

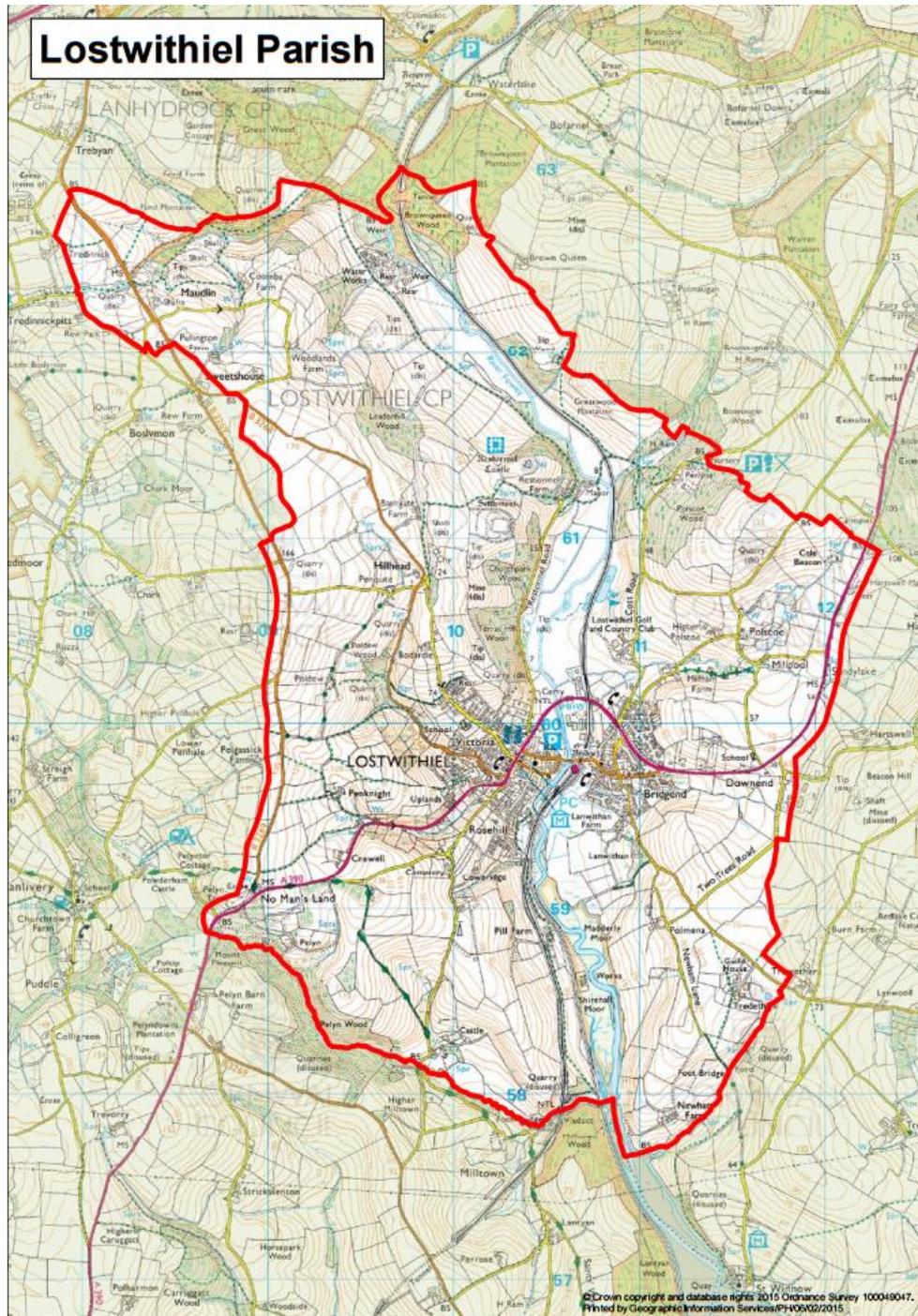
Lostwithiel Neighbourhood Development Plan 2018 - 2030

Basic Conditions Statement

Date: July 2018

Lostwithiel Neighbourhood Development Plan Proposal

Submitted by **Lostwithiel** Parish as the Qualifying Body for the **Lostwithiel** Neighbourhood Development Plan Area comprising the Parish of **Lostwithiel**.



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Decision notice confirming Neighbourhood area designation

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Submission Documents Accompanying Basic Conditions Statement

Lostwithiel Neighbourhood Development Plan

Sustainability Appraisal (page 6)

Consultation Statement

http://www.lostwithielplan.org.uk/data/uploads/271_1585494321.pdf

Equality Impact Assessment (page 35)

Evidence Base Summary

http://www.lostwithielplan.org.uk/data/uploads/327_1392100547.pdf

1 Introduction

This Basic Conditions Statement has been produced to explain how the proposed Lostwithiel Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and County Planning Act 1990 have been met.

2 Background to The Lostwithiel Neighbourhood Development Plan.

Production of the Lostwithiel Neighbourhood Development Plan was undertaken by Lostwithiel Town Council, working in partnership with Cornwall Council (CC). The plan is based on consultation with local people, businesses and others with an interest in the area over a 43month period.

3 Supporting Documents and Evidence

The Lostwithiel Neighbourhood Development Plan is supported by the following documents: Sustainability Appraisal; Consultation Statement; Equality Impact Statement; Evidence Base Summary and a statement from Cornwall Council on whether there is a need for Strategic Environmental Assessment or Habitat Regulation Assessment of the plan.

4 Basic Conditions to Be Met

Schedule 4B to the Town and County Planning Act (Para 8) sets out the following

8(1) The examiner must consider the following—

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),*
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,*
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and*
- (e) such other matters as may be prescribed.*

(2) A draft neighbourhood development plan meets the basic conditions if—

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,*
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,*
- (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and*
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.*

- (6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).**

(1) Para 8 of schedule 48 to the 1990 Town & Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

5 How the Lostwithiel Neighbourhood Development Plan Meets the Basic Conditions.

5.1 Para 1a. Does the draft Lostwithiel Neighbourhood Development Plan meet the basic conditions?

How the draft **Lostwithiel** Neighbourhood Development Plan meets the basic conditions (as required by 1(a) and sub-paragraph 2) is set out in Sections 5 – 11 of this Basic Conditions Statement.

