



28 August 2014

Strategic Policy Team  
Cornwall Council  
County Hall  
Treyew Road  
Truro  
Cornwall  
TR1 3AY

Our Ref: 47042883

Dear Sir / Madam,

**HRA implications of Schedule of Proposed Changes to the Cornwall Local Plan Strategic Policies Proposed Submission Document**

URS was asked to examine the schedule of proposed changes to the Cornwall Local Plan Strategic Policies Proposed Submission Document in order to determine whether they would alter any of the conclusions previously reached regarding the HRA of the Local Plan, or introduce any new impacts/effects.

In summary, it is concluded that the majority of the proposed changes are solely concerned with clarifying wording in diagrams or supporting text and do not present any mechanism for the Local Plan Core Strategy to affect European sites. The sole major change is the introduction of a new proposed policy 22A. However, this is a positive policy for biodiversity that poses no pathway for a likely significant [adverse] effect on European sites to arise.

As with the schedule of proposed modifications itself, this analysis is not intended as a stand-alone document but should be read in conjunction with the HRA of the submitted Local Plan Core Strategy. As such, it does not seek to comprehensively recap all the issues and analyses that were covered in that document but specifically seeks to identify any issues with the proposed modifications.

Yours sincerely  
for **URS Infrastructure & Environment UK Limited**

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**Table 1. HRA analysis of Proposed changes**

