

# **Chacewater Parish Neighbourhood Development Plan**

## **Basic Conditions Statement**

**16<sup>th</sup> November 2018**

Produced by the Chacewater Parish Neighbourhood Development Plan (NDP) Steering Group

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## Introduction

Only a Neighbourhood Development Plan (NDP) that meets each of the 'basic conditions' and other legal tests can be put to a referendum and, if successful, be used as the basis for determining planning applications. This document shows how the Chacewater Parish NDP meets the requirements of each legal test.

There are five basic conditions that are relevant to a NDP. These are:

1. The Plan must have regard to **national policies** and **guidance** issued by the Secretary of State; this includes the NPPF, Ministerial Statements and other government guidance and legislation.
2. The 'making' of the NDP **contributes to the achievement of sustainable development.**
3. The 'making' of the NDP is in **general conformity with the strategic policies** contained in the Cornwall Local Plan (CLP) Strategic Policies and its supporting documents.
4. The 'making' of the NDP does not breach, and is otherwise **compatible with EU obligations.**
5. **Prescribed conditions are met** in relation to the NDP and prescribed matters have been complied with in connection with the proposal for the NDP.

## Statement of General Legal Compliance

This draft Plan is submitted by Chacewater Parish Council which, as a qualifying body, is entitled to submit a NDP for its own parish. The Plan has been prepared by the Chacewater Parish NDP Steering Group, with the support of Chacewater Parish Council.

The whole Parish of Chacewater has been formally designated as a Neighbourhood Area through an application made in March 2017 under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by Cornwall Council on 28<sup>th</sup> March 2017. A copy of the formal notice of designation is included at [Appendix 1](#).

The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning Act 2017.

The draft Plan identifies the period to which it relates as from the date of Referendum up to August 2030. This Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

This Plan relates only to the Parish of Chacewater as shown on the map in [Appendix 2](#). It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

## Contribution to the Achievement of Sustainable Development

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

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

**The Chacewater Parish NDP aims to achieve the following vision:**

*“An inviting, outward looking and inclusive parish that respects its heritage, its natural environment, its countryside, its community, its unique character and identity. A parish that looks forward, embraces sustainable change, supports realistic business growth, appropriate housing and the services which underpin them.”*

**The NDP's Strategic objectives are:**

- Chacewater Parish Neighbourhood Development Plan (NDP) will be for everyone. It will provide a framework for our future, in terms of development, planning, infrastructure management, personal well-being, business and community involvement. This document draws together all that matters to each and every one of us. We therefore wish to maintain a keen focus on the Environment, our Heritage and the Countryside for which we have responsibility.
- We also need to maintain our Public spaces, retain our Commercial services, Medical provision and Transportation links whilst improving Road Safety and Traffic Management infrastructure. A vital concern relates to making our Parish as attractive as it can be to live, visit or work in.
- We need to embrace change and recognise our contribution towards the demand for housing, which should be met by sustainable development with a sense of identity. Nothing can be achieved, however, without the full involvement of the community, so we must continually encourage initiative, invention and inclusivity, embracing ideas from all age groups.
- In this way, we can promote both personal and wider development by cultivating a responsible social conscience and behavioural attitude at the same time as protecting the things we currently benefit from and value most. In short, this is our time and opportunity to manage our future together!

**The strategic goals of the Chacewater Parish NDP are to:**

- Control design quality and position of development.
- Maintain our landscape rural environment (e.g. PRoW).
- Promote and protect our unique Heritage (World Heritage Site (WHS), Conservation Area, etc.).
- Effective management of surface water run-off.
- Improve Road Safety, Traffic management and Parking.
- Increase awareness and use of Renewable Energy sources.

- Preserve and enhance important community facilities and amenities to enable social interaction and prevent isolation.
- Enable ongoing employment opportunities
- Need to improve Connectivity, e.g. public transport, cycle networks and telecommunications.