5.2 Para 1b. Whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,

The provision of 61E (2), 61J and 61L as amended by s38C(5)(b) is a reference to the provision of 38A and 38B.

The following is submitted in respect of 38A and 38B.

38A

- 1) **Lostwithiel** Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own parish.
- 2) The **Lostwithiel** NDP expresses policies relating to the development and use of land solely within the neighbourhood area.
- 3) to 12) *are essentially post examination procedures.*

38B

- 1) a) The NDP covers the period up to and including 2030, some 16 years. This period has been chosen to align with the Cornwall Local Plan, prepared by Cornwall Council.
- 1) b) The NDP does not include any provision for excluded development such as national infrastructure
- 1) c) The NDP does not relate to more than one neighbourhood area. It relates only to the **Lostwithiel** Neighbourhood Area as designated by Cornwall Council on February 10th 2015

1) d) **Para 1(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates**

It is not considered that there is any benefit or reason for extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

1) e) **Paragraph 1(e) such other matters as may be prescribed**

There are no other prescribed matters

- 2) There are no other NDPs in place in the Lostwithiel neighbourhood area.
- 3) Refers to conflicts within the NDP and clarifies that in the event of conflict between an NDP Policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy.
- 4) Refers to regulations made by the Secretary of State relating to NDPs in the Neighbourhood Planning (General) Regulations 2012 which have been used to inform the process of making the Lostwithiel NDP. These regulations set out:
 - the process by which neighbourhood plans are to be made and set out the consultation bodies for NDPs (*referred to in the Consultation Statement accompanying this plan*)
 - that NDPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. *The **Lostwithiel** NDP has been subject to Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment. The Cornwall Local Plan has undertaken a Habitats Regulations Assessment (HRA). Cornwall Council has screened the plan proposals for Strategic Environmental Assessment (SEA) and*

Habitats Regulations Assessment (HRA) and has concluded that it is not required. This is confirmed in the Screening opinion in Appendix 4.

- 5) Refers to the publication of NDPs once made by a local planning authority in accordance with the regulations.
- 6) Clarifies what is excluded development

6 Conformity with Guidance Issued by The Secretary of State - The National Planning Policy Framework

Paragraph 2a

***A draft neighbourhood development plan meets the basic conditions if -
(a) having regard to national policies and advice contained in
guidance issued by the Secretary of State, it is appropriate to
make the neighbourhood development plan,***

- 6.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies contained in the NPPF constitute the Government's view of what sustainable development means in practice for the planning system.
- 6.2 NPPF sets out 12 core land-use planning principles that should underpin plan-making and decision-taking. These are that planning should:
- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area....
 -be a creative exercise in finding ways to enhance and improve the places in which people live their lives; proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources....
- contribute to conserving and enhancing the natural environment and reducing pollution....
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance...
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all.....

6.3 These principles have been embodied throughout the production of the NDP which has also had regard to the following key policy areas as evidenced below and summarised in Appendix 2.

6.4 Building a Strong, Competitive Economy

6.4.1 NPPF Para 21 states that LPA's should plan positively for local inward investment to match and meet anticipated needs over the plan period. Support should be given to existing business whilst identifying priority areas for infrastructure provision and environmental enhancement. Planning should operate to encourage and not act as an impediment to sustainable growth and policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

6.4.2 A key theme of the Lostwithiel NDP is to support and strengthen the local employment base and attract businesses to Lostwithiel with the long-term vision of providing a variety of new employment opportunities to meet local needs and to support the local economy.

6.4.3 The Lostwithiel NDP sets out the following specific policies that are intended to support and strengthen the local employment base and contribute towards the NPPF objective of building a strong, competitive economy.

Employment and the Local Economy

Policy BE1. Commercial Facias and Hoardings

Facias and hoardings on shop fronts within the conservation area are to be in keeping with the character of the town and its designated character zones.

Policy BE2. Change of Use

Apart from changes allowed under permitted development rights, proposals to convert present business or commercial properties into residential properties will be resisted; and applications for a change of use to an activity that does not provide employment or trading opportunities will only be permitted if it can be demonstrated that:

- (a) the commercial premises or land in question has not been in active use for at least 12 months; and**

(b) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for continuous period of at least 12 months.

Proposals to build or redevelop properties within the Lostwithiel settlement boundary suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:

- (c) being sympathetic to the area in which they are located; and**
- (d) not creating noise, dust, or odours directly or indirectly.**

Policy BE3. Home-Based Enterprise

Home-based enterprises will be encouraged and supported where there will be no adverse or undesirable impact on nearby residents or on the appearance of the building in which the enterprise is carried out.

6.4.4 The plan allows for the expansion of employment sites at the following locations to meet anticipated future need:

6.5 Ensuring the Vitality of Town Centres

6.5.1 NPPF state that policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period, including recognition that town centres should be at the heart of their communities, markets retained and enhanced and positive planning for declining centres.

6.5.2 The continued health of the town centre is a key concern in the context of changing retail attitudes and shopping habits as well as pressure for out of town shopping growth. A theme of economy in the plan is therefore to retain the image and attractiveness of the town centre as a whole, improving accessibility and enhancing existing buildings and spaces and by creating new, high quality buildings, streets and space to secure its long-term viability and vibrancy.

6.5.3 The NDP contains the following policies which are considered to address the NPPF objective of ensuring the vitality of the town centre:

Policy BE2. See above

6.6 Promoting Sustainable Transport

6.6.1 Improving movement around the plan area is a key theme of the NDP with the long-term aspiration of improving movement by all modes including walking, cycling, public transport as well as the private car.