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
5	1.3	That the statement preceding paragraph 1.3 be amended to read:  “The policies avoid repetition so it is important they are read together. <u>All policies will be considered together in decision making.</u> The policies are the strategic policies for the purpose of providing context for Neighbourhood Plans.”	To further explain that the Local Plan should be read as a whole	No – clarification only
5	1.6	Figure 1: Hierarchy of Planning Documents be inserted after paragraph 1.6  See Appendix 1	To illustrate the hierarchy of planning documents	No – clarification only
5	1.6	That the following diagram : How it all fits together be inserted after paragraph 1.6  See Appendix 1	To provide additional clarification	No – clarification only
9	1.22	That paragraph 1.22 be amended to read: “Underpinning all this is the need to protect the quality <u>and natural beauty</u> of our environment, for its own sake but also as an economic driver <u>and to build and maintain resilience to climate change.</u> <u>Such resilience will require a positive approach to managing new development which looks for ways of enhancing resilience to climate change.</u> In some cases <u>adaptations to accommodate the likely impacts of climate change will be required for development to proceed.</u> <u>Natural beauty includes landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries.</u> ”		No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
10	Policy 2 (5) (b)	In policy 2 (5) (b) insert " <u>and historic</u> " after "environmental."	To clarify that environmental assets include historic assets.	No – historic environment is not relevant to HRA
10	Policy 2(6)	In policy 2 (6) insert " <u>urban and rural</u> " before "landscapes" and " <u>both designated and un-designated</u> " after "recognising all landscapes."	To clarify that landscapes include both designated and undesignated landscapes and both rural and urban.	No – landscape issues are not relevant to HRA
10	Policy 2(6) (a)	That Policy 2(6)(a) be amended to read "Promote, and enhance the special qualities <u>and special features</u> that make up the <u>diverse</u> and locally distinctive landscape of Cornwall."	To ensure the policy refers to special features within the landscape as well as its special qualities. This provides consistency of wording with Policy 23.	No – clarification only
10	Policy 2 (6) (d)	That Policy 2 (6) (d) be amended to read " <u>Conserve and enhance</u> <del>Protect</del> the natural beauty of the AONB and undeveloped coast, <u>and the outstanding universal value of the World Heritage Site</u> "	To better reflect the guidance in the National Planning Policy Framework	No – clarification only
12	1.30	That paragraph 1.30 be amended to read: "There is a distinction between (i) 'infill sites in the built-up area of towns and large villages, <u>that could accommodate a higher number of dwellings</u> , and (ii) sites <u>commonly for</u> <del>of</del> one-two housing units in smaller villages and hamlets."	To provide a clearer definition of infill development to include definition for towns and larger villages.	No – clarification only
12	1.31	That paragraph 1.31 be amended to read: "For the purposes of this policy, <del>the 'infilling' of one-two housing units in smaller villages and hamlets</del> is defined as (i) the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the <del>village, hamlet or smaller</del> settlement into the open countryside (ii) the redevelopment of an existing previously developed site within or adjoining the settlement or (iii) the rounding off of a settlement where its edge is defined by a physical feature such as a road."	To provide a clearer definition of infill development to include definition for towns and larger villages.	No – clarification only
18	2.10	That Table 2: Employment Floorspace Requirements	To provide an up to date	No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
		be inserted after paragraph 2.10	position on the supply of employment land to meet requirements	
16	2.3	That paragraph 2.3 be amended to read:  “In particular this plan provides policies to support the Council and Cornwall and IOS LEP, of which the council is a key member, as it we delivers its our shared strategies for economic growth in Cornwall by improving productivity and structural change and better quality jobs rather than through increased levels of migration that would be inappropriate. In relation to housing, the emphasis of the strategy is to ensure the right homes in the right places to help support skills mobility and access to employment. In addition the Plan It also underwrites Plymouth’s significant role in relation to South East Cornwall, particularly in terms of employment and retail provision.”	To secure a link between housing targets & LEP strategy.	No – clarification only
19	2.15	That paragraph 2.15 be amended to read:  “Good quality housing is vital for the physical and mental wellbeing of individuals and the wider community. It is important that our housing market is appropriate to meet the needs of all sectors of the community including the Cornish. These needs include not only those of affordability but also meeting the challenges presented by our aging population. This involves both the consideration of design and layout of new dwellings for the future needs of particular groups but also the provision of specialist housing such as extra care accommodation where needed. Major developments should consider these needs in developing their proposals.”	To clarify that the needs of the ethnic Cornish are met as part of meeting the needs of the wider housing market.	No – clarification only
22	2.28	That the map of the value zones be inserted after paragraph 2.28	To identify the zones referred to in Policy 8	No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
		See Appendix 1		
22	2.29	That paragraph 2.29 be amended to read:  “Given the relatively small size and characteristics of most housing proposals in Cornwall and the high level of housing need, we will seek an element of affordable housing from most housing proposals. In all instances the layout and design of development should be tenure blind ensuring affordable units are indistinguishable from open market units. However we recognise that there are specific challenges and constraints on smaller sites. For this reason, the Council will apply affordable housing requirements more flexibly on these.”	To amend text to reflect a desire that layout and design should be tenure blind.	No – clarification only
25	Policy 9	That bullet point iv) of Policy 9 be amended to read:  “Market housing does not represent more than 50% of the homes or 60% 50% of the land take, excluding infrastructure and services”	To prevent the distinction between physical appearance or standards of affordable and market housing.	No – clarification only
26	2.41	Amend paragraph to read;  “Cornwall has a shortage of approved and authorised sites and a high number of sites without planning permission ”	To better reflect current needs assessment.	No – clarification only
26	2.44	Amend paragraph to read;  “The residential pitch requirements are based on an update of the 2014 of the needs assessment (part of the Strategic Housing Market Needs Assessment (SHMNA) using May 2014 caravan counts. Transit and showpeople requirements are based on the best available data which is provided by the Draft Revised Regional Spatial Strategy for the South West (RSS) 2008 (incorporating the Secretary of State’s proposed changes). ”	For clarity on evidence base used.	No – clarification only

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27	Policy 12	Amend requirement table in policy to read;  "Pitch type    Pitch Requirement    Plan period  Residential    105 20                      2013-2027**"	To reflect most recent assessments and national guidance.	No – clarification only
28	Policy 13 (1)(b).	Propose insertion of "and historic" after "natural" in policy 13(1)(b).	To clarify historic environment is important in design.	No – clarification only
29	2.52	That paragraph 2.52 be amended to read:  "It is essential that new schemes are built to appropriate design and layout standards. This will protect and enhance the quality and value of the built environment and ensure provision is made for surface water management. Suitable treatment of natural assets and amenity on and around the development site and the development/enhancement of green infrastructure will also support our health and well being agenda through better access to open space and opportunity for exercise."	To make reference to surface water management and to reflect the contribution of green infrastructure to health and wellbeing.	No – clarification only
29	Policy 14	That Policy 14 bullet point 4 be amended to read:  "4. Avoid adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, waste, pollution and visual effects including glare. Such adverse impacts should be avoided during the construction, operation or restoration stage of development."	To include explicit reference to the visual impact of glare.	No – not related to HRA issues
30	2.59	Amend paragraph to replace "and 23" with ",23 and 24".	To clarify that the Historic Environment Policy 24 is relevant as well as Policies 14, 15 and 23. This is consistent with wording in Policy 23.	No – clarification only
30	2.60	That paragraph 2.60 4th Bullet point be amended to	To better reflect the guidance in	No – clarification only

