

Events: Cornwall Core Strategy Options Paper Chapter 2: Cornwall's Vision

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
Alan Truan	Clerk Feock Parish Council		<ul style="list-style-type: none"> The overarching principles set out in the discussion papers in paragraph 2.3 do not provide enough emphasis on applying local solutions to the generally well accepted principles that good planning should shape the places where people wish to live. There is little within the strategy to explain how settlements or areas are able to articulate the local issues that contribute to sense of place, or what sustainability issues will apply to various areas. It is also not sensible, at this time, or for some time in the future, to assume that the level of investment necessary to achieve economic development can be brought forward. The proposals express the aspiration that "by 2030 everyone living in Cornwall will have a better quality of life equal to or better than the rest of the UK." The parish council asserts that parts of the county have already met this aspiration. at least in the view of many residents. Care needs to be also taken to recognise the contribution already made to its well being as a place where people want to visit or live. 	Local solutions are specifically referred to in 4 th bullet point.
Alan Truan	Clerk Feock Parish Council		<ul style="list-style-type: none"> The parish council is concerned that the proposals set out so far only factor in where housing development should go in the future. The parish council believes it is a fundamental mistake to assess where housing needs should go without clear ideas on where the economic development can take place within the County. Infrastructure requirements need to be considered at the same time and not part of a possibly disjointed, incremental approach. It is also not clear from the papers or supporting papers whether future housing needs have been assessed in the context of the type of housing required, and why local demands need to increase. Great care needs to be taken to ensure that new housing needs are not just provided to enable the county housing stock for retired people to grow without fully considering those "sense of place" issues which contribute to its attractiveness as a place to live or retire. An assessment of the impact on local services also needs to be undertaken to ensure the County can sustain the impact on growth of services of this kind. The Local Transport Plan for Cornwall is disappointing in that it does not create a strategy for rural areas. It is therefore assumed that as the Transport Strategy is focused on the Towns within the County and therefore that it has already been decided where most of the housing will go. 	<p>Housing numbers have been used as the simplest way of expressing quantum of development - however the intention would be to bring forward a mix of development including employment.</p> <p>There is significant evidence on housing need that has helped inform the options preparation.</p> <p>National policy requires a town focus for development, but the options do explore the extent to which development could be dispersed.</p>
Alan Groves			<p>Cornwall's economy will stay predominantly agricultural and tourism. Develop these and add knowledge based activities i.e. software development. Don't build over the greenfields - these are an asset when we find that we are increasingly having to feed our own population in 30 years time.</p>	Comments noted.
Andrew McDouall	Consultation Service Natural England		<p>2.3 Core Strategy key overarching principles</p> <p>The principles listed do not fully represent and cover the environmental aspect of sustainable development. To meet the requirement for sustainable development the following additional key principles need to be included:</p> <ul style="list-style-type: none"> * Deliver adaptation and resilience to climate change. * Pro-actively seek opportunities for landscape and biodiversity enhancement. <p>We also recommend that the 5th and 9th (last) bullet points are amended as follows:</p>	Agree principles should better reflect environmental objectives.

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>* Promote the safeguarding and sustainable use of natural resources and ecosystem services.</p> <p>* Ensure that infrastructure, including green infrastructure, is brought forward to support new development.</p>	
Cllr Ashley Wood	Chairman Lanner Parish Council		<p>2.1. The opening paragraphs are particularly weak in that they are grammatically incorrect and in places don't make sense. This seems to be a recurring theme with Cornwall Council consultation papers. Are they proof read?</p> <p>Sustainable living may require us to change our behaviour but it doesn't mean "changing our behaviour". Precision encourages confidence.</p> <p>The "green economy" is not clear cut and can be self contradictory. To effectively place Cornwall's economic future in developing renewable energy technologies to the virtual exclusion of all other ideas is short sighted, lazy and unsustainable. These technologies are not capable of standing on their own feet at present without subsidy or similar financial support. In other words their economic future is uncertain and unpredictable. For decades Cornwall's economic salvation has been advocated by its "leaders" as "follow the subsidies". The folly of this as a strategy can be seen in the withdrawal only this week of plans for a solar farm at Stithians following a movement in government subsidy. If we cover the county with wind and solar farms linked to a more highly visible national grid system we are going to risk destroying the reason for living and visiting Cornwall.</p> <p>2.3. Cornwall has great traditional industries of food production (both farming and food manufacture) and tourism. These have a real commercial base from which real economic growth could be built on. Basing our future on "the green agenda" is to risk building our house on sand. Good planning has its roots in what is in place to start with. Tourism is virtually ignored in this Strategy and food production, including agriculture, gets but a nod.</p> <p>How will a "high tech green industry" create jobs for Cornish people, and how many? How many such jobs will require immigration into the county? For manufacturing the hardware for renewables, most of what we use is imported. Maintaining wind and solar farms isn't exactly labour intensive.</p>	<p>The Vision from the Sustainable Community Strategy has already been adopted by another process. These criticisms can be passed on for those responsible for that document – but we do not consider the vision unclear.</p> <p>Agree that strategy should not be based on 'putting all our eggs in the green basket' but that should still be a key component of the strategy.</p> <p>Add reference to prompting a diverse and resilient economy.</p>