6.6.2 NPPF states that transport systems need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. The following specific policies of the NDP seek to address these issues:

Aspiration 22; Continue to press for connecting bus services to major centres and for off-road bus stops

Aspiration 26; Encourage provision of cycleways and cycle paths where possible.

6.6.3 In addition the NPPF states that plans should ensure that developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping leisure, education and other activities.

6.7 Delivering a Wide Choice of High Quality Homes

6.7.1 NPPF states that to boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area....,

- identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirements
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period
- set out their own approach to housing density to reflect local circumstances.

6.7.2 To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, the NPPF states that local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community ...
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

6.7.3 The approach to housing development set out in the NDP is consistent with this guidance, with the stated long-term aspiration of providing good quality new housing to support Lostwithiel as a whole. This provides for around the 225 homes required by the Cornwall Local Plan as a share of the Community Network Area that the plan sits within. of which numerically 134 of the requirement has been met through commitments and completions since 2010. However, allowing flexibility over the plan period for non-implementation of current permissions, the plan also allows for additional housing growth as required by local needs. There is also further potential for homes to be

provided within settlement boundary that has been identified for the main settlement.

Non-site-specific policies include:

HH2. The Development Boundary and Requirements

The development boundary of Lostwithiel is defined in Fig 2.1.

(a) Development will be supported in the plan period that helps to deliver

- i. the target housing requirement of 15 dwellings; or
- ii. meets a demonstrable need for housing in excess of this figure.

(b) Development outside the Development Boundary will be supported on Rural Exception sites only where evidence is provided that the scale and need for the development responds directly to the local affordable housing needs of Lostwithiel Parish

(c) Proposals for development within the development boundary will be permitted where they include at least 35% affordable housing on sites of more than 10 dwellings or where dwellings would have a combined gross floorspace of more than 1000 square metres.

(d) Proposals outside of but adjoining the development boundary will be permitted where they are small scale and necessary to meet evidenced local housing need and provide a majority (starting at 100% and not less than 50% of the total number of dwellings or site area) of housing as affordable housing in accordance with policy 9 of the Cornwall Local Plan.

6.8 Requiring good design

6.8.1 The NPPF attaches great importance to the design of the built environment with *“good design seen as a key aspect of sustainable development”* (para 56). Neighbourhood Plans are therefore expected to *“develop robust and comprehensive policies that set out the quality of development that will be expected for the area”*, based on stated objectives for the future of the area. Policies should not however attempt to impose architectural styles or particular taste or stifle innovation.

6.8.2 Policies should aim to ensure that developments:

- *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development:*
- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit:*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks.*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation:*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.”*

6.8.3 The need to improve the quality of design of new development is keenly felt in the plan area and has featured highly throughout previous public consultation and is a key long-term aspiration of the plan, to ensure that new development is the best that can be achieved to compliment the quality of historic development in the area. The key ways of achieving this are identified as being:

- conserving and enhancing existing high-quality areas
- Improving existing buildings, streets and spaces; and
- Creating new high-quality buildings, streets and spaces.

6.8.4 Specific policies that seek to secure good design are:

HH4. Design and Access Requirements

New developments must include a Design and Access Statement showing how their proposed development follows the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must

- (a) Ensure that the development reflects Lostwithiel's character and heritage through
- i. the incorporation of any existing mature trees and hedgerows and other landscape and wildlife features into the layout, and
 - ii. landscaping and spacing that is appropriate to the semi-rural character of the town.
- (b) The Design and Access Statement must explicitly consider and comment on the following:
- i. How the scale, mass and positioning of any new buildings reflects the purpose for which they are proposed and does not overwhelm noted landmark buildings nearby.
 - ii. The design cues taken from locally distinctive features noted in the Character Zone in Figure 1.7.
 - iii. Landscaping and access to open and green space, including the visual context of the countryside.

6.9 Promoting Healthy Communities

6.9.1 NPPF highlights the important role planning can play in facilitating social interaction and creating healthy and inclusive communities. It suggests that authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Production of the TKNDP has involved extensive consultation and engagement with the local community as detailed in the accompanying consultation statement, including specific targeting of, for example, young people and the elderly.

6.9.2 NPPF states that planning policies should aim to achieve places which promote:

- Opportunities for meetings between members of the community
- Safe and accessible environments
- Safe and accessible developments

6.9.3 With regards to social, recreational and cultural facilities it comments that policies should:

“plan positively for the provision and use of shared space, community facilitiesand other local services to enhance the sustainability of communities and residential environments:

Guard against the unnecessary loss of valued facilities and services....

Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and

Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”

6.9.4 The NDP contains policies to promote healthy communities through:

CR1. Community Infrastructure Levy

The local element of the Community Infrastructure Levy (CIL) will be used to develop community facilities such as the Community Centre and a Community Hub for financial, governmental, and leisure activities, taking account of CIL Regulation 123 list and those facilities already covered by Section 106 funds.

CR2. Community Benefits

Planning applications should refer to the contribution of the development to the community benefits and sustainable community life identified in our surveys.

6.10 Meeting the challenge of climate change, flooding and coastal change

6.10.1 Local Authorities are encouraged to adopt proactive strategies to mitigate and adapt to climate change, taking into account flood risk. . Para 95 of the NPPF states that in order to support the move to a low carbon future, LPA's should plan for new development in location and ways which reduce greenhouse gas emissions. Actively support energy efficiency improvements to existing buildings and set local requirements for sustainable buildings that is consistent with the Governments zero carbon policy and adopt nationally described standards.

6.10.2 The **Lostwithiel** area contains problem drainage catchments (as defined by the Environment Agency) and flood zone designations. Drainage is therefore a key consideration for all new development in the plan area.

Policies have been proposed to mitigate the impact of drainage in the plan area.

