

# **PENWITH DISTRICT COUNCIL**

## **LOCAL DEVELOPMENT FRAMEWORK**

### **SUSTAINABILITY APPRAISAL SCOPING REPORT**

#### **APPENDIX A**

#### **REVIEW OF RELEVANT PLANS AND POLICIES (TASK A1)**

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: 1996/62/EC Ambient Air Quality Directive</b>	
<b>Proponent Body: European Commission</b>	European
<b>Date Produced</b>	1996
<b>Why is it relevant to Penwith LDF?</b>	
<p>The Air Quality Framework Directive covers the revision of existing legislation and the introduction of new air quality standards for previously unregulated air pollutants. Atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulates, lead, ozone, benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury. Air quality within Penwith must conform to this legislation through its interpretation in the UK's national air strategy.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>The main purpose of this Directive is to improve air quality. Target thresholds are set to alert a local authority to when air quality issues may arise.</p> <p>When there is a risk of limit values and/or thresholds being exceeded the directive stipulates that action plans must be drawn up and implemented to attain the limit value within the specific time limit.</p> <p>The Directive states that where necessary to provide control activities (including motor traffic) can be suspended.</p> <p>Factors which must be considered when setting thresholds include; climatic conditions, sensitivity of flora and fauna, historic heritage, economic and technical feasibility and long-range transmission of pollutants.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The Directive refers to the management of traffic as a major source of air pollution. Policies and proposals in the LDF must consider any potential impacts on air quality.</p> <p>Policies need to take into account any emissions caused by new transport links and increased need to travel, along with emissions from new industry. Policies need to consider the location of new development and ensure that traffic growth is minimised and development encouraged in areas offering good transport provision/links and/or provide incentives for the use of more sustainable modes of transport.</p>	<p>The SEA/SA objectives should include an objective to reduce congestion and improve air quality</p>
<b>Cross-References</b>	National Air Strategy,

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
	Cornwall Air Quality Forum

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
Title: Directive 1999/30/EC Limit Values for SO <sub>2</sub> , NO <sub>x</sub> , Particulates and Lead	
Proponent Body: European Commission	European
Date Produced	1999
Why is relevant to Penwith LDF?	
This directive is a daughter directive of 1996/62/EC. It sets limit values for sulphur dioxide, nitrous oxides, particulates and lead. Member States must ensure that up-to-date information on ambient concentrations of these air pollutants are routinely made available to the public.	
Requirements/Synergies/Opportunities	Constraints/Challenges/Gaps
Limits and deadlines for SO <sub>2</sub> and particulates should have been met by 2005. The limit values for NO <sub>2</sub> and Pb must be met by 2010.	Supports the main EC Directive on Ambient Air Quality. Does not cover all the pollutants.
How could the LDF respond?	Implications for the SEA/SA
The LDF must consider potential impacts on meeting the threshold deadlines in its formulation.  Development must not contribute to air pollution which will cause any threshold levels to be exceeded.	Links to objectives to improve air quality.
Cross-References	National Air Strategy
	Cornwall Air Quality Forum

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
Title: Directive 2000/60/EC Water Framework Directive	
Proponent Body: European Commission	European
Date Produced	1992
Why is relevant to Penwith LDF?	
The Water Framework Directive introduces legislation to clean up polluted waters and to ensure clean waters remain clean. The Directive expanded the scope of water protection to all waters, surface waters and groundwater. Member States have a statutory duty to ensure all water bodies meet certain water quality standards.	
Requirements/Synergies/Opportunities	Constraints/Challenges/Gaps

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>The environmental objectives are:</p> <p>Prevention of deterioration of the status of all bodies of water.</p> <p>Protect, enhance and restore all bodies of water (including artificial bodies) to achieve good ecological potential and good water quality status.</p> <p>Reduce pollution and phase out unwanted discharges to surface and ground waters.</p> <p>The WFD sets a target for all water bodies in Member States to reach 'good ecological status' by 2015.</p>	<p>The WFD has not yet defined exactly what constitutes 'good ecological status'.</p> <p>Pollution and its sources are not always controllable, therefore possible conflicts with development are possible.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>Policies in the LDF will need to be compliant with the directive and work to improve water quality.</p> <p>Developments that have the potential for the production of hazardous substances must be located away from surface water and provisions made to to reduce the likelihood of any contaminates reaching groundwater sources.</p>	<p>SA needs to include an objective on water quality.</p>
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Title: Directive 92/43/EEC Conservation of Natural Habitats and Wild Flora and Fauna Directive 79/409/EEC Conservation of Wild Birds</p>	
<b>Proponent Body : European Commission</b>	European
<b>Date Produced</b>	1992 and 1979
<b>Why is relevant to Penwith LDF?</b>	
<p>Together these Directives establish a legislative framework for protecting and conserving Europe's habitats and wildlife. The Conservation (Natural Habitats) Regulations 1994 transposed the requirements of these directives into national law in Great Britain.</p> <p>These Directives are of relevance to Penwith as an area with high biodiversity value and the District does contain two designated SACs (Special Areas of Conservation).</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Maintain or restore designated natural habitat types, and habitats of designated species. Measures taken pursuant to the Habitats Directive shall take account of economic, social and cultural requirements as well as regional and local characteristics.</p> <p>Protect, manage and control all species of wild birds and their eggs, nests and habitats. It places a broad requirement on Member States to take necessary measures to maintain the populations of all wild birds at levels determined by ecological, scientific and cultural needs, whilst also considering economic and recreational needs.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>Policies in the LDF will need to maintain/restore natural habitat sites and habitats of designated species, adequately protect SAC's, and preserve linear structures (rivers/streams/hedgerows, field boundaries, etc..) that enable the movement and migration of species.</p>	<p>The SA objectives must ensure that birds and habitats are protected in line with the overall requirements and objectives of these directives.</p>
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: Directive 76/160/EEC Bathing Water Quality Directive</b>	
<b>Proponent Body: European Union</b>	European
<b>Date Produced</b>	1976
<b>Why is relevant to Penwith LDF?</b>	
<p>The 1976 Bathing Water Directive has set binding standards for bathing waters throughout the European Union. Penwith has a large number of bathing beaches and is heavily reliant on the tourism sector. Poor bathing water quality would therefore adversely effect our local economy.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>The quality of designated bathing waters in England is monitored against standards in the bathing water regulations SI 1991/1957) which come from the EC Bathing Water Directive. In order for a bathing water to comply with the Directive 95% of samples taken must meet the mandatory standards and criteria.</p>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
How could the LDF respond?	Implications for the SEA/SA
Effective planning can help maintain bathing water standards.	
Cross-References	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
Title: Securing the Future – delivering the UK Sustainable Development Strategy	
Proponent Body: H M Government	National
Date Produced	2005
Why is it relevant to Penwith LDF?	
<p>The Government's Sustainable Development Strategy sets out the UK strategic framework for the period up to 2020. This Strategy develops the 1999 Sustainable Development Strategy 'A Better Quality of Life'. The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. The strategy contains a set of shared UK principles which will be used to achieve sustainable development namely;</p> <p>Living within environmental limits</p> <p>Ensuring a strong healthy and just society</p> <p>Achieving a sustainable economy</p> <p>Promoting good governance</p> <p>Using sound science responsibly</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>The Strategy sets out the four priority areas for immediate action, shared across the UK, these are;</p> <p>Sustainable consumption and production;</p> <p>Climate change and energy;</p> <p>Natural resource protection and environment enhancement;</p> <p>Sustainable communities.</p> <p>Government recognise that the planning system is key to achieving sustainable development. PPS1 sets out their vision for planning in England and the key policies which will underpin it. Other Government Planning Policies complement PPS1.</p>	
How could the LDF respond?	Implications for the SEA/SA

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
The LDD's must reflect the Sustainable Development Strategy and take the guiding principles as the basis for policy development.	The SA must reflect the Sustainable Development Strategy in the appraisal process.
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS1: Delivering Sustainable Development</b>	
<b>Proponent Body : Central Government ODPM</b>	National
<b>Date Produced</b>	2005
<b>Why is relevant to Penwith LDF?</b>	
<p>PPS1 sets out the overarching planning policy on the delivery of sustainable development through the planning system. Local Planning Authorities must take its content into account when preparing their development plans. The key policy messages are:</p> <p>The need for planning authorities to take an approach based on integrating the four aims of sustainable development as outlined in the UK Sustainable Development Strategy (1999) namely; economic growth and employment, social inclusion, environmental protection and prudent use of resources.</p> <p>The need for positive planning to achieve sustainable development objectives and proactive management of development, rather than simply regulation and control.</p> <p>The need for plans to set clear visions for communities and help to integrate the wide range of activities relating to development and regeneration.</p> <p>The need for the planning system to be transparent, accessible and accountable, and to actively promote participation and involvement.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>Development plans should ensure sustainable development is pursued in an integrated manner in line with the principles set out in the UK Sustainable Development Strategy.</p> <p>Development plans need to contribute to global sustainability by addressing the causes and potential impacts of climate change.</p> <p>Spatial planning needs to be at the heart of planning for sustainable development.</p> <p>Planning policies need to promote high quality inclusive design over the lifetime of the development.</p> <p>Policies need to consider people's diverse needs and aim to break down barriers and exclusions.</p> <p>Community involvement is essential.</p>	<p>In some circumstances planning authorities may feel the need to give different weight to social, environmental, resource or economic considerations. Where this is the case the reasons for doing so must be made explicit and the consequences considered.</p> <p>PPS1 states that policies should be realistic and have a degree of flexibility, which although necessary could lead to compromises and trade-offs that are not sustainable.</p>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF should set a clear vision for the future pattern of development, with clear objectives for achieving that vision and strategies for delivery and implementation.</p> <p>Plan policies must be set out clearly with indicators against which progress can be measured.</p> <p>Consider the needs and problems of the communities in their areas, how they interact and relate them to the use and development of land.</p> <p>Seek to integrate the wide range of activities relating to development and regeneration and take account of other relevant strategies in particular the documents need to take forward those elements of the local community strategies that relate to physical development and use of land.</p> <p>Include measures for community involvement.</p>	<p>All the objectives of the SA should together encompass all of the principles and topics laid out in PPS 1.</p>
<b>Cross-References</b>	UK Sustainable Development Strategy
	A Sustainable Future for the South West

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS3 : Housing (Consultation Draft)</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	
<b>Why it is relevant to Penwith LDF?</b>	
<p>PPS3 will, once adopted, replace PPG3 Housing published in March 2000. PPS 3 sets out what is required at Regional and Local levels to deliver housing within sustainable communities.</p> <p>The government's policy objectives are firmly based on the principles of sustainable development. The Government is seeking to;</p> <p>(a) ensure that a wide choice of housing types is available, for both affordable and market housing, to meet the needs of all members of the community;</p> <p>(b) deliver a better balance between housing demand and housing supply and to improve affordability;</p> <p>(c) create sustainable, inclusive communities in all areas.</p> <p>PPS 3 is relevant for Penwith because affordability of housing is a real issue for our local communities.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Local Authorities need to;</p> <p>(a) Set out the level of housing provision for the plan period in accordance with the Regional Spatial Strategy;</p> <p>(b) Set out the housing trajectory and allocate sufficient land to meet the level of housing provision over the plan period;</p>	<p>PPS3 (draft) is currently weak as regards environmental sustainability, there is an emphasis of meeting demand for housing where it arises. Achieving a better balance between demand and supply in the housing market must not be at the expense of the environment, quality of life or meeting local housing needs.</p> <p>There is currently a lack of clear criteria to ensure a sequential approach is applied to guide the identification, allocation and release of land for housing.</p>
<b>How should the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF needs to set out:</p> <p>(a) any arrangements for managing the release of land;</p> <p>(b) the level of housing provision expected on allocated sites;</p> <p>© the local strategy for developing brownfield sites;</p> <p>(d) the density ranges across the area;</p> <p>(e) the balance between different housing types to be provided for;</p> <p>(f) the affordable housing provision as a percentage or number of the overall level of housing provision and set targets for social rented and intermediate housing;</p> <p>(g) the approach to meeting rural housing and rural affordable housing needs; and</p> <p>(h) policies to address the particular accommodation and housing needs of specific groups e.g. traveller sites</p>	<p>The SA objectives, in particular social inclusion and accessibility, should inform plan policies to ensure that housing is located and distributed in a way which contributes to sustainable development.</p> <p>SA should include a robust assessment of the environmental capacity to inform the level, location and distribution of new housing in development plans.</p>
<b>Cross-References</b>	PPS1, PPS7, PPS12, Regional Spatial Strategy

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPG4: Industrial, commercial development and small firms</b>	
<b>Proponent Body: Central Government (ODPM)</b>	National
<b>Date Produced</b>	
<b>Why is relevant to Penwith LDF?</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Planning Policy Guidance Notes set out the Government's policies on different aspects of planning.</p> <p>Local Planning Authorities must take their content into account when preparing their plans. The aim of this policy is to encourage economic development which is compatible with the Government's environmental objectives. Penwith District Council must weigh the importance of industrial and commercial development with that of maintaining and improving environmental quality.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>Development plans should give industrial and commercial developers and local communities greater certainty in the types of development that will or will not be permitted in a certain location.</p> <p>Development plans must contain clear land-use policies for different types of industrial and commercial development and positive policies to provide for the needs of small businesses.</p> <p>The PPG encourages commercial/business development in locations that minimise the length and number of journeys by motor vehicle, can be served by more energy efficient modes of transport. The PPG discourages new development where it could add unacceptably to levels of traffic congestion.</p>	<p>There may be conflicts between the demands for economic growth and areas covered by sustainable transport.</p> <p>Penwith needs to be realistic to the needs of business in allocating land. Up to date and relevant plans are essential if the development needs of commerce and industry are to be met and reconciled with demands for other forms of development and for the protection of the environment.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF should encourage development in areas of high accessibility by public transport and in areas which can be served by more energy efficient modes of transport e.g. rail and water, and away from areas sensitive to any types of pollution impact.</p> <p>Existing industrial areas with poor public transport links should be adequately addressed in the LDF.</p>	<p>Objectives in the SA will include measures to reduce the need to travel by road vehicle, decrease air pollution, protect biodiversity and increase human health and promote the economy. By sensitive planning of industrial and commercial premises these objectives can be reached.</p>
<b>Cross-References</b>	PPS 7

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS6: Planning for Town Centres</b>	
<b>Proponent Body : Central Government (OFPM)</b>	National
<b>Date Produced</b>	2005
<b>Why is relevant to Penwith LDF?</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>PPS6 covers town centres and the main town centre uses e.g. retail, leisure, entertainment, offices, arts, culture, tourism, etc. The Government's key objective for town centres is to promote their vitality and viability by planning for the growth and development of existing centres and promoting and enhancing existing centres by focusing development in such centres and encouraging a wide range of services in a good environment which are accessible to all.</p> <p>Other objectives are to enhance consumer choice (particularly for socially-excluded groups), support efficient, competitive and innovative retail, leisure, tourism and other sectors, improve accessibility and to ensure existing or new development is well served by a means of transport.</p> <p>PPS6 is relevant to Penwith's town centres, many of which are undergoing or need regeneration.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>Through the core strategy development plan, local planning authorities must set out a spatial vision and strategy for the network and hierarchy of centres within the area, setting out how the role of different centres will contribute to the overall spatial vision for their area.</p> <p>Local authorities need to actively plan for growth and manage change in their local development plan documents. Wherever possible this should be achieved through more efficient use of land and buildings within existing centres.</p>	<p>Whilst town centre development should be focussed in local service centres, such as market towns and large villages where there is potential to maximise accessibility by transport modes other than the car, there is also a need to ensure that the lack of public transport facilities does not preclude small-scale retail developments or service developments where these would serve local needs.</p> <p>There may be possible conflicts between the promotion of the night-time economy in town centres and increasing town centre housing.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>Policies need to seek to reduce the need to travel, encourage the use of public transport, walking and cycling and reduce reliance on the private cars.</p> <p>The LDF should encourage diversification and mixed use developments.</p> <p>Policies need to encourage well designed and, where appropriate, higher-density development within and around existing centres, including the promotion of mixed use development and mixed use areas.</p>	<p>Objectives in the SA will include economic growth, town centre vitality, viability and accessibility. High quality design, crime reduction and maintenance of townscape should also be prioritised.</p>
<b>Cross-References</b>	PPG13