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		read:  "Maintain Conserve and Enhance the natural beauty of the Area of Outstanding Natural Beauty."	the National Planning Policy Framework																					
31	Policy 15(1)	Insert a new clause (d) to read:  "In the case of solar development unacceptable glare is mitigated adequately."	To protect amenity	No – not relevant to HRA matters																				
31	Policy 15(5)	That Policy 15(5) be amended to read:  "When assessing proposals for wind turbines on the outskirts of within the setting of the Area of Outstanding Natural Beauty and/or the World Heritage Site, the status of the Area of Outstanding Natural Beauty these designations shall be taken into account when assessing landscape impact."	To ensure the setting of the AONB is protected and also reflects the status of the WHS status.	No – not relevant to HRA matters																				
32	Table 2	Amend table 2 to read: <table border="1" data-bbox="555 884 1211 1326"> <thead> <tr> <th>Mineral Group</th> <th>Year</th> <th>Production</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Primary aggregate</td> <td>2012 2013</td> <td>4.3 1.47 million tonnes</td> </tr> <tr> <td>10 year average production</td> <td>1.32 million tonnes per annum</td> </tr> <tr> <td>Secondary aggregate</td> <td>2012 2013</td> <td>4.2 1.79 million tonnes</td> </tr> <tr> <td>China clay<sup>1</sup></td> <td>2011 2012</td> <td>1.29 million tonnes</td> </tr> <tr> <td>Building stone</td> <td>2012 2013</td> <td>45,563 33,500 tonnes</td> </tr> <tr> <td>Metal</td> <td colspan="2">Unable to report due to commercial confidentiality</td> </tr> </tbody> </table>	Mineral Group	Year	Production	Primary aggregate	2012 2013	4.3 1.47 million tonnes	10 year average production	1.32 million tonnes per annum	Secondary aggregate	2012 2013	4.2 1.79 million tonnes	China clay <sup>1</sup>	2011 2012	1.29 million tonnes	Building stone	2012 2013	45,563 33,500 tonnes	Metal	Unable to report due to commercial confidentiality		To provide updated information on mineral production.	No – clarification only
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Building stone	2012 2013	45,563 33,500 tonnes																						
Metal	Unable to report due to commercial confidentiality																							
33	2.70	That the following is added to the end of paragraph	To clearly state the expectations	No – clarification only																				

<sup>1</sup> China clay production figure is for the UK as a whole due to commercial confidentiality and is published by BGS (<https://www.bgs.ac.uk/mineralsuk/statistics/UKStatistics.html>)

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		2.70: "Devon, Somerset and Cornwall are committed to make provision for 0.9 million tonnes per annum of primary sand and gravel, it is agreed that Cornwall is unable to contribute to this shared sub-regional apportionment."	of Cornwall in the supply of sand and gravel.	
34	2.73	That a new paragraph be inserted after paragraph 2.73 as follows:  "Progressive reclamation, which includes restoration and aftercare, will be required on all sites at the earliest opportunity for appropriate and beneficial after uses."	To ensure the need for progressive reclamation is recognised.	No – not relevant to HRA matters
35	2.79	It is proposed that the second sentence in paragraph 2.79 is amended to include the word 'energy' prior to recovery provision, to read:  "There will be no additional requirement for new strategic recycling or energy recovery provision, because planning permission has been granted for the Cornwall Energy Recovery Centre (CERC) with sufficient capacity to meet the recovery needs of the municipal waste stream."	To clarify that over the Plan period there is unlikely to be a need for additional energy recovery provision for local authority collected waste.	No – clarification only
36	2.80	Figure 2: Main facilities receiving Cornwall's municipal waste be inserted after paragraph 2.8  See Appendix 1	The figure was omitted in error from the proposed Submission document	No – clarification only
37	2.83	Figure 3: Main facilities receiving Cornwall's commercial, construction and demolition waste, be inserted after paragraph 2.83  See Appendix 1	The figure was omitted in error from the proposed Submission document	No – clarification only
39	2.87	That the second sentence of paragraph 2.87 be	To clarify the focus of policy 22.	No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
		<p>amended to read:</p> <p>“It will also strengthen a range of objectives: the protection of our environment from flooding and through flood alleviation, the aim for self-sufficiency in energy and food export markets, support and increase biodiversity as well as the effective treatment of waste and the sustainable use of minerals.”</p>		
39	2.88	<p>That a new section Protection of the Countryside be inserted to include a new paragraph as follows:</p> <p>“The Cornwall Local Plan seeks to deliver a sustainable balance of development, meeting our communities needs and seeking to protect and enhance our environment. The plan led system provides the best way of achieving this objective as set out in Policy 3 of this Plan. The Plan and the Allocations Document and Neighbourhood Plans that follow will identify sufficient land to meet those needs locally but also seeks to ensure a focus upon previously developed land and the protection of the countryside for its own sake. The countryside’s importance ranges from its value as agricultural land, for its landscape value, its biodiversity and historic character. While significant areas of greenfield land will be required to meet future needs this will be provided in the main towns by allocations. ”</p>	To ensure the Countryside is protected for its own sake and to ensure a plan led approach to major development through allocations.	No – a positive policy with no mechanism for likely significant [adverse] effects
39	2.88	<p>That a new section Protection of the Countryside be inserted to include a new policy 22A as follows:</p> <p>“Policy 22A; Protection of the Countryside</p> <p>In order to prevent the unnecessary loss of previously undeveloped countryside, proposals will only be permitted where they;</p>	To ensure the Countryside is protected for its own sake and to ensure a plan led approach to major development through allocations.	No – a positive policy with no mechanism for likely significant [adverse] effects

