

# **Cornwall Council Local Development Framework**

## **Local Development Scheme January 2010**

## Foreword

I am very pleased to introduce this, the first, Local Development Scheme for the new Cornwall Council. The planning system has, at its heart, the principle that decisions will be based on published and tested plans that seek the best use of land and to best manage change. We urgently want to set out in our plans what our vision and objectives of the new Council are.

On 1 April 2009 Cornwall Council formally replaced Cornwall County Council and the 6 districts of Penwith, Kerrier, Carrick, Restormel, North Cornwall and Caradon. This Local Development Scheme has been approved by the Cabinet for submission to the Government Office for the South West.

The purpose of this document is to publish a three year work programme identifying which plans we are going to prepare, broadly what and where they will cover and when. These will form the bedrock for the collection of planning documents that will make up the Local Development Framework for Cornwall.

Our main priority will be;

- Establish a Core Strategy covering all of Cornwall. It is intended to provide a clear framework to manage change and ensuring anywhere facing significant growth has a clear policy structure.

The other plans we propose will build on the work that the former District and County Councils undertook. In this first wave of documents there will be plans to provide further detail for;

- Truro;
- Camborne-Pool-Illogan-Redruth;
- Housing (incl affordable housing);
- Travelling Communities;
- Minerals

Other important detailed advice and plans will be brought on stream in due course.

None of this is easy. Good management of the process, communication and engagement is vital to its success. We are committed to this and managing development and change in Cornwall.

Graeme Hicks CC

Cabinet Member for Highways, Transportation & Planning

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## Planning 'Jargon Buster'

Some of the terms used throughout this document may be unfamiliar. Here is a selection of the main ones with some explanation. Terms in *italics* have a separate entry of their own and can be cross-referenced. A comprehensive glossary of technical terms used in spatial planning has been prepared by South West Planning Aid and can be found at [www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)

**Annual Monitoring Report (AMR)** – A report on how the Council is performing in terms of the *Local Development Framework*. It includes a review of the *Local Development Scheme's* timetable and monitors the success of *development plan document* policies.

**Area Action Plans (AAP)** – A *Development Plan Document* produced to provide a planning and delivery framework for areas of significant change or conservation.

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

**Development Plan** – The *Development Plan* consists of the *Regional Spatial Strategy* and the *Development Plan Documents* contained within its Local Development Framework.

**Development Plan Document (DPD)** – a document setting out a council's planning policies and proposals. They are subject to community and stakeholder involvement and independent examination. Together with the *Regional Spatial Strategy* they form *the Development Plan*.

**Evidence Base Documents** – These are documents usually produced during the early stages of Development Plan Document production and provide the evidence on various subjects from which the main issues can be identified. They also provide the evidence to justify the strategy, policies and proposals in a *Development Plan*. A robust evidence base is essential for a sound *LDF*.

**Government Office for the South West (GOSW)** – The government's regional office. The first point of contact for submitting documents to the Secretary of State.

**Local Development Document (LDD)** – Any document within the *Local Development Framework*. They comprise development plan documents, *supplementary planning documents* and the *Statement of Community Involvement*.

**Local Development Framework (LDF)** – This is the term given to the portfolio of *local development documents* that together provide a local planning authorities land use and spatial policies for the area.

**Local Development Scheme (LDS)** – The three year plan identifying the *Development Plan Documents* to be produced and the timetable for their production.

**Planning Inspectorate (PINS)** – The government agency responsible for scheduling independent examinations of *Development Plan Documents*. The planning inspectors who hold independent examinations are employed by PINS.

**Planning Policy Statements (PPS)** – A series of documents setting out the governments national land use planning policy. The latest national planning policy guidance can be viewed on the following website: [www.communities.gov.uk](http://www.communities.gov.uk)

**Proposals Map** – The adopted proposals map illustrates policies and proposals contained within each *Development Plan Document*. It must be updated as each *DPD* is produced.

**Regional Spatial Strategy (RSS)** – It sets out how much development there is going to be in a region as a whole, where in general terms it will be located around the region, together with various principles guiding its quality. It is part of the *Development Plan*. It sets the framework within which each Council's *Local Development Framework* is prepared and has to follow.

**Saved Policies and Plans** - Existing *development plans* prepared prior to the commencement of the *Local Development Framework* system in 2004 were saved for a period of 3 years. Certain policies have been saved beyond this period and will remain saved until replaced by a new *Development Plan Document*.

**Statement of Community Involvement (SCI)** – This sets out how a local planning authority will involve the public at each stage of the plan making process and when assessing major planning applications. This is not a development plan document.

**Strategic Environmental Assessment (SEA)** – An assessment of the impact of plans and programmes on the environment as required by European legislation. These requirements are incorporated into the *Sustainability Appraisal (SA)*

**Supplementary Planning Documents (SPD)** – These are documents that are produced to provide more detailed advice and guidance to supplement policies and proposals contained in an adopted *Development Plan Document*. Procedures for their preparation are formalised within central government regulations

**Supplementary Planning Guidance (SPG)** – This is guidance similar to that contained in *Supplementary Planning Documents* but prepared prior to the introduction of *Local Development Frameworks* and for which there were no formal procedures for preparation. These will be replaced by *Supplementary Planning Documents*.

**Sustainability Appraisal (SA)** – This is an assessment of the impacts that the policies and proposals of a Local Development Document may have upon social, economic and environmental objectives. This includes any assessment that is required as part of a *Strategic Environmental Assessment (SEA)*.

# Cornwall Local Development Scheme

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## Section 1: Introduction

- 1.1 The Government, through the Planning & Compulsory Purchase Act 2004, introduced major changes to the development plan system, which provides the framework for making planning decisions. These changes include the replacement of Local Plans with a system of Local Development Documents (LDD) that collectively form a portfolio of documents called a Local Development Framework (LDF).

### *What is a Local Development Framework?*

- 1.2 The LDF consists of a number of different documents which include the following:
- **Development Plan Documents (DPDs):** These documents set out the Council's planning policies and proposals, which are subject to community involvement, consultation and independent examination. DPDs along with the Regional Spatial Strategy for the South West (RSS) form the statutory development plan for Cornwall and are the starting point for the determination of planning applications. Key DPDs include the Core Strategy & Area Action Plans.
  - **Supplementary Planning Documents (SPDs):** These documents provide additional advice and information relating to a specific policy or proposal in a DPD. Although not forming part of the development plan or being subject to independent examination they will be subject to rigorous procedures of community involvement.
  - **Statement of Community Involvement (SCI):** This is a document which sets out how the Council will consult and involve the community in the preparation, alteration and continuing review of all LDF documents and significant planning application decisions. The SCI is not a development plan document.
- 1.3 More details of the LDF system can be found on the Department for Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk)

### *Purpose of the Cornwall Local Development Scheme*

- 1.4 This document is the first Local Development Scheme (LDS) for Cornwall Council. The main purpose of the LDS is to provide the starting point for the local community and stakeholders to find out what documents the Council intends to produce as part of the Cornwall LDF over a three year period. It gives; a brief description of each document; the timetable for their production; key milestones; and how it will be monitored.
- 1.5 It will also be used to measure the new Council's plan making performance and respective award through the Housing and Planning Delivery Grant<sup>1</sup>.
- 1.6 The LDS will replace the following published documents:

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<sup>1</sup> H&PDG Government grant funding awarded against agreed performance measures.

- Penwith Local Development Scheme (October 2007);
- Kerrier Local Development Scheme (February 2008);
- Carrick Local Development Scheme (March 2007);
- Restormel Local Development Scheme (September 2005);
- North Cornwall Local Development Scheme (June 2007);
- Caradon Local Development Scheme (June 2007);
- Cornwall Minerals and Waste Local Development Scheme (March 2008)

1.7 The main priority will be to prepare a Cornwall Core Strategy, in addition the LDS carries forward the programme for the preparation of the Camborne-Poole-Illogan-Redruth Area Action Plan (CPIRAAP); the Truro and Threemilestone Area Action Plan (TTAAP); and the Cornwall Minerals DPD. The LDS also includes the intention to prepare a Travelling Communities DPD and Affordable Housing DPD. Finally a Statement of Community Involvement will be produced to replace those that had been adopted by the former County Council and Districts.

1.8 The LDS has been subject to detailed discussions with the Government's regional office to ensure that it is realistic and deliverable. Following confirmation from the Secretary of State that there was no intention to direct any changes to the submitted LDS, the scheme came into effect on 26<sup>th</sup> January 2010.