Cllr Bob Egerton			<p>Paragraph 2.3 of the document says: "Aim to be self-sufficient in low carbon and renewable energy generation". However, nowhere within the document is there any indication of how Cornwall Council will assist this to happen and there is no indication of the scale of energy generation that would be required or how this will be achieved.</p> <p>Figures from the South West Observatory indicate that the total electricity demand in Cornwall is of the order of: Domestic properties 1,300 GWh p.a.; Commercial and industrial 1,400 GWh p.a.; Total demand approx. 2,700 GWh p.a.</p> <p>The Haverson report that was presented to the Panel in May 2010 indicated the potential scale of renewable energy generation in Cornwall. The two largest potential methods were shown to be wind and solar. If we were to assume that we would aim to have a split of 50% generated from wind and 50% generated from solar, and if we were to assume, optimistically, that the capacity factors for these two methods were, respectively 30% for wind and 12% for solar, we would need to have installed capacity for these two methods of</p>	<p>This is a valid point and a more measured objective should be carried forward into the Core Strategy – on the lines of maximising Cornwall's potential for renewable energy generation.</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>approx. 520MW of wind and 1,300 MW of solar. The Haverson report indicated a potential scale in the County of about 450MW of wind and about 150MW of solar. In other words, in order to achieve self sufficiency, Cornwall will need to have installed far more renewable energy capacity than was identified as being achievable in the Haverson report. That is not to say that it is impossible to achieve self-sufficiency, but it does mean that the scale of installation required is far greater than has been envisaged to date. For example, we would need to approve 9 windfarms the size of the ill-fated Davidstow application; and about 250 solar farms the size of the Council's proposal at Newquay Airport.</p> <p>Given the very poor track record of this Council's planning committees in approving wind power applications in the past two years, there needs to be a dramatic change in planning policy if we are to achieve our aim of self-sufficiency. Therefore, it is strange, to say the least, that there is no mention at all in the Core Strategy of what planning policies should be implemented in order to achieve what is identified as a "key overarching principle". If the purpose of the document is only to provide a guide for housing numbers, then the other overarching principles should be deleted from the document. Otherwise, they look like tokenism, ticking the boxes of so-called sustainability, whilst in reality doing absolutely nothing about achieving anything in the real world. Similar comments apply to the principle of "encourage local food production". There is nothing in the options that says how we will implement that noble aim. Overall, disappointing to say the least. Sorry!</p>	
<p>Cllr David Nebesnuick</p>			<p>Para. 2.1. Very disappointing, full of pious hopes and jargon. What does it mean "make use of its maritime setting"? Will we go by boat to Falmouth rather than the bus or train?</p> <p>Many of the houses were built in the 19th century, how will they be turned into low carbon homes? [2.1C]</p> <p>How will the authority promote "equality of opportunity"? What on earth does it mean? You cannot improve access to quality services when quality services do not exist.</p> <p>The best way to improve communities' well-being is to provide excellent educational opportunities. Education does not feature in the long term objectives at all. Why not??</p> <p>Para.2.3. This seems to state the obvious apart from the omission of education.</p> <p>This report seems to be about housing rather than the economy and improving life chances through excellent education [including university education], none of this is mentioned. Please produce something that has a wider vision than this paper. I find it very disappointing in general.</p>	<p>The Vision is quoted as already agreed in the SCS.</p> <p>Maritime opportunities could include –renewable energy production –links to the Atlantic Arc –fishing and tourism</p> <p>Equality of opportunity is a social issue not related to quality of services</p> <p>Agree education and training could be added to the objectives</p> <p>Agree</p>
<p>David Lobban</p>	<p>PCL Planning</p>		<p>The thrust of this is broadly supported. However, we find the definition of sustainability extremely limited in a Cornish context. With regard to the long term objectives, the economy may be clearly Cornish, and we believe this should be strongly supported, but communities health and environment could be anywhere and it begs the question as to how these statements add to the existing content of Government Guidance contained in PPS1.</p> <p>A key test of vision and long term objectives will be how do policies and proposals deliver or secure these, and in this context we believe that the over-generalisation of the objectives will make it very difficult to evolve policies that are capable of being monitored against these objectives in any meaningful way.</p>	<p>The 'Future Cornwall' vision was developed by the Cornwall Strategic Partnership to help guide both the Core Strategy and the Local Transport Plan (LTP3), which both cover the period 2010 – 2030.</p> <p>By integrating the strategies through the joint vision it means that all the agencies and partners involved in developing and agreeing the vision now share a consistent long term goal to 2030 and have agreed a focus for the next 5 years to 2015, which should give the</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>Overarching Principles</p> <p>These are Statements of national objectives drawn from PPS1 or contents of Core Strategies drawn from PPS12. They therefore beg the question of whether or not they are necessary, and indeed given the current haste with which Government of all complexions appears to add to or amend the planning system, statements of this nature can very easily become dated.</p>	<p>best results for communities, make it easier to target investment and make it possible to join up services.</p> <p>As the Core Strategy progresses, however, policies will be formulated which will identify the way in which the strategy will be implemented.</p>
Douglas Webb	Chief Executive Cornwall Care		<p>The proportion of older people in our population is growing and will continue to do so. 'Growth' needs to encompass the needs of the elderly as well as the young. Cornwall is a rural county and the scale of development for the elderly should match that. We should not replicate the large extra care and care village schemes that are popping up in other parts of the country. Every Cornish community should consider how it will meet the housing needs for its growing elderly population. Housing for older people should also be aspirational, high quality and facilitate access to other community resources. Older people will need access to suitably designed independent living accommodation as well as more institutional care home type accommodation. In the past there has been little or no mention of the needs of older people in any housing development strategy.</p>	<p>The approach of the plan must be to meet the needs of all groups in society and this is acknowledged in the second bullet point of the overarching principles.</p>
Douglas Webb	Chief Executive Cornwall Care		<p>The needs of our growing population of older people need to be considered. I would like to see older people consulted and proper plans made for life time standard homes and strategic provision made for care homes. For example, care homes could be formally granted section 106 status which would aid development and access to land. The care home business model cannot afford to compete with residential developers or retail developers so special provision needs to be made. We also need to allow for provision in flexible ways as replicating the large schemes evident in other parts of the country would not represent the Cornish scale of living. We need homes and care homes suitable for older people not just in major towns but in smaller towns too.</p>	<p>The approach of the plan must be to meet the needs of all groups in society and this is acknowledged in the second bullet point of the overarching principles.</p>