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS7 : Sustainable Development in Rural Areas</b>	
<b>Proponent Body: Central Government (ODPM)</b>	National

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Date Produced</b>	2004
<b>Why is it relevant to Penwith LDF?</b>	
<p>Planning Authorities have an important role to play in delivering the Government's objectives for rural areas both through their operation of the planning system and the applications set out in PPS and PPG notes.</p> <p>PPS7 is based on the key sustainable development principles as detailed in PPS1. PPS7 is especially relevant for predominantly rural areas such as Penwith. New development in the open countryside should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife , the wealth of its natural resources so it can continue to be enjoyed by all.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>Away from larger urban areas planning authorities should focus most new development in or near to local service centres.</p> <p>Development within and outside existing villages should be permitted where it meets local economic and community needs, where it maintains or enhances the environment and does not conflict with other policies.</p> <p>Priority should be given to the re-use of previously developed land in preference to the development of green field sites, except in cases where no suitable brown field sites are available.</p> <p>The focus for most additional housing in rural areas should be on existing towns and identified service centres, but it will also be necessary to provide for some new housing to meet identified local need.</p>	<p>Government planning policy favours the re-use of rural buildings for business use to boost the rural economy and farm diversification. This could lead to a potential conflict with the Government's policy on sustainable travel and urban/market town regeneration. For example Government policy ignores the reality that our rural society is inevitably more 'car dependent' than urban communities because of poor quality public transport and the impracticality of walking and cycling long distances. There is little specific advice in PPS7 on how to resolve these conflicts.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>It will be important to ensure that the LDF is co-ordinated with rural transport service plans.</p> <p>LDD's should adopt a positive approach to proposals designed to improve the viability, accessibility or community value of existing services and facilities.</p> <p>Policies and guidance should encourage good quality design that are sensitive to their immediate setting.</p> <p>Policies should seek to maintain and enhance the environmental, economic and social value of the countryside.</p>	
<b>Cross-References</b>	PPG3 Housing

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS9 : Biodiversity and Geological Conservation</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	2005
<b>Why it is relevant to Penwith LDF?</b>	
<p>PPS9 replaces PPG9 Nature Conservation. PPS9 sets out the Government's broad policy objectives in relation to biodiversity and geological conservation. Penwith will need to address the policy recommendations in PPS9 in the LDF preparation. It is particularly relevant to Penwith given that over half the district is included in the designated Area of Outstanding Natural Beauty (AONB), over half the coastline is within the national designation of Heritage Coast and that the area contains a number of SSSI (Sites of Special Scientific Interest), three of which have international protection status.</p> <p>The Objectives of PPS9 are:</p> <ol style="list-style-type: none"> <li>1. To promote Sustainable Development.</li> <li>2. To conserve, enhance and restore the diversity of England's wildlife and geology.</li> <li>3. To enhance biodiversity in urban green spaces.</li> <li>4. To contribute to rural renewal.</li> </ol>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>Plan policies must be based on up-to-date information on the environmental characteristics of their areas and should seek to maintain, enhance or add to biodiversity and geological conservation areas.</p> <p>Policies need to take a strategic approach to the conservation, enhancement and restoration of biodiversity and recognise the contributions sites make to conserving these resources.</p> <p>Policies should promote opportunities for the incorporation of biological and geological features within the design of developments.</p>	<p>Re-use of previously developed land for new development makes a major contribution to sustainable development, however such sites often have significant biological/geological interest. Domestic gardens (especially in urban areas) are often havens for wildlife, however they are currently categorised as previously developed land leading to possible policy conflicts between PPS9 and PPS6/PPS3.</p> <p>Balancing the need for economic development and nature conservation will be a key issue for the LDF.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>The LDF needs to take an integrated approach to planning for biodiversity and geodiversity.</p> <p>The LDF should indicate the location of designated important sites on the proposals map and should distinguish between the hierarchy of international, national, regional and locally designated sites.</p> <p>The LDF needs to identify areas or sites for the restoration or creation of new priority habitats and develop policies to support such restoration or creation.</p> <p>Criteria based policies need to drawn up against which proposals for any development on, or affecting, regional or local sites will be judged.</p> <p>Policies should aim to maintain networks of natural habitats.</p>	<p>SA objectives will include the need to main and enhance biodiversity/geodiversity and the SA will evaluate the degree to which the LDF seeks to enhance biodiversity/geodiversity.</p>
<b>Cross-References</b>	Local Sites – Guidance on their identification, selection and management (DEFRA)

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS10: Planning for Sustainable Waste Management</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	2005
<b>Why it is relevant to Penwith LDF?</b>	
<p>All planning authorities should help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking at disposal as the last option.</p> <p>Planning strategies need to provide a framework in which communities take more responsibility for their own waste and enable sufficient and timely provision of waste management facilities to meet the needs of their communities.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Waste management should be considered alongside other spatial planning concerns such as transport, housing, economic growth, natural resources and regeneration.</p> <p>Proposed new development should be supported by site waste management plans, should make sufficient provision for waste management and should promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene or local landscape.</p>	<p>The increase in amount of total waste arisings generated per household is expected to continue to rise.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>Cornwall County Council is the Waste Disposal Authority and is responsible for preparing the Waste Development Framework which addresses the land use implications of waste disposal policies. Penwith DC as the Waste Collection Authority needs to ensure it has due regard to the Waste Local Plan and that the LDF adequately addresses the need for recycling collection facilities.</p>	<p>The SA will include an objective to make best use of our natural resources.</p>
<b>Cross-References</b>	
	Cornwall Waste Development Framework

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS12: Local Development Framework</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	
<b>Why it is relevant to Penwith LDF?</b>	
<p>PPS12 sets out the Government's policy on the preparation of the Local Development Framework which includes local development documents.</p> <p>Penwith District Council must take PPS12 into account when preparing the LDF.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>Penwith DC should adopt a spatial planning approach in the preparation of its LDF. This will help ensure the most efficient use of land by balancing competing demands in the context of sustainable development.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>PDC needs to take a joined-up approach to community planning, the LDF must demonstrate a clear understanding of community needs.</p> <p>The LDF is the delivery mechanism for the community strategy and PDC needs to work collaboratively and share resources in the preparation and monitoring of community strategies, the LDF and sustainability appraisal.</p>	<p>The SA must produce a framework that is consistent between the Community Strategy, the LDF and the DPD's.</p>
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPG15 : Planning and the Historic Environment</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	2004
<b>Why it is relevant to Penwith LDF?</b>	
PPG 15 provides a full statement of the Government's policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment.	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>The planning system must conserve and protect Penwith's historical heritage.</p> <p>New buildings need to be carefully designed to respect their setting, follow fundamental architectural principles of scale, height and massing and use appropriate materials. This does not mean that new buildings have to copy their older neighbours in detail.</p>	<p>Conservation and sustainable economic growth are complementary objectives and should not generally be seen as in opposition to one another. Most historic buildings can still be put to good economic use in commercial or residential occupation. However, there needs to be a sufficiently realistic and imaginative approach to the alteration and change of use of historic buildings to reflect the needs of a rapidly changing world.</p> <p>This historic environment cannot in practice be preserved unchanged therefore what is special in the historic environment needs to be defined to enable full consideration when new development proposals arise.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>The LDF needs to set out clearly policies for the preservation and enhancement of the historic environment in their area. Plans should also include the strategy for the economic regeneration of rundown areas and identify opportunities the historic fabric of an area can offer as a focus for regeneration.</p> <p>The LDF needs to contain specific policies to protect World Heritage Site designations and other relevant statutory designations.</p> <p>In defining planning policies for the countryside, LA's need to take account of the historical dimension of the landscape as a whole rather than concentrate on selected areas.</p>	<p>The historic environment can play a key part in promoting economic prosperity by fostering improved tourism and providing attractive conditions that encourage inward investment into the area.</p> <p>Objectives in the SA should aim to protect or enhance the historic environment. The District's cultural heritage is an irreplaceable resource and good use of historical buildings can enable economic prosperity.</p>
<b>Cross-References</b>	PPG16, PPG21

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPG16: Archaeology and Planning</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	2001
<b>Why it is relevant to Penwith LDF?</b>	
PPG 16 provides guidance for planning authorities. It sets out the Government's policy on archaeological remains on land and how they should be preserved and recorded.	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
Development plans should reconcile the need for development with the interests of conservation including archaeology.	<p>There is a need to strike a balance between the preservation of archaeological remains and the provision of new development. Planning authorities will need to weigh the relative importance of archaeology against other factors including the need for the proposed new development.</p> <p>Positive planning and management can help bring about sensible solutions to the treatment of sites with archaeological remains and reduce the areas of potential conflict between development and preservation.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
LDF should contain detailed policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings. The proposals map should define the areas and sites to which the policies and proposals apply.	Archeological remains form an important part of Penwith's cultural identity and are valuable for their role in education, tourism and leisure. They should be seen as a finite and non-renewable resource. Objectives in the SA will aim to protect the historic environment.
<b>Cross-References</b>	PPG15

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPG17 : Planning for open space, sport and recreation</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	
<b>Why it is relevant to Penwith LDF?</b>	
<p>Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives. These include:</p> <p>Supporting an urban renaissance</p> <p>Supporting a rural renewal</p> <p>Promotion of social inclusion and community cohesion</p> <p>Health and well-being</p> <p>Promoting more sustainable development.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>Local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities at a district level.</p> <p>Local authorities should use the information gained from assessments of needs and opportunities to set locally derived standards.</p> <p>Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which clearly shows the area to be surplus to requirements.</p>	<p>An audit of all open space in Penwith is due to commence mid 2006. Information from this audit will help inform the LDF.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>The LDF should include measures to promote open space in development proposals and to ensure that open space is accessible to the whole community.</p> <p>Open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection through appropriate policies.</p>	<p>SA Objectives will include; health and well being, social inclusion and biodiversity.</p>
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPG20 : Coastal Planning</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	2004
<b>Why it is relevant to Penwith LDF?</b>	
<p>The coast is an important national resource. A range of economic and social activities require coastal locations and certain natural and historic landscapes and habitats are particular to coastal areas. Concerns about rising sea levels and the need for sustainable development are focusing increased attention of the special value of the coast. It is the role of the planning system to reconcile development requirements with the need to protect, conserve and, where appropriate, improve the landscape, environmental quality, wildlife habitats and recreational opportunities of the coast. Penwith's coastal environment is widely recognised, its importance reflected by the number of both national and local designations including heritage coast and AONB.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>
<p>New development should not be accommodated in the undeveloped coast if it could otherwise be located inland or in existing developed areas.</p> <p>Where new development requires a coastal location the developed coast will usually provide the best option provided due regard is paid to the risks of erosion or flooding.</p> <p>New development should generally not be allowed in areas which would need expensive engineering works to protect development on land subject to sea erosion or sea encroachment.</p> <p>Policies for development of marine/boat launching facilities should be based on an assessment of the capacity of the environment to accommodate further water based activity.</p>	<p>It is important that planning policies for the coast in neighbouring areas are consistent. In coastal areas there is scope for conflict. There needs to be co-operative working in the preparation of development plans between Penwith and Kerrier Councils and other relevant agencies and bodies with an interest in the coast.</p> <p>Newer forms of energy such as wind, wave and tidal energy can have a significant impact on the coastal environment. A balance needs to be struck between national policy to develop and exploit renewable energy sources and the need to protect the environment.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Policies in the LDF will specifically be needed to control or restrict development in low lying coastal areas, land close to eroding cliffs or other eroding coastlines and on land in coastal areas subject to instability.</p> <p>Policies must take environmental considerations into account and should include proposals for the improvement of the physical landscape and for the conservation of natural beauty and amenity of the land.</p> <p>The LDF should include policies to improve the attraction of seaside resorts and to regenerate harbour/port areas by designating land as suitable for new functions and activities. Tourism developments are likely to play an important role in regeneration plans.</p> <p>Policies should encourage the imaginative re-use of disused docks as part of the regeneration of such areas whilst conserving and restoring historical, archaeological and architectural features.</p> <p>Public access to the coast needs to be addressed and the role of the Heritage Coast needs to be defined in development policies.</p>	<p>The SA will include environmental/biodiversity, historical, use of resources, climate change, social inclusion and economic objectives.</p>
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPG21 : Tourism</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	1992
<b>Why it is relevant to Penwith LDF?</b>	
<p>Tourism makes a major contribution to the national and local economy. The Government's policy is that the tourism industry should flourish in response to the market while respecting the environment which attracts visitors. The central objective is to achieve sustainable development that serves the interests of both economic growth and the conservation of the environment. Penwith is an important holiday destination and the tourism sector makes a substantial contribution to the District in terms of injecting money into the local economy and creating job opportunities.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>The Governments policy is directed at securing a proper balance between;</p> <p>maximising the economic and employment benefits that tourism can bring;</p> <p>promoting geographical and season spread of tourism;</p> <p>encouraging the development of non-traditional destinations as well as the more popular visitor locations;</p> <p>respecting the needs of the tourist industry and its customers;</p> <p>safeguarding the environment; and</p> <p>protecting the interests of the communities that cater for its needs, but feels its effects.</p>	<p>Promoting tourism will increase prosperity and employment however it is important to recognise the potential conflicts between tourist developments and other environmental objectives and that tourism must be sensitively managed.</p> <p>There are conflicts between second home ownership and the shortage of affordable housing for our local communities.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
The LDF needs to include provision for tourism and should be confined to aspects that relate to the development and use of land.	The SA will recognise both the importance of our natural environment/biodiversity, and economic regeneration in its objectives.
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS22 : Renewable Energy</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	2004
<b>Why it is relevant to Penwith LDF?</b>	
<p>Increased development of renewable energy resources is vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy. Positive planning which facilitates renewable energy developments can contribute to all the elements of the Government's sustainable development strategy.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Policies should promote and encourage rather than restrict the development of renewable energy resources. Policies that rule out or place constraints on the development of all, or specific types of, renewable energy should not be included.</p> <p>Criteria that will be applied in assessing applications for planning permission for renewable energy projects needs to be set out. This should include criteria specific to landscape, nature and heritage areas. Criteria should also include the specific requirements of both urban and rural areas.</p>	<p>The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations which need to be given sufficient weight. A balance needs to be made between protection of the landscape and global climate change.</p> <p>Policies should not be framed in such a way as to place an undue burden on developers.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>LDD's should only focus on the key criteria used to judge planning applications, more detailed issues will be appropriate to SPD's.</p> <p>LA's may include policies in LDDs that require a percentage of energy used in new residential, commercial or industrial developments to come from on-site renewable energy.</p> <p>Policies should address the minimisation of visual effects.</p>	<p>Objectives in the SA will address resources, climate change and the environment.</p>
<b>Cross-References</b>	Penwith Climate Change Strategy
	Cornwall Sustainable Energy Strategy