## Section 2: Existing & New Planning Policy Documents

### *Existing Development Plan Documents*

2.1 The new LDF will provide the planning policy framework for Cornwall. However before then, Cornwall Council has inherited a number of existing development plans and guidance. Policies within these documents that have been saved under the Act<sup>2</sup> will remain in force and will continue to provide the basis for planning decisions until replaced by subsequent DPDs or the RSS in the case of the Cornwall Structure Plan. The table below lists these documents together with additional information. A full list of the 'saved' policies is provided at Appendix 1.

**Table 1: Existing Development Plan Documents containing 'Saved' Policies**

Document	Area Covered	Dates	Status
Cornwall	Cornwall	2001 -	This document was adopted in

<sup>2</sup> Planning & Compulsory Purchase Act, 2004.



Structure Plan		2016	October 2004. In September 2007 all the policies were 'saved'. They will remain in place until replaced by policies in the new South West Regional Spatial Strategy (RSS) which is expected to be published in its final form by the Secretary of State during 2009 and the Cornwall Core Strategy.
Caradon District Local Plan	Former Caradon District	2007-2016	The first alteration to the Local Plan was adopted in August 2007. This contained both new policies and relevant policies from the previous Local Plan which was adopted in 1999. The 2004 Act allows the 'new' policies to be saved for 3 years from adoption (i.e. August 2010). If required, an application will be made to the Secretary of State to allow these policies to continue ('saved') beyond that date. In September 2007, most of the policies from the earlier Local Plan were 'saved'. These policies will remain in place until replaced by policies in new DPDs, particularly the Cornwall Core Strategy.
Carrick District Local Plan	Former Carrick District	1998-2001	This document was adopted in April 1998. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in new DPDs, particularly the Cornwall Core Strategy & the Truro & Threemilestone Area Action Plan.
Carrick Balancing Housing Markets DPD	Former Carrick District		This document was adopted in February 2008. These policies will remain in place until replaced by policies in new DPDs, particularly the Affordable Housing DPD and the Cornwall Core Strategy.
North Cornwall District Local Plan	Former North Cornwall District	1999-2006	This document was adopted in April 1999. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in new DPDs, particularly the Cornwall Core Strategy.

Penwith District Local Plan	Former Penwith District	2004-2011	This document was adopted in February 2004. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in new DPDs, particularly the Cornwall Core Strategy.
Restormel Borough Local Plan	Former Restormel Borough	2001-2011	This document was adopted in October 2001. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in new DPDs, particularly the Cornwall Core Strategy.
Cornwall Minerals Local Plan	Cornwall	1997 - 2011	This document was adopted in July 1997. In September 2007, all the policies were 'saved' with the exception of the following: E1, E2, E6 & E7. The saved policies will remain in place until replaced by policies in new DPDs and particularly the Cornwall Core Strategy.
Cornwall Waste Local Plan	Cornwall	2002 - 2012	This document was adopted in 2002. In September 2007, all the policies were 'saved' with the exception of the following: S1, L1, E1 & E2. The saved policies will remain in place until replaced by policies in new DPDs and particularly the Cornwall Core Strategy.

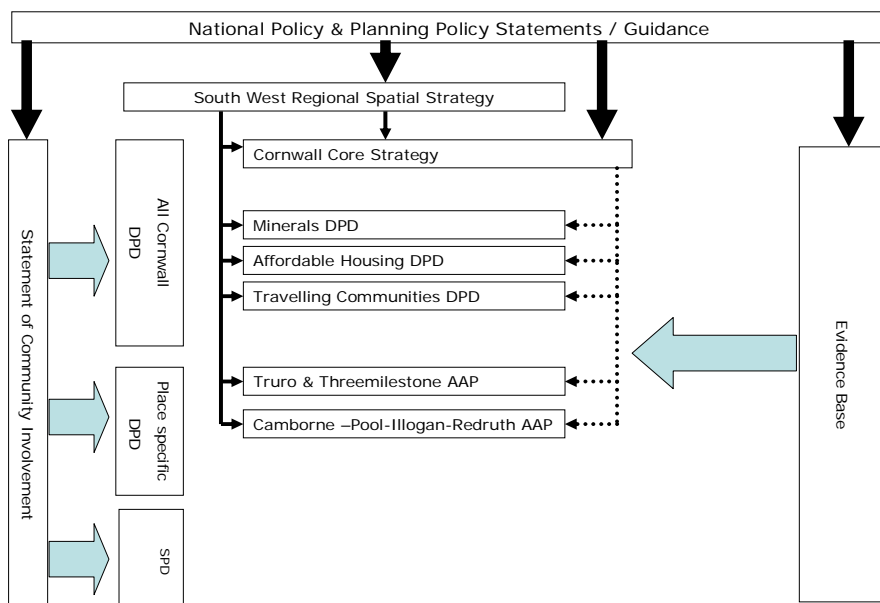
- 2.2 There are also a considerable number of Supplementary Planning Documents (SPDs) that support 'saved' policies within the documents listed above that will continue to be in place. Many were prepared before the 2004 Act and are referred to as Supplementary Planning Guidance (SPG).

### ***New Local Development Documents***

- 2.3 A schedule of the proposed new Local Development Documents (LDDs) to be prepared by Cornwall Council in the period to 2012 is set out in Table 2 and the diagram below shows the relationship between the different documents and conformity requirements. A summary of the overall programme for each LDD is shown in Table 3. The DPDs proposed in advance of the Core Strategy are supported by the policy framework provided by the emerging South West Regional Spatial Strategy. It is recognised that, in addition to the LDF documents, it is crucial that plans and policies should be closely aligned with

other corporate strategies, notably the Sustainable Community Strategy. The importance of a shared vision and set of objectives requires close collaboration.

**Diagram 1 Cornwall LDF Document Conformity Relationships**



2.4 Appendix 2 contains a more detailed profile for each document which sets out their role, geographical coverage, status, chain of conformity, timetable and brief details of production and preparation.

**Table 2: Schedule of Proposed Local Development Documents**

Document Title	Status	Brief Description	Chain of Conformity	Key Milestones		
				Publication	Submission to SOS	Adoption
Cornwall Core Strategy	DPD	Sets out the spatial vision, objectives and strategy for the spatial development of Cornwall and strategic policies and proposals to deliver the vision; including strategic site allocations for the period to 2026.	National Policy & South West Regional Spatial Strategy	June 2011	September 2011	March 2012
Truro & Threemilestone Area Action Plan	DPD	Sets out detailed proposals & policies to accommodate the growth for Truro and surroundings. It will establish a programme for the delivery of this growth up to 2026.	South West Regional Spatial Strategy	September 2010	December 2010	August 2011
Camborne-Pool-Illogan-Redruth Area Action Plan	DPD	Sets out detailed proposals & policies to accommodate the growth for the towns and their surroundings. It will establish a programme for the delivery of this growth up to 2026.	South West Regional Spatial Strategy	September 2010	December 2010	August 2011
Cornwall Minerals DPD	DPD	Sets out non-strategic policy and site allocations including those for safeguarding	National policy and South West Regional Spatial Strategy	June 2012	September 2012	March 2013
Travelling Communities	DPD	Sets out a strategy, policy framework & site allocations to meet the pitch requirements for Gypsies & Travellers in Cornwall.	National Policy, South West Regional Spatial Strategy, Cornwall Core Strategy	December 2010	March 2011	September 2011
Affordable Housing	DPD	Provides policy guidance on the delivery of affordable housing for Cornwall.	National Policy, South West Regional Spatial Strategy	September 2010	November 2010	April 2011

**Table 3: Overall Programme for the Production of the Cornwall Local Development Documents**

	2	0	0	9												2	0	1	0							2	0	1	1		2	0	1	2							
Proposed Documents	May	June	July - November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October			
Core Strategy & Proposals Map <sup>3</sup> (including minerals and waste core policies)	■																		◆					*				▲		◆											
Truro AAP												◆			*				▲						◆																
CPIR AAP												◆			*			▲							◆																
Minerals DPD																																			◆				*		
Travelling Communities DPD	■															◆		*					▲		◆																
Affordable Housing DPD*	■											◆	*		▲				◆																						

**Key**  
Evidence Gathering/Consultation   
Examination / Adoption

\* Initial adoption as SPD

**Key Milestones:**  
Consult on scope of SA   
Publication of DPD   
Submission to SoS   
Examination   
Adoption

<sup>3</sup> A Proposals map will be prepared and reviewed as each DPD is adopted.