Edward Bolitho	Bolitho Estates		<p>We support the Council's desire to take a lead in green issues, which fits in well with Cornwall's technologically pioneering path and gives the County an opportunity to carve out a distinct niche. However, to achieve this will inevitably mean striking a balance over development (wind/solar farms for example) and the natural environment; it will mean more development, albeit of a potentially temporary nature. Given the desire of some who live in Cornwall to stifle any form of development, this vision will require strong leadership from the Council officers and councillors and excellent communications. Given the costs of being green, it will remain very dependent on government support which, as has been seen in the recent solar power fiasco, is a considerable risk.</p>	<p>Noted</p>
Frances Young	NLP Planning - on behalf of Bourne Leisure		<p>The Core Strategy should acknowledge the importance of tourism and leisure to Cornwall and promote the provision of a diverse range of high quality tourism accommodation and associated facilities.</p> <p>Please see attached letter.</p>	<p>Agree.</p>
Gary Parsons	Sport England		<p>Sport England believes that being active should be an intrinsic part of everyone's life pattern. The master planning of new housing proposal[s] has a vital role in providing easy access to a choice of opportunities for sport and physical activity to suit all age groups for making new communities more active and healthy.</p> <p>Through an analysis of the current health agenda and urban design principles and good practice, the term ACTIVE DESIGN has been adopted to describe ways in which master</p>	<p>Noted</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>planning can promote healthy environments through creating conditions for participation in sport and physical activity and the use of active travel modes (walking and cycling). Three overlapping Active Design objectives have been identified: improving accessibility; enhancing amenity and increasing awareness. Sport England would encourage developers to design future proposals in Cornwall in line with Active Design principles.</p>	
Graham Hilder			<p>The stated vision is, correctly, an aspirational statement which expresses many important principles. It should not be watered down and the strategy and its subsequent implementation plan must be tested against 'The Vision' before approval. One issue that should be stated more explicitly in 'The Vision' is that Cornwall's natural environment must be preserved for future generations. Not only is this a fundamental requirement underpinning all the Long Term Objectives but also it is vital to maintaining Cornwall's main source of employment, namely tourism. Because the natural environment is inevitably vulnerable to the impact of development its preservation should be stated explicitly.</p>	<p>The natural environment is identified in the Vision as important but this does need to be carried forward more explicitly into the key planning objectives.</p>
Harry Sedman	Origin3		<p>The Core Strategy's 'overarching principles' overlook a key issue; ensuring access to high quality residential development which meets the needs of the County. PPS1 states that local authorities should ensure the provision of sufficient, good quality new homes in suitable locations. In addition, PPS3 advocates an adequate supply of housing, including a wide mix of tenure, size and affordability, in sustainable locations close to existing public transport, services and employment areas.</p> <p>Modifications Proposed</p> <p>Inclusion of housing delivery within the 'overarching principles' of the Core Strategy, confirming a commitment to respond to the most up to date and robust evidence of housing need, quality and affordability.</p>	<p>Social needs would include housing development –these are intended to be high level objectives.</p>
Helen Hastings	Friends of Pendower Beach		<p>We believe that these papers as currently drafted fail to give sufficient recognition to the economic importance of designated Areas of Outstanding Natural Beauty, Special Areas of Conservation, Heritage Coast and other amenity designations. This could be achieved in the Core Strategy Options Paper by adding an additional long term objective under the sub heading Environment as follows:</p> <p>"To acknowledge the significant importance of designated areas of high amenity value to the economy of Cornwall and protect them from all but essential development."</p>	<p>Agree. Protection of the environment should be added to key principles.</p>
Helene Jessop	RSPB SWRO		<p>We suggest four objectives or principles are included that provide a framework for delivering sustainable development. These are:</p> <ul style="list-style-type: none"> • Deliver green infrastructure • Respect environmental capacity • Conserve natural resources • Protect and enhance biodiversity <p>By incorporating these principles, core strategies can influence developments so they have protection and enhancement of the environment at their heart and will contribute to the achievement of sustainable development. A green environment offers many benefits including socially inclusive places, reduction in crime, economic investment, reduced health</p>	<p>Agree more environmental objectives should be included.</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>costs, as well as helping wildlife to thrive (see links to the RSPB's Healthy, Wealthy and Wise document).</p> <p>The RSPB considers that the Core Strategy should:</p> <ul style="list-style-type: none"> • Protect existing biodiversity by shaping the size, location, density, and design of settlements to avoid protected sites and important habitats; <p>Agree</p> <ul style="list-style-type: none"> • Identify the nature and scale in the county for delivering gains in biodiversity through sustainable development via direct and indirect management, restoration and recreation of biodiversity-rich landscapes and support its delivery; • Achieve ambitious but realistic large scale emissions reductions through high levels of energy efficiency, integrated micro-renewables and housing allocation based upon current low carbon transport options; • Make communities more resilient to climate change by using county-wide surface water management plans, shoreline management plans, catchment management plans to re-/shape the size, location, density, and design of settlements; • Clearly identify mechanisms for how developments will deliver the above; • Monitor the impacts on biodiversity effectively. 	
I J Biffen	Clerk Landrake with St. Erney Parish Council		<p>It is agreed that the need to consider the future direction that Cornwall should develop over the next 20 years is important.</p> <p>The vision given is fairly based with ECO development in the county, although possibly overstated. No mention is made of finance to lead the green agenda and other counties with stronger economies may well take the lead on progressing ECO development with their greater resources.</p>	Noted.