**To meet these strategic goals, nine Objective Policy areas have been identified, as follows:**

- Natural Environment (Biodiversity – Flora and Fauna)
- Historic Environment (Heritage)
- Landscape Green and Open Spaces
- Quality of Design and Sustainability
- The Environment – Renewable & Low Carbon Energy
- Housing Need
- Economy and Jobs
- Getting Around
- Community Health, Safety and Well-being (Facilities & Services)

The intention of the Plan and its Objective policies is to ensure that our Parish continues to thrive as a place to live, as a place to work and as a place to visit. This plan promotes sustainable development as detailed below.

### **An Economic Role**

Our Plan's policies support business creation and growth to provide employment and services in the area. They also support expansion by improving infrastructure, connectivity and transport links. Industrial and business parks exist at Wheal Busy, Killiwherries, Kea Downs and Hallenbeagle; most of which offer space for further growth and proximity to major road and rail links is an asset. Our integrated policies protect agricultural land use, the natural and historic environment in order to sustain rural industry and promote tourism potential.

Policies for sustainable preservation and refurbishment of heritage buildings and sites offers employment and enhances the visitor and resident amenity; as does sympathetic development of disused or redundant buildings and non-heritage brownfield sites. Support for improved telecommunications and resource management, energy efficiency, development and use of renewable energy sources further underpins the Plan's aim to promote a long-term, sustainable economic base for a thriving community.

### **A Social Role**

Social interaction and sense of community underpins this Plan. There is already clear evidence that small scale development within the settlement boundaries brings an immediate sense of belonging and this must be nurtured. Our comprehensive suite of community facilities and amenities are protected by the Plan and will continue to play a vital part in supporting social activity and community events, some of which will specifically help combat loneliness and social isolation. Our Plan supports self-build initiatives, opportunity and community activity and we actively promote our green and open spaces and heritage, which offer fresh air, educational benefit and exercise for community members of all ages. This leads to a high sense of well-being, good health and involvement.

### **An Environmental Role**

The policies in this Plan seek to contain development within existing settlement boundaries, which establishes high protection for areas of our natural and historic environment. The Plan refers to the international recognition of our unique mining history within the designated Cornwall and West Devon Mining Landscape World Heritage Site (WHS). Our settlements are surrounded by rural countryside which is protected to ensure future biodiversity and good habitat provision for wildlife.

Sites of Special Scientific Interest (SSSI) and Cornwall Wildlife Sites (CWS) designated by Cornwall Wildlife Trust (CWT) are recognised and protected by our Plan, which also seeks to establish wildlife corridors and habitats within built areas.

An extensive network of Public Rights of Way (PRoW) within the Parish are protected to enable ease of access to the countryside. The plan recognises the need for cycleways that connect with other nearby networks to encourage safe, non-motorised travel.

Renewable energy policies address the need to reduce our carbon output and so the Plan strongly supports a move towards green energy and reduced traffic pollution.

We have a large number of Listed Buildings and other historic assets across the Parish and the protection of these is recognised in our Objective policies. There are also design policies that require all development to respect the existing character of the Parish, thereby ensuring harmony with the surroundings.

### Achieving Sustainability

This Plan contributes to the achievement of sustainable development by:

- Protecting our natural environment to allow growth and enrichment of a biodiverse landscape.
- Protecting our local heritage for future generations.
- Protecting our green and open spaces so residents and visitors can enjoy recreational and social activities, contributing to a happy and healthy lifestyle.
- Provision of well-designed housing within settlement boundaries allowing community growth.
- Prioritising the development of infill, self-build and non-heritage brownfield sites.
- Delivery of affordable housing enabling more people to join our vibrant community.
- Supporting the creation of new business premises offering employment and economic benefit.
- Embracing the need for renewable energy to meet the challenge of climate change.
- Encouraging good pathways and cycle routes safely connecting local and wider range public transport and traffic-free options.
- Protecting and enhancing local amenities and facilities so the community has access to good health services and can enjoy a range of activities, events and social interaction.