## ***Monitoring & Review***

- 2.5 How well the Council has performed against the timetable set out in the LDS will be published in the Annual Monitoring Report (AMR). This will identify any changes needed to maintain an up to date Local Development Framework and will determine the need to review the LDS. The AMR which forms part of the LDF, will be published at the end of every calendar year. The first AMR for Cornwall Council is expected to be published in December 2009.
- 2.6 Due to the unusual and uncertain environment created by the transition to the new Council, it likely to be necessary to undertake an early review of the LDS in light of clarification of resources. It is anticipated that this would allow for a realignment of resources and review of timetable without penalty.

## ***Future Local Development Documents***

- 2.7 The Council's overall priority is to focus on the delivery of the Cornwall Core Strategy as soon as is reasonably possible. However, it will be important to produce additional LDDs once capacity and resources become available to deal with specific topics and areas. Given that any subsequent DPDs and SPDs must conform to the Cornwall Core Strategy, the Core Strategy needs to be far enough advanced so that any future documents can be prepared in accordance with it.
- 2.8 Any new DPDs will also need to meet the criteria in Government policy as set out in PPS12 and reflect the priorities of the new Cornwall Council. However, the likely subjects of future LDDs include:
- Addressing the needs of Cornwall's key towns not already included in AAPs: Bodmin, Launceston, Liskeard, Newquay, Penzance, St. Austell, Hayle etc.
  - Infrastructure provision
  - Development design
  - Non-strategic policy/provision for waste management facilities
- 2.9 In addition, the Council will produce a range of good practice and general guidance notes to assist the planning process.

## Section 3: Supporting Statement

3.1 Local planning authorities are urged by the Government to ensure that effective programme management techniques are used in the delivery of the LDF and producing the supporting evidence base. This section of the LDS explains the arrangements being made to ensure delivery of the programme set out earlier. It is divided into the following sub-sections:

- Development of a sound and robust evidence base
- Community and stakeholder engagement
- Staffing & financial resources
- Risk assessment

### ***Development of a sound & robust evidence base***

3.2 All Local Development Documents must be based on a sound and robust evidence base. In terms of Development Plan Documents, this is a key element of the test of soundness which will be central to their examination by an independent inspector. The Planning Advisory Service has developed an evidence base toolkit to assist councils during plan preparation. This toolkit has been used to review the evidence base that has been prepared by the former District / Borough Councils and has informed additional work that needs to be undertaken to improve the evidence base further. The evidence base supporting the Truro & Threemilestone AAP, Camborne-Pool-Illogan-Redruth AAP, Minerals DPD is reasonably comprehensive. However there is still a considerable amount of work to be done in developing the evidence base further particularly for the Cornwall Core Strategy.

3.3 The table below summarises the major elements of the technical evidence base required to prepare a robust Core Strategy.

Table 4: Evidence base and other key documents

<b>Evidence Required</b>	<b>Action</b>
Strategic Housing Land Availability Assessment (SHLAA)	Complete a SHLAA for Cornwall identifying the existing potential to meet identified housing targets and to assess their suitability and deliverability over the next 5, 10 and 15 year periods.
Strategic Housing Market Assessment (SHMA)	SHMA reports have been produced for the 3 Housing Market Areas that influence Cornwall (Northern Peninsula, Plymouth and West Cornwall). Work will be undertaken to review the results of these 3 studies and draw out appropriate findings for Core Strategy purposes.
Gypsy & Travelling Accommodation Assessment	The Cornwall Gypsy & Travellers Accommodation Assessment was completed in October 2006. This will be supplemented by an 'interim review' to ensure that the DPD is based on the most up-to-date information.

Employment Land Review	To establish the supply of employment land and assess its appropriateness in ensuring sufficient land is available of sufficient quality and in the right locations to ensure identified economic objectives can be met.
Retail Assessment Review	To establish the strategy for the distribution of retail development across Cornwall, for maintaining and enhancing town centres and to identify the capacity required to meet forecast needs.
Strategic Flood Risk Assessment (SFRA)	Complete a level 1 for Cornwall. To assess the potential impact of proposed development across the County and where appropriate undertake level 2 assessments where development may pose a potential risk to flooding.
Functionality of settlements	To examine the role and function of settlements and identify a settlement pattern that accords with RSS A, B and C settlement hierarchy. This work will also help to inform the scale and nature of area based work within the Core Strategy.
Transport Assessment	Transport appraisal of relative sustainability for broad locations of growth in terms of accessibility to services, public transport provision & network capacity.
Traffic Modelling	Traffic modelling work for key towns across the county to examine potential growth options.
Infrastructure Assessment	Determine specific infrastructure requirements (i.e. transport, utilities, health, education, cultural & community) to support overall requirements of growth and strategic sites.
Waste needs assessment	The needs assessment will determine the level of provision likely to be required for waste management facilities
Minerals needs assessment	The needs assessment will address the level of provision likely to be required for key minerals
Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)	The SA will appraise the impact of policies and proposals within Local Development Documents upon social, economic and environmental objectives. The SA will incorporate the requirements of undertaking a Strategic Environmental Assessment.
Habitats Regulations Assessment	To assess emerging the potential impact of policies and strategic site options upon the integrity of Special Areas of Conservation and Special Protection Areas.

- 3.4 Each Local Development Document identified in Appendix 2, sets out details of the key documents that are expected to contribute to the evidence base.
- 3.5 The views of the local community and other stakeholders will also be an important part of the evidence base. This is discussed further below.



## ***Community & Stakeholder Engagement***

- 3.6 Following the creation of Cornwall Council there will be a need to prepare a Statement of Community Involvement for the new authority. In the interim it would not be practical to undertake community and stakeholder engagement in accordance with the 7 SCI's prepared by the former County and District Councils.
- 3.7 A priority will be to prepare a Cornwall SCI, however in the meantime, early engagement for the Core Strategy will be undertaken through the establishment of a partnership delivery group consisting of key delivery partners including the Environment Agency, Utilities providers, Natural England Primary Care Trust, CABE, Highways Agency, Regional Development Agency. Additional partnership groups may be set up to cover certain key areas such as the Economy and Housing.
- 3.8 Effective engagement with the local community will also be key from the outset. This is particularly relevant given the size of Cornwall. It is anticipated that this will need to be undertaken on a community network basis and in association with the Council's new localism service and Community Strategy team.
- 3.9 A third element of effective engagement will be the need to make arrangements for effective engagement with our internal partners in the new organisation. It is proposed to establish a management board comprising key elected members and officers from across the organisation to ensure the delivery of the corporate objectives and to integrate the LDF across the authority.

## ***Staffing & Financial Resources***

### **Staff Resources**

- 3.10 The Planning & Regeneration Service of the new Council is responsible for the preparation of the LDF. The Head of Service was appointed in November 2008 who reports to the Director for Environment, Planning & Economy. The Assistant Heads of Service were appointed in March 2009, and the full structure of the service was established mid 2009.
- 3.11 The structure includes the following teams:
- **Natural Resources** ~ which will focus on the delivery of core strategy policy for natural resources including minerals, waste and renewable energy, and a separate DPD covering non-strategic policy for minerals.
  - **Strategic Developments & Policy** ~ will initially focus on the Core Strategy, Travelling Communities DPD & Affordable Housing DPD as well coordinate the monitoring of the LDF & developing the evidence base.

- **Delivery Area** (x3) ~ will lead on the preparation of the Truro & Threemilestone AAP & Camborne-Pool-Illogan-Redruth AAP, support the preparation of the Core Strategy & monitor the LDF.

- 3.12 An experienced Project Manager will also be appointed to support the development of detailed project plans and will play a key role in ensuring the delivery of the LDS, particularly the Cornwall Core Strategy.
- 3.13 Consultants will also be employed to supplement existing resources where studies are of a specialist nature and/or where there are benefits in terms of timing to outsource the work.

### **Financial Resources**

- 3.14 Work on the preparation of the LDF up to the 1<sup>st</sup> April 2009 was met from existing District & County Council budgets. After this date, the costs will be met from within the Planning & Regeneration Service's budget recognising the priority and importance of the Local Development framework for the authority. , Recognising the time taken to produce such documents the Local development framework has a fund which runs across financial years to support the development of the local development scheme projects.
- 3.15 Any opportunities to secure external funding and support in kind have and will be exploited where they arise for example by working with projects being developed as part of the strategic investment frameworks as part of the convergence programme.. The LDF will also be eligible to receive funds from the Government's Housing and Planning Delivery Grant allocation.
- 3.16 Partnership working across the new Council will be essential to the success of the LDF due to the cross-cutting nature and relationship with other plans and strategies. Key internal partners such as Housing, Transport, Economic Development, Education etc will be used to develop the evidence base and contribute to policy formulation. It may also involve shared financial resources to produce studies that are required for both services.