Ivor Corkell			<p>In Section 2.1 the claim that by 2030 everyone in Cornwall will have the chance of a quality of life equal or better to anywhere in the UK casts doubts on the credence of the whole plan. The document claims Cornwall's unique and extraordinary natural and historic environment is highly valued by its residents and visitors. It is imperative this must be managed to positively contribute to self-sufficient communities and a resilient local economy.</p>	The Vision is from an already adopted document
J Christie			<ul style="list-style-type: none"> • 2.3 The overarching key principle 'Promote the safeguarding and sustainable use of natural resources' should be amended to read; 'Maintain and enhance Cornwall's natural environment, ensuring continued provision of ecological goods and services*'. <ul style="list-style-type: none"> • Add the words 'stable' and 'sustainable' to 'Enable a robust, innovative and prosperous economy'. <p>(*Ecological goods and services are the benefits arising from the ecological functions of healthy ecosystems. Examples of ecological goods include clean air and fresh water, whilst ecological services include purification of air and water, decomposition of wastes, pollination and greenhouse gas mitigation. There is also growing recognition of the importance to society that ecological goods and services provide for health, social, cultural, and economic needs.)</p>	<p>Agree broader environment objective needed.</p> <p>Agree amended economy objective but also need references to being diverse.</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
J Milward	Woodland Trust	Yes	<p>Planning's overarching principles – Paragraph 2.3 - Promote the safeguarding and sustainable use of natural resources</p> <p>We believe that maintenance, restoration and expansion of biodiversity habitats, such as ancient woodland, is a key element of delivering ecosystems services to underpin quality of life in Community Network Areas. This is supported in the UK Biodiversity Action Plan on Native Woodland - http://www.ukbap.org.uk/BAPGroupPage.aspx?id=98.</p> <p>1. Protection</p> <p>We would like to highlight the importance of, and ongoing threat to, ancient woodland and ancient trees under this heading.</p> <p>Ancient woodland, together with ancient/veteran trees, represents an irreplaceable semi natural habitat that still does not benefit from full statutory protection. This is particularly relevant as ancient woodland is still facing considerable threats: – in the last decade 100 square miles of ancient woodland in the UK has come under threat from destruction or degradation. With Cornwall showing a below average proportion of ancient woodland at 1.99% compared to a Great Britain average of 2.40%, it is vital that this valuable natural resource is absolutely protected. There are a number of significant clusters of ancient woodland sites in Cornwall such as in and around Lostwithiel and the Fowey Valley.</p> <p>We would therefore like to see protection of ancient woodland and ancient trees identified as a key overarching principle in the Core Strategy. We would like to see this amplified in a Green Infrastructure SPD and a Trees & Woodland SPD.</p> <p>2. We would like to see clear and unequivocal support for a significant increase in native tree cover in Cornwall as a key element of green infrastructure, for all the benefits that native woodland can deliver. The UK is one of the least wooded areas of Europe, with just 11.8% woodland cover compared to around 44% for Europe as a whole, and Cornwall is one of our least wooded counties.</p> <p>We also offer comment on delivery of new native woodland creation -</p> <ul style="list-style-type: none"> • The Trust has a flexible woodland creation delivery tool called MOREwoods (http://www.woodlandtrust.org.uk/en/plant-your-own-wood/morewoods/Pages/freewoods.aspx) that can be tailored to the requirements of individual landowners – private, public or corporate. We would therefore like to see native woodland creation form an integral part of the Cornwall Core Strategy. We would like to see this amplified in a Green Infrastructure SPD and a Trees & Woodland SPD. <p>See attached letter for full comment.</p>	Agree principles should better reflect environmental objectives – though specific reference to Ancient Woodland is probably too detailed.
J Milward	Woodland Trust		<p>'Future Cornwall's' Long Term Objectives – Paragraph 2.1 – Good health and wellbeing for everyone</p> <p>The huge number of benefits and services that trees provide for peoples' well being is outlined in detail in guidance produced by the Trees and Design Action Group - 'No Trees, No Future' (Trees and Design Action Group, 2010).</p> <p>The recent Public Health white paper (Healthy Lives, Healthy People; Nov 2010) states that:</p>	See above

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>"Access to green spaces is associated with better mental and physical health across socioeconomic groups." and that "Defra will lead a national campaign to increase tree planting throughout England, particularly in areas where tree cover would help to improve residents' quality of life and reduce the negative effects of deprivation, including health inequalities."</p> <p>In both rural and urban areas, the Woodland Trust believes that proximity and access to woodland is a key issue linking the environment with health and other social and economic issues that can be addressed by green infrastructure provision in urban design.</p> <p>Also, the new Government has stated that it will protect green space for local communities ('The Coalition – Our programme for government', May 2010).</p> <p>We would be pleased to see the Woodland Access Standard used as a delivery tool informing the development of the Cornwall Core Strategy and LDF process generally, particularly with regard to a Green Infrastructure SPD.</p> <p>Please see attached letter for full comment.</p>	
J Smith & C Grubb			<p>While this document contains a number of aspirational statement of a general nature which are largely to be applauded, we believe it fails in its purpose as an initial stage of a Core Strategy for Cornwall.</p> <p>It purports to be a consultative document but its character is hardly that. The questions it occasionally poses are poorly positioned and though free comment (1.9) is sought, any personal suggestions that differ from the '3 Options' of housing distribution have to be laid out to a Council designated format, with the consequent implication that they will otherwise not be considered. Most Cornish residents would wish to state their opinions in their own fashion and expect these opinions to be given the attention they deserve. It is also fairly obvious that although we are asked to comment on the three area options, and to state a preference, it is option 2 – Dispersed Distribution that the Council already favours, with 'evidence' acquired in the Sustainability Appraisal to back this up. The scatter gun approach of this option is far too conveniently vague and flexible.</p> <p>Another failing of this document is just this very lack of real substance. Its brevity is remarkable and although the public are pointed in the direction of surveys and papers which the document utilises, it is inappropriate to expect people to do back up research in order to acquire the detail the council fails to provide. While it is stated that the options paper will deal 'only with the bigger picture' a soft centred, over general document on major planning issues is one which in the future will become a charter for unscrupulous developers an difficult for the council to uphold.</p> <p>Finally, we believe the document is fundamentally flawed in that it bases all future housing numbers in Cornwall until 2030 on a series of projected figures for in-migration to the county and not – as should be the case in a Core Strategy for Cornwall – on the needs of the indigenous population, The fact that we are asked to vote on the three possible levels of Growth will be particularly galling to local residents.</p> <p>A true Core Strategy for housing in Cornwall should be driven by local need. It should attempt to build the largest possible number of locally required housing of different kinds, with the minimum amount of open market housing. It should bear in mind that the 'needs' of</p>	<p>Comments on style and substance of document noted.</p> <p>The SA was undertaken in-house but independently –no preference has yet been agreed by the Council.</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			immigration, much of which are of an aspirational nature, can be catered for by the very large an varied housing stock that is for sale all over the county at one any time (something planners never, never seem to consider) and not pander to this 'need' by focusing building growth around it. It should ensure that any housing that is built uses land as economically as possible in order to protect the farmland that will become increasingly essential. And it should ensure that any development is sensitive to the locality in which it is built, in order to protect the Cornish landscape, both for its intrinsic importance as well as its significance for the county's vital tourist industry.	