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: PPS23 : Planning and Pollution Control</b>	
<b>Proponent Body: National Government (ODPM)</b>	National
<b>Date Produced</b>	2004
<b>Why it is relevant to Penwith LDF?</b>	
<p>PPS23 sets out the Government's aims and policies with regard to planning and pollution control, including air quality and land contamination. The planning system plays a key role in deciding the location of development which may give rise to pollution. Penwith DC will need to address the recommendations in PPS23 in the preparation of the LDF.</p>	
<b>Requirements/Synergies/Opportunities</b>	<b>Constraints/Challenges/Gaps</b>

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>Developing brownfield land is a key priority of government regeneration policies, wherever possible the development should be used to create opportunities to promote the treatment of contaminated land and bring it back into productive use.</p> <p>Planning must take into account the full range of direct and indirect environmental impacts of proposed developments including carbon dioxide emissions and air and water quality.</p> <p>The planning system should focus on whether the development itself is an acceptable use of the land and the impacts of those uses, rather than the control of those processes or emissions.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF should set the criteria to prevent harmful development and mitigate the impact of potentially polluting developments over the medium to long-term.</p> <p>LDD's should consider;</p> <ul style="list-style-type: none"> <li>the possible impact of potentially polluting development (both direct and indirect) on land use;</li> <li>the potential sensitivity of the area to adverse effects from pollution;</li> <li>the environmental benefits that the development might bring;</li> <li>the economic and wider social need for development;</li> <li>the need to identify land, or establish criteria, for the acceptable location of potentially polluting developments and the availability of alternative sites.</li> </ul> <p>Constraints on further development, particularly areas arising from cumulative impacts, should be identified.</p>	<p>Encouraging more effective pollution control could meet the following general SA objectives; health and well-being, sustainable development, reduction in air, water and land pollution, and greenhouse gas emissions.</p>
<b>Cross-References</b>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
Title: PPG24 : Planning and noise	
Proponent Body: National Government (ODPM)	National
Date Produced	2001
Why it is relevant to Penwith LDF?	
PPG24 gives guidance on the use of planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise sensitive developments and for those activities which generate noise. It introduces the concept of noise exposure categories for residential developments and recommends appropriate exposure levels to different sources of noise. PPG 24 also advises on the use of conditions to minimise the impact of noise.	
Requirements/Synergies/Opportunities	Constraints/Challenges/Gaps
<p>Wherever practicable, noise sensitive developments should be separated from major sources as noise e.g. transport and certain types of industrial development.</p> <p>The Secretary of State considers that housing, hospitals, and schools should generally be regarded as noise-sensitive developments, but planning authorities may wish to include over developments, depending on local circumstances and priorities.</p>	Most development will generate some level of noise, Penwith DC must ensure that development does not cause an unacceptable level of disturbance.
How could the LDF respond?	Implications for the SEA/SA
Development plans should give developers and local communities a degree of certainty about the areas in which particular types of development will be acceptable and measures which may be required to mitigate the impact of noise.	Noise reduction will be considered under the objectives of health and well-being, biodiversity, and transport.
Cross-References	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
Title: PPS25 : Development and Flood Risk (consultation draft)	
Proponent Body: National Government (ODPM)	National
Date Produced	
Why it is relevant to Penwith LDF?	

**Appendix A – Relationship with other Plans and Programmes and Environmental Objectives**

PPS25 will, when adopted, replace PPG25. PPS25 sets out the Government's policies on development and flood risk. PPS25 is relevant to the Penwith LDF process because it sets out how planning authorities should prepare and implement planning strategies which help to deliver sustainable communities. Flood risk needs to be considered alongside other planning concerns such as transport, housing, economic growth, natural resources, regeneration and the management of other hazards.

**Requirements/Synergies/Opportunities**

LPAs should:

- identify land at risk of flooding from river, sea and other sources;
- prepare strategic flood risk assessments;
- Frame policies for the location of development which avoids flood risk to people and property where possible, taking into account the impacts of climate change;
- Reduce flood risk to and from new development through location, layout and design;
- Use opportunities offered by new development to reduce flood risk to communities.
- Only permit development in areas of flood risk where there are no suitable alternative sites;
- Work effectively with the EA and other stakeholders;
- Ensure spatial planning supports flood risk management and emergency planning.

**Constraints/Challenges/Gaps**

**How could the LDF respond?**

**Implications for the SEA/SA**

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>LDD's should set out policies for the allocation of sites and the control of development which avoids flood risk to people and property, where possible, and manage it elsewhere. Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the longterm, this needs to be taken into account in the development of LDD's as there may be opportunities to locate development to more sustainable locations.</p> <p>Policies should recognise the positive contribution that avoidance and management of flood risk can make to the development of sustainable communities.</p> <p>LDF should actively encourage the use of sustainable urban drainage systems (SUD's)</p>	<p>A strategic flood risk assessment needs to be prepared either as part of the SA or as a freestanding appraisal that contributes to the SA of the LDD's.</p> <p>The SA should incorporate or reflect the Regional flood risk assessment and the Strategic flood risk assessment to ensure that all planning strategies are in accordance with the Government's aims for sustainable development.</p>
<b>Cross-References</b>	Penwith Climate Change Strategy

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title:</b> A sustainable future for the South West: the regional sustainable development framework for the South West of England.	
<b>Proponent Body:</b> Sustainability South West on behalf of Government Office South West (GOSW)	Regional
<b>Date Produced</b>	Dec 2000
<b>Why it is relevant to Penwith LDF?</b>	

**Appendix A – Relationship with other Plans and Programmes and Environmental Objectives**

This document sets out a high level strategic framework for moving towards sustainable development in the South West. The themes illustrate how environment, social and economic objectives can be integrated and the strategy identifies headline indicators to measure sustainable development. The themes are:

Health and well-being

Economic development

Climate Change

Development and Planning

Regional inequality and access

Sustainable Communities

Biodiversity and Landscapes

Learning and skills

Transport

Natural resources and waste

Business and work

Culture and heritage

Food and farming

Tourism

Coast and the Maritime Environment

**Requirements/Synergies/Opportunities**

**Constraints/Challenges/Gaps**

**How could the LDF respond?**

**Implications for the SEA/SA**

The LDF needs to be based on the principles of sustainable development. In particular it must:

- Promote the conservation and wise use of land and other resources;
- Promote the development of balanced and safe communities with adequate housing, employment and facilities to meet needs;
- Ensure the area remains a region of diverse and distinctive heritage and landscape;
- Provide affordable housing to all which is adaptable to future needs, reflects local distinctiveness and meets the needs of the community;
- minimise the risk of flooding to people and places.

The SA Appraisal must take incorporate all the principles of sustainable development outlined in the regional development framework.

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
Cross-References	The UK Sustainable Development Strategy Penwith Vision 2025 (Sustainable Community Strategy)

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
Title: Draft Regional Spatial Strategy for the South West 2006-2026 (RSS)	
Proponent Body:	Regional
Date Produced	
Why is it relevant to Penwith LDF?	
<p>The Regional Spatial Strategy (RSS) will set the a regional framework about 'where things go', what the scale of development should be, and the links between broad issues such as healthcare, education, crime, as well as basic infrastructure such as transport. The RSS will set the regional context for planning in the South West until 2026 and will guide the location and scale of development at the local level. The RSS will, when published, supersede the Cornwall Structure Plan and RPG10 (the Regional Planning Guidance).</p> <p>The regional future the RSS is working towards can be summed up as one where:</p> <ul style="list-style-type: none"> <li>- all communities enjoy the benefits of further development and where housing needs are satisfied;</li> <li>- the economy continues to prosper;</li> <li>- rural parts of the region fulfil their economic potential with vibrant market towns at their core;</li> <li>- Bristol becomes a major European city;</li> <li>- Plymouth continues its renaissance and becomes the economic hub of the far South West;</li> <li>- Swindon, Exeter, Cheltenham/Gloucester, Bournemouth/Poole, Weston-super-Mare and Taunton develop as important focal points for economic growth;</li> <li>- regeneration of the Cornwall towns (Truro, Falmouth/Penryn and Camborne-Pool-Redruth), Forest of Dean and Torbay and other priority areas continues to have effect;</li> <li>- growth is supported by necessary infrastructure in step with development.</li> </ul>	
Requirements/Synergies/Opportunities	Constraints/Challenges/Gaps

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>The RSS is designed to manage the change and development the South West will need if it is to rise the the challenge of a growing population.</p> <p>The RSS contains policies based on the principles of sustainable development and national planning policy, which need to both guide and be incorporated into the LDF.</p>	<p>The RSS has identified Truro, Falmouth-Penryn, and Camborne-Pool-Redruth as strategically significant cities or towns (SSCT's) within Cornwall. However it does recognise that most of Cornwall is unlike anywhere else in the region in that it is beyond the influence of a larger urban area with all the main towns making an important contribution. Penzance has been identified as a main town and as being sub-regionally significant due to its strong role and function.</p> <p>There is a lack of clarity in the RSS of the role and function and local strategic significance of the area's main towns, however the LDF will contain Area Action Plans for our main towns of Penzance, Hayle and St. Ives, which will fill the gaps in the RSS.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF must be in general conformity with the regional spatial strategy and the policies contained within it.</p> <p>LDD's will need to be based on a clear assessment of functional relationships between places to determine the scale and nature of development appropriate to them.</p>	<p>The SA objectives will need to be applied in an integrated way so that development decisions do not result in detrimental impacts on the area's environmental and cultural assets. Where potential conflicts arise alternative approaches that aim to mitigate any negative effects should be sought.</p>
<b>Cross-References</b>	National PPS's and PPG's
	RPG10
	Cornwall Structure Plan

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<b>Title: Developing the Regional Transport Strategy in the South West (DRTS)</b>	
<b>Proponent Body:</b>	Regional
<b>Date Produced</b>	
<b>Why is it relevant to Penwith LDF?</b>	
<p>The DTRS develops and updates the current regional transport strategy (RTS) in Regional Planning Guidance (RPG10). It identifies the key issues for the South West and what interventions and investments are required to deliver the region's priorities and longer-term objectives. The DRTS has been integrated into the Draft Regional Spatial Strategy and also provided guidance for the second Cornwall Local Transport Plan (LTP2).</p>	

<b>Appendix A – Relationship with other Plans and Programmes and Environmental Objectives</b>	
<p>The identified key issues are:</p> <p>Peripherality,</p> <p>Sustainable transport in principle urban areas,</p> <p>Reducing the impact of transport on the environment,</p> <p>Inter-urban routes,</p> <p>and Regeneration and Objective 1 funding.</p>	<p>Remoteness combined with poor transport and communication links have increased disparities across the South West and has created severe economic and social problems.</p> <p>The area's mainly rural society is inevitably car dependent because of poor quality public transport and the impracticality of walking/cycling over long distances.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF needs to take guidance on transport from the Regional Spatial Strategy and the second Cornwall Local Transport Plan (LTP2).</p> <p>Land should be safeguarded for alternative modes of transport other than the car.</p> <p>Policies need to seek to reduce the need to travel, encourage the use of public transport, walking and cycling and reduce reliance on private cars.</p>	<p>The SA will include objectives aimed at reducing the need to travel, improving accessibility and air quality.</p>
<b>Cross-References</b>	RSS, LTP2

<b>Title: South West Regional Housing Strategy (2005-2016)</b>	
<b>Proponent Body:</b>	South West Housing Body
<b>Date Produced</b>	
<b>Why is it relevant to Penwith LDF?</b>	
<p>The South West Regional Housing Strategy provides a strategic framework for regional investment decisions on affordable housing. The Mission and strategic aims are 'to work in partnership to ensure that everyone has access to a good quality home within a sustainable and inclusive community'. The SWRHS has informed the draft Regional Spatial Strategy.</p> <p>The strategy includes consideration of all types of housing and all tenures. It flows from national policies and draws on other regional strategies.</p>	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>

<b>Title: South West Regional Housing Strategy (2005-2016)</b>	
<p>The aims of the strategy are to:</p> <p>Improve the balance of housing markets by developing housing markets with a range of tenures, which improve the balance between supply and demand, and offer everyone the opportunity to access a home at a price they can afford.</p> <p>Achieve good quality homes by ensuring that existing and new homes improve over minimum standards of quality, management and design.</p> <p>Support sustainable communities by ensuring that housing makes a full contribution to the the achievement of sustainable and inclusive communities.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF should take a pro-active approach to planning for housing development using the full set of tools available to them e.g. Area Action Plans.</p> <p>LPAs are required to develop robust affordable housing policies that meet the needs of their local communities. A sub-regional approach to this should be encouraged so that authorities within the same market area can share expertise and consider developing common policies for affordable housing and developer contributions through the LDF.</p> <p>There should be effective engagement and participation by local people in the planning, design and long-term stewardship of their community. Good public transport and other transport infrastructure should be put in place. Buildings should be adaptable over time and minimise the use of resources.</p> <p>The LDF needs to address the support needs of vulnerable groups and promote social inclusion.</p>	
<b>Cross-References</b>	South West Regional Spatial Strategy (Draft)

<b>Title: Sustainable Communities in the SW – Building for the Future</b>	
<b>Proponent Body: ODPM</b>	Regional

<b>Title: Sustainable Communities in the SW – Building for the Future</b>	
<b>Date Produced</b>	2003
<b>Why is it relevant to Penwith LDF?</b>	
<p>This regional plan does not attempt to cover all the issues of importance to communities. The document highlights actions to address housing, planning and neighbourhood renewal issues and was written to help regional and local authorities turn policies into action. The document sets out the role of the South West Regional Housing Board in the delivery of the policies contained within it including an action to reduce the gap in the economic fortunes between different parts of the region.</p>	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>
<p>Local Authorities are expected to make the most effective use of the extra money resulting from the reduction of discount on council tax for second homes.</p> <p>At least 50% of all new housing to be on previously developed land.</p> <p>To ensure the continued viability of market and coastal towns to serve as economic and service hubs for their surrounding rural areas.</p> <p>To improve access to services whilst minimising dependence on the private car.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>Development plans must reflect the aspirations of the whole community.</p> <p>Principle towns should be planned to ensure growth is accommodated in the most sustainable way by concentrating on high density, high quality, mixed use development.</p> <p>The LDF should promote the release and re-use of land and buildings to support housing and economic needs whilst protecting the AONB.</p> <p>The LDF should allow communities to develop in a way which reduces the need to travel especially by private car.</p>	<p>The objectives of the SA should take the broad issues identified by this document into account.</p>
<b>Cross-References</b>	