6.10.3 Policy criteria will help to provide for sustainable opportunities and provide the opportunity to reduce vehicular movement and increase more sustainable forms of transport such as walking and cycling. New development is required to be of a high quality, designed to incorporate open space and link strongly to Green Infrastructure provision, all of which will contribute towards mitigating and adapting to climate change and reducing greenhouse emissions.

6.10.4 Specific policies in the NDP aimed at meeting the challenges of climate change, flooding and coastal changes are:

HH1. Flood Risk

No development should be permitted within flood zones 2 or 3 of the Tanhouse Stream (or River Cober) and associated tributaries, as designated by the Environment Agency (<https://flood-map-for-planning.service.gov.uk/>).

EH1. Solar Energy

(a) Support for the installation of rooftop and large-scale photovoltaic (PV) cell arrays only where the applicant can demonstrate that

(i) any significant adverse impacts to the local landscape and environment are avoided and where necessary, mitigated, and

(ii) demonstrable evidence is provided that there will be no adverse effects on residential amenities through noise generation, overbearing visual impact; or adverse impacts on highways and public rights of way.

6.11 Conserving and enhancing the natural environment

6.11.1 NPPF states that the planning system should contribute to and enhance the natural and local environment and states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

6.11.2 Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value with distinctions being made

between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

6.11.3 Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;

6.11.4 The Lostwithiel green infrastructure assets in the countryside surrounding the main settlements, Lostwithiel is in an Area of Great Landscape Value. The landscape of the area is highly valued by the Local Population. As such a key aspiration of the plan is to create new green infrastructure as well as conserving and enhancing natural assets.

6.11.5 Specific policies in the NDP aimed at conserving and enhancing the natural environment are:

Aspirations 1 to 11 set out the ways in which the Town Council will preserve and enhance the natural environment

6.12 Conserving and enhancing the historic environment

6.12.1 The NPPF sets out guidance on how local planning authorities should develop positive strategies for the conservation and enjoyment of the historic environment, taking into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

6.12.2 The NDP has identified a number of buildings and spaces with special heritage character which contribute to **Lostwithiel's** image and identity and contains policies aimed at protecting and enhancing the existing historic buildings and areas of special character consistent with NPPF guidance.

Example:

EH2. Protecting the Heritage

Support will be given for proposals that promote and protect the town's heritage through sensitive renovation and conversion of key buildings and historical survivals. Planning applications should

- (a) demonstrate how proposals have regard for the delineation of character zones in this Plan, how the general design is in harmony with adjoining buildings and the relevant character zone as a whole, and where appropriate and feasible, remedies any negative features.
- (b) Ensure that the scale, mass and positioning of any new buildings reflects the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby.
- (c) Take their design cues from locally distinctive features noted in the character zone to which it relates.
- (d) Utilise design principles and materials that harmonise with the setting, utilise materials sourced locally, and avoid bland uniformity of design.

7 Contribution to The Achievement of Sustainable Development

Paragraph 2(d)

A draft neighbourhood development plan meets the basic conditions if (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,

7.1

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF therefore is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.

7.2 There are three elements to sustainable development: economic, social and environmental. These require the planning system to perform a number of roles:

- an economic role - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

7.2 The NDP has been subject to an appraisal of Sustainability (AS), a copy of which has been submitted in support of the plan. The purpose of the AS is to

ensure that the principles of sustainable development are considered throughout the plan making process and that the NDP has considered all aspects of economic, social and environmental sustainability in its production.

7.3 The **Lostwithiel** NDP contributes to the achievement of sustainable development by:

- Planning positively for housing growth to meet the needs of present and future generations by meeting housing need up to the year 2030;
- Positively contributing to the development of a strong, diverse and competitive economy by allocating land for new employment, supporting the vitality of the town centre and identifying locations for new retail development to meet anticipated need;
- Planning for good urban design and the creation of safe and well-connected streets and spaces;
- Promoting energy efficient design and technology;
- Setting criteria for development to ensure that sites chosen best meet the overall objectives of the plan and help to create sustainable communities;
- Providing for improved public transport links and enhanced pedestrian links to recreation facilities;
- Locating new development where it relates well to the existing settlements, incorporating good pedestrian and cycle links, and providing opportunities for access by public transport such as bus and rail;
- Providing significant areas of new open space and protecting locally important open spaces and landscape features;
- protecting and enhancing the natural, built and historic environment of Lostwithiel.

- 7.4 The NPPF also indicates that pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking to ensure that Plans are deliverable.
- 7.5 Ensuring that the NDP is deliverable has involved:
- making sure that any sites identified for development are capable of being brought forward within the lifetime of the plan:
 - ensuring that infrastructure requirements are identified and:
 - setting out a delivery table, with actions and outcomes in relation to the Neighbourhood Plan policies.
- 7.6 With regards to future infrastructure requirements, this is being addressed at Cornwall-wide level through work being undertaken in association with the Cornwall Local Plan, such as the Strategic Housing Market Assessment (SHMA) and Infrastructure Delivery Plan (IDP). This will in turn be used to inform production of CC's Community Infrastructure Levy (CIL) which will be used to assist with the delivery of critical infrastructure requirements. In setting CIL, CC will need to ensure that the level set will not prejudice the delivery of new development.
- 7.7 NPPF states that the Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place and at the present time it is proposed that some 25% of CIL will be allocated to those areas with a Neighbourhood Development Plan in place.

8 General Conformity with The Strategic Policies of The Development Plan for The Area.

Paragraph 2(e)

A draft neighbourhood development plan meets the basic conditions if -

(e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

- 8.1 One of the basic conditions that neighbourhood plans must satisfy is that they are in general conformity with the strategic policies of the adopted development plan for the local area, i.e. the high-level strategic elements in the local plan that are essential to delivering the overall planning and development strategy for the local area. S.38 of the Planning and Compulsory Purchase Act 2004 defines “development plan” as the development plan documents (DPDs) adopted for the area and Schedule 8 extends this to include saved local plans.