James McMurdo	Bell Cornwall LLP (Exeter)		<ul style="list-style-type: none"> •We support the overall tone of the vision but question whether it's rooted in realism. We say that the delivery of the vision and Core Strategy hence seems to depend on public subsidy and question this approach in this age of austerity. •We say that if conditions conducive to private sector investment are not created and maintained then either: development will not happen; or, will happen in a diluted and/or haphazard form without investment in infrastructure, all jeopardising properly managed growth. •We say that: the vision and long term objectives can only be achieved by developers wanting to develop in Cornwall; decisions to develop and the volume of development activity depend primarily on the viability of development; development that is viable is critical to the delivery of key physical infrastructure; and the Council should work with the private sector to create conditions conducive to development. <p>See attached letter for full comments.</p>	Noted – but do not consider that the options and Vision are per se in conflict with these wishes.
John Acres	Planning Director Catesby Property Group		<p>The Vision: We would broadly endorse the 'Future Cornwall' vision with its 'green', 'sustainable' and somewhat 'idealistic' approach to living which conserves resources and encourages a low carbon and healthy way of life. But we have three important caveats to this: -</p> <p>Firstly, it is not 'sustainable', nor does it assist in combating climate change in any way, to deflect the need for homes and jobs to other areas. Cornwall is clearly not an 'island' (even though it is a peninsula) and pressures deflected to somewhere else have an equal and possibly greater impact on the climate, (especially if people find they then have to travel to reach them).</p> <p>Secondly, Cornwall's prosperity relies on having a healthy and vibrant economy which means promoting prosperity jobs and growth and ensuring that those firms which settle and/or expand in Cornwall have an available workforce, and</p> <p>Thirdly, peoples' behaviour and lifestyle are not something which planning has a direct influence over (although it can have some negative bearing on it by limiting and constraining change). If people are to be encouraged to live more healthy and sustainable lives, the Council will need to tackle this through a much broader range of financial incentives and through publicity, pressure and dare I say it, 'propaganda'.</p> <p>We would emphasise however that there is nothing within the vision which states that people should have access to a decent home at a price people can afford – something which is the cornerstone of the policy within PPS3. This is an important omission.</p>	Do not consider that the options do not take into account growth from migration. Similarly promoting the economy is identified as an objective.

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>Long-term objectives: We feel that the 'Future Cornwall's' Long-Term objectives once again seem idealistic rather than practical.</p> <p>Firstly, whilst it may be desirable to wish the County to be a leader in low carbon technologies, this can only be a small sector of the business market and if it is to succeed, the Council will need to strongly support rather than resist wind turbine and other renewable energy developments,</p> <p>Secondly, whilst it is laudable to promote self-sufficient and resilient communities which 'uses housing development to meet local needs', the Council will be only too well aware that the population and migration structure of Cornwall is very different from elsewhere – with a natural decrease in population due to the relatively elderly age structure and a tendency for people to migrate to Cornwall on (or shortly before) their retirement. It is not feasible only to cater for 'local' needs, as the wording suggests, and</p> <p>Finally, it is completely illogical to promote a strategy to protect the planet (ie. on a global scale) but then pursue a planning approach which is based on parochialism (ie. on a local scale). Young people need to have the opportunity to thrive in Cornwall or if they prefer to move out of Cornwall to gain experience, but by the same token people need to be given the chance to move into Cornwall to help support and stimulate the economy.</p> <p>Once again, the 'Overarching Principles' in paragraph 2.3 make no reference to providing decent homes for all' which in view of the long bullet list is a serious omission and leaves the draft Core Strategy as not genuinely 'fit for purpose'.</p>	
John Hodkin	Associate Director c/o Terence O'Rourke Ltd		<p>Eco-Bos supports the 'Future Cornwall' vision (paragraph 2.1), based on Cornwall leading the country in sustainable living. It considers that its Eco-Community proposals in the St Austell China Clay Area will play a major part in helping to meet this vision by creating a high quality environment, access to appropriate housing and a culture of creativity, invention and innovation. The project will set a benchmark for future development to follow and will help to establish a model for delivering more sustainable communities across the wider Cornwall area, representing a departure from the traditional house builder approach. The progression of innovative Eco- Community projects has already stimulated inward investment to Cornwall, supporting the Council's goals, through Programme of Development funding.</p> <p>The ambition for Cornwall to become a green peninsula and an industry leader in environmental technologies is welcome. Eco-Bos supports the aim to regenerate towns and ensure that individual places and clusters of smaller settlements, such as St Austell and the China Clay Area, become more viable centres for employment and services and are more sustainable.</p> <p>The long-term objectives are supported. Paragraph 2.3 sets out the key overarching principles to be adopted by the Core Strategy and these are endorsed. Eco-Bos has ensured that these key principles are reflected in its Eco-Community proposals.</p>	Noted.