<b>Title: Sustainable Communities in the South West – Building for the Future</b>	
<b>Proponent Body: ODPM</b>	Regional
<b>Date Produced</b>	2003
<b>Why is it relevant to Penwith LDF?</b>	
This regional plan sets out proposals for implementing sustainable communities in the South West. It does not attempt to cover all issues of important to communities. It highlights actions to address housing, planning and neighbourhood renewal issues.	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>
<p>To meet target of 20,200 additional homes per year in the South West region.</p> <p>To provide more housing of the right type and right location and in particular meet the target of providing between 6,000 and 10,000 affordable homes in the South West.</p> <p>To reduce the number of homeless people and stem the rise in the number of families being housed in Bed and Breakfast accommodation.</p> <p>To ensure all social housing tenant and vulnerable people in the private sector are living in warm and dry homes by 2010.</p> <p>Ensure 50% of all new housing is on previously developed land.</p> <p>To improve access to services in rural areas whilst minimising dependence on the private car.</p> <p>To strengthen market towns to serve economic and service hubs for their surrounding rural areas.</p> <p>To close the gap between better off and deprived communities.</p> <p>To reduce crime and the fear of crime.</p>	<p>Local authorities should continue to make the most effective use of the extra money resulting from the reduction of the discount on council tax for second homes.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Title: Sustainable Communities in the South West – Building for the Future</b>	
<p>The LDF needs to take into account areas of economic growth when planning for new housing provision.</p> <p>The majority of growth should be accommodated in the more urban areas and the design and quality of the environment in towns needs to be taken into account in planning policies.</p> <p>The planning system should be used to ensure that communities develop in a way which reduces the need to travel.</p>	<p>The SA will include housing, crime, social equality and accessibility objectives.</p>
<b>Cross-References</b>	

<b>Title: The Regional Waste Strategy for the South West (2004-2020)</b>	
(From Rubbish to Resource)	
<b>Proponent Body:</b>	South West Regional Assembly
<b>Date Produced</b>	2004
<b>Why is it relevant to Penwith LDF?</b>	
<p>The regional waste strategy helps address waste issues that cross local boundaries, helps tackle difficult issues where regional solutions can help meet the needs of several areas, and removes barriers to better management of waste. The Waste Strategy aims to ensure that by the year 2020 over 45% of waste is recycled and reused and less than 20% of waste produced in the region will be landfilled.</p>	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>
<p>The regional waste strategy provides guidance on where facilities such as those for making compost, sorting facilities for recyclates, facilities for mechanical, biological and thermal treatment of waste, and land for disposing of waste where the space in existing landfill has run out should be situated.</p> <p>Local authorities should promote the establishment and development of businesses that process recyclates and reuse waste.</p>	<p>Cornwall County Council is the Waste Disposal Authority whilst Penwith is the Waste Collection Authority. Spatial planning for waste disposal facilities falls under the remit of the County Council who are responsible for the production of the Waste Development Plan for Cornwall.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Title: The Regional Waste Strategy for the South West (2004-2020)</b>	
(From Rubbish to Resource)	
<p>Policies in the LDF should aim to minimise the production of waste and to re-use, recycle and recover value from the maximum practicable amount of waste that is produced.</p> <p>Local planning authorities should ensure provision is made for space to allow the separation and collection of waste, consistent with the type of development in question.</p> <p>Design of new housing layouts should make provision for kerbside collection. New dwellings should incorporate segregated storage for recyclables.</p>	<p>The SA will include an objective to make best use of resources, especially non-renewable resources.</p>
<b>Cross-References</b>	

<b>Title: The Regional Renewable Energy Strategy for the South West</b>	
<b>Proponent Body:</b>	Regen SW
<b>Date Produced</b>	April 2003
<b>Why is it relevant to Penwith LDF?</b>	
<p>The overall vision of the RRES is to maximise the social, environmental and economic benefits of renewable energy through the integration of renewable energy into mainstream policy and practice at all levels within the region.</p>	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>
<p>This action plan aims to remove the technical barriers that prevent more renewable projects being set up in the region, to support the wider use of renewable energy, to increase the availability of finance for renewable energy and to encourage a more consistent approach to planning decisions.</p> <p>The plan contains a target of 11-15% of electricity generation to be achieved or exceeded by 2010 in a manner which is in line with the particular landscape needs of the South West.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Title: The Regional Renewable Energy Strategy for the South West</b>	
<p>The LDF could consider the use of renewable energy generation in new developments and set targets for incorporating renewable energy in building design.</p> <p>Development plans could identify target areas for district heating and combined heat and power.</p> <p>Policies should be produced which are in favour of renewable energy take-up.</p>	<p>The SA will contain objectives to make best use of our resources, especially non-renewable resources.</p>
<b>Cross-References</b>	

<b>Title: REvision 2010 – Empowering the Region – Renewable Energy Targets for the South West</b>	
<b>Proponent Body:</b>	GOSW and the SW Regional Assembly
<b>Date Produced</b>	June 2004
<b>Why is it relevant to Penwith LDF?</b>	
<p>Revision 2010 seeks to secure greater support for renewables in the region by encouraging the adoption of county or sub regional targets for the development of renewable electricity generation up to 2010.</p>	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>
<p>The strategy outlines what needs to be done to deliver the target in RPG10 for 11-15% of the region's power to be generated from renewable sources by 2010, and looks set to establish the South West as a leader in the UK for renewable energy.</p> <p>The strategy identifies 50 actions including working with farmers to develop energy crops, mapping the potential for renewable energy for every local authority area in the region and supporting experimental projects in wind and wave power.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The LDF should contain policies which will encourage the sustainable generation of electricity from renewable resources.</p>	<p>The SA will include an objective to make best use of resources, especially non-renewable resources.</p>
<b>Cross-References</b>	

<b>Title: Towards 2015 – Shaping Tomorrow's Tourism</b>	
<b>Proponent Body:</b>	
<b>Date Produced</b>	2004
<b>Why is it relevant to Penwith LDF?</b>	
Tourism is a major economic driver for the District. This document sets out a new vision for the tourism industry in South West England. By adopting this new strategic approach it is expected tourism will protect the environment, improve the quality of life for local people, take advantage of the region's existing strengths and create a long-term sustainable industry.	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>
The document identifies a number of key trends in tourism as well as a number of priority actions. It does not contain any targets. The trends identified which are going to affect tourism in the future are; increased numbers of older travellers increased interest in holidays which promote good health and well-being better educated visitors resulting in more holidays in which arts, culture and history play a prominent role increased concern for the environment resulting in more demand for destinations which preserve and promote our natural assets. Increasing pressure on people's daily lives continuing the trend of more shorter holidays	Whilst the document mentions the importance of a sustainable tourism industry, and protection of the environment, it may not be completely consistent with the SA process in certain areas. For example it does not mention climate change or the need to conserve our natural resources, there is also no specific mention of reducing the need to travel by car.
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
The document identifies a number of key trends in tourism which need to be considered when planning for the future needs of the tourism industry.	The SA will contain many objectives which will support this document in particular protection of our environmental, cultural and historic assets.
<b>Cross-References</b>	

<b>Title : South West Biodiversity Implementation Plan</b>	
<b>Proponent Body:</b>	SW Regional Biodiversity Partnership
<b>Date Produced</b>	2004
<b>Why is it relevant to Penwith LDF?</b>	

<b>Title : South West Biodiversity Implementation Plan</b>	
The plan sets out a framework of policies, priorities and actions to assist in a more joined-up approach to biodiversity delivery. It updates the actions included in the South West Biodiversity Action Plan. The plan identifies key programmes of work under five specific sectors; farming and food, water and wetlands, woodlands and forestry, towns, cities and development, and the coastal and marine environment.	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>
<p>The plan sets out the following priorities;</p> <p>Maintain and enhance biodiversity by sensitively managing existing habitats, expanding and re-establishing links between fragmented sites and, where appropriate, managing at a larger functional stage (landscape, ecosystem or catchment).</p> <p>Develop integrated sustainable land management practices that safeguard and enhance the region's biodiversity whilst also bringing benefits to society, the economy and the environment.</p> <p>Increase awareness and understanding of the importance of biodiversity to the region's health, quality of life and economic productivity and develop wider support and active engagement.</p> <p>Understand and manage the dynamic processes of change (e.g. climate change) and develop long-term sustainable approaches within the region that focus on the quality, extent and diversity of habitats.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>Nature conservation should be fully incorporated into spatial land-use planning. The LDF should ensure that biodiversity considerations are a key part for the location and nature of new development at all stages of the planning system.</p> <p>The adoption of mapped Biodiversity Action Plan habitat re-creation opportunities should be incorporated into the LDD's.</p>	The SA should work within the framework of the Biodiversity Implementation Plan and reflect the generic priorities set out within it. The importance of biodiversity to the region will be recognised through objectives in the SA.
<b>Cross-References</b>	

<b>Title: Regional Economic Strategy 2006 – 2015</b>	
<b>Proponent Body:</b>	South West Regional Development Agency
<b>Date Produced</b>	May 2006
<b>Why is it relevant to Penwith LDF?</b>	
The Regional Economic Strategy is concerned with the economy of the South West within the wider context of sustainable development. It provides clarity about regional priorities and the opportunities that arise from a developing economy.	
<b>Requirements</b>	<b>Constraints/Challenges/Gaps</b>

<b>Title: Regional Economic Strategy 2006 – 2015</b>	
<p>The critical issues highlighted in the document are;</p> <p>Population growth, ageing and distribution</p> <p>Business creation and retention</p> <p>Rapidly changing industrial and employment mix</p> <p>Technological and other knowledge dissemination</p> <p>Energy, use of resources and climate change.</p>	<p>The scale of growth in market towns and rural areas is likely to be commensurate with their role, function and potential. Such growth will provide opportunities for the creation of more viable communities with a critical mass of businesses and services which can sustain those settlements in future. The key to successful rural communities is flexibility, this should allow support to be given to local communities.</p> <p>The document recognises that Penwith is the most deprived areas in the region, and highlights the need to develop innovative and effective solutions that link deprived communities with more successful areas, however it acknowledges that to date despite considerable investment there has been little impact in addressing some of the fundamental issues that affect the region's most deprived communities. The district's peripheralness and a lack of substantial investment in the district's transport infrastructure and public transport provision is a major obstacle in closing the gap between the most deprived communities and more successful areas.</p>
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
It will be important to address key issues such as access to jobs and services, affordable housing and significant changes in agricultural practices.	The objectives of the SA will help deliver the aims of the regional economic strategy.
<b>Cross-References</b>	

<b>Title: A Strategy for the Historic Environment in the South West</b>	
<b>Proponent Body:</b>	English Heritage
<b>Date Produced</b>	2004
<b>Why is it relevant to Penwith LDF?</b>	
<p>The aim of this strategy is to raise the profile of the historic environment and to ensure it is fully reflected in the key policies plans and strategies which will guide change at regional, strategic and local level. It is relevant to the Penwith LDF because many of the recommendations it contains need to be integrated into planning policy.</p>	

Title: A Strategy for the Historic Environment in the South West	
Requirements	
<p>The historic environment should be regarded as a key opportunity for regeneration initiatives rather than a constraint.</p> <p>All appropriate land use and policy documents should contain strong, clear and concise statements on the historic environment significance.</p> <p>The potential effects of development on the historic environment around principle settlements should be fully considered.</p> <p>Ensure that all appropriate statutory land-use plans incorporate historic landscape characterisation and that this is used in the decision making process.</p> <p>Ensure that all statutory plans have appropriate policies and guidance that encourage high quality design.</p> <p>Promote policies to support the positive and appropriate re-use of old buildings.</p>	
How could the LDF respond?	Implications for the SEA/SA
LDD's should incorporate the spatial planning recommendations as outlined above.	The SA will contain an objective relating to the importance of the historic and cultural environment.

Title: Cornwall Structure Plan

Cornwall County Council (2004)

The Cornwall Structure Plan will be superceded by the Regional Spatial Strategy (RSS) which is currently at the draft stage. Until such time as the RSS is adopted, the policies in the Cornwall Structure Plan will continue to guide the scale, location and type of development. The Plan sets outs the strategic planning framework for land use development in Cornwall.

**Policy 1 Principles for Sustainable Development**

Development should bring about a long term and sustainable improvement to Cornwall's economic, social and environmental circumstances without harming future opportunity.

Development should be compatible with:

- **the conservation and enhancement of Cornwall's character and distinctiveness;**
- **the prudent use of resources and the conservation of natural and historic assets;**
- **the regeneration of towns and villages in meeting the needs of their population and surrounding area;**
- **fostering the links between the environment and the economy;**
- **a reduction in the need to travel, whilst optimising the choice of modes, particularly**

- **opportunities for walking, cycling and the use of public transport;**
- **access for all sectors of the community to well paid and rewarding employment, satisfactory housing and adequate services and facilities; and**
- **meeting needs where they arise.**

## **Policy 2 Character Areas, Design & Environmental Protection**

The quality, character, diversity and local distinctiveness of the natural and built environment of Cornwall will be protected and enhanced. Throughout Cornwall, development must respect local character and:

- **retain important elements of the local landscape, including natural and semi-natural habitats, hedges, trees, and other natural and historic features that add to its distinctiveness;**
- **contribute to the regeneration, restoration, enhancement or conservation of the area;**
- **positively relate to townscape and landscape character through siting, design, use of local materials and landscaping;**
- **create safe, aesthetically pleasing and understandable places;**
- **consider, where appropriate, a mix of uses that create vibrant and active places, including tenure, size and densities.**

Local plans should define Character Areas to inform planning decisions taking into account Regional and County-wide landscape assessments.

The conservation and enhancement of sites, areas, or interests, of recognised international or national importance for their landscape, nature conservation, archaeological or historic importance, including the proposed World Heritage Site, should be given priority in the consideration of development proposals.

Within Areas of Great Landscape Value and other areas or sites of county-wide significance for their biodiversity, geodiversity or historic interest, development proposals will be required to respect those interests.

## **Policy 3 Use of Resources**

Development must be compatible with the prudent use of natural and built resources and energy conservation. Development should:

- **give priority to the re-use of previously developed land and buildings to meet development needs including, where appropriate, derelict land reclamation;**
- **protect the best and most versatile agricultural land;**
- **avoid land at risk from flooding, following a sequential approach to site selection ensuring priority is always given to low risk areas;**
- **utilise sustainable drainage techniques dealing with surface water run-off as close to source as possible;**
- **avoid, directly or indirectly, risk of significant levels of pollution or contamination to air, land, soil or water, including noise and light pollution;**
- **facilitate energy conservation and the utilisation of renewable energy sources reducing energy consumption and CO2 emissions;**
- **follow sustainable construction principles including consideration of the use of resources, energy efficiency and local materials.**

## **Policy 4 Maritime Resources**

An integrated and co-ordinated approach to the coast will be taken to support the economic importance and conservation value of the maritime environment.

Development relating to the coast, estuaries and maritime environment should be considered against the need to ensure the conservation of the environment for its own sake and for the economic importance of fishing and the other activities it supports. Development should avoid pollution of coastal or marine waters and minimise any harmful effects on coastal processes.

Development should be within or well integrated with the existing developed coast and help enhance the quality of the environment and economic regeneration of the coastal towns. Waterside sites within the developed coast should be safeguarded for uses needing such locations giving priority to maritime industries.

The undeveloped coast should be protected.

Local plans should designate coastal zones where appropriate to take account of economic and social opportunity and environmental protection

### **Policy 5 Minerals**

Mineral resources should be conserved and managed to provide a steady supply of minerals to meet needs subject to environmental and social considerations and the need for high standards in restoration and aftercare. Development should ensure:

- **the conservation of the mineral resources;**
- **a steady supply of minerals is available;**
- **impacts on the environment are minimised and encouragement is given to the use of secondary or recycled aggregates;**
- **an increased use in non road based transport;**
- **the improvement of operational standards at all mineral workings;**
- **that high standards of restoration and aftercare are secured on a progressive basis;**
- **that adequate overall capacity for mineral wastes arising in Cornwall is provided for during the Plan period.**

### **Policy 6 Waste Management**

Overall capacity for wastes arising in Cornwall will be provided through the sustainable management of waste streams based on the principles of the waste hierarchy, the proximity principle and regional self-sufficiency.