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		<ul style="list-style-type: none"> <li>• can show that existing urban capacity and allocated land cannot meet the identified local need; and/or</li> <li>• have no significant adverse impact upon biodiversity, its beauty, diversity of landscape, the character and setting of settlements, the wealth of its natural resources, agricultural, historic and recreational value.”</li> </ul>		
40	2.91	<p>That paragraph 2.91 be amended to read:</p> <p>“The quality of Cornwall’s natural and historic environment is reflected in the many sites of international, national and local importance and the weight given to safeguarding them statutory responsibilities and duties to safeguard the environment through legislation.”</p>	To provide additional clarity.	No – clarification only
40	2.94	<p>That paragraph 2.94 be amended to read:</p> <p>“There are about 400 Cornwall County Wildlife sites and Geological Sites of Significance significant value covering approximately 10% of Cornwall’s land area all of which contribute to environmental quality and sense of place.”</p>	To add reference to Geological sites of importance and use correct notation for County Wildlife Sites.	No – clarification only, plus geological sites are not relevant to HRA
40	2.96	<p>That paragraph 2.96 is amended to read:</p> <p>“Considerable guidance and evidence is available such as the: set out in the Landscape Character Assessment; Area of Outstanding Natural Beauty Management Plan; World Heritage Site Management Plan; Conservation Area Appraisals; Cornwall &amp; Isles of Scilly Urban Survey and; the Historic Environment Record in particular.</p> <p>All of these provide important information and should</p>	To provide additional clarity.	No – clarification only

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		be used alongside this document in making planning decisions. The Tamar Valley AONB Management Plan 2014 – 2019, in particular, provides guidance on what constitutes ‘major’ development within an AONB stating that this will depend on the scale, location and type of development proposed.”		
41	Policy 23(1)	Insert “of both designated & un-designated landscapes” after “which recognises and respects landscape character” in 1st sentence of bullet point 1.	To clarify that landscapes include both designated and undesignated landscapes	No – clarification only
42	2.98	Figure 4: South West Nature Map, be inserted after paragraph 2.98  See Appendix 1	The figure was omitted in error from the proposed Submission document	No – clarification only
42	2.99	That paragraph 2.99 is amended to read:  “We recognise the historic environment is important as a non-renewable, outstanding and distinctive resource that contributes to Cornwall’s economy, tourism, education, and culture and community identity. This should act as a catalyst for place making in Cornwall that can reinforce local identity and proposals for development should be informed by and respond positively to the historic environment.”	To provide additional clarity.	No – clarification only
42	2.100	That paragraph 2.100 be amended to read:  “National planning policy provides guidance on the identification, significance, and protection of heritage assets, these include Listed Buildings and Scheduled Ancient Monuments which are protected by legislation and English Heritage keep an up to date register of all listed buildings and scheduled ancient monuments and proposals which support those at risk will be	To provide additional clarity.	No – clarification only