Linden Homes South West Ltd	c/o WYG		<p>We generally support Cornwall's vision as set out within the Sustainable Community Strategy 'Future Cornwall'. In particular, we support the key role that the main towns will have in this vision. However we are mindful of the need for Core Strategies to be consistent with national policy and believe that the Core Strategy for Cornwall will need to marry the key objectives set out within this vision with the need to be consistent with national policy in terms of distribution of development. We believe that the overarching principles which the Options</p>	Noted.

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			Paper states the Core Strategy will adopt should ensure that this happens.	
M Calder	The National Trust	Yes	<p>Cornwall has a sound vision in Cornwall's Sustainable Community Strategy 'Future Cornwall', but the Trust is concerned as to whether the Core Strategy will provide the planning framework to achieve this when the overarching principles fail to sufficiently integrate an environmental dimension, or adequately fully promote the transition to a low carbon future.</p> <p>See attached letter for full text.</p>	<p>The 'Future Cornwall' vision was developed by the Cornwall Strategic Partnership to help guide both the Core Strategy and the Local Transport Plan (LTP3), which both cover the period 2010 – 2030.</p> <p>By integrating the strategies through the joint vision it means that all the agencies and partners involved in developing and agreeing the vision now share a consistent long term goal to 2030 and have agreed a focus for the next 5 years to 2015, which should give the best results for communities, make it easier to target investment and make it possible to join up services.</p> <p>As the Core Strategy progresses, however, policies will be formulated which will identify the way in which the strategy will be implemented.</p> <p>The natural environment is identified in the Vision as important, but this does need to be carried forward more explicitly into the key planning objectives.</p>
Martin Mumford	Architectural Liaison Officer Devon & Cornwall Constabulary		<p>May I suggest that the following or similar is added to "Planning's Overarching Principles"</p> <p>"Ensure that all opportunities to design out crime and disorder are fully taken to help create safer and more sustainable communities"</p>	This is probably a product of good design which is an objective – a reference to safety would be useful however.
Mervyn Mitchell			<p>These should be the first priorities: -</p> <ul style="list-style-type: none"> *Ensure better access to jobs, services and facilities; *Ensure that infrastructure is brought forward to support new development. <p>These are second priority: -</p> <ul style="list-style-type: none"> * Enable a robust, innovative and prosperous economy; * Contribute to meeting the social and economic needs of local communities; * Encourage local food production; * Apply appropriate local solutions to achieve our vision; <p>These should be last in the scale of priorities: -</p> <ul style="list-style-type: none"> * Promote the safeguarding and sustainable use of natural resources; * Require the highest standards of environmental performance, design and layout; and * Aim to be self-sufficient in low carbon and renewable energy generation; <p>The statement 'require the highest standards' is meaningless as no works could meet those standards economically so nothing will happen. It should be re-written to meet the current reasonable economic standards and even that will stop progress.</p>	Disagree – objectives need to be balanced and not listed in priority.
Mike	Strategic Land Manager		We generally support Cornwall's vision as set out within the Sustainable Community Strategy 'Future Cornwall'. In particular, we support the key role that the main towns will have in this	Noted

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
Kerton	Persimmon Homes(South West Ltd)		vision. However we are mindful of the need for Core Strategies to be consistent with national policy and believe that the Core Strategy for Cornwall will need to marry the key objectives set out within this vision with the need to be consistent with national policy in terms of distribution of development. We believe that the overarching principles which the Options Paper states the Core Strategy will adopt should ensure that this happens.	
Nicholas Thompson	Director Nathaniel Lichfield & Partners		<p>It is widely acknowledged that tourism is extremely important to the Cornish economy and therefore is considered that the Vision and Long Term Objectives of the Core Strategy should specifically refer to Cornwall as a key tourist destination. High quality, year-round facilities should be encouraged in order to strengthen the tourism sector, balance and improve employment levels across the region and increase tourism-related expenditure.</p> <p>CEG considers that the 'Future Cornwall' Vision (para. 2.1) should include:</p> <p>"By 2030 Cornwall will have a thriving, sustainable, year-round tourism industry. Local areas will have distinct identities that attract visitors along with high-quality accommodation and services. There will be more visitors to the area spread throughout the year, providing significant economic benefits."</p> <p>CEG considers that an additional objective should be added under "Economy":</p> <p>"c. To promote a sustainable tourist industry that broadens the offer in the County, builds on the success of existing tourism facilities and enables economic growth."</p> <p>The addition of this new objective would reflect recent statements by the Government (Greg Clark 23 March 2011 and the Budget 2011) that promote growth and sustainable development.</p> <p>CEG considers that the following additional principle should be added to the overarching principles in para 2.3:</p> <p>"Promote sustainable tourist development that is transformational for local areas."</p> <p>Tourism is vital to the Cornish economy, providing jobs to a large proportion of communities. Given the importance of this sector to Cornwall it is considered that separate policies relating to tourism should be included within the Core Strategy. These policies should seek to promote sustainable tourism that provides high-quality accommodation and seeks to reduce the seasonality of employment.</p>	The Vision has already been agreed as part of the SCS. Tourism is part of the economy and implied by meeting 'economic needs' but references to importance of tourism can be included as draft plan is prepared.