Development should be compatible with:

- **the minimisation of waste production;**
- **the protection of the environment and local amenity from significant adverse effects of waste management facilities;**
- **high standards of design;**
- **the management of waste as close as practicable to its origin;**
- **the development of an integrated network of waste management facilities in accordance with the spatial strategy of this Plan;**
- **the best practicable environmental option - that is the most environmentally and economically acceptable;**
- **the waste hierarchy.**

### **Policy 7 Renewable Energy Resources**

Provision should be made for renewable energy generation to maximise environmental and economic benefits whilst minimising any adverse local impacts.

A range of technologies for renewable energy production (for heat and electricity) will be encouraged. Schemes for electricity generation will contribute to a Cornwall target of about 93MW of

installed capacity from renewable resources by 2010. This should be through development that increases local benefits, particularly diversification of the rural economy, and minimises any adverse effects on the natural or built environment.

In respect of land-based wind energy, the scale and location of development should respect landscape character and distinctiveness and reflect, in particular, county-wide priorities to avoid adverse effects on the Area of Outstanding Natural Beauty, significant intrusion into coastal landscapes, and the unreasonable proliferation of turbines in the landscape.

Local plans should consider potential sites and locations for all forms of renewable energy development against these considerations and should establish clear criteria or appropriate locations for development to contribute to the Cornwall target.

### **Policy 8 Housing**

Development should enhance the opportunities for a home for everyone in Cornwall.

About 29,500 (annual average 1,970) dwellings should be built in the period 2001 - 2016. The overall amount of housing in Penwith will be 3,300 (annual average 220).

### **Policy 9 Mix and Affordability of Housing**

A mix of house type and tenure that meets the needs of the whole community will be encouraged.

Local plans should set targets for affordable housing based on assessments of defined local housing market areas, house price and household income characteristics and taking full account of:

- **the backlog of existing and rate of newly arising needs;**
- **the supply of locally affordable dwellings;**
- **an appropriate mix of house size and tenure rented or low cost; and**
- **market conditions.**

Local plans should set out the circumstances where affordable housing will be provided as an "exception" to normal policy in rural areas, providing the basis for resources to be targeted at areas of greatest need in locations easily accessible to a range of services and facilities.

They should also consider the need to define wider areas where provision for housing should be limited to affordable housing only.

### **Policy 10 Location of Housing Development**

Most housing development should be in or well integrated with the existing built-up areas of towns, giving priority to previously developed sites and having regard to the character of settlements.

In order of preference development should:

- **re-use previously developed land and buildings (brownfield sites) in urban areas;**
- **use other sites in urban areas; and**
- **extend existing urban areas in locations with good public transport links or where they can be provided.**

Overall, about 40% of Cornwall's housing development in the period 2001-2016 should be on brownfield sites.

Local plans should set out arrangements for the phasing of housing land to secure priority for the release of previously developed land in accordance with this target.

## **Policy 11 The Urban and Rural Economy**

Economic growth and employment will be encouraged through the regeneration and investment in the Strategic Urban Centres (SUCs) and other towns and rural restructuring and diversification.

In the towns this will be by:

- **prioritising the regeneration of urban areas and town centres as a focus for retail, commercial and business activity;**
- **maintaining a range and choice of sites to meet the needs of existing and new firms within or well integrated with built up areas;**
- **giving particular attention to the role of the Strategic Urban Centres as locations for housing and employment growth.**

In rural areas, the emphasis will be on the restructuring of the economy. Local plans should make provision for employment uses primarily in the centres which are most accessible to the wider area, including by public transport.

Away from such centres, development should support the economic and social well-being of the area by:

- **supporting agriculture through farm diversification schemes appropriate in character and scale for their surroundings and in preference by the re-use of existing buildings;**
- **provision for the adaptation and, where appropriate in scale and character, the expansion of existing tourism, industrial and business uses; and**
- **provision for development essential for the rural economy where a location in a town or a village could not meet the need.**

## **Policy 12 Sites and Premises for Employment**

A range and choice of marketable and quality sites for employment should be made available based on assessments of likely demand from existing and new firms, the need for employment in the locality, the suitability of sites in terms of their prospect of development and accessibility by all modes of travel.

In considering land allocations or development proposals local plans should review existing and new sites taking account of:

- **the need for better quality employment opportunities suitable to meet local skills;**
- **the need to avoid any significant adverse effects on the natural or built environment and secure adequate mitigation where this may arise;**
- **the need to reduce travel and widen the choice of travel modes, including the potential to incorporate effective arrangements for "green travel";**
- **the need to support traditional sectors of the economy and encourage the development of new and emerging sectors including the requirements of business clusters and science parks, and the importance of information communication technology;**
- **the opportunities arising from the Combined Universities in Cornwall; maritime related activities and the development of ports and harbours; the potential expansion of Newquay Airport; and key visitor attractions; and**
- **the potential benefits of mixed use development.**

Land for employment should be retained, and sites in local plans should be reviewed for alternative uses where development for employment is no longer likely to be appropriate or feasible.

## **Policy 13 Tourism and Recreation**

The quality and opportunity for tourism and recreation should be enhanced by improvements to the existing resource and through appropriate new provision.

Development should seek, in the first instance, to improve existing tourism and recreation sites and infrastructure in sustainable locations. Major development should be in, or well related to, towns. Proposals that support the Plan's regeneration priorities will be encouraged.

Outside towns and villages development should be limited to accommodation and facilities that could not, reasonably, be within them, or the adaptation and improvement of existing sites including the conversion and re-use of appropriate redundant buildings.

Development should not harm visitor facilities or other features that contribute to Cornwall's attraction for tourism and recreation.

#### **Policy 14 Town Centres and Retailing**

Priority will be given to the improvement and enhancement of town centres in providing shopping, office and leisure facilities to meet the needs and aspirations of the whole community.

Retail, office and leisure development should be in or adjoining town centres where they can help sustain the centre's viability and vitality, contribute to the improvement of the town centre environment and can be accessible to all sectors of the community by a choice of means of transport. Major proposals should support the role and function of the Strategic Urban Centres (SUCs).

Elsewhere, such development should be limited to circumstances where particular needs could not reasonably be expected to be met in or adjoining town centres, having taken account of the existing provision available and further development opportunities. In the case of retailing, it will be important to assess the capacity of the centre as a whole to meet future needs, rather than its ability to accommodate a particular retailer or form of development. In addition:

- **development should not be harmful to the vitality and viability of existing centres;**
- **locations should be in or well integrated with towns where the impact on travel patterns would be unlikely to lead to increased car usage and where convenient access by public transport serving the catchment area is available; and**
- **consideration should be given to the potential role of retail and other commercial development in the physical and economic regeneration of urban areas**

#### **Policy 15 Implementation, Monitoring and Review**

Development should make best use of existing infrastructure and ensure that the necessary improvements to infrastructure are made.

Development should be located and, where necessary, phased to ensure that it can be adequately supported by necessary transport provision, physical infrastructure, education and other services.

Development should contribute to the provision of such infrastructure and services or mitigate any adverse effects arising, where it is necessary to enable the development to proceed.

#### **Policy 16 Overall Distribution of Development**

Most development will be in, or well integrated with, the existing built up areas of towns, according to their role and function and should not harm their character.

Development should be focused on the Strategic Urban Centres (Bodmin, Camborne-Pool-Redruth, Falmouth-Penryn, Newquay, Penzance, St Austell and Truro) according to their role and function, and on Saltash and Torpoint in South East Cornwall.

The role and function of other main towns and local centres will be supported to meet the needs of their population and surrounding areas.

In rural areas, there will be an emphasis on meeting development needs arising from the existing population and the diversification of the economy, having full regard to local character.

## **Policy 21 Penzance**

Development should support the maritime and tourist industries and complement the role of the town as the major service and retail centre of Penwith. Priorities for regeneration will be the harbour areas of Penzance and Newlyn, where provision for the fishing industry will be supported. Development must respect the environmental qualities that provide a special setting for the town.

The Plan will aim to focus employment and retail provision in Penzance and strengthen its important role in the west of the county. It will be necessary to capitalise on the varied transport terminals and development possibilities in the area which especially focus on maritime, rail and air and in improving the pedestrian accessibility of Penzance and its environs. Its maritime and tourism potential are important to its future economic success.

## **Policy 25 Other Main Towns & Local Centres**

Development should be in, or well integrated with, the built-up areas, and support the role and function of centres in meeting the needs of their own populations and surrounding areas to reduce the need to travel.

The level of development in the main towns and local centres will be assessed against their ability to consolidate their roles and functions and to support balanced growth through jobs, services and transport infrastructure.

Local plans should identify:

- **Main Towns, over a population of about 5,000, with established roles and function serving an identifiable hinterland and having well developed transport nodes; and**
- **Local Centres, with an approximate population of between 2,000 and 5,000, providing basic shopping needs serving a smaller hinterland.**

Employment provision should focus on the needs of the local area and on opportunities relating to local characteristics and distinctiveness.

## **Policy 26 Rural areas**

Development should support the continued social and economic viability of rural areas.

Local plans should identify the appropriate level of housing in villages to meet local community needs and make a comparative assessment of housing locations taking account of the capacity of villages to provide for further growth in terms of their character, the availability of the public transport links to nearby towns and the range of services and facilities available to avoid undue dependency on larger settlements. Development outside villages should be controlled to protect the countryside and requires special justification.

Employment provision should focus on the needs of the local area and on opportunities relating to local characteristics and distinctiveness.

In the more remote rural areas particular consideration should be given to the need to locate development to serve a local community or catchment where it can most effectively do so. This should be in or adjacent to existing settlements and reflect opportunities for shared or joint use of services and facilities and scope to improve public transport.

Local Development Documents will need to address the needs of these areas in a comprehensive way, looking in particular at shared solutions to the provision of services and facilities locally as well as options for improving access to larger centres. It is important that these rural areas can continue to thrive both economically and socially. Development that provides homes and employment meeting needs arising from these rural communities should be encouraged.

## **Policy 27 Transport Strategy (and Proposals)**

Development and transport should contribute to a more effective, more environmentally friendly and safer transport system. Transport priorities and provision will:

- **support and be fully integrated with the land-use strategy;**
- **maintain and enhance the Strategic Public Transport Network (SPTN), and develop other alternatives to the private car to provide access to jobs, services and facilities;**
- **seek to reduce the adverse effects of transport upon health and the natural and built environment;**
- **support economic and social well-being by enabling the efficient and effective movement of people and goods within Cornwall and between Cornwall and the rest of the United Kingdom and Europe by rail, road, sea and air; and**
- **maintain and enhance highway infrastructure to improve environmental conditions and road safety.**

The key measures will be:

1. **Local Area Transport Strategies for the main towns, giving priority to the Strategic Urban Centres, widening travel choices and improving public transport provision.**
2. **Specific improvement, in other areas, to the SPTN with a priority on frequency, quality and co-ordination between networks, linked with community transport and demand-responsive public transport in the more rural areas.**

## **Policy 28 Accessibility**

Consideration should be given to the overall impact on travel patterns and the availability of alternative locations for development in order to minimise the need to travel and to increase choice of travel by walking, cycling and public transport.

Development should ensure:

- **opportunities to optimise walking, cycling and public transport are reflected in the scale, location and form of proposals;**
- **the effective management and safe movement of traffic; and**
- **future opportunity for the use of railways, for passengers and freight, is not harmed.**

Appropriate accessibility assessments should be carried out for new and existing development allocations and new proposals for housing, employment and other development with significant travel implications.

Local plans should identify the most accessible sites for uses that generate large amounts of travel and where appropriate retain them for such development. Local plans will set out accessibility criteria based on:

- **potential journeys generated by development; and**
- **the opportunity for people to walk, cycle and use public transport to get to and from development.**

This will inform the consideration of travel plans and parking provision as part of a wider strategy.

The more detailed set of policies in District-wide Local Plans or Local Development Documents (LDD's) must relate to the Cornwall Structure Plan, whilst taking into account the requirements of the Regional Spatial Strategy which will eventually supersede the Structure Plan.

## **Implications for the SA/SEA**

The SA/SEA will contain objectives which encompass all of the requirements of the Structure Plan, however there will be conflicts between economic, environmental and social objectives. The SA/SEA will provide the system to allow a balance to be achieved.

<b>Title: Waste Local Plan</b>	
<b>Proponent Body:</b>	Cornwall County Council
<b>Date Produced:</b>	
<b>Why is relevant to the Penwith LDF?</b>	
<p>The key objectives of the Waste Local Plan are to encourage the minimisation of waste throughout all stages of the planning process, to ensure the provision of an adequate range of waste management and disposal facilities to meet identified needs within Cornwall, to encourage the development of recycling and compost facilities, to provide for the recovery of energy from waste, to ensure that adequate landfill capacity is developed and maintained to meet the needs of the County for the proportion of waste that cannot be re-used, recycled or treated in an energy from waste plant, and to have regard to appropriate sustainable transport arrangements.</p>	
<b>Requirements</b>	
<p>Provision is to be made for additional civic amenity sites in Cornwall and consideration given to those areas currently under-provided which includes Penzance and Hayle/St.Ives.</p> <p>The Plan sets out the principles and objectives for which applications for waste management facilities should have regard to.</p> <p>The Waste Planning Authority will seek to encourage Local Planning Authorities in their consideration of redevelopment proposals to ensure that schemes allow for the potential re-use of materials arising through the process of demolition.</p> <p>Applications for new landfill or extensions to existing landfill sites, will only be permitted if it can be demonstrated that alternative sites have been considered, the site will be restored to a suitable standard after use, and that there is a need for facility having regard to the waste management hierarchy.</p> <p>The Plan sets out in detail the criteria it would expect any proposals for an Energy from Waste Plant to meet.</p> <p>The Plan contains policies to protect designated areas such as AONB, Heritage Coast, Areas of Great Historic, Landscape and Scientific Value, etc., from waste management facilities which would have a significant adverse effect. It also contains a policy to protect such development on the best and most versatile agricultural land, unless it can be proven the benefits of the development would outweigh the need to protect the land, or that no other lower grade land is available on the farmholding.</p> <p>Policies included are also aimed at protecting the character of areas of open and undesignated countryside, protection of surface and groundwater, air quality, wildlife and recreation, flood mitigation, etc.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Title: Waste Local Plan</b>	
<p>The Local Development Framework should adopt the principles of the waste hierarchy as set out in the Waste Management Plan and ensure any policies are in broad agreement with the aims and objectives of the Plan.</p> <p>Any proposals for Waste Management Facilities would be expected to be accompanied by a full Environmental Impact Assessment.</p>	<p>The SEA/SA objectives will include the broad range of objectives as set out in the Waste Local Plan e.g. reduction in the need to travel, making best use of our resources, valuing our environment and culture, etc.</p>
<b>Cross-References</b>	