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		<p>encouraged. Alongside these exist a number of designated heritage assets including Registered Parks and Gardens, Conservation Areas and other areas of historic interest that are protected through the planning process. National policy recognises that some of these local heritage assets have lesser significance but expects that decisions are based on the nature, extent, and level of that significance, which is a material consideration in the determination of planning applications.”</p>		
42	2.102	<p>That paragraph 2.102 be amended to read:</p> <p>“Cornwall’s heritage assets are richly diverse and include: significant prehistoric archaeological landscapes of Bodmin Moor, West Penwith and The Lizard; patterns of prehistoric and medieval fields, networks of winding lanes and dispersed farming hamlets, agricultural buildings and medieval churchtowns; a rich ecclesiastical heritage with a distinctly Cornish character of medieval church buildings, urban townscapes, streetscapes and buildings from the medieval period to the present day; significant ports, harbours and quays and the maritime historic environment of coastal and inshore-waters; internationally significant post-medieval mining landscapes of the Cornwall and West Devon World Heritage Site; distinctive industrial character of Cornwall’s metalliferous and china clay settlements; large ornamental gardens, estates and country houses of established families and mining entrepreneurs and; nationally important post-medieval military fortifications, defences and communications installations.</p> <p>There are over 56,000 historic building, site, monument and landscape records in the Council’s Historic Environment Record, including details of the largest number of statutorily protected Heritage Assets in any</p>	To provide additional clarity.	No – clarification only

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		<p>Unitary Council area. The Council's own estate includes the largest number of statutorily protected Heritage Assets in the care of a local authority. The designation of the Devon and Cornwall Mining World Heritage Site is a strong reflection of the importance of our mining past. The National Planning Policy Framework (NPPF, 2012) states that loss of Outstanding Universal Value in a World Heritage Site is to be '...wholly exceptional...', however where development will result in loss, the council will seek appropriate and proportionate mitigation and/or compensation based on appropriate archaeological assessment."</p>		
44	2.109	<p>Add new text at end of para 2.109 to read:</p> <p>"The emerging 'Cornwall Local Flood Risk Management Strategy' sets out how the Council and partner organisations, such as the Environment Agency and South west Water, intend to work together to manage flood risk. A key aim of that work will be to prioritise resources for flood risk management projects, maximise funding and join resources in the most efficient and effective way."</p>	<p>To provide clarity on roles in respect of flood risk management and highlight the need for a collaborative approach to funding associated infrastructure.</p>	No – clarification only
44	2.110	<p>That paragraph 2.110 be amended to read:</p> <p>"Policies will seek to ensure development does not add to the flooding of existing communities and new development is located to avoid areas of flood risk as a first principle to minimise its risk of flooding."</p>	<p>To ensure areas at risk of flooding are avoided where possible.</p>	No – clarification only
44	Policy 26 (2) (a)	<p>That Policy 26(2)(a) be amended to read:</p> <p>"Increases flood resilience of the area taking account of the area's vulnerability to the impacts of climate change and coastal change and where reasonable avoiding areas of significant flood risk."</p>	<p>To clarify that increasing flood resilience is likely to require avoiding areas of significant flood risk.</p>	No – clarification only

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44	Policy 26	Point (f) and (g) be changed to point (e) and (f) respectively.	To rectify a typographical error	No – correction only
49	3.10	Community Network Areas Map, be inserted after paragraph 3.10  See Appendix 1	The figure was omitted in error from the proposed Submission document	No – clarification only
50	4.1	Amend Objective 3 – Travel to read:  “To manage traffic impacts, by to supporting and developing more sustainable travel and freight solutions. Support in principle Consider the long term future of the mainline rail network as a strategic operation for Cornwall and the UK, support and the provision of air and sea routes to the Isles of Scilly and improved public transport provision in the far west.”	To clarify the objective on transport.	No – clarification only
50	4.1	West Penwith Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
53	4.21	Amend • Transportation to read:  “The enhancement and promotion of sustainable transport options forms the heart of Penzance’s transportation strategy. Consequently developments that include to proposals which improve the quality and frequency of bus and rail services and facilities for cycling will be encouraged. However, it is recognised that highway improvements will also be required at key junctions along the A30 and along key routes linking Penzance and Newlyn to address local congestion hotspots, and improve capacity and safety concerns. Support in principle the long term future of a main line rail link to Penzance, as a strategic operation for Cornwall and the UK; and support the provision of links to the Isles of Scilly and improved public transport provision in the far west.”	To provide greater clarification on the transport strategy.	No – clarification only