### ***Risk Assessment***

3.17 The development of an LDF on this scale is unprecedented. This presents a number of risks that are best addressed by robust project planning. The resources available for this task, in particular, are not fully defined. Table below sets out the key risks and proposed mitigation measures that may need to be implemented in order to ensure that sound DPDs are prepared in a timely manner.

Table 5 – Key risks and mitigation.

<b>Issue</b>	<b>Risk/ Implications</b>	<b>Mitigation</b>
Timescales	The scale and uncertainty of the content, of a single Core Strategy presents potential risks to its deliverability.	Secondment of dedicated management team. Robust scoping. Prioritised in LDS. Close dialogue with GOSW & PINs. Sound project planning.
Available Resources & skills	Local Government Reorgansiation process potential staffing implications. Shared resources and potential loss of staff in interim period.	Corporate commitment of Cornwall Council to resourcing. Transparent engagement of staff in process.
Evidence base	Inadequate/ incomplete evidence at Cornwall level risk to soundness.  Financial risk to evidence gathering.	Early and thorough assessment of available evidence and need. Prioritise further work.  Corporate commitment of Cornwall Council to resourcing.
PINs/GOSW / legislation engagement	Abortive or inappropriate progress due to change in guidance/ legislation, advice from PINs/GOSW.	Early and consistent engagement with PINs through GOSW.
Corporate engagement	Securing corporate engagement and buy in of services across Cornwall Council  Failure to effectively engage with the Review of the Community Strategy.	Delivery of Joint Implementation Team & Implementation Executive commitments.  Prioritise alignment with imminent review of the Community Strategy.
political change	Potential changes in political support for all or elements of the local development framework .	LDF Member panel established to oversee steer the development of the local development framework.
Early preparation of AAPs	Vulnerable AAP preparation in advance of Core Strategy & dependence on SOS Proposed Changes to the RSS.	Close Member/officer working arrangements i.e. LDF Member Group and area based member groups to be established..

Tests of soundness	Risk of being found unsound and the potential resultant major delay to the implementation of the policies and proposals within a particular Development Plan Document	Continuous soundness self assessment. Consultation with the Planning Inspectorate and Government Office for the South West before and during publication of a Development Plan Document.
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## Appendix 1: Saved Development Plan Policies

The following table sets out the existing local development plan policies for Cornwall. These policies are 'saved' and will be used for the determination of planning applications until they are replaced by new policies in the relevant Development Plan Document. All 'saved' development plan policies, guidance and other material considerations, are listed on the Council's website: [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### *Existing Adopted 'Saved' Development Plan Policies*

#### **Cornwall Structure Plan (Adopted October 2004)**

<b>Policy 1:</b>	Principles For Sustainable Development
<b>Policy 2:</b>	Character Areas, Design And Environmental Protection
<b>Policy 3:</b>	Use Of Resources
<b>Policy 4:</b>	Maritime Resources
<b>Policy 5:</b>	Minerals
<b>Policy 6:</b>	Waste Management
<b>Policy 7:</b>	Renewable Energy Resources
<b>Policy 8:</b>	Housing
<b>Policy 9:</b>	Mix And Affordability Of Housing
<b>Policy 10:</b>	Location Of Housing Development
<b>Policy 11:</b>	The Urban And Rural Economy

<b>Policy 12:</b>	Sites And Premises For Employment
<b>Policy 13:</b>	Tourism And Recreation
<b>Policy 14:</b>	Town Centres And Retailing
<b>Policy 15:</b>	Implementation, Monitoring And Review
<b>Policy 16:</b>	Overall Distribution Of Development
<b>Policy 17:</b>	Camborne-Pool-Redruth
<b>Policy 18:</b>	Falmouth-Penryn
<b>Policy 19:</b>	Newquay
<b>Policy 20:</b>	St.Austell
<b>Policy 21:</b>	Penzance
<b>Policy 22:</b>	Bodmin
<b>Policy 23:</b>	Truro
<b>Policy 24:</b>	South East Cornwall (Saltash And Torpoint)
<b>Policy 25:</b>	Other Main Towns & Local Centres
<b>Policy 26:</b>	Rural Areas
<b>Policy 27:</b>	Transport Strategy (And Proposals)
<b>Policy 28:</b>	Accessibility

### **Cornwall Minerals Local Plan (Adopted March 1998)**

<b>Policy No.</b>	<b>Name</b>
S1	Mineral Consultation Areas
E 3	Landscape
E 4	Historic Environment
E 5	Historic Environment
E 8	Biodiversity & Nature Conservation
E 9	Biodiversity & Conservation
E 10	Biodiversity & Nature Conservation
E 11	Agricultural Land
C 1	Operation Practice
C 2	Phasing of Operations
C 3	The Water Environment
C 4	Air Pollution
C 5	Noise
C 6	Road Haulage
C 7	Buffer Zones
C 8	Landscaping

C 9	Ancillary Development
C 10	Mineral Waste
C 11	Port Facilities
C 12	Port Facilities for Mineral Transfer and Processing
C 13	Mineral Exploration
CC 1	Area believe to contain China Clay
CC 2	Disposal of China Clay Waste & Backfilling
CC 3	Areas of Special Conservation
CC4	Plant & Ancillary Development
CC5	Protection of Settlements
CC6	Safeguarding Existing Routes
CC7	Major Transport Improvements

### **Cornwall Waste Local Plan (Adopted 2002)**

<b>Policy No.</b>	<b>Name</b>
L2	Materials Recycling Facilities
L3	Additional Civic Amenity Sites
L4	Additional Recycling Sites
L5	Composting Sites
L6	Energy from Waste Plant
L6a	Landscape
L6b	Design
L7	Waste Transfer Stations
L8	Landfill/Landraising Sites
L9	Re-Use of Materials
L10	Recycling for Construction and Demolition Waste
L11	Waste Water Treatment Facilities
L12	Sewage Sludge
E3	National Nature Reserves/SSSI
E4	Other Nationally Important Sites
E5	AONB/Heritage Coast
E6	Countywide Important Sites
E7	Agricultural Land
E8	Open and Undesignated Countryside
E9	Surface and Ground Water
E10	Flooding

E11	Air Quality
C1	Waste Management Facilities

### Caradon District Local Plan (Adopted August 2007)

Policy No.	Name
EM1	Retention of employment premises
EM2	Employment development in towns
EM3	Village Workshops
EM5	Workshops in the countryside
EM6	Rural business development
EM7	Conversion for workshops
EM8	Conversion of listed buildings
EM9	Fishing and maritime industries
EM10	Waterside business locations
EM11	Workplace Crèche facilities
EM12	Working from Home
T1	Public transport
T2	Traffic management
T3	Car parking
T4	Pedestrian environments
T5	Road route safeguarding
T6	Highway landscaping
CL1	Protection of valued sites
CL2	Farm diversification
CL3	Intensive agricultural development
CL5	Agricultural land
CL6	Development within AONBs
CL7	Development near AONBs
CL8	Landscapes of County importance
CL9	Development within AGLVs
CL10	The Coastal Zone
CL11	Heritage Coasts
CL12	Development affecting SSSIs
CL13	Nature conservation sites
CL14	Conservation of landscape features
CL15	Coastal development

CL16	Protected species
CL17	Trees and woodlands
CL18	Areas of Great Historic Value
CL19	Nationally important archaeology
CL20	Locally important archaeology
CL21	Historic parks and gardens
CL22	Historic battlefields
EV1	Historic Settlements
EV2	Conservation Areas
EV3	Redevelopment in Conservation Areas
EV4	Signs in Conservation Areas
EV5	Shop fronts in Conservation Areas
EV6	Open Areas of Local Significance
EV7	Landscaping in new development
EV8	Extensions to employment premises
EV9	House extensions
EV10	Traffic noise
EV11	Highways
EV12	Advanced directional signing
EV13	Car parking
EV14	Shop fronts and advertisements
EV15	Amusement centres
EV16	Open space and play areas
TM1	Tourist attractions
TM2	Static holiday caravan sites
TM3	Touring caravans and tent sites
TM4	Chalets and holiday flats
TM5	Conversion for holiday lets
TM6	Listed buildings and holiday lets
TM7	Holiday lets in working farmyards
TM8	Holiday occupancy conditions
TM9	Hotels and hotel conversions
R1	General leisure provision
R3	Indoor leisure facilities
R4	Village recreational buildings
R5	Village playing fields
R6	South-West coast path