<b>Title: Cornwall Minerals Local Plan</b>	
<b>Proponent Body:</b>	Cornwall County Council
<b>Date Produced</b>	
<b>Why is it relevant to Penwith LDF?</b>	
<p>This Plan sets out the County Council's detailed land use policies and proposals for minerals development in Cornwall.</p> <p>The primary aim of the Plan is :-</p> <p>To ensure the stable long term production of the Cornish mining and quarrying industry in order to provide for an adequate supply of minerals to meet the needs of society in a sustainable and environmentally acceptable manner and within a framework for the safeguarding of Cornwall's minerals resource.</p> <p>The strategic principles underlying this aim are:-</p> <ol style="list-style-type: none"> <li>1. to provide for the continuation and development of the minerals industry in Cornwall where this is compatible with other wider environmental, economic and social objectives.</li> <li>2. to safeguard mineral resources from other non-mineral development which may sterilise reserves or prejudice their future extraction.</li> <li>3. to encourage the more efficient use of minerals ;</li> <li>4. to minimise production of mineral waste and actively to encourage its greater use, in particular that arising from the china clay industry, which is a major resource in its own right ;</li> <li>5. to prevent pollution of the terrestrial, aquatic and atmospheric environments which may result from the activities of the mineral industry; including the reversal of existing degradation.</li> <li>6. to protect sites of natural, cultural and historic environmental value; and conserve the County's natural and built resources;</li> <li>7. to protect and enhance the environment, quality of life and amenity of communities and properties in close proximity to such sites.</li> </ol> <p>Particular regard is given to the conservation asset base, biodiversity and nature conservation, natural and built resources and health and safety.</p>	
<b>Requirements</b>	

<b>Title: Cornwall Minerals Local Plan</b>	
The plan sets out the need to assess and control the environmental effects of all proposals for mineral development and to balance the need for development against adverse environmental and amenity impacts. It contains specific policies to protect areas of AONB and AGLV, sites of historic value, biodiversity and wildlife, regionally important geological sites, sites of great scientific value and the best and most versatile agricultural land.	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
LDDs will need to take into account the need for and the environmental impact of the extractive industries.  LDF should identify and safeguard mineral resources and indicate through policies the conditions under which their foreclosure may be acceptable, and will also need to take into account the re-use of derelict mineral extraction sites.	The SEA/SA will have to balance factors surrounding environmental and landscape protection with the needs of economic growth. There are possible conflicts between objectives pertaining to use of natural resources with those relating to environmental protection.
<b>Cross-References</b>	

<b>Title: Cornwall Biodiversity Initiative Project Cornwall's Biodiversity Action Plans (BAPs)</b>	
<b>Proponent Body:</b>	Cornwall Wildlife Trust
<b>Date Produced</b>	1997, 1998 and 2004
<b>Why is it relevant to Penwith LDF?</b>	
<p>At the 1992 Earth Summit in Rio de Janeiro, the UK Government was one of almost 150 countries that signed the Convention on Biological Diversity. In 1995 they published Biodiversity: the UK Action Plan, an ambitious document that listed national habitats and species of conservation concern, with detailed objectives to help protect and enhance them.</p> <p>Cornwall was one of the first counties in the UK to adopt this action plan approach. In 1997 the CBI produced “Cornwall’s Biodiversity: Volume 1 Audit and Priorities”, identifying areas and species of conservation concern within the county. 1998’s publication “Cornwall’s Biodiversity: Volume 2 Action Plans” identified locally important species and habitats – together with objectives and targets to help conserve them.</p> <p>The CBI’s latest publication is “Cornwall’s Biodiversity: Volume 3 Action Plans 2004”. This publication completes the Cornwall Biodiversity Action Plan for Cornwall by including all UK BAP Priority Habitats and Species that occur in Cornwall.</p> <p>The documents are important for the LDF because they map and describe the important habitats and priority species in the District which will help to formulate planning policy which will help protect and enhance the environment and biodiversity.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Title: Cornwall Biodiversity Initiative Project</b>	
Cornwall's Biodiversity Action Plans (BAPs)	
<p>The LDF and LDD's should take account of the biodiversity priorities, in particular the importance of priority habitats and species that occur in Penwith, and incorporate them where possible.</p> <p>The LDF should include a reference to the importance of maintaining and creating wildlife corridors and</p>	<p>The SEA/SA will include objectives to protect and enhance biodiversity and the environment.</p>
<b>Cross-References</b>	

<b>Title: Cornwall Community Strategy</b>	
<b>Proponent Body:</b>	Cornwall Local Strategic Partnership
<b>Date Produced</b>	
<b>Why is it relevant to Penwith LDF?</b>	
<b>Requirements</b>	

**Title: Cornwall Community Strategy**

Cornwall’s Community Strategy outlines a Vision for as being “ - a strong sustainable community for one and all”. This Community Strategy is a joint approach for dealing with the needs of Cornwall’s communities. It brings together the various strategies and initiatives that are already in place in order to improve the quality of life for all people in and ensure that services are delivered in an economic and efficient way. It also gives an opportunity for new ways of working and innovative solutions.

The Vision for Cornwall is expanded into three themes and Headline Actions are identified for each. 12 of these actions are included in the Local Public Service Agreement – click on the left hand side for more information and progress reports:

**INDIVIDUAL BEING - HEADLINE ACTIONS**

- Increase income levels in low income households through a benefit take up campaign
- Co-ordinate a wide approach to social inclusion
- Reduce fuel poverty and improve energy efficiency in households
- Improve individual well being through more healthy active lifestyles, particularly amongst young people and reducing smoking
- Increase adult learning
- Tackle substance misuse (drugs and alcohol) including improved treatment of users and reduce its damaging effects on communities
- Increase educational achievement at key stage 3

**STRONG COMMUNITIES - HEADLINE ACTIONS**

- Develop as a Centre of Excellence for the Natural Environment
- Increase the supply of affordable and social housing
- Improve wage levels through higher quality business
- Provide the right type of land and quality of buildings to support business growth
- Increase quality and take up of training in work
- Improve ICT access to services (for example, the Cornish )
- Support Community Development activity at the local level
- Increase economic and community benefit from creative industries and local distinctiveness (for example, Creative Kernow)
- Increase the capacity of businesses via increasing the level of goods/services sourced locally
- Reduce vehicle crime
- Reduce youth offending

**QUALITY LIVING ENVIRONMENT - HEADLINE ACTIONS**

- Maintain Cornwall’s status as a Centre of Excellence for Integrated Rural Transport
- Improve cleanliness of beaches and bathing water
- Enhance the benefits for the whole community of the Combined Universities initiative
- Improve the environmental sustainability of key sectors – tourism and fishing
- Increase recycling and composting
- Enhance biodiversity of Wildlife Sites
- Increase use of local bus transport
- Increase cost effectiveness of local service delivery

How could the LDF respond?

Implications for the SEA/SA

<b>Title: Cornwall Community Strategy</b>	
The LDF will need to take particular care to ensure the aspirations of the Cornwall Community Plan are embedded into the document.	<p>The Cornwall Community Strategy is based on the principle of sustainable development, the objectives in the SA/SEA will be developed to ensure they are in accordance and help promote the aspirations of this community plan.</p> <p>One short-coming with the community plan is that it does not specifically mention the need to adapt and mitigate against the effects of climate change.</p>
<b>Cross-References</b>	

<b>Title: Cornwall Local Transport Plan 2006 -2011</b>	
<b>Proponent Body:</b>	Cornwall County Council
<b>Date Produced</b>	March 2006
<b>Why is it relevant to Penwith LDF?</b>	
<p>Given the direct relationship with land use and transport, strategic transport improvements play a fundamental role in the effective delivery of services. They are also vital in supporting the spatial planning approach of locating major new development in the Cornish urban centres.</p> <p>The development of LTP02 provided the opportunity to review the overall transport strategy for Cornwall. A number of alternative strategy approaches were considered and tested through the SEA process. The selected vision 'to encourage modal shift together with an appropriate level of managing traffic that reflects the rural nature of Cornwall' was considered to be the option which would achieve the greatest contribution to the Government's shared priorities, give the best overall value for money, and reduce the impact of transport on climate change whilst contributing to economic regeneration.</p>	
<b>Requirements</b>	

**Title: Cornwall Local Transport Plan 2006 -2011**

The appropriate location of new development and the provision of associated good quality local facilities in close proximity to residential and employment areas is fundamental in reducing the need to travel. To support this approach CCC proposed an integrated transport strategy for seven main urban areas in Cornwall, including Penzance. These transport strategies are designed to closely link to and support the LDF. The strategy for Penzance focuses on improving sustainable travel through a seasonal park and ride facility at St. Erth, this will provide an alternative travel mode for the large number of visitors that comes to the area. The park and ride will also assist with car parking provision. LTP02 also includes improvements to Branwell Lane Roundabout (scheduled 2010/2011). There is also a major scheme proposal for the safeguarding of the Isles of Scilly Sea Link.

Appropriate accessibility assessments should be carried out for new and existing development allocations and new proposals for housing, employment and other development with significant travel implications.

Physical access for the bus should be built into the design of new residential areas throughout the County.

The creation of environments conducive to walking and cycling are central to successful regeneration programmes in Cornwall's urban centres and towns.

**How could the LDF respond?**

Policies included in the LDF need to ensure that new developments help to achieve the aims of CCC's Parking Strategy rather than add to existing problems.

LDF should promote planning concepts which ensure that physical access for the bus is built into the design of new large scale developments, especially housing estates.

LDF policies should be aimed at improving access to work, healthcare, education, food shops and recreation to meet local needs by providing travel choice and reducing the need to travel.

LDF policies should ensure opportunities to increase walking cycling and use of public transport are reflected in the scale, location and form of proposals and that the future use of railways, for passengers and freight, is not harmed.

**Implications for the SEA/SA**

Objectives in the SA will include measures to reduce the need to travel by road vehicle, decrease air pollution, protect biodiversity and increase human health and promote the economy.

LTP02 contains many targets, which could be used to help guide the SA

**Cross-References**


<b>Title: Cornwall Heritage and Culture Strategy</b>	
<b>Proponent Body:</b>	Cornwall County Council
<b>Date Produced</b>	2000
<b>Why is it relevant to Penwith LDF?</b>	
This strategy is concerned with protection and enhancement of Cornwall's unique heritage and culture. The Strategy argues for the economic and social significance of a high profile commitment to the sustainable development of the natural and historic environment and to an arts and leisure infrastructure.	
<b>Requirements</b>	
To build on the strengths of a varied and distinctive Cornish cultural identity to provide artistic, social and economic benefits.	
To develop and sustain best professional practice across the heritage and cultural sectors in Cornwall.	
To develop and sustain an active culture of engaged participation in environmental issues, historic heritage and contemporary culture.	
To ensure the full potential of existing assets is fulfilled.	
To maximise the social return on public investment in the environment, the historic heritage, the arts and leisure through a commitment to access, training and education.	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
LDD's should encompass protection and enhancement of Penwith's culture and heritage.	The SA will contain objectives relating to culture, heritage and environment, as well as accessibility.
<b>Cross-References</b>	

<b>Title: Geodiversity Action Plan, Cornwall and Isles of Scilly</b>	
<b>Proponent Body:</b>	Cornwall Environmental Records Centre
<b>Date Produced</b>	2005
<b>Why is it relevant to Penwith LDF?</b>	
The aim of the GAP is to provide a strategic framework for geodiversity in Cornwall and to ensure that local organisations incorporate geodiversity conservation into policy and strategic documents. The GAP includes an geodiversity audit of Cornwall and the Isles of Scilly.	
<b>Requirements</b>	
The GAP recognises that conservation designations protect reported sites and planning policies restrict development on sites and promote prudent development of mineral resources, but that there is a perception that geodiversity is only valued if sites are designated. World Heritage Site designation could offer further promotion and protection of geodiversity. The GAP encourages the use of local, distinctive building materials.	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Title: Geodiversity Action Plan, Cornwall and Isles of Scilly</b>	
The LDF policies should recognise the importance of geodiversity and promote prudent use of mineral resources. The LDF should use the geodiversity audit together with the key issues and action plans in the document to help guide policy development.	The SA/SEA will include objectives on prudent use of natural resources, encouraging local distinctiveness and protection of the environment and landscape.
<b>Cross-References</b>	

<b>Title: A Management Plan for Cornwall AONB 2004-2009</b>	
<b>Proponent Body:</b>	Cornwall AONB Partnership
<b>Date Produced</b>	2004
<b>Why is it relevant to Penwith LDF?</b>	
<p>Large parts of the AONB lie within Penwith District. The LDF needs to take account of the proposed policies and actions contained within the action plan. Penwith District Council is a member of the Cornwall AONB partnership and will be able to contribute to future policy development.</p> <p>The main objectives of the AONB should be:</p> <p>A working landscape with a diverse, competitive, sustainable economy</p> <p>A vibrant landscape with thriving local communities</p> <p>A biodiverse landscape where the diversity of wildlife is conserved and enhanced</p> <p>A cultural landscape where the built and historic heritage is readily accessible; and a valued landscape with the better understanding of its qualities and the active involvement of local people in its conservation.</p>	
<b>Requirements</b>	

**Title: A Management Plan for Cornwall AONB 2004-2009**

The Action Plan contains policies and actions relating to:

Working Landscapes – to encourage and support farming and land management practices; develop sustainable approaches to the management of the tourism industry; maintaining community harbours as focal points of fishing and marine activity; supporting businesses that complement the features of landscape; ensuring renewable energy schemes do not have a detrimental impact on the landscape of the AONB; encouraging greater use of design guides and landscape assessments and encouraging a consistent AONB wide approach to development of planning policies and implementation.

Vibrant Landscapes – Ensuring housing developments do not compromise the local character of the AONB, encourage the development of a set of indicators to assess the true state of deprivation in the AONB, establishing targets for energy consumption; encouraging improvements to public transport networks; and seeking an increase in expenditure on public rights of way.

Biodiverse Landscapes – Ensuring designated sites benefit from appropriate management, supporting key features; adopting a landscape scale approach to biodiversity action; extending the principle of sustainable fisheries to AONB inshore waters.

Cultural Landscapes – Improving recording and interpretation of all aspects of the AONB's historic environment to ensure local communities and visitors understand all aspects of it, and removing physical, cultural and social barriers. Ensuring historic sites are brought under appropriate management, and developing the historic landscape characterisation methodology tool, and identifying HEAPs for key buildings and sites.

Valued Landscapes – Encouraging the involvement of local people and the wider community, raising the profile of the AONB, monitoring the state of the Cornwall AONB and adequately resourcing the AONB Partnership, and ensuring that Cornwall is a key target for financial and other resources.

How could the LDF respond?	Implications for the SEA/SA
The LDF should take account of the proposed policies and actions within the AONB Management Plan.	There may be a conflict between the objectives of the AONB and the objective to promote the use of renewable energy.  The AONB management plan does not consider climate change and how this may impact on the landscape character and biodiversity.
Cross-References	

**Title: Action Today for a Sustainable Tomorrow – The Energy Strategy for Cornwall**

Proponent Body:	Cornwall Sustainable Energy Partnership
Date Produced	July 2004
Why is it relevant to Penwith LDF?	

**Title: Action Today for a Sustainable Tomorrow – The Energy Strategy for Cornwall**

This strategy provides a holistic approach to meeting Cornwall's energy needs. It shows how the integration of actions to minimise energy demand, to use energy efficiently, and to use renewable energy sources can deliver more sustainable communities. The partnership is made up of private and public sector organisations. Penwith District Council is an active member of the partnership.

**Requirements**

Actions within the strategy include:

To work with LSP's and integrate sustainable energy in district level community strategies, local development frameworks and parish plans. Community Strategies should have a target for energy reduction, and LDF's need to promote energy efficiency. Community Strategies should have targets for eliminating fuel poverty. LDF policies are critical to success of RE developments and achievement of RE target for 2010.