The Cornwall Local Plan

- 8.2 Following Local Government Reorganisation in 2009, Cornwall Council was formed from the County Council and previous District and Borough Councils in Cornwall. Work subsequently commenced on a new Cornwall Local Plan. The plan was Submitted to the Secretary of State in February 2015 and the Inspector’s decision letter was received on the 23rd of September 2016. The Cornwall Local plan was formally Adopted in November 2016.
- 8.3 The Local Plan provides strategic policy guidance for the whole of Cornwall. The plan also continues to use some of the existing Saved Policies of the predecessor Local and Borough Plans for the purposes of development management to supplement those of the Adopted Local Plan and as such conformity with these policies will continue to be relevant up until the Site Allocations DPD is adopted.
- 8.4 Policy 2 sets out the spatial strategy for Cornwall, consisting of the following principles:

- Respecting and enhancing quality of place – maintaining and respecting the special character of Cornwall, recognising that urban and rural landscapes, designated and undesignated are important;
- Providing solutions to current and future issues – assisting the creation of resilient and cohesive communities; and
- Generating and sustaining economic activity – improving conditions for business and investment in Cornwall.

- 8.5 Policy 2a sets out key targets for the Local Plan, including the headline requirement for a minimum 52,500 homes up to 2030, 38,000 full time jobs and 704,000 square metres of employment space and at least 318 permanent pitches for Gypsies and Travellers, 60 transit pitches and 11 plots for Travelling Showpeople.
- 8.6 Policy 3 of the Local Plan (Role and function of places) sets out the hierarchy of settlements in Cornwall.
- 8.7 The broad scale of development proposed in the Lostwithiel NDP is consistent with the Local Plan. The neighbourhood plan provides criteria by which applications can be structured to meet the Local Plan requirement for employment land. The plan makes allowance for around 64 dwellings over the plan period which, when added to sites with planning permission or development completed since 2010 (134 dwellings), totals 198 dwellings against a Local Plan requirement of 900 for the Community Network area in which the plan is situated. This provides flexibility for the plan.
- 8.8 Section 9 of this Basic Condition Statement demonstrates specifically how the NDP conforms to the key strategic policies and objectives of the local plan. The term ‘general conformity’ is not defined in law but the use of the adjective ‘general’ is clearly intended to introduce some degree of flexibility, the extent of which will depend upon the planning judgement of the decision maker and the particular circumstances of the case.

- 8.9 It is considered that the ambition of the NDP is aligned with and positively supports the strategic needs and priorities of the wider local area and promotes development consistent with the requirements of the Local Plan.
- 8.10 A more detailed assessment of the policies contained in the NDP and their relationship to policies in the Local Plan is set out in the following section and summarised in Appendix 2.

9 Detailed Consideration of Lostwithiel Neighbourhood Development Plan Policies:

9.1 Environment NDP Policies

Policy EH1 sets out the requirements for solar energy generation arrays

EH2. Protecting the Heritage sets out the design standards needed to protect the environment and heritage of Lostwithiel

9.1.1 The above-mentioned policy(ies) are considered to be in conformity with the following policies of the adopted Local Plan.

9.1.2 Cornwall Local Plan

Policy 1 - presumption in favour of sustainable development

Policy 2 –Spatial strategy: make best use of resources and existing infrastructure, increase energy efficiency, positively manage new development through high quality design.

Policy 12 – Design: Requires high quality design underpinned by character, layout, movement, adaptability and community engagement.

Policy 13 – Development Standards: Requires development to provide on-site open space, reduce impacts from pollution and minimise energy consumption.

Policy 16 – Health and wellbeing: Improving the health and wellbeing of Cornwall through maximising opportunities for physical activity, encourage food growing and provide flexible community space.

Policy 21- Best use of land and existing buildings: prioritise the use of previously developed land

Policy 23 – Natural Environment: Development should recognise and respect the distinct and diverse landscape of Cornwall

Policy 25 – Green Infrastructure: protect and enhance a diverse, connected and functional network of open spaces and waterscapes, retaining and enhancing the most important infrastructure assets

9.2 Economy and Jobs

NDP Policies

Policies BE 1 to 3 – Employment and the Local Economy – Sets out standards for new employment development across the plan area. Policies HH2 to HH6 lay down design criteria for any development be it commercial or domestic.

Environment and Heritage aspirations set out how the natural and historic environment will be preserved and enhanced.

Policy BE3 encourages home-based enterprise.

Policy BE2 encourages the conversion of domestic premises for commercial use.

Policy HH4 sets out the criteria for the re-use of redundant buildings.

9.2.1 The above-mentioned policies are considered to be in conformity with the following policies of the adopted Local Plan.

9.2.2 Cornwall Local Plan:

Policy 1 - presumption in favour of sustainable development

Policy 2 –spatial strategy: Improve conditions for business and investment and provide for new employment floorspace. Make best use of resources and exiting infrastructure, increase energy efficiency, positively manage new development through high quality design.

Policy 4 – Shopping, services and community facilities: Sets out the sequential approach to retail location.

Policy 5 – Jobs and skills: supports development to stimulate new jobs and economic growth. Safeguards existing employment sites. Sets out criteria for the location of new employment space and the particular sectors to be supported, including maritime employment.

Policy 12 – Design: Requires high quality design underpinned by character, layout, movement, adaptability and community engagement.

Policy 21- Best use of land and existing buildings: prioritise the use of previously developed land

Policy 23 – Natural Environment: Development should recognise and respect distinct and diverse landscape of Cornwall

Policy 25 – Green Infrastructure: protect and enhance a diverse, connected and functional network of open spaces and waterscapes, retaining and enhancing the most important infrastructure assets

9.3 Education

NDP Policy

Policy CR4 – Protects school fields from alternative development.

9.3.1 The above-mentioned policy is considered to be in conformity with the following policies of the adopted Cornwall Local Plan.