**The table below indicates how each of the Strategic Objective Policy areas in the Plan help to achieve sustainable development.**

Strategic Objective	Economic implications	Social implications	Environmental implications
<b>1. Natural Environment (Biodiversity – Flora &amp; Fauna)</b>	90% of surveyed responses stated that our landscape, habitats and heritage sites are important reasons for people choosing to live and remain in the area.	Our community values its diverse rural ecology and this was brought home most obviously through our Local Landscape Character Assessment (LLCA) works and Youth Engagement events – <b>we must protect our environment or lose it.</b>	These policies meet the aims of both national <sup>1</sup> and local <sup>2</sup> planning policy and seek to protect and enhance the quality of the natural environment and local biodiversity, habitats, flora and fauna from damaging development.

<sup>1</sup> NPPF Policy 11: Conserving and enhancing the natural environment, P.170, 174 and 175.

<sup>2</sup> Cornwall Local Plan: Strategic Policy Document (Nov 2016): Policies 22 to 24.

<p><b>2. Historic Environment (Heritage)</b></p>	<p>There is clear evidence to suggest the area in which Chacewater Parish sits makes a significant contribution to local and international tourism, by virtue of its Outstanding Universal Value (OUV), unique scenic, archaeological and historic industrial past – <b>which must be preserved for future generations.</b></p>	<p>The residents of the Parish have a deep sense of responsibility for our unique heritage which we wish to retain, protect and enhance for the betterment of the future. The historic environment provides a vital vehicle through which to educate and interact.</p>	<p>The policies in this Plan aim to contribute to sustainable development whilst also protecting and enhancing the quality and distinctiveness of a unique historic environment; hence the high number of international, national or local designations.</p>
<p><b>3. Landscape, Green &amp; Open Spaces</b></p>	<p>This largely rural Parish landscape provides a mix of agricultural employment and recreational opportunities to residents and visitors alike, which brings clear economic benefit to the area.</p>	<p>The wealth of green and open space enhances the physical and mental benefits of the community and makes Chacewater Parish an attractive place to live, work and socialise.</p>	<p>Chacewater Parish has a unique and distinctive rural and post-industrial countryside. The loss of any Green and Open Space would be seen as a definite failing by the community.</p>
<p><b>4. Quality of Design and Sustainability</b></p>	<p>Quality design and build will enhance the reputation, sustainability and attractiveness of the Parish, as a place to live, work in or visit.</p>	<p>The community recognises that high quality and well-designed development brings a strengths integration and gives a sense of belonging.</p>	<p>The sympathetic design and use of materials that align to the character of this area aid the preservation and appearance of this uniquely historic environment.</p>

<b>5. The Environment - Renewable &amp; Low Carbon Energy</b>	Renewable energy schemes can make a significant contribution to individual households or businesses and wider community.	This Plan encourages the adoption of community led renewable energy initiatives and wider education.	The community recognises the benefits of Renewable Energy generation to reduce reliance on fossil fuels. In the case of Chacewater Parish, this is exacerbated by poor access to grid supplied heating fuels.
<b>6. Housing Need</b>	The Plan supports limited small scale sustainable housing within settlement boundaries and aims to comply with the CLP iaw the Truro and Roseland Community Network Area housing target.	Our policies factor in the housing needs of those currently residing in the Parish, who may wish to expand or downsize, as well as those who want to relocate to the immediate area.	Due to the largely rural and historic nature of the Parish, the Plan supports proposals for small scale sustainable housing within the defined settlement boundaries.
<b>7. Economy and Jobs</b>	The Plan supports existing local business, helps create new jobs and aims to increase the economy of the area.	Give local people employment and the opportunity to live in the community.	Create local employment which would help to reduce travel and carbon emissions.
<b>8. Getting Around</b>	Improve provision for people to travel around the Parish safely and connect with wider transport networks.	Provide the necessary infrastructure to enable people to get around safely and easily for work, recreation and social interaction.	Ensure traffic emissions are kept at the lowest possible level and do not further degrade air quality across the Parish