Work to ensure that local renewable resources are considered in all developments.

Implement model planning policies to outline the criteria for integration of RE technologies in all new development.

Integrate sustainable energy considerations in PFI contracts and in all public sector building development.

Reduce car journeys through the use of ICT and green travel plans.

Promote the benefits of sustainable design and incorporation of RE technologies into business developments.

Promote a proving zone for Sea Power

Eliminate Fuel Poverty.

The strategy proposes a close working relationship with Cornwall AONB Partnership, English Nature, English Heritage and others to identify small-scale pilot projects that demonstrate how sustainable energy projects may be appropriate within particular types of landscape character or areas recognised of special environmental value. For the growing of energy crops the strategy suggests that this should be focussed on areas of unmanaged and managed woodland and where there has been previous cultivation and avoiding unimproved grassland and open moorland.

Targets include:

For Cornwall to have between 93 and 108MW of capacity generating electricity from renewable energy sources and for all new developments building over a certain size to incorporate RE technologies by 2010.

To stimulate savings of 60,750 tC in all sectors by 2010 and for all new built development after 2010 to be built to a net zero carbon standard.

**How could the LDF respond?**

**Implications for the SEA/SA**

<b>Title: Action Today for a Sustainable Tomorrow – The Energy Strategy for Cornwall</b>	
<p>Policies in the LDF should state the percentage of energy that it would expect developments over a certain size to source from renewable energy technologies (both heat and power).</p> <p>Policies should promote carbon saving and energy efficiency in all development.</p> <p>The Council should continue to work with the partnership to help develop county wide policies for sustainable energy.</p>	<p>The Sustainable Energy Strategy will synergise with many of the objectives in the SEA/SA including reducing the need to travel, prudent use of our natural resources, climate change, and healthy living.</p> <p>There is a potential conflict between installation of renewable energy technologies and the growing of biocrops on the natural environment and landscape impacts.</p>
<b>Cross-References</b>	

<b>Title: The Cornwall and West Devon Mining Landscape Management Plan</b>	
<b>Proponent Body:</b>	Cornwall County Council
<b>Date Produced</b>	2005
<b>Why is it relevant to Penwith LDF?</b>	
<p>This management plan is a strategic document providing a framework of policies and actions for 2005-2010 and beyond, to ensure consistent management of the multi-area World Heritage Site. The vision for the World Heritage Site is 'by protecting, conserving and enhancing the outstanding universal value of the Cornwall and West Devon Mining Landscape World Heritage Site it will reinforce cultural distinctiveness, and become a significant driver for social exclusion and economic regeneration.</p> <p>The plan will work in harmony with other strategic community, environmental, development and economic plans to ensure that the benefits of World Heritage Site inscription are integrated with wider social and economic regeneration targets.</p> <p>The plan is relevant to the Penwith LDF as the St. Just mining area and Hayle Harbour area fall under the World Heritage Site Designation.</p>	
<b>Requirements</b>	

**Title: The Cornwall and West Devon Mining Landscape Management Plan**

Policies within the plan include;

All relevant strategic planning documents should make provision for the protection, conservation and enhancement of the Site and its setting;

Planning authorities should ensure that new development protects, conserves and enhances the Site and its setting;

The review of statutory protection within the Site will continue through national designations.

Local designations and protection systems will continue to be reviewed throughout the Site.

Local authorities and other agencies should make full use of the powers available to them for the protection and conservation of the Site.

There is a presumption against the removal of historic mine waste within the Site.

Developments outside the Site that adversely affects its outstanding universal value will be resisted.

Sustainable heritage-led regeneration will be encouraged and supported.

New development should add to the quality and distinctiveness of the Site by being of high quality design and respectful of setting.

There should be a presumption of retaining and re-using historic buildings which are important components of the Site.

Proposals for the resumption of mining will be supported where they do not adversely affect the outstanding universal value of the Site.

Landscape, nature conservation and agri-environment management regimes should have regard for the authenticity and values of the Site.

The conservation and continuing maintenance of the historic fabric of the Site should be undertaken to the highest possible standards.

This historic character and distinctiveness of the Cornwall and West Devon Mining Landscape should be maintained.

Traditional skills and materials should be encouraged in the maintenance of the authentic historic fabric of the site.

Where historic fabric in the Site has been lost or compromised through non-authentic materials, inappropriate details and poor workmanship, historic character and detail will be reintroduced wherever and whenever possible.

Key moveable components should be preserved in Site unless relocation will conserve or enhance the outstanding universal value of the Site.

**How could the LDF respond?**

**Implications for the SEA/SA**

<b>Title: The Cornwall and West Devon Mining Landscape Management Plan</b>	
The LDF should ensure that policies relating to the World Heritage Site areas build on and are in accordance with this Management Plan.	The SEA/SA will have objectives to enhance and promote our cultural and historic assets, to protect our distinctive landscape, environment and biodiversity, make best use of our resources, and increase accessibility. There could be a possible conflict between these objectives and the objective to reduce the number of car journeys, as increased visitors to the Site is likely to lead to more road traffic. The objective to increase the amount of energy supplied by renewable resources may also conflict with the objectives of the management plan.
<b>Cross-References</b>	

<b>Title: Community Safety and Drugs Strategy for Cornwall and the Isles of Scilly (2005-08)</b>	
<b>Proponent Body:</b>	Cornwall and Isles of Scilly Community Safety Partnership
<b>Date Produced</b>	2005
<b>Why is it relevant to Penwith LDF?</b>	
This Strategy has been developed from the findings of the 2004 Crime and Drugs Audit. The Strategy sets out the local action plan for Penwith and Kerrier Districts which are funded through the West Cornwall Community Safety Partnership of which Penwith District Council is an active member. It is relevant to the LDF because it gives detailed information on crime and drug statistics at the local level, and will be of assistance when planning new development to 'design out crime'.	
<b>Requirements</b>	
<p>The priorities for West Cornwall for 2005-2008 are:</p> <ul style="list-style-type: none"> <li>To reduce the fear of crime in West Cornwall and promote public reassurance</li> <li>Reduce in the incidence of anti social behaviour</li> <li>Reduce acquisitive crime</li> <li>Reduce violent and alcohol related crime</li> <li>Reduce the incidence of crime committed by and against young people</li> <li>Reduce the incidence of drug and substance misuse</li> <li>Reduce the number of repeat incidents of domestic violence</li> <li>Develop a co-ordinated and appropriate approach to delivering services in an equitable manner, supporting and reflecting the diversity of the community in West Cornwall</li> <li>Support the Road Safety POG actions at a local level in direct response to the concerns and community of West Cornwall</li> </ul>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>

<b>Title: Community Safety and Drugs Strategy for Cornwall and the Isles of Scilly (2005-08)</b>	
<p>Opportunity for crime and reducing the fear of crime should be considered when deciding the location of development. The LDF documents should refer to the need to reduce the fear of crime.</p> <p>Well designed development can help reduce crime and the fear of crime.</p> <p>The Penwith Design Guide which will form part of the LDF should include detailed guidance on 'designing out crime'.</p>	<p>The SA will include an objective to promote safer and stronger communities through measures to reduce crime and the fear of crime.</p>
<b>Cross-References</b>	

<b>Title: 'Delivering Together'</b>	
<b>Proponent Body:</b>	West Cornwall Together (LSP)
<b>Date Produced</b>	2003
<b>Why is it relevant to Penwith LDF?</b>	
<p>The West Cornwall Together Strategy sets out the needs and priorities of West Cornwall (Penwith and Kerrier Districts). The objective of this strategy is to bring together existing strategies from lots of different organisations working in West Cornwall, and set out how the partnership will ensure delivery of the actions. The Strategy was based on the Cornwall Community Strategy, Kerrier's Community Strategy (July 2003) and the Penwith – Vision for the Future. Vision for the Future is the old Penwith Community Plan which has now been replaced by Vision 2025. Delivering Together is also the Neighbourhood Renewal Fund Strategy. This fund is designed to help local authorities and their partners improve services in the most deprived neighbourhoods.</p>	
<b>Requirements</b>	

<b>Title: 'Delivering Together'</b>	
<p>To raise educational attainment at ages 11, 14, 16 and 19.</p> <p>To raise the standard of early years education, family involvement and to prevent child poverty.</p> <p>To achieve a positive change in mainstream provision (4-19 year olds)</p> <p>To develop an improved understanding of crime data across West Cornwall</p> <p>To work towards improved local liaison and awareness of crime</p> <p>To focus on key aspects of crime reduction across West Cornwall</p> <p>To increase access to training and education for working age residents in West Cornwall</p> <p>To increase the economic opportunities of residents and enterprises in West Cornwall</p> <p>To develop an improved understanding of health and well-being across West Cornwall</p> <p>To raise expectations and promote health and well-being across West Cornwall communities</p> <p>Enabling a multi-agency approach to service access and delivery</p> <p>To bring all social and private housing West Cornwall into decent condition with most improvement taking place in deprived areas</p> <p>To increase the number of affordable, available, quality homes in West Cornwall</p> <p>To develop a joint West Cornwall approach to provide supported housing for vulnerable people</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
The LDF will be based on the Penwith Community Plan Vision 2025 which encompasses the requirements of this LSP Strategy.	Whilst the strategy states it is based on the community plans, it makes no mention of the importance of the environment to our quality of life. The SEA/SA will have objectives which support the social and economic objectives contained in this strategy but will also balance these objectives with environmental concerns.
<b>Cross-References</b>	

<b>Title: Vision 2025 (Penwith Sustainable Community Strategy)</b>	
<b>Proponent Body:</b>	Penwith District Council
<b>Date Produced</b>	2006
<b>Why is it relevant to Penwith LDF?</b>	

<b>Title: Vision 2025 (Penwith Sustainable Community Strategy)</b>	
<p>The Penwith Community Strategy is the most important document on which to base the Penwith LDF. The Community Strategy clearly sets out what the communities in the District have identified as being the most important issues that the District needs to address to ensure a sustainable future. The Vision sets the context for everything that is happening at the local level and acts as the framework for all key strategic plans for the area. It takes into account both regional and national priorities, and balances these with local concerns. The Vision for Penwith is 'to have a prosperous, vibrant economy, with employment opportunities for all. Our communities will be safe, strong and healthy with sufficient housing to meet all our needs. Our unique environment and culture will be protected and enhanced for the benefit of the community and our visitors'.</p>	
<b>Requirements</b>	
<p>The Vision is based on nine long-term outcomes, which together provide the basis for achieving a sustainable future for Penwith.</p> <ol style="list-style-type: none"> <li>1. A prosperous area with job opportunities for all.</li> <li>2. An area that has sufficient quality housing for all our community needs.</li> <li>3. An area that supports safe, empowered and thriving communities.</li> <li>4. A place where people are healthy and active.</li> <li>5. An area that provides learning opportunities for all.</li> <li>6. A community that values and protects its distinctive landscape and environment.</li> <li>7. A community that protects, enhances and celebrates its culture and heritage, and is recognised internationally.</li> <li>8. A community that makes best use of its resources.</li> </ol>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>The Vision is of extreme importance for the LDF. The scoping study and evidence base will contain a detailed synopsis of the actions contained within the community strategy placed in a spatial planning context, and this must form the base for all policies in the LDF.</p> <p>One action in the Vision which is of particular importance is that the Council will investigate whether it would be appropriate to develop a 'homes for local needs only' policy as has been adopted in National Parks in the UK.</p>	<p>The Community Strategy themes will provide the framework for the SEA/SA objectives. Evidence in the form of a table will be provided to show that this has been accomplished.</p> <p>Within all of the eight long term outcomes in the Vision there is a cross-cutting commitment to contribute to the achievement of sustainable development both locally and globally.</p>
<b>Cross-References</b>	



## **PENWITH COMMUNITY STRATEGY 2006 – 2025 & THE CORE STRATEGY**

The **Penwith Vision (Community Strategy)** sets the context for everything that is happening at the local level and will act as a framework for all key strategic plans for the area. It takes into account both regional and national priorities, and balances these with local concerns.

It will provide us with greater cohesion and coherence at the local level, and ensure that all public sector, business, voluntary and community bodies whose activities and efforts affect our local community, can clearly see our goals.

Community strategies (visions) are vital in providing the basis for new funding initiatives, in developing future strategies, and in guiding and enhancing the partnership work of agencies.

The **Core Strategy** will follow from the Penwith Vision and provide solutions to the Vision Objectives which have a spatial or land use element to them.

**The long term vision for Penwith is to have a prosperous, vibrant economy, with employment opportunities for all. Our communities will be safe, strong and healthy with sufficient housing to meet all our needs. Our unique environment and culture will be protected and enhanced for the benefit of the community and our visitors.**

### **Vision Objectives**

The **long term** outcomes are:

- 1. Jobs;** a prosperous area with job opportunities for all
- 2. Housing;** an area that has sufficient quality housing for all our community needs
- 3. Safe, Strong Communities;** an area that supports safe, empowered and thriving communities
- 4. Health;** a place where people are healthy and active
- 5. Learning;** an area that provides learning opportunities for all
- 6. Environment;** a community that values and protects its distinctive landscape and environment
- 7. Culture and Heritage;** a community that protects, enhances and celebrates its culture and heritage and is recognised Internationally
- 8. Resources;** a community that makes best use of its resources

Also within all of the eight long term outcomes there is a cross-cutting commitment **to contribute to the achievement of sustainable development both locally and globally.**

Each outcome has been examined to identify whether or not there was a spatial element to it that could be delivered through the Local Development Framework. A Core Strategy Policy will then be developed for each theme which will identify how the spatial elements of each outcome will be delivered through the planning system

**The Vision objectives which specifically relate to the spatial planning system are detailed below. They are divided into 8 sections, following the Vision's long term objectives.**

## **1. JOBS**

### **A prosperous area with job opportunities for all**

#### **Vision Objectives**

- 1) Complete the current regeneration proposals for our towns and plan for their development in response to the needs of residents, businesses and visitors
  - 2) Capitalise on competitive strengths by exploiting business opportunities such as renewable energy technologies and research and development
- Develop facilities and infrastructure to attract and sustain dynamic businesses e.g. build a nationally recognised Conference Centre
  - Work with developers to bring land forward for designation, acquisition if necessary, access enabling and marketing to the private sector.