9.3.2 Cornwall Local Plan:

Policy 1 - presumption in favour of sustainable development

Policy 4 – Shopping, services and community facilities: community facilities should be retained wherever possible.

9.4 Housing

NDP Policies

Policy H 2 to HH4 – support housing developments of an appropriate scale and character that help to meet local housing need. Set out requirements for high quality, energy efficient design and proportion of affordable and self-build housing plots to be provided.

9.4.1 The above-mentioned policies are considered to be in conformity with the following policies of the adopted Cornwall Local Plan.

9.4.2 Cornwall Local Plan

Policy 1 - presumption in favour of sustainable development

Policy 2 –spatial strategy: make best use of resources and existing infrastructure, increase energy efficiency, positively manage new development through high quality design. Deliver sufficient housing of appropriate types to meet future requirements in particular meeting affordable housing ... needs.

Policy 3 – Role and function of places: the scale and mix of uses should be proportionate to the role and function of places.

Policy 6 – Housing mix: New developments will be required to provide a mix of house size, type, price and tenure to address identified needs and market demand.

Policy 8 – Affordable housing: Requires a target of 40 % affordable housing in developments in **Lostwithiel**.

Policy 12 – Design: Requires high quality design underpinned by character, layout, movement, adaptability and community engagement.

Policy 13 – Development Standards: Requires development to provide on-site open space, reduce impacts from pollution and minimise energy consumption.

Policy 16 – Health and wellbeing: Improving the health and wellbeing of Cornwall through maximising opportunities for physical activity, encourage food growing and provide flexible community space.

Policy 21- Best use of land and existing buildings: prioritise the use of previously developed land.

Policy 23 – Natural Environment: Development should recognise and respect distinct and diverse landscape of Cornwall

Policy 25 – Green Infrastructure: protect and enhance a diverse, connected and functional network of open spaces and waterscapes, retaining and enhancing the most important infrastructure assets

9.5 Leisure and Culture

NDP Policies

Polices CR3 and CR4 – Set out requirement for the retention of open spaces.

9.5.1 The above-mentioned policies are considered to be in conformity with the following policies of the adopted Cornwall Local Plan.

9.5.2 Cornwall Local Plan:

Policy 1 - presumption in favour of sustainable development

Policy 3 – Role and function of places: the scale and mix of uses should be proportionate to the role and function of places.

Policy 12 – Design: Requires high quality design underpinned by character, layout, movement, adaptability and community engagement.

Policy 13 – Development Standards: Requires development to provide on-site open space, reduce impacts from pollution and minimise energy consumption.

Policy 16 – Health and wellbeing: Improving the health and wellbeing of Cornwall through maximising opportunities for physical activity, encourage food growing and provide flexible community space.

Policy 23 – Natural Environment: Development should recognise and respect distinct and diverse landscape of Cornwall

Policy 25 – Green Infrastructure: protect and enhance a diverse, connected and functional network of open spaces and waterscapes, retaining and enhancing the most important infrastructure assets.

Policy 28 – Infrastructure: New development must be accompanied by appropriate infrastructure provided in a timely manner. Developer contributions will be sought to ensure that the necessary infrastructure is in place to deliver development. On site infrastructure will also be required where appropriate.

9.6 Transport

NDP Policies

Policies TT1 to TT2– Sets out to ameliorate Lostwithiel’s parking problems

9.6.1 The above-mentioned policies and objectives are considered to be in conformity with the following policies of the adopted Cornwall Local Plan.

9.6.2 Cornwall Local Plan:

Policy 1 - presumption in favour of sustainable development

Policy 12 – Design: Requires high quality design underpinned by layout and movement.

Policy 13 – Development Standards: Requires development to provide adequate parking and space for cycles reduce impacts from pollution and minimise energy consumption.

Policy 16 – Health and wellbeing: Improving the health and wellbeing of Cornwall through maximising opportunities for physical activity.

Policy 25 – Green Infrastructure: protect and enhance a diverse, connected and functional network of open spaces and waterscapes, retaining and enhancing the most important infrastructure assets

Policy 27 – Transport and accessibility: Development should be consistent with and help the delivery of the Council’s Local Transport Plan. Locate development and include a mix of uses to reduce the need to travel. Development should be designed with convenient and accessible cycle, pedestrian and public transport routes. Safeguard strategic transport opportunities around existing facilities to allow for expansion and future use (including rail).

Policy 28 – Infrastructure: New development must be accompanied by appropriate infrastructure provided in a timely manner. Developer contributions will be sought to ensure that the necessary infrastructure is in place to deliver development. On site infrastructure will also be required where appropriate.

9.7 Historic Environment NDP Policies

Policy EH2 – Requires development to have regard for the duty to preserves and enhances the special character and wider setting of the conservation area.

9.7.1 The above-mentioned policies are considered to be in conformity with the following policies of the adopted Cornwall Local Plan.

9.7.2 Cornwall Local Plan

Policy 1 - presumption in favour of sustainable development

Policy 12 – Design: Requires high quality design underpinned layout and movement.

Policy 24 – Historic Environment: Development proposals must sustain Cornwall’s local distinctiveness and protect, conserve and enhance the historic environment; including designated and non-designated historic assets and conservation areas.

10 Compatibility with Eu Regulations

Paragraph 2f

*A draft neighbourhood development plan meets the basic conditions if -
(f) the making of the neighbourhood development plan does not
breach, and is otherwise compatible with, EU obligations*

Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA)

- 10.1 Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) is a requirement of the EC Directive on the assessment of the effects of certain plans and programmes on the environment. A screening against the requirements of this Directive by Cornwall Council as competent Authority has been completed. The results of this Screening are that *'based on the scale and location of the development proposed, Cornwall Council is of the opinion that the Lostwithiel NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.'*
- 10.2 The Lostwithiel NDP has considered the principles of sustainable development and has ensured that these factors were considered throughout the plan making process. Consideration has been given to all aspects of economic, social and environmental sustainability of each of the policies and proposals in the plans production.