Nick Donaldson			<p>Please include this vision statement which was prepared for Cornwall Council in the report, "Planning for the Role and Future of Smaller Settlements" in Cornwall by c4g, Roger Tym & Partners, Rural Innovation, December 2009:</p> <p>"Cornwall's smaller settlements will, either individually or in combination, become functionally sustainable, making their full contribution in the achievement of the national GHG emissions reductions targets, and fostering sustainable communities and economies. Environmental, social and economic localisation are the critical means by which this will be achieved."</p> <p>I support the findings and recommendations of the above report and would encourage the Council to build upon it.</p>	This work has recently been reviewed and a modified approach may be more desirable. In any case the sustainability of Cornwall's smaller settlements cannot be properly considered without the context of the larger town that will meet many of their needs.

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
Peter Lamb			<p>Welcomes the vision for sustainable living and long term objective to reduce greenhouse gas emissions and to invest in and promote the sustainable use of natural resources.</p> <p>Also welcome the council's aim to become self sufficient in low carbon and renewable energy generation. A concerted effort to increase the amount of electricity from non fossil fuel sources will be required to meet targets in carbon emissions and renewable energy.</p> <p>The Core Strategy would benefit from the insertion of a section setting out how renewable energy policies will be incorporated in future drafts, or in SPD. This is not clear in the LDS.</p>	<p>Noted.</p> <p>More specific consultation on renewable issues will take place in a separate document.</p>
Rebecca Jennings	Concept Town Planning		<p>The Council's 'Tourism Issues Paper' (February 2011) points out that analysts are predicting that visitor numbers are set to grow over the lifetime of the Core Strategy. Cornwall, therefore, must ensure that appropriate policy provision and support is in place to benefit from and enable appropriate economic growth within the tourism industry. Accordingly, we consider that tourism development should be encouraged and prioritised by the Council in this and subsequent LDF documents to ensure that the region will be able to maximise the benefit of this projected increase in visitor numbers, in a sustainable and programmed manner.</p>	Noted
Richard Ward	Planning Development Manager Campaign to Protect Rural England (CPRE)	Yes	Please see attached letter.	
Rose Freeman	Theatres Trust	Yes	<p>We support the Vision as it has clarity and precision which should be continued in the elaboration of objectives (the 'overarching principles') and listing of relevant policies, grouped according to the themes.</p> <p>Evening and night-time activities are a fundamental part of urban renaissance because they ensure the vitality of an area beyond normal working hours but a balance needs to be found between the main function of a town centre as a shopping and employment destination, the amenity of the residential population, and the opportunities for everyone to enjoy an evening out.</p> <p>Theatres are businesses and employment generators in their own right. This document should therefore aim to support the continued success of existing venues and encourage new spaces for theatre within community centres and schools throughout the county, as well as in the town centres</p>	Noted
Ross Simmonds	English Heritage		<p>'Future Cornwall's' Long Term Objectives</p> <p>English Heritage strongly recommends that Core Strategies include a specific objective for the historic environment. Alternatively it could be one that refers to the historic environment as part of a broader environmental objective or part of an objective promoting local distinctiveness. Whichever, the Plan must then set out a subsequent framework to demonstrate how the historic environment will be managed in the area. It currently fails to do this.</p> <p>Through the Community network areas we would expect the historic environment to feature</p>	Agree – an overarching objective would probably be appropriate.

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			highly as significant environmental and economic asset for Cornwall. As a consequence we would to see it addressed specifically.	
Ross Simmonds	English Heritage		<p>Planning's Overarching Principles</p> <p>The historic environment, both designated and locally important and distinctive should be reflected in all parts of an LDF document, especially within the Core Strategy, to ensure that broader policies relating to housing, retail, employment etc have adequately addressed historic environment issues. It is key to the overarching principles and should be expressed at this point.</p> <p>A. Historic Environment Policies</p> <p>Thought should be given as to whether specific area policies covering the conservation of particular heritage assets, or categories of heritage asset, are needed over and above those in national and regional policy. This is in order to properly conserve and utilise heritage assets of the type found in the locality, given the threats and opportunities that exist there. [this addresses the issue of whether PPS5 provides sufficient policy coverage at the local level – English Heritage would argue that a an authority should be positive and proactive and consider opportunities for locally distinctive policies that build on PPS5]</p> <p>B. Design Policies</p> <p>Design policy should reflect the policies on design and setting within both PPS5 (HE7.4, HE7.5, HE9.5, and HE10) and PPS1.</p> <p>It is important that the historic environment should be integrated into policies promoting place shaping</p> <p>C. Landscape Policies</p> <p>The role of the European Landscape Convention, which defines landscape as 'an area perceived by people whose character is the result of the action and interaction of natural and/or human factors', is significant. It established the need to develop landscape policies dedicated to the protection, management and planning of urban and rural landscapes.</p> <p>While each of these may be expressed in terms of specific policy topics, within the Core Strategy and as development management polices, it is important that they are recognised as Overarching Principles.</p>	<p>Agree – (see above)</p> <p>Specific area based historic issues (such as relating to the WHS) can be incorporated into the Area policies when they are developed.</p> <p>The scope for Development Management Polices will be explored in the next stage in the preparation of the plan.</p>
Ross Simmonds	English Heritage		<p>The 'Future Cornwall' Vision</p> <p>The Spatial Portrait, Vision and Objectives within LDF documents should identify how the local historic environment and its heritage assets contribute to sense of place and offer opportunities to manage change in a successful way.</p> <p>PPS5 Policy HE3 is clear that the Core Strategy should consider the qualities and local distinctiveness of the historic environment and how these can contribute to the spatial vision. Heritage assets can be used to ensure continued sustainability of an area and promote a sense of place.</p>	See above response.