R7	Public art
R8	Golf course development
R9	Pleasure craft moorings
CO1	Developer contributions
CO2	Protection of community facilities
CO3	Play groups and nursery schools
CO4	Village shops
CO6	Historic buildings and Telecomms
PU1	Waste water management
PU2	Surface water protection
PU3	Contaminated ground
PU4	Groundwater protection
PU5	Availability of water resources
HAZ1	Coastal erosion
HAZ2	Hazardous installations
HAZ3	Development near hazards
HAZ4	Development near pollution sources
HAZ5	Contaminated and unstable land
REN1	Renewable energy
REN2	Wind farms
REN3	Hydro electricity
LISK5	Bay Tree Hill improvements
LISK7	Educational reserve
SA4	Highway reservation
LO1	Polean / Millpool area
LO6	Hotel redevelopment
LO9	Enlargement of buildings in C.A.
LO10	Buildings on steep slopes in C.A.
LO11	Car parking on steep slopes
P1	Village workshops
P4	Buildings on steep slopes in C.A.
P5	Traffic management
W1	Whitsand Bay chalets
CA1	Moss side Industrial Estate
CA3	Protection of Land
CA4	Educational Reservation
CA5	Community Reservation

## Carrick District Wide Local Plan (Adopted April 1998)

Policy No.	Name
3A	Protection of Countryside
3D	Character and Setting of Settlements
3F	Trees and hedgerows
3H	Regionally and locally important nature conservation sites
3HH	Wildlife Corridors
3J	Local Habitats
4D	Setting of Listed Buildings
4F	Character of Conservation Area
4O	Development in AONB
4Q	Shopfronts within AONB/CA
4R	Adverts in ASC, AONB, CA and LB
4S	Protection of Archaeology
4T	Retention of archaeological remains
4U	Interpretation of archaeology
4W	Retention of the leats system
4X	Historic gardens
4XA	Historic gardens (unlisted)
5C	Park and Ride at Falmouth
5D	Additional shoppers car park at Falmouth
5H	Pedestrian priority in Falmouth
5A	Major Highway Schemes
5E	Car Parking provision over and above operational requirements
5K	Impact on 'opes' in Falmouth
5LC	Proposals adversely affecting railway activities
5M	Perranporth and Tregavethan
5G	Safeguarding rural car parks
5A	Development prejudicing disused railway lines or stations
5N	Facilities for travelling public
6A	Housing provision in Truro villages
6B	Housing Provision in Truro
6BB	Small scale residential development
6C	Housing provision in Falmouth and Penryn
6CB	Housing provision

6D	Housing Provision in the North Coast
6E	Housing Provision in Roseland sub area
6G	Conversion of rural buildings
6H	Affordable housing on exceptional sites
6I	Affordable Housing
6J	Replacement dwellings
6N	Gypsy site provision
6P	Granny Annexes
7A	Central Shopping areas
7B	Falmouth Town centre redevelopment sites
7D	Redevelopment sites, Truro
7E	Prime Retail frontage
7G	Sequential Test – Food Stores
7H	Sequential Test – Retail Warehouses
8A	Industrial Land Provision
8D	Older Industrial and Commercial Areas
8E	Penryn Inner Harbour
8EE	Waterside Industrial Uses
8F	Port Related Development
8G	Port of Truro
8I	Existing Industry
8J	Offices in Truro
8K	Offices in Truro
9A	Re-Use of rural buildings
9D	Development for Horses
9E	Rural Workshops
9F	Garden Centres
9G	Advanced signage
10A	Land allocated for formal open space
10B	Open space and childrens play space in new development
10C	Informal open space
10F	Walkway at Swan Valley
10K	Allotments
10L	Marina Development in Falmouth/Penryn
10P	Redevelop site at hendra for recreational/community use
10W	Leisure development adjacent ships and castles, Falmouth
10J	Disused railway line between Chacewater and Newquay
10R	Water based recreation in the Truro River basin

10S	Public access along Truro River Basin
10T	Additional moorings in Truro River Basin
10U	New Amusement Centres
10V	New Golf Centres
11B	Development of hotels and guest houses
11C	Prime Seafront hotel area of Falmouth
11A	Tourist accommodation to residential
11AE	Tourism Pressure Areas
12A	Educational Land Reservation
12B	Protection of school playing fields
12C	Health Facilities
12I	Burial Land
13B	Renewable energy
13C	Wind Farms
13K	General Infrastructure
13L	Transport
13M	Water Quality
13 I	Flood Risk

### North Cornwall District Local Plan (Adopted April 1999)

Policy No.	Policy subject
HSG1	Housing: Development in the towns and main villages
HSG2	Housing: Development in minor villages
HSG3	Intensification of residential use
HSG4	Dwellings in the countryside
HSG5	Removal of occupancy conditions
HSG6	New enterprises and temporary caravans
HSG8	Replacement dwellings in the countryside
HSG9	Affordable housing: 'on plan' sites
HSG10	Affordable housing: Group schemes
ECN1	Employment development in towns
ECN2	Retention of existing employment land
ECN3	Business expansion
ECN4	Rural businesses
ECN5	Agricultural development and related industries

ECN6	Hallworthy
ECN7	Farm diversification
ECN8	Change of use and conversion of rural buildings
ECN9	Workplace crèche facilities
ECN10	Tourist attractions and facilities
ECN11	Serviced accommodation
ECN13	Caravan and camping
ECN14	Improvements to existing holiday sites
ENV1	Protecting the countryside and landscape character
ENV2	Open Areas of Local Significance
ENV4	Nationally and internationally important sites
ENV5	Locally important sites
ENV9	Water quality
ENV11	Pollution control and public safety
ENV12	Listed buildings
ENV13	Conservation areas
ENV14	Archaeology and historic resources
ENV15	The archaeological landscape
SAF1	Primary Commercial Areas
SAF2	Use of upper floors above shops and offices
SAF4	Retailing on employment land
SAF5	Village and neighbourhood shops
SAF7	Access to the countryside
SAF7A	Water recreation
SAF9	The arts and culture
SAF10	Education, health and social services
SAF11	Other community facilities
TRU1	Safeguarding land for roadbuilding
TRU1A	Roadside facilities
TRU3	Car parking
TRU4	Wind power
DVS1	General design and amenity considerations
DVS2	Landscaping and protection of site features
DVS3	Amenity considerations
DVS4	The design and layout of housing schemes
DVS5	Roads and footpaths
DVS6	Vehicle parking and servicing

DVS8	Sewage treatment and disposal
BOD1	Land south of Priory Road and north of Castle Canyke Road - housing
BOD4	Land at St Lawrence's Hospital– mixed uses
BOD5	Land east of former A38 and to west of Launceston Road and Love Lane – B1, B2 and B8
BOD6	Bodmin Town Centre – Primary Commercial Area
BOD7	Land west of Berrycombe CP school - education
BOD8	Bodmin Open Area of Local Significance
BOD9	Town Leat – surface water flows
BLS1	Land west of Pentor Court - housing
LVT4	Open Area of Local Significance
NAN2	Open Area of Local Significance
MAB1	Land south of Chapel Lane - housing
MAB2	Land south of Station Road - housing
MAB3	Land south of primary school - education
MAB4	Open Area of Local Significance
BUS4	Bude Town Centre – Primary Commercial Area
BUS5	Crooklets and Summerleaze Beach and Lower Wharf/Castle area - environmental improvements; Summerleaze Crescent and HeartLand Terrace area – redevelopment/COU of hotels
BUS6	Open Area of Local Significance
POU1	Open Area of Local Significance
WHI1	Land west of St Annes Close - housing
BRD1	Land to east of Chyryn Drive - housing
LAU1	Land to south of Dutson Road - housing
LAU2	Land to north-west of Kensey View - housing
LAU3	Land to south of A30 - housing
LAU4	Land to south of Pennygillam Industrial Estate – B1, B2 and B8
LAU5	Launceston town centre – Primary Commercial Area
LAU6	Open Area of Local Significance
EKY2	Land to west of primary school - housing
NHL1	Land to north-west of Lynher Close - housing
SPN1	Land to south of Tiny Meadows - housing
STO2	Open Area of Local Significance
PAD2	Land south of Treceus Industrial Estate – B1, B2 and B8
PAD3	Padstow town centre - PCA

PAD4	Land within harbour area – maritime industry or leisure
PAD6	Open Area of Local Significance
WAD1	Land north of West Hill, south of Trevanson Road - housing
WAD2	Land north east of Trevanson Road - housing
WAD5	Land east of Bridge View and Egloshayle Road – housing and open space
WAD6	Land between A39 bypass and B3314 – B1, B2 and B8
WAD7	Land north of Higher Trenant Road – B1, B2 and B8
WAD8	Land adjacent to Trevilling Road – waterside industrial site
WAD9	Wadebridge town centre – Primary Commercial Area + car parking
WAD10	Land between Eddystone Road and Town Quay – mixed development
WAD11	between Bradford Quay and River Camel – housing and some commercial uses
WAD12	Land south of West Hill and between Wadebridge school and A39 bypass (education) – education
WAD13	Open Area of Local Significance
POL1	Open Area of Local Significance