Equality Impact Assessment

- 10.3 The Equality Act 210 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not.
- 10.4 An Equality Impact Assessment (EqIA) was undertaken during the course of producing the NDP which examined the impact of the NDP on groups with

protected characteristics. This is in addition to work undertaken to support development of the Cornwall Local Plan.

- 10.5 The EQIA concluded the policies contained within the **Lostwithiel** Neighbourhood Plan will not have negative impacts upon groups with protected characteristics. Many of the policies contained within the Plan seek to cater for the needs of people with protected characteristics in the Plan area. The **Lostwithiel** Neighbourhood Plan's vision, objectives and policies all aim to foster community cohesion and social inclusion.

Conclusion

- 10.6 The NDP is considered to be compatible with relevant EU obligations.

11 Prescribed Conditions and Prescribed Matters.

Paragraph 2g

*A draft neighbourhood development plan meets the basic conditions if -
(g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.*

- 11.1 There are no other prescribed matters

12 Conclusion

It is considered that the Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 (as amended) have been met by the **Lostwithiel** Neighbourhood Development Plan. It is therefore respectfully suggested to the Examiner that the **Lostwithiel** Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act and should proceed to Referendum.

Appendix 1

Lostwithiel Neighbourhood Plan Confirmation ff Designation



Sarah Arden
Principal Planning Policy Officer
Strategic Policy Team
Cornwall Council
Top Floor - Circuit House
St Clement Street
Truro
Cornwall
TR1 1DT

10 February 2015

Dear Ms Arden

Lostwithiel Town Council – Application under Part 2 (5) (1) of the Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area

Lostwithiel Town Council wishes to give notice that it wishes to make an application under Part 2 (5) (1) of the Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area for the Neighbourhood Development Plan. Lostwithiel Town Council is the relevant body for the purpose of section 61G of the 1990 Town & Country Planning Act as it is the Town Council for the entire area of this application. A map identifying the area to which this application relates being the entire Parish area of Lostwithiel, accompanies this application.

The Town Council considers this area appropriate to be designated as a neighbourhood area for the following reasons: -

The designated Neighbourhood Plan Area is the current boundary and administrative area of Lostwithiel Town Council. Councillors currently represent and serve this area

and the Town Council considers it essential that the plan addresses the needs of the whole Parish.

As the Town Council for Lostwithiel, the Council wishes to facilitate that future developments in the Parish enhance the community taking into consideration the social and local needs of the Parish, current transport infrastructure, economic development and environmental issues.

The Council trusts this advice meets with your requirements and awaits your further advices in due course. Yours sincerely

S Harris

Mrs. S Harris Town clerk

Lostwithiel Town Council, Edgcumbe House, Fore Street, Lostwithiel,
Cornwall PL22 0BL

01208 872323

[uk](http://www.lostwithiel.gov.uk)

clerk@lostwithieltowncouncil.gov

Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX

Email: planning@cornwall.gov.uk

Tel: 0300 1234151



**Application
PA15/00001/NDP**

number:

Applicant:

Miss S Harris

Lostwithiel Town Council

Edgcumbe House

Lostwithiel

Fore Street

PL22 0BL

**Town And Country Planning Act 1990 (As Amended)
The Neighbourhood Planning (General) Regulations 2012**

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 10th February 2015 and accompanying plan(s):

Proposal: The designation of the Parish of Lostwithiel as a Neighbourhood Area

Relevant Body: Lostwithiel Town Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.



Phil Mason

DATED: 1 April 2015

**Head of Planning, Housing and
Regeneration**

REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

The Cornwall Council has considered the proposed Designation of the Neighbourhood Area and finds that:

- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act; and
- No substantive objection has been made to the designation of the area under Regulation 6

It is therefore considered that the Designation of the Neighbourhood Area should be approved.

APPENDIX 2:

Table of Lostwithiel Neighbourhood Plan Policy Links

NDP Policy	NPPF	Emerging Cornwall Local Plan
Environment		
<p>EH1. Solar Energy EH2. Protecting the Heritage BE1. Commercial Facias and Hoardings Policy BE2. Change of Use Policy HH4. Design and Access Criteria</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment. • Promoting Sustainable Transport. • Requiring Good Design. • Meeting the challenge of climate change 	<p>1 Sustainable development 2 Spatial strategy 12 Design 13 Development standards 16 Health and well-being 21 Best use of land and existing buildings 23 Natural Environment 25 Green infrastructure; 26 Flood risk management and coastal change.</p>
Employment		
<p>BE1. Commercial Facias and Hoardings BE2. Change of Use BE3. Home-Based Enterprise</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy; • Ensuring the vitality of town centres; • Conserving and enhancing the natural environment. • Meeting the challenge of climate change • Requiring Good 	<p>1 Sustainable development 2 Spatial strategy 4 Shopping, services and community facilities 5 Jobs and skills 12 Design 21 Best use of land and existing buildings 23 Natural Environment 25 Green infrastructure</p>

	<p>Design.</p> <ul style="list-style-type: none"> • High quality homes • Promoting Sustainable Transport 	
Housing		
<p>HH1. Flood Risk</p> <p>HH2. The Development Boundary and Requirements</p> <p>HH3. Redundant Buildings</p> <p>HH4. Design and Access Requirements</p> <p>HH5. Off-Street Parking Requirements</p> <p>HH6. Housing Density</p>	<ul style="list-style-type: none"> • High quality homes • Ensuring the vitality of town centres; • Conserving and enhancing the natural environment. • Meeting the challenge of climate change • Requiring Good Design. • Promoting Sustainable Transport 	<p>1 Sustainable development</p> <p>2 Spatial strategy</p> <p>3 Role and function of places</p> <p>6 Housing mix</p> <p>8 Affordable housing</p> <p>12 Design</p> <p>13 Development standards</p> <p>16 Health and well-being</p> <p>21 Best use of land and existing buildings</p> <p>23 Natural Environment</p> <p>25 Green infrastructure;</p> <p>26 Flood risk management and coastal change.</p>
Leisure and Culture		