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56	5.1	Hayle and St Ives Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
57	5.7	Amend • Transportation to read:  “The enhancement and promotion of sustainable transport options forms the heart of Hayle’s transportation strategy. It is also recognised that highway improvements will also be required e.g. at Loggans Moor, St Erth, Carwin Rise and Foundry Square. ,Tolroy and the Causeway. To maintain two access points to Hayle requires mitigation measures to be implemented along the Causeway and beyond or provision of new A30 junction. ”	To provide greater clarification on the transport strategy.	No – clarification only
58	5.12	Amend • Transportation to read:  “The enhancement and promotion of sustainable transport options including promotion of the West Cornwall Transport Interchange at St Erth, local branchline and bus services and town wide pedestrian and walking provision. Better signage and an improved parking strategy will assist in reducing peak summer congestion. It is also recognised that some minor highway improvements will also be required at certain key junctions linked to developments. ”	To provide greater clarification on the transport strategy.	No – clarification only
61	6.1	Helston and Lizard Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
64	7.1	Camborne, Pool and Redruth Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
68	8.1	Amend Objective 2 – Employment to read:  “Encourage employment opportunities, particularly in relation to Falmouth University and Combined	To clarify the objective on employment.	No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
		Universities of Cornwall at Tremough (CUC), the universities Falmouth Docks / Port of Falmouth and tourism.”		
68	8.1	Amend Objective 3 – Falmouth Town Centre to read: “Maintain Falmouth as a strategic shopping centre and provide opportunities for new retail development to secure the centre’s vitality and viability and to strengthen the retail provision in the town centre. The town centre environment should be enhanced by considering pedestrian prioritisation and supporting public realm improvements as part of a wider regeneration proposals for the town. ”	To clarify the objective on Falmouth Town Centre.	No – clarification only
69	8.1	Amend Objective 6 – Transport Infrastructure to read : “Ensure that transport infrastructure, including essential car parking and sustainable transport modes, is adequate to support growth. This includes tackling issues of congestion such as at key junctions on the approach to the towns at Treluswell, Treliever and Kernick Roundabouts as well as, Kimberley Park/Dracaena Avenue signals and Union Corner. Improving accessibility to local services and facilities (e.g. better links to the waterfront and addressing Church Street car parking). Proposals to enhance local rail and bus services together with town wide improvements to walking and cycling will encourage sustainable travel modes. ”	To clarify the objective on transport.	No – clarification only
69	8.1	Falmouth and Penryn Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
70	8.10	Amend paragraph to read: “The Council is not seeking to develop all of the car park sites to deliver growth for the town centre, and will	To clarify the approach on transport.	No – clarification only

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		seek an appropriate strategy to deliver and maintain appropriate car parking for the existing and future requirements for the town. The transport strategy recognises the need for a permanent park and ride solution to be considered as part of the future requirements. ”		
71	8.14	Amend paragraph to read:  “The Council will seek to develop the potential to maximise the opportunities for educational and skills delivery in a range of technologies and areas of expertise. Delivering opportunities for Improving education and skill levels locally will help spin off employment opportunities and will help to drive economic well being through improved skills and labour generation, thereby facilitating employment opportunities and business creation. ”	For clarification.	No – clarification only
71	8.15	Amend paragraph to read:  “The delivery of grow on space in the towns to support the Tremough Innovation centre will help to secure the longer term success of new and expanding business in the area, which will add to the economic well being of the towns. Opportunities to maintain enhance and expand the provisions of the universities at Falmouth and Penryn Tremough should consequently be supported and maximised.”	For clarification.	No – clarification only
71	8.16	Amend • Transportation to read:  “The enhancement and promotion of sustainable transport options forms the heart of Falmouth and Penryn’s transportation strategy. Proposals to enhance local rail and bus services including improved waiting facilities and a town wide walking and cycling network to encourage sustainable travel modes. It is also	To clarify the approach on transport.	No – clarification only