Promote more sustainable forms of transportation in and around Penwith e.g. Park and Ride

Provide a modern fishing port in Newlyn with adequate facilities to support a sustainable fishing industry

Enhance and improve the infrastructure of Penzance harbour, and develop the possibility of access by sea

Secure the redevelopment of Hayle Harbour

Promote more sustainable forms of transportation in and around Penwith e.g. Park and Ride

Encourage the reinstatement of the market in Penzance

Consider a Marine Conservation Area designation for Mounts Bay

Provide appropriate work space to encourage environmental and creative based businesses to locate within the district

Promote the Wave Hub Project

Maintain/enhance communication and transport links to encourage businesses activity across the district

Ensure that villages retain appropriate small businesses, particularly those that

provide residents with basic and essential services, such as village shops and post offices

Support and help strengthen the retail offering in each of the key towns in Penwith, to encourage greater investment and profitability of the businesses

## **2. HOUSING**

### **An area that has sufficient quality housing for all our community needs**

#### **Vision Objectives**

- Identify new ways of delivering housing that local people can afford by 2025
- Ensure that at least 30% of new homes being built by developers are affordable homes in the towns on developments of 15 dwellings or more
- Ensure that at least 50% of new homes being built by developers are affordable homes in the villages on developments of 2 dwellings or more
- Ensure that new housing developments on the edge of villages and towns are 100% affordable housing
- Identify all potential development sites coordinated through the Affordable Housing Task Force
- Maximise use of brown field sites
- Provide supported housing either through the new provision or adaptations to existing homes to meet the medium and long term need for supported housing and meet the needs of an ageing population
- Ensure that all new homes in the affordable sector are built to Lifetime Homes Standard
- Approve the Penwith Design Guide
- Encourage maximum use of energy efficiency in new developments through design and microgeneration.
- Make full use of opportunities within villages including Rural “Exception” Sites and edge of town developments for 100% affordable homes
- Investigate a “homes for local needs only” policy, which has been supported in National Parks in England
- Evaluate if

Penwith should be designated a National Park or  
Whether the policies in the National Parks can be applied to Penwith, with its current designations

## **3. SAFE, STRONG COMMUNITIES**

## **An area that supports safe, empowered and thriving communities**

### **Vision Objectives**

- Maintain existing facilities and look for innovative solutions
- Provide suitable Leisure/Recreational facilities and opportunities for people living and working in Penwith to access
- Develop Secure by Design developments
- Continue to develop a mechanism through which local community strategies and parish plans are linked to the development of area wide strategies and priorities

## **4. HEALTH**

### **A place where people are healthy and active**

#### **Vision Objectives**

- Develop more localised health care e.g. community health facilities
- Develop an Open Spaces Strategy for Penwith which includes play and recreational provision
- Help and encourage people to have an active and healthy lifestyle

## **5. LEARNING**

### **An area that provides learning opportunities for all**

#### **Vision Objectives**

- Develop a University College facility in the Penzance area affiliated to the Combined University
- Develop a centre of horticultural excellence at Morrab Gardens

## **6. ENVIRONMENT**

### **A community that values and protects its distinctive landscape and environment**

#### **Vision Objectives**

- AONB Management Plan to be adopted and implemented
- Heritage Coastline Management Plan to be adopted and implemented
- Continue joint working with the County Council to complete the Cornwall Landscape Character Assessment
- With regard to the above management plans and the Character Assessment, strengthen policies in our Local Development Framework to further protect biodiversity

- Develop Biodiversity Assessment for Applications (DC)
- Follow Cornwall Wildlife Trust Biodiversity SPD
- Integrate biodiversity issues into our open space management plans
- Monitor and meet targets of Biodiversity Action Plan priority measures in this district.
- Ensure that the value of our geodiversity and its linkages with our biodiversity, habitats, landscape and architectural heritage are recognised
- Supporting the County Wildlife System in Penwith
- Link habitats and work at a landscape scale
- Conduct a green space audit
- Produce a Green Space Strategy
- Produce management plans for our key open spaces
- Increase the number of open spaces that have community involvement in both their design and management
- Take measures to retain distinctiveness and local character
- Encourage the sustainable re-use of existing buildings
- Integrate air quality considerations into all transport and development proposals, and implement air quality management plans should areas in Penwith rise above acceptable standards
- All new developments successfully achieve the Police – Secured by Design Award
- Seek to encourage diversity in agriculture
- Ensure that regeneration proposals and planning process take account of protecting the natural and built environment, and that they take account of the impact they may have on the environment in respect of climate change.
- Develop guidance for developers and infrastructure providers to help ensure all new development has been designed to withstand expected changes and extremes in our weather systems

## **7. CULTURE & HERITAGE**

**A community that protects, enhances and celebrates its culture and heritage and is recognised Internationally**

### **Vision Objectives**

- Designate new and review existing Conservation Areas
- AONB Management Plan to be adopted and implemented
- Heritage Coastline Management Plan to be adopted and implemented
- In partnership with County Council complete the Cornwall Landscape Character Assessment
- Strengthen policies in the emerging Penwith Local Development Framework to further protect the culture and heritage of the district
- Adopt actions to mitigate the effects of climate change on our heritage properties as outlined in the Climate Change Strategy
- Build into planning and other applications processes a relevant consideration in respect of impact upon historic mining sites
- Geevor Tin Mine to be a key gateway to the World Heritage Site, with National Museum status – continue to support the development plan
- Continue to progress with THI schemes for Hayle and Penzance
- Continue to circulate advice for the owners of listed buildings and properties in Conservation Areas and produce further detailed guidance and advice notes
- Develop understanding and accessibility to Penwith's principle Ancient Monuments.

## **8. RESOURCES**

### **A community that makes best use of its resources**

#### **Vision Objectives**

- Develop St. Erth as the strategic park and ride site to service Penzance, Hayle and St. Ives
- Work towards the provision of a dedicated park and ride at Ponsandane Sidings to service Penzance
- Work to ensure that the Penzance to Paddington train service is protected including the sleeper service
- Work to ensure the St.Erth/St.Ives branchline is a thriving community railway
- Develop a better transport system for the Isles of Scilly Ferry and Cargo operation
- Ensure that transport systems take into account the needs of the marginalised and isolated
- Ensure that sustainable energy is incorporated into all existing and new development

plans, policies and strategies for Penwith

- Ensure that Penwith receives the maximum benefit from the Wave Hub Project
- Put in place measures to ensure that developments take into account the use of renewable energy sources
- Promote the domestic and industrial use of on-site energy supply in the form of microgeneration.
- Work in partnership to commission at least one energy from waste facility for the non-recyclable portion of household and commercial waste in Cornwall
- Ensure that the majority of new builds incorporate grey water recycling and/or water efficient technologies.

<b>Title: Housing Strategy 2002-2007 Homes for Life in Penwith</b>	
<b>Proponent Body:</b>	Penwith District Council
<b>Date Produced</b>	2002
<b>Why is it relevant to Penwith LDF?</b>	
<p>This document sets out the housing policies and initiatives to improve the range of affordable housing, improve the quality and reduce the costs of temporary housing, the utilisation of planning policy to deliver more affordable housing where it is needed and to maintain and improve the quality of privately owned and rented properties. The strategy outlines the Council's intention to encourage the increased supply of affordable homes through the use of; social rented properties, market rented properties, low cost ownership, shared ownership and 'home buy', self-build and the re-use of vacant properties and living over shops.</p>	
<b>Requirements</b>	
<p>The objectives in the strategy are;</p> <p>To assist households in housing need in all tenures</p> <p>Working in partnership with housing associations and developers to promote and develop affordable housing</p> <p>Working in partnership with all agencies to facilitate access to accommodation</p> <p>Ensuring Private Sector Accommodation both rented and occupied is for for habitation and in a good state of repair</p> <p>Encouraging the re-use of empty property for accommodation</p> <p>Formulating policies which promote health and well being through the provision of affordable housing of a decent standard.</p> <p>Targets in the strategy include;</p> <p>Working in partnership with housing associations and developers to develop a minimum of 70 affordable homes per year and ensure they are supported corporately</p> <p>Enable at least one rural housing scheme per year between 2002 and 2007</p> <p>Support and maintain the establishment of move-on accommodation</p>	

<b>Title: Housing Strategy 2002-2007 Homes for Life in Penwith</b>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
The objectives of the Penwith Housing Strategy need to be embedded into the LDF documents.	
<b>Cross-References</b>	
Penwith District Council SPG Affordable Housing (2004)	
Joint Urban Housing Capacity Study (2001) Baker Associates	

<b>Title: Empty Property Strategy</b>	
<b>Proponent Body:</b>	Penwith District Council
<b>Date Produced</b>	2003
<b>Why is it relevant to Penwith LDF?</b>	
<p>Penwith is an area of high demand for housing and shortage of permanent affordable housing. The purpose of this strategy is to prevent homes being left empty for long periods. This strategy represents an integral part of the Council's housing, planning and social inclusion policies to meet both the individual need for housing and community need for regeneration and renewal to sustain communities.</p>	
<b>Requirements</b>	
<p>Identify long term empty homes and seek to reuse them</p> <p>Prevent homes from becoming empty in the first place</p> <p>Renovate houses where people wish to live</p> <p>Reduce the need to build new properties, therefore reducing the pressure to build in greenfield sites in the open countryside</p> <p>Discourage vandalism and squatting, which can occur when a building is empty</p> <p>Improve the vitality of the built environment and prevent the deterioration of buildings</p> <p>The key aims of the strategy are to sustain rural communities and to support the provision of residential accommodation in and above town centres.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
Policies in the LDF should encourage re-use of existing buildings, the redevelopment of brownfield sites as opposed to the use of greenfield sites, and encourage the provision of housing above businesses in town centres.	This strategy supports a number of objectives in the SA/SEA including the creation of safer, stronger communities through measures to reduce crime and enhance community cohesion, provision of a range of high quality housing, prudent use of natural resources and the creation of cleaner, greener and safer environments.
<b>Cross-References</b>	

<b>Title: Penwith Local Plan</b>	
<b>Proponent Body:</b>	Penwith District Council
<b>Date Produced</b>	2004
<b>Why is it relevant to Penwith LDF?</b>	
The LDF will supercede the Penwith Local Plan, until such time the Local Plan is the policy document which sets out the Council's policies for the control of development and allocation of land for specific purposes such as housing, employment, shopping and leisure.	
<b>Requirements</b>	
<p>The local plan strategy is to:</p> <p>protect and improve environmental resources and assets,</p> <p>consider the long term, as well as short term, effects in assessing development proposals,</p> <p>to manage land use change so as to avoid damaging environmental consequences and enhance environmental quality, and</p> <p>to strengthen the local economy, and provide for housing and other development in ways that are sustainable, meet the needs of the community as a whole and respect the character of the District.</p> <p>The plan contains a total of 22 objectives relating to the Plan Strategy.</p>	

<b>Title: The Hayle Area Plan 2005-2025 (Consultation Draft)</b>	
<b>Proponent Body:</b>	Revitalise! Hayle Coast and Country (The Market and Coastal Towns Initiative for the Hayle area)
<b>Date Produced</b>	2005
<b>Why is it relevant to Penwith LDF?</b>	
<p>This document is the community led strategic plan for the development and regeneration of Hayle and the surrounding parishes of Gwinear-Gwithian and St.Erth. The plan is the result of two years of work undertaken by a team initiated by the Hayle Area Forum. The Hayle Area Plan describes a Vision for Hayle by the year 2025, and a methodology for achieving the vision. The plan covers all aspects of community life in the Hayle area; employment and economic regeneration, environment, heritage and culture and social concerns. The value and strength of the plan is that it is rooted in community consultation and represents the views, needs and aspirations of the people of the Hayle area. This document is important to the LDF as it will guide the spatial planning process and in particular form the basis of the LDD Area Action Plan for Hayle.</p>	
<b>Requirements</b>	

<b>Title: The Hayle Area Plan 2005-2025 (Consultation Draft)</b>	
<p>The vision for Hayle is 'By 2025 Hayle will be a distinctive area, celebrating, protecting and promoting its natural and heritage assets; a friendly area, embracing new residents, businesses and visitors in the warmth of its welcome and traditions; a skilled area, providing skills and quality employment for local people and growth opportunities for local businesses; and a sustainable area, making sure that all new initiatives are planned and developed for the benefit of the community. We will have created an effective environment for regeneration through branding, which we regard as key to the economic regeneration of Hayle'. The Hayle Area plan is concerned with a number of priority areas each containing a number of issues, these are:</p> <p>Traffic and Transport – Lack of an integrated public transport provision, car parking at the beaches and seasonal congestion, car parking in Hayle town, management of A30 traffic, encouraging walking and cycling.</p> <p>Business, Enterprise and Economy – A shortage of well paid jobs, a shortage of skilled employees, the need for distinctiveness, a 'brand' for Hayle, Hayle town centre facilities, an infrastructure to support business growth, the development of Hayle Harbour, a learning centre for Hayle.</p> <p>Community Well-being – The need for community sports and leisure facilities, affordable housing, access to health services, recognising the needs of Hayle area youth, community safety.</p> <p>Heritage, culture and environment – Preserve and enhance the unique water-front environment, re-establish Hayle's heritage, preserve and protect the coastline.</p> <p>Tourism and sustainability – meet the demands of a tourism led economy, and the need for sustainability, develop environmental and cultural tourism, promote Hayle's environmental and heritage assets, festivals and events, tourism accommodation, Hayle promotional strategy.</p>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
<p>Whilst the whole of this document is important for the LDF process, projects which the Hayle Area Forum and its partners intend to undertake e.g. preparation of an affordable homes development plan, a detailed survey of accessibility and demand for health services, preparation of a community facilities development proposal, preparation of a town centre development plan and retail strategy, preparation of a parking strategy, etc., will especially need to be incorporated into the LDD Hayle Area Action Plan scheduled for adoption June 2009.</p> <p>The Council's Sustainable Development Policy Team will need to work closely with the Hayle Area Forum to ensure that their findings are integrated into the LDF and that studies complement, rather than duplicate, work needing to be undertaken by the policy team.</p>	<p>The SA/SEA process will help to ensure that the Hayle community's aspirations are delivered in the most sustainable way.</p>
<b>Cross-References</b>	

<b>Title: Kerrier Local Plan (revised Deposit Draft 2002)</b>	
<b>Proponent Body:</b>	Kerrier District Council
<b>Date Produced</b>	2002
<b>Why is it relevant to Penwith LDF?</b>	
<p>Kerrier is Penwith District's neighbouring authority. The Penwith LDF and LDD's will need to take account of, and where possible help carry out, the objectives that cross-cut into Penwith District. The Kerrier Local Plan will be superseded by the Kerrier LDF. Whilst many issues for Kerrier may be different to those for Penwith, it is important that both Councils ensure that their emerging LDF's complement each other.</p>	
<b>Requirements</b>	
<p>5,100 new homes will need to be built in Kerrier between 2001 and 2016, 3,400 of which will be allocated to the Camborne, Pool, Redruth area. This equates to 2,380 new homes required in the period 2004 to 2011.</p> <p>There are 12 main themes in the Kerrier Local Plan Strategy;</p> <ul style="list-style-type: none"> <li>To ensure long-term sustainability</li> <li>To conserve and enhance natural resources and the environment</li> <li>To conserve and enhance the built environment</li> <li>To conserve the character, local culture, diversity, distinctiveness and sense of community</li> <li>To ensure the provision of and access to a range of facilities</li> <li>To assist Kerrier District to become more energy self-supporting and energy efficient</li> <li>To secure the appropriate scale and location of development in relation to the capacity of the road network and to safeguard rail and water transport opportunities as well as increasing the opportunities for walking and cycling</li> <li>To promote employment and prosperity without harming the quality and distinctiveness of the environment</li> <li>To make the most economic and efficient use of land and the existing settlement pattern to concentrate the main areas of new development in the towns and larger villages</li> <li>To ensure that new housing is of a suitable type and location to serve the needs of the community</li> <li>To maintain the existing town and village centre hierarchy and encourage new shopping investment in town centres</li> <li>To secure enhance provision of accommodation and recreation and access to leisure services</li> </ul>	
<b>How could the LDF respond?</b>	<b>Implications for the SEA/SA</b>
	<p>The SEA/SA must ensure that the most sustainable solutions for issues in Penwith are not conducted in a manner which will be detrimental to the sustainability of Kerrier District.</p>
<b>Cross-References</b>	

Title: Kerrier Local Plan (revised Deposit Draft 2002)	