<p>Policy CR1. Community Infrastructure Levy</p> <p>Policy CR2. Community Benefits</p> <p>Policy CR3. Local Green Spaces</p> <p>Policy CR4. Public Open Space</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy; • Ensuring the vitality of town centres; • Conserving and enhancing the natural environment. • Meeting the challenge of climate change 	<p>1 Sustainable development</p> <p>3 Role and function of places</p> <p>12 Design</p> <p>13 Development standards</p> <p>16 Health and well-being</p> <p>23 Natural Environment</p> <p>25 Green infrastructure</p> <p>28 Infrastructure</p>
Transport		
<p>TT1. Car Park Allocation</p> <p>TT2. Railway Land</p> <p>TT3. Footbridge Allocation</p>	<ul style="list-style-type: none"> • Promoting sustainable transport. • Building a strong, competitive economy; • Meeting the challenge of climate change 	<p>1 Sustainable development</p> <p>12 Design</p> <p>13 Development standards</p> <p>16 Health and well-being</p> <p>25 Green infrastructure</p> <p>27 Transport and accessibility</p> <p>28 Infrastructure</p>
Historic Environment		

<p>EH2. Protecting the Heritage</p>	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment • Ensuring the vitality of town centres; • Requiring Good Design. 	<p>1 Sustainable development 12 Design 24 Historic Environment</p>
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Appendix 3 – Summary of Policies of the Cornwall Local Plan (2016)

Policy	Title	Summary
1	Presumption in favour of sustainable development	Sets out the presumption in favour of sustainable development as defined in the NPPF
2	Spatial Strategy	Sets out the principles for development in Cornwall. The priorities being to support the special character and landscapes of Cornwall; creation of resilient communities and improving conditions for business and investment in Cornwall, including economic priorities for named towns.
2a	Key targets	Sets out the minimum housing number requirement as well as targets for employment space and jobs, Gypsy and Traveller provision, student and nursing and specialist accommodation.
3	Role and function of places	Sets out the hierarchy of settlements with growth figures for the main towns and by Community Network area for the rest of Cornwall. Also sets out the principles for development of the Eco-communities and defines infill growth.
4	Shopping, services and community facilities	Sets out the approach the Council will take to the retail hierarchy as well as specific policies for protecting primary shopping areas and rural shops and facilities.
5	Business and tourism	Sets out the approach to the location of and requirements for new employment and tourism space as well as the requirements for releasing employment space if no longer viable.
6	Housing mix	Sets out the requirements for mix of housing types and tenure on schemes of 10 dwellings or more. Sites of 200+ dwellings require additional specialised housing.

7	Housing in the Countryside	Sets out the special circumstances where new housing in the countryside will be allowed.
8	Affordable Housing	Sets the threshold for affordable housing contributions or provision on site, the percentage required for each parish or main town and the split between affordable rented and intermediate housing.
9	Rural Exceptions Sites	Sets out the approach to schemes outside of but adjacent to existing built up areas where they would comprise between 50 and 100% affordable housing.
10	Managing Viability	Sets out the approaches expected to be considered where a site cannot deliver the required proportion of affordable housing on site.
11	Gypsies and Travellers and Travelling Show people	Sets out the criteria that will be applied to assessing sites for permanent and transit pitches for Gypsies and Travellers and Travelling Show people.
12	Design	Sets out the principles that will be applied to all applications in terms of setting design principals and potential impacts on existing individuals and properties.
13	Development Standards	Sets standards for new development in terms of sufficient internal space, open space, layout, parking and accessibility. Developments of more than 10 dwellings should provide 25% accessible homes.
14	Renewable and low carbon energy	Supports energy efficiency and renewable energy proposals (turbines require an allocation in Neighbourhood Plans), setting out the criteria to be applied in relation to impacts on people and the AONB.
15	Safeguarding renewable energy	Safeguards existing facilities and resources for renewable energy.

16	Health and well-being	Sets out the approach to avoiding pollution, managing Air Quality Management Areas, maximising opportunities for physical activity and encouraging open space provision.
17	Minerals – general principles	Sets out the principles applied to mineral development proposals.
18	Minerals safeguarding	Safeguards minerals resources, reserves and mineral related development from sterilisation and inappropriate development.
19	Strategic Waste management principles	Sets out the criteria applied to new waste facilities including extensions to existing sites and protection of existing facilities.
20	Managing the provision of waste management facilities	Sets out the approach to new or improved facilities for waste management, including energy recovery facilities.
21	Best use of land and existing buildings	Sets out support for reusing brownfield and poorer quality land, reusing buildings and increasing building densities.
22	European protected sites – mitigation of recreational impacts from development	A requirement for funding, mitigation or management applied to sites for development within defined distances (zones of influence) from European designated sites
23	Natural environment	Sets out the approach to be applied to local, national and internationally designated landscapes, biodiversity, geodiversity and habitats.
24	Historic environment	Sets out the criteria and principles to be applied to designated and non-designated heritage assets including Listed Buildings, Scheduled Ancient Monuments and Conservation Areas
25	Green Infrastructure	Sets out the objective to protect and improve green infrastructure, including buffering natural spaces, improving access and managing green spaces and assets

26	Flood risk management and coastal change	Sets the criteria to be applied to development to increase flood resilience, reduce flood risk and safeguarding land where it is functional flood storage.
27	Transport and accessibility	Sets the objectives to reduce the need to travel through location of development, improving public transport and encouraging active travel modes (walking and cycling).
28	Infrastructure	Seeks to ensure that contributions are taken from development to provide necessary social, economic and green infrastructure for Cornwall.

Appendix 4 - Cornwall Council Statement on the need for Strategic Environmental Assessment and Habitat Regulation Assessment of the Lostwithiel Neighbourhood Plan

This will be supplied by Cornwall Council