### Penwith District Local Plan (Adopted February 2004)

Policy No.	Name
ST1	Plan strategy
GD1	Integration of development with surroundings
GD2	Design and layout of development
GD3	Incorporation of landscaping and planting within development
GD4	Provision for drainage/water supply & prevention of pollution/flooding
GD5	Requirements for safe movement of traffic
GD6	Control of advertisements and signs
GD7	Conversion of non-residential buildings
GD8	Conversion of buildings of local significance
CC1	Protection of landscape character etc.
CC2	Proposals involving interpretation of landscape character etc.
CC4	Conservation and enhancement of Heritage Coast
CC5	Protection of Areas of Great Landscape Value
CC6	Protection of Special Area of Conservation/Special Protection Area

CC7	Protection of Sites of Special Scientific Interest
CC8	Protection of Areas of Great Scientific Value, County Wildlife Sites, County Geological Sites, Ancient Woodland Sites and Local Nature Reserves
CC9	Protection of protected species or habitat
CC10	Protection of integrity/continuity of landscape features and habitats of major importance for wild flora and fauna
CC11	Creation and management of landscape features and habitats of major importance for wild flora and fauna
CC12	Prevention of loss or damage to significant trees, woodlands, hedgerows and Cornish hedges
CC13	Control/management of tree planting and hedgerow schemes
CC14	Protection of the shoreline and coastal waters
CC15	Protection of Scheduled Ancient Monuments and other nationally important archaeological remains
CC16	Protection of areas of great historic value/archaeological remains of county importance
CC17	Protection of Historic parks and Gardens
CC18	Reclamation of derelict land/improvement of unsightly land
TV1	Focus of development on main towns, maximisation of use of previously developed land, protection of character/setting
TV2	Protection of environmental value of specified open areas
TV3	Protection of open areas within towns and villages
TV4	Prevention of loss of/damage to trees
TV5	Tree planting schemes
TV7	Redevelopment or alteration of shops or other commercial premises
TV8	Control of advertisements within conservation areas
TV9	Control of PVC-U and other non-traditional replacement windows and doors within conservation areas subject to article 4 direction
TV13	Retention of traditional shop fronts
TV14	Protection of Historic Settlements
TV15	Re-use of previously developed (potentially contaminated) land
TV16	Focus on major retail, office, entertainment, leisure and community developments within main towns
TV17	Control of edge-of-centre/out-of-centre shopping facilities
TV18	Control of non-retail uses with Prime Shopping Areas of Penzance and St Ives
TV19	Control of retail, offices and other non-retail uses in town centres
TV20	Prevention of loss of village or neighbourhood shops



TVA	Proposed redevelopment of former Cornwall Farmers Ltd site, Penzance
TV21	Control of development fronting Jennings Street
TV22	Control of development within Bread Street area, Penzance
TV23	Control of development of harbour car park, Penzance
TV24	Control of development of harbourside area, Penzance
TVB	Proposed provision of improved facilities for cargo handling
TVC	Reservation of Jubilee Pool with land between the pool and Battery Road
TV25	Control of hot food take-away outlets in St Ives
TVD	Proposed development of South Quay, Foundry Yard and South Quay, Hayle
TVE	Proposed development of Foundry area, Hayle
TV26	Control of number of residential or holiday units on Harvey's Towans, Hayle
H1	Requirements for housing provision in Penwith
H2	Control of intensification of residential use
H3	Development control on previously developed land & small greenfield sites in towns
H4	Development of small sites in St Just
H5	Development of small sites within smaller towns and larger villages
H6	Development of sites for 1/2 dwellings within smaller villages
H7	Prohibition of development, bar conversion of suitable existing buildings in specified villages
H8	Development outside towns and villages
H9	Replacement dwellings outside towns and villages
H10	Sub-division of dwellings/change of use to multiple occupancy
H11	Conversion of non-residential to dwellings
H12	Conversion of vacant or under-used space above town centre premises to residential use
H13	Requirements for negotiated element of affordable housing
H14	Requirements for secure arrangements for retention/occupancy of affordable housing
H15	Development of 'rural exception sites' for affordable housing
H16	Development of residential care and nursing homes within towns and villages
H17	Development of gypsy sites
H18	Design and layout of residential development
HA	Affordable housing at Penwith Street and Cross Street, Penzance

HC	Redevelopment of area at Alexandra Road - Western Promenade for housing
HD	Redevelopment of area at Queens Street for housing
HE	Conversion of building at Chywoone Hill, Newlyn for housing
HF	Redevelopment behind Madison Terrace and Beatrice Terrace, Hayle
HG	Redevelopment behind Copper Terrace, Hayle
HJ	Redevelopment of area adjacent to Old Stennack School
E1	Industrial and business development
E2	Industrial and business development on town edges
E3	Industrial and business development on smaller town edges
E4	Conversion of buildings for industrial and business use
E5	Prevention of irreversible loss of high grade agricultural land
E6	Farm diversification projects
E7	Development essential to agriculture and forestry industries
E8	Development directly related to fishing industry
E9	Change of use of industrial sites
EA	Area to east of creamery at St Erth
EB	Area south of the railway line at St Erth station
EC	Area south of the railway line at St Erth station
ED	North of sewage works St Erth
E10	Change of use of industrial land and buildings
EE	Western end of Chy an dour Coombe
EF	Area in Chy an dour Coombe
EG	Eastern end of Chy an dour Coombe
EH	West of Gulval
EJ	Ludgvan Lease
EK	The Creamery at St Erth
E11	Industrial and business development
TM1	Development related to tourism
TM2	Control of loss of holiday accommodation
TM3	Development of hotels and other new build holiday accommodation
TM4	Additional provision for caravans and tents
TM5	Holiday accommodation within Towans area
TM6	Conditional control of proposals for holiday accommodation
TM7	Improvement of existing holiday sites
TM8	Replacement chalets, extensions or other structures within

	Gwithian Towans
TM9	Replacement chalets, extensions or other structures within Riviere Towans
TM10	Visitor attractions in or on the edge of small towns and villages
TM11	Development of visitor centre at Geevor Mine
TM12	Conversion of buildings to visitor attractions or holiday accommodation
TM13	Conversion of an existing building as a camping barn
R1	New or improved recreational and sports facilities
RB	Outdoor sports provision adjacent to St Ives RFC
R2	Provision of children's play space to serve residential development
RC	Proposal to reserve children's play space
R3	Development resulting in a loss of existing or proposed open areas in formal or informal recreational use
R4	Development affecting the recreational value of areas
R5	Recreational facilities in the countryside
R6	Informal recreational activities and access to countryside
R7	Stable accommodation
R8	Facilitation of water related recreation
R9	Recreational facilities
TP1	Transportation proposals
TP2	Public transport facilities
TPA	Proposal to reserve an area at The Malakoff, St Ives for a 'bus station'
TPB	Penzance bus station
TP3	Development on operational railway land
TP4	Control efficient and safe operation of port and harbour
TP5	Cycle routes and parking facilities
TP6	Protection of routes
TP7	Control of development which would affect existing rights of way
TP8	Road improvement schemes
TP9	Roadside facilities
TP10	Transshipment facilities
TP11	New and improved town centre rear access arrangements
TP12	Control of car parking provision in development
TP13	New car parks
CS1	New or improved community facilities
CS2	Loss of existing community facilities

CS3	Provision of recycling collection facilities
CS4	Floodplains and areas at risk from flooding
CS5	Control of proposals affecting quality of groundwater
CS6	Surface water disposal, rainwater harvesting and sustainable drainage systems
CS8	Control of proposals for development which would affect watercourses or the coast, etc
CS9	Renewable energy schemes
CS10	Wind turbines or wind farms
CS11	Telecommunications equipment