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>In Cornwall the historic environment helps define the character of the Plan area and we note the following: -</p> <p>In Understanding Cornwall its "environment is a key asset and contributes to the quality of life of both residents and visitors" and " there is a strong sense of identity and a unique culture"</p> <p>Another key issue for the Core Strategy is preserving and enhancing Cornwall's strong and distinctive character of its diverse built and natural and cultural heritage</p> <p>However the vision for the County, as a whole, would benefit from including a reference to the long-term aspirations for the historic environment and how its future management might contribute towards social, environmental and economic aspects of the strategy for the area (for example through conservation-led regeneration initiatives).</p>	
Shaun Pritchard	Tech Spec Environment Agency		<p>We have framed this response specifically around the prioritisation of identified issues and the addition of new issues where evidence supports. We also have some general comments on future changes to flood defence funding and Coastal Change Management Areas.</p> <p>Future changes to Flood defence funding</p> <p>The Devon, Cornwall and Isles of Scilly Local Resilience Forum, of which Cornwall Council is a member, aims to plan and prepare for localised incidents and catastrophic emergencies. It works together to identify potential risks and produce emergency plans to either prevent or mitigate the impact of any incident on our local communities. The Forum produces a Community Risk Register (CRR) (http://www.dcisprepared.org.uk/index/local_risks.htm) to assess the potential risk faced within the local community and allow prioritisation of planning for response to these risks. For Devon, Cornwall and the Isles of Scilly, there are three risks identified that have the very highest rating in the register. These are:</p> <ol style="list-style-type: none"> 1) Influenza-Type Disease (Pandemic) 2) Flooding: Major coastal/tidal 3) Flooding: Major fluvial <p>Clearly the consideration in future plans of the risk associated from flood events is particularly significant for communities in Cornwall.</p> <p>An initial concern regarding the general development of the Core Strategy is its focus on future growth. A significant proportion of the existing communities in Cornwall remain at risk from flooding and given the reduction in support from central government to assist with the management of this risk, its future management will need to be addressed within the planning process.</p> <p>Also, uniquely for Cornwall, the geography of the communities and the way in which they have developed historically around harbours, quays and breakwaters mean there are a large number of small coastal settlements which are protected by ageing and dilapidated coastal defences. Even for the largest settlement economic investment to maintain the existing defences cannot be justified and the risk associated from this will need to be considered within the LDF.</p>	<p>Noted - these are important issues to address.</p> <p>Specific area based issues can be picked up in the area based priorities that are identified.</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			<p>Regarding the options for growth, generally it is easier to justify central government investment for denser settlements where schemes protect greater numbers of residential properties. Therefore, justification of protection of the existing large settlements may be more successful than the applying for funding for a large number of dispersed settlements with uneconomic defences. However, the sustainability and protection afforded to these existing dispersed communities will still need to be considered.</p> <p>Coastal Change Management Areas (CCMA)</p> <p>The Shoreline Management Plan (SMP) provides direction on those coastal villages that may be subject to coastal change in future years. Those coastal areas that maintain transport infrastructure or dwellings identified at being at risk from coastal erosion have been recommended as Coastal Change Management Areas by the SMP.</p> <p>In most circumstances (excluding Penzance), it is unlikely that new development will be proposed within areas at risk from coastal erosion. Should the Council wish to define certain areas as a CCMA the most pressing issue will be the relocation of existing transport infrastructure and properties. The council should look to the SMP and set out an approach that identifies properties and infrastructure at risk and aim to set aside land for the relocation of important infrastructure.</p>	
Strongvox Homes	c/o WYG		We generally support Cornwall's vision as set out within the Sustainable Community Strategy 'Future Cornwall'. In particular, we support the key role that the main towns will have in this vision. However we are mindful of the need for Core Strategies to be consistent with national policy and believe that the Core Strategy for Cornwall will need to marry the key objectives set out within this vision with the need to be consistent with national policy in terms of distribution of development. We believe that the overarching principles which the Options Paper states the Core Strategy will adopt should ensure that this happens.	Noted
Suzanne Ballinger	Clerk Illogan Parish Council		'Support the vision that Cornwall will lead the Country in sustainable living and Illogan will play its part in this as described in this Council's Parish Plan.'	Noted.
The Garden Centre Group	c/o Gregory Gray Associates		<p>We are in general agreement with the proposed vision set out at Section 2.1, including long term objective C.</p> <p>We are in general agreement with the overarching principles set out at Section 2.3, but consider that they should be strengthened by adding a reference to "providing housing to meet needs across the district (i.e. within rural and urban locations)".</p> <p>Also, we consider that there should be further emphasis on development growth, in particular residential growth, within the overarching principles within Section 2.3. The vision and objectives of the Core Strategy need to be clear to meet the requirements of PPS12. Section 3.1 confirms the role of the Core Strategy to determine how much development growth is required for Cornwall up to 2030 and where that growth should be. Therefore the Core Strategy's role in enabling development growth should be reflected within the overarching principles at Section 2.3.</p> <p>Within the overarching principles within Section 2.3, confirmation should also be provided that priority will be given to maximising the use of previously developed land through the efficient use of brownfield sites in preference to development within greenfield area.</p>	<p>This is implied by the reference to social needs of communities – but a more specific reference would be useful.</p> <p>Use of brownfield land is implied by the refs to sustainable use of resources.</p>

Full Name	Organisation Details	Attachment(s)?	General Comments - Please give any general comments below.	Officer Response
			As our client's sites comprise previously developed land, they are brownfield. Brownfield sites such as these should be the focus for new residential development.	
Tim Maynard	Taylor Wimpey		We generally support Cornwall's vision as set out within the Sustainable Community Strategy 'Future Cornwall'. In particular, we support the key role that the main towns will have in this vision. However we are mindful of the need for Core Strategies to be consistent with national policy and believe that the Core Strategy for Cornwall will need to marry the key objectives set out within this vision with the need to be consistent with national policy in terms of distribution of development. We believe that the overarching principles which the Options Paper states the Core Strategy will adopt should ensure that this happens.	Noted