what conservation appraisals, management plans and Town and Village Design Statements have been prepared – where are they held?</p>	