### Restormel Borough Local Plan (Adopted October 2001)

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

22	Community Woodlands
23	Earth sciences sites
24	Areas of Great Historic Value
25	Scheduled ancient monuments
26	Local archaeological sites
27	Archaeological assessments
28	The coastal zone
29	Historic parks and gardens of national importance
30	Local Historic Parks and Gardens
31	Conservation areas
32	Areas of Local Architectural and Historic Value
33	Listed buildings
34	Conservation and change of use of buildings
35	Areas of Special Character
36	Pollution
37	Noise
38	Illumination
39	Derelict Land
40	Derelict Land
41	Recycling
42	Accessible housing
43	Wheelchair Housing
44	Residential Accommodation
45	Access to public buildings
46	Access to the Countryside
47	Access to public transport
48	Access to traffic management
49	Access to car parking
50	Secure environments
51	Employment Sites
52	Employment strategy
53	Retention of key employment sites
53A	Redevelopment of employment sites
53B	Environmental improvements
54	Office Development
55	Conversion of Large Houses
56	Town and district centres

57	Prime shopping areas
58	Shops outside of town centres
59	Security Shutters
60	Town Centre Enhancement
61	Shop Fronts
62	Upgrading of holiday centres
63	Protecting holiday accommodation
64	Landscape of holiday centres
65	Conversion of large houses
67	Farm diversification
68	Agricultural workers dwellings
69	Establishing need
70	Housing land strategy
71	Unidentified housing sites
72	Unidentified housing sites
73	Houses in multiple occupation
74	Affordable housing
75	Exceptions sites for affordable housing
76	Housing development outside of development envelopes
77	The road network
78	Improved road links
79	Parking policy
80	Traffic safety
81	Walking and cycling
82	Promotion and support for public transport
83	Protecting the Borough's rail network
84	Greater use of rail network
85	River Fowey
86	Ports
87	Protecting existing recreation fields
88	New Recreation Fields
89	Open space on residential sites
90	Dual Use of School Facilities
91	Allotments
92	Informal open space
93	New informal open space
94	Countryside access corridors

95	Countryside recreation priority area
96	Countryside recreation
97	Countryside access
98	Long distance leisure trails
99	golf
100	Built recreation arts and cultural facilities
101	Dual use of holiday facilities
102	Inland water sport recreation
103	New hospital clinics
104	General community services
105	Libraries
106	Community halls
107	Playgroups
108	School facilities
109	General utilities
110	Waste water and surface water management
111	Independent sewage treatment
112	Water supply
113	Flood defence
114	Surface water run-off
115	Sea and river defences
116	Telecommunications
SA2	Landscaping
SA3	Building conservation
SA4	Areas of special character
SA5	Nature conservation
SA6	Earth science sites
SA7	Housing allocations
SA7A	Affordable housing
SA8	Employment land
SA9	Regeneration sites
SA11	Mixed use areas
SA12	Small scale shopping developments
SA13	Mixed use allocation
SA14	Town centre development
SA15	Visual improvements
SA16	Open air market

SA17	Street life
SA18	New toilets
SA20	New roads
SA21	Pedestrianisation
SA22	Traffic calming
SA23	Parking
SA24	Parking Policy
SA25	Cycling
SA26	Cycling Policy
SA32	Mixed use at Polkyth
SA33	St Austell hospitals
SA34	Cemeteries
SA35	Education
SA39	Employment and regeneration
SA40	Footpaths
SA41	Traffic management
SA42	Charlestown harbour
SA43	Harbourside regeneration policy
SA43A	Areas of special character
SA44	Nature Conservation
SA45	Housing allocations
SA46	Affordable housing
SA47	Employment site
SA48	Regeneration sites
SA49	Traffic management
SA50	Open space
SA51	Footpath proposals
SA52	Nature conservation
SA54	Affordable housing target
SA55	Employment and regeneration
N2	Building conservation
N3	Areas of special character
N4	Sites of importance for nature conservation
N6	Earth science sites
N7	Housing allocations
N8	Affordable housing
N9	Special refurbishment



N10	Employment land
N11	Employment land
N12	Regeneration sites
N13	Regeneration sites
N14	Shopping
N15	Growth area local centre and mixed use areas
N16	Regeneration sites
N17	Newquay growth area road
N18	Traffic management
N19	Environmental improvements
N20	Parking
N21	Park and ride
N22	Park and ride
N23	Public transport
N24A	Rail halt
N25	Cycling
N26	Formal open space
N27	Informal open space
N29	Newquay harbour
N30	Regeneration sites
N31	Trenance leisure facilities
N32	Fistral beach
N33	Newquay hospital
N34	Education
N35	Community halls
R1	Areas of special character
R2	Nature conservation
R3	Affordable housing
R4	Port facilities
R6	Marinas
R7	Open space
R8	Public access and views
R9	Building conservation
R10	Car park
R10A	Areas of special character
R11	Nature conservation
R12A	Affordable housing

R12B	Open space
R13	Nature conservation
R14	Housing
R14A	Affordable housing
R15	Tannery redevelopment
R16	Traffic management
R17	Building conservation
R18	Nature conservation
R19	Earth science sites
R21	Areas of special character
R22A	Housing
R22	Nature conservation
R27	Nature conservation
R29	Affordable housing
R30	Employment and regeneration
R31	Open space
R32	Areas of special character
R33	Nature conservation
R34	Car park enhancement
R35	Affordable housing
R36	Tourism
R37	St Mawgan
R38	Nature conservation
R39	Areas of special character
R39A	Affordable housing
R40	Countryside recreation
R41	Car parking
R42	Environment & conservation
R43	Areas of special character
R44	Nature conservation
R45	Housing
R46	Affordable housing
R47	Employment and regeneration
R48	Farm buildings redevelopment
R49	Carbis
R50	Recreation
R51	Open space

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

R92	Nature conservation
R93	Trewoon
R94	Housing
R95	Affordable housing
R96	Employment and regeneration
R97	Polgooth
R98	Transport
R99	Trewoon by-pass
R101	Cemetery
R101A	Building conservation
R102	Nature conservation
R103	Areas of local architectural land
R104	Areas of special character
R105	Nature conservation
R106	Mid Cornwall China clay works
R107	Chapel and Tregargus China stone
R109	Housing
R109A	Affordable housing
R110	Employment and regeneration
R111	Local footpath proposals
R112	Traffic management
R113	Footway
R114	Community centre
R115	Schools
R116	Cemetery
R117	Built conservation
R118	Nature conservation
R119	Carthew
R120	Areas of special character
R121	Nature conservation
R122	Earth science sites
R123	Housing
R124	Affordable Housing
R125	Open space – Bugle
R126	Open space - Stenalees
R127	Bugle to Stenalees footpath
R128	Traffic Management

## **Appendix 2: Local Development Documents Profiles**

This appendix includes profiles of each of the documents identified in Table 2 in the main report. Recent changes in legislation mean that Supplementary Planning Documents no longer need to be identified in a LDS.

### ***Profile 1: Statement of Community Involvement***

<b>Title</b>	<b>Statement of Community Involvement</b>
<b>Role and Subject</b>	Sets out standards for community and stakeholder engagement in the preparation, alteration and ongoing review of LDF documents as well as significant planning decisions.
<b>Geographical coverage</b>	Cornwall
<b>Status</b>	A Local Development Document that forms part of the LDF. It is not a Development Plan Document and independent examination is no longer required
<b>Chain of Conformity</b>	With prescribed regulations and PPS 12
<b>Key Milestones</b>	
Consultation	January 2010
Adoption	May 2010
<b>Arrangements for Production</b>	To be prepared by the Planning and Regeneration Service of Cornwall Council in conjunction with the Chief Executives Service. The production of the SCI will be closely linked to the preparation of consultation requirements for the Sustainable Community Strategy, the Community Networks and the consultation strategy of Cornwall Council

## Profile 2: Cornwall Core Strategy

<b>Title</b>	Cornwall Core Strategy
<b>Role and Subject</b>	<p>The Core Strategy will establish the Vision, key objectives and spatial strategy for Cornwall to 2026 which will be derived from the outcomes identified in the Sustainable Community Strategy, national and regional planning guidance and from the Corporate priorities of Cornwall Council.</p> <p>It will address the strategic distribution of development including identifying the broad location of strategic sites for housing and employment. It will include core policies addressing key issues and policies to aid the development management process including a clear strategy for the delivery of its objectives.</p> <p>Strategic policy for minerals and waste related development will also be included within the Core Strategy</p> <p>The Core Strategy will include a key diagram/proposals map identifying the spatial elements of the strategy.</p>
<b>Geographical coverage</b>	Cornwall
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	South West Regional Spatial Strategy
<b>Key Milestones</b>	
Consult on Scope of the SA	May 2009
Publication of DPD	June 2011
Submission to the Secretary of State	September 2011
Examination	January 2012
Adoption	March 2012
<b>Arrangements for Production</b>	<p>To be prepared by the Planning and Regeneration Service of Cornwall Council. Other key services will include: Economic Development; Transportation; Environment; Highways; Housing; Localism; Waste Management; Corporate Policy and Performance; Education.</p> <p>Stakeholders and the community will be involved in the preparation of the Core Strategy through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation</p>
<b>Key documents in the evidence base</b>	<p>Employment Land Review</p> <p>Strategic Housing Land Availability Assessment</p>

	Strategic Housing Market Assessments Strategic Flood Risk Assessment Infrastructure Settlement functions Retail Assessment Review Transport Assessment Traffic Modelling Waste needs assessment Minerals needs assessment
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### ***Profile 3: Proposals Map***

<b>Title</b>	<b>Proposals Map</b>
<b>Role and Subject</b>	Ordnance Survey based Map; representing site specific policies and proposals. Updated as respective DPDs are progressed.
<b>Geographical coverage</b>	Cornwall
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	Core Strategy and all site specific Development Plan Documents
<b>Key Milestones</b>	As set out in respective Development Plan Document
<b>Arrangements for Production</b>	To be prepared by the Planning and Regeneration Service of Cornwall Council.