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		recognised that highway improvements will also be required at several key junctions to address traffic congestion, capacity and safety concerns, and which are identified within the transport strategy. ”		
74	9.2	Amend Aim 3 – Provide for sustainable movement to read:  Development should reduce the need to travel, provide opportunities for active travel, provide for more accessible public transport and maximise the use of the rail network as well as encouraging active travel.	To clarify the approach on transport.	No – clarification only
75	9.2	Truro and Roseland Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
79	10.5	St Agnes and Perranporth Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
81	11.1	Amend Objective 6 – Transport to read:  Deliver the Newquay Strategic Route and improve connections to trunk roads and Newquay Cornwall Airport in addition to improving capacity at key junctions in the town. Enhance public transport services and facilities and provide a comprehensive cycle and pedestrian network to facilitate sustainable trips. Improve Newquay train station and facilitate enhanced rail service provision. Resolve congestion through traffic management / parking initiatives and enhanced public transport provision. Deliver the Growth Area Strategic Link Road, enhance Newquay train station and improve connectivity between Newquay Cornwall Airport and the town. Integrate plans for a seasonal park and ride with town centre regeneration, improving the quality of the visitor experience. Introduce measures to mitigate the impact of relieve traffic flows through Quintrell Downs and improve connections to	To clarify the objective on transport.	No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
		trunk roads.		
81	11.1	<p>Insert two objectives to read:</p> <p>“Objective 9 – Environment Protect environmental assets, recognising their contribution to local people’s quality of life and their role in underpinning the tourism economy, in particular the undeveloped coast.</p> <p>Objective 10 – Delivery Ensure development reflects the needs and aspirations of the local community; in housing and employment terms – a higher proportion of family housing and better paid jobs.”</p>	The objectives were omitted in error from the proposed Submission document	No – clarification only
81	11.1	Newquay and St Columb Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
82	11.7	<p>Amend paragraph to read:</p> <p>“The airport’s infrastructure is nationally significant; it is the UK’s newest airport offering a unique aviation environment, which includes one of the longest runways in the UK and the potential for increased capacity. It now also offers major development potential and job creation through the Enterprise Zone “Aerohub”. ”</p>	For clarification.	No – clarification only
85	12.5	St Austell and Mevagissey Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission document	No – clarification only
86	12.10	St Blazey, Fowey and Lostwithiel Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission document	No – clarification only
87	12.15	China Clay Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission	No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
			document	
90	12.35	That the statement entitled flooding at the end of paragraph 12.35 be amended to read:  “Develop a flood management strategy for the area taking into account surface, river and tidal flooding and coastal erosion. Options for regeneration of St-Blazey/Par town centre and development at Par Docks and Mevagissey will need to address the potential impact of flooding and how this might be alleviated”	To highlight flood risk in considering future development and regeneration in St Blazey/Par town centre, Par Docks and Mevagissey.	No – clarification only
92	Policy PP9	Amend “West Carclaze/Baal Eco-community 1,700 1,800 dwellings”	To rectify a typographical error and align with Table 1: Broad distribution of new dwellings.	No – clarification only
92	13.0	Wadebridge and Padstow Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission document	No – clarification only
96	14.1	Bodmin Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
98	15.1	Camelford Community Network Area Map, to be inserted after objectives.	The figure was omitted in error from the proposed Submission document	No – clarification only
99	15.10	Add new text at after para 15.10 to read:  “Development in the River Allen catchment should be phased to allow for the completion of the River Allen investigations and any necessary STW improvements, to ensure the integrity of the River Camel SAC.”	To highlight the need for future investigations regarding water issues.	No – positive clarification, no mechanism for introducing likely significant [adverse] effects
100	16.0	Bude Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission document	No – clarification only
103	17.0	Launceston Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission document	No – clarification only
106	18.0	Liskeard and Looe Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission	No – clarification only

Page	Policy/Supporting Text	Proposed change	Justification	Likely Significant Effect arising from change?
			document	
109	19.0	Caradon Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission document	No – clarification only
112	20.0	Cornwall Gateway Community Network Area Map, to be inserted after key facts.	The figure was omitted in error from the proposed Submission document	No – clarification only
112	20.1	Amend Objective 4 – Transport to read:  “Unlock key pinch points on the strategic road network and address the severance between development sites and the town by providing sustainable travel routes over the A38. Manage the impact of growth on the capacity of the Tamar crossings. Support the improvement of public transport between the rural and urban areas.”	To clarify the objective on transport.	No – clarification only
Monitoring Framework		That the monitoring framework be amended <i>[detailed amendments excluded from this document]</i>	-	No – monitoring by definition presents no pathway for a likely significant effect