## **Profile 4: Truro & Threemilestone Area Action Plan**

<b>Title</b>	<b>Truro and Threemilestone Area Action Plan</b>
<b>Role and Subject</b>	The Area Action Plan will set out the proposals for the location of new infrastructure, housing, shopping, office, industrial and leisure uses required to accommodate the growth required for the city and its surroundings. It will establish a clear programme for the delivery of this growth up to 2026 and provide the mechanisms required to monitor this growth. A key influencing factor for preparing this AAP is the identification of Truro within the Regional Spatial Strategy as a settlement that is required to accommodate significant levels of growth through the delivery of a sustainable urban expansion to the City.
<b>Geographical coverage</b>	Truro and Threemilestone (precise area to be defined on the proposals map to accommodate areas required for expansion)
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	South West Regional Spatial Strategy
<b>Key Milestones</b> Publication of DPD Submission to the Secretary of State Examination Adoption	September 2010 December 2010 April 2011 August 2011
<b>Arrangements for Production</b>	Initial development and consultation undertaken by Carrick District Council prior to reorganisation and the transfer of powers on the 28 <sup>th</sup> November. The AAP preparation has now been taken over by the Planning and Regeneration Service of Cornwall Council which will review and undertake further consultation as required to meet the regulations.. Stakeholders and the community will be involved in the preparation of the Area Action Plan through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation
<b>Key documents in the evidence base</b>	Employment Land Review Strategic Housing Land Availability Assessment Strategic Flood Risk Assessment Contributions Strategy Landscape Strategy Masterplan Retail Capacity Studies

	<p>Sustainable Urban Drainage Study</p> <p>Energy and Sustainability Strategy</p> <p>Green Infrastructure Study</p>
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***Profile 5: Camborne-Pool-Illogan-Redruth Area Action Plan***

<b>Title</b>	<b>Camborne-Pool-Illogan-Redruth Area Action Plan</b>
<b>Role and Subject</b>	The Area Action Plan will set out the proposals for the location of new infrastructure, housing, shopping, office, industrial and leisure uses required to accommodate the growth required for the towns and their surroundings. It will establish a clear programme for the delivery of this growth up to 2026 and provide the mechanisms required to monitor this growth. A key influencing factor for preparing this AAP is the identification of these settlements within the Regional Spatial Strategy as being required to accommodate significant levels of growth through the delivery of significant expansion; as well as the significant regeneration proposals that the Council and its partners have for this area.
<b>Geographical coverage</b>	Camborne-Pool-Illogan-Redruth urban areas (precise area to be defined on the proposals map to accommodate areas required for expansion)
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	South West Regional Spatial Strategy
<b>Key Milestones</b>	
Publication of DPD	September 2010
Submission to the Secretary of State	December 2010
Examination	April 2011
Adoption	August 2011
<b>Arrangements for Production</b>	Initial consultation undertaken by Kerrier District Council prior to the transfer of planning powers on the 28 <sup>th</sup> November. The AAP preparation has now been taken over by the Planning and Regeneration Service of Cornwall Council which will review and undertake further consultation as required to meet the regulations. Stakeholders and the community will be involved in the preparation of the Area Action Plan through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation
<b>Key documents in the evidence base</b>	<p>Employment Land Review</p> <p>Strategic Housing Land Availability Assessment</p> <p>West Cornwall Housing Market Assessment</p>

	<p>Strategic Flood Risk Assessment</p> <p>Infrastructure Delivery Plan</p> <p>Landscape Strategy</p> <p>Urban Extensions Development Briefs</p> <p>Retail Capacity Studies</p> <p>Sustainable Urban Drainage Study</p> <p>Surface Water Management Plan</p> <p>Habitat Regulation Assessment</p> <p>Energy Strategy</p> <p>Green Infrastructure Study</p>
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***Profile 6: Travelling Communities Development Plan Document***

<b>Title</b>	<b>Travelling Communities Development Plan Document</b>
<b>Role and Subject</b>	<p>Provision of a strategy and policy framework to guide site allocation and the determination of planning applications.</p> <p>Identification and delivery of a network of sufficient, suitable and appropriately located sites across Cornwall to meet the accommodation requirements of the travelling communities (Gypsies and Travellers &amp; Travelling Showpeople).</p>
<b>Geographical coverage</b>	Cornwall
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	Regional Spatial Strategy for the South West      Cornwall Core Strategy
<b>Key Milestones</b>	
Consultation on SA scope	May 2009
Publication of DPD	December 2010
Submission to the Secretary of State	March 2011
Examination	June 2011
Adoption	September 2011
<b>Arrangements for Production</b>	<p>To be prepared by the Planning and Regeneration Service of Cornwall Council (in liaison with Housing, Gypsy and Traveller Liaison and other Council officers as necessary and appropriate)</p> <p>The community and other stakeholders will be involved throughout the process of production of the DPD, including through active engagement with specific Gypsy and Traveller and Travelling Showpeople groups and representatives,</p>

	relevant agencies and delivery stakeholders, and the wider community.
<b>Key documents in the evidence base</b>	<p>Cornwall Gypsy and Travellers Accommodation Assessment (October 2006) (GTAA).</p> <p>In view of the lapse in time since preparation of the GTAA, it is planned that the included evidence and recommendations will be supplemented by an 'interim review' of the current situation, to help underpin the DPD and ensure that it is up-to-date, pending future detailed reassessment (expected next in 2011).</p>

### ***Profile 7: Minerals Development Plan Document***

<b>Title</b>	<b>Minerals Development Plan Document</b>
<b>Role and Subject</b>	This DPD will set out non-strategic policy and proposals for minerals and will include sites to safeguard mineral resources and associated infrastructure
<b>Geographical coverage</b>	Cornwall
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	<p>South West Regional Spatial Strategy</p> <p>Sits alongside the Cornwall Core Strategy</p>
<b>Key Milestones</b>	
Publication of DPD	June 2012
Submission to the Secretary of State	September 2012
Examination	Jan 2013
Adoption	March 2013
<b>Arrangements for Production</b>	The DPD preparation has now been taken over by the Planning and Regeneration Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation
<b>Key documents in the evidence base</b>	<p>Assessment of mineral/infrastructure safeguarding requirements</p> <p>Mineral resource needs assessment</p>


## ***Profile 9: Affordable Housing Development Plan Document***

<b>Title</b>	<b>Affordable Housing</b>
<b>Role and Subject</b>	To provide policy guidance on the approach to achieving a better mix of housing, in particular affordable housing to meet the communities needs.  This will be achieved through the identification of targets and thresholds for affordable housing provision.
<b>Geographical coverage</b>	Cornwall
<b>Status</b>	Development Plan Document
<b>Chain of Conformity</b>	South West Regional Spatial Strategy Cornwall Core Strategy
<b>Key Milestones</b>	
Consult on SA scope	May 2009
Publication of DPD	September 2010
Submission to the Secretary of State	November 2010
Examination	January 2011
Adoption	April 2011
<b>Arrangements for Production</b>	To be prepared by the Planning and Regeneration Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation
<b>Key documents in the evidence base</b>	Housing Markets Assessments Strategic Housing Land Availability Survey

## Further Information

If you require any further information or clarification about the Cornwall Local Development Framework, or wish to obtain additional copies of this document, you can:

Visit the Council's website: [www.cornwall.gov.uk](http://www.cornwall.gov.uk); or

E-mail: shavers@cornwall.gov.uk

Telephone: 01872 224436

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Planning & Regeneration Service  
Cornwall Council  
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St. Clement Street  
Truro  
Cornwall TR1 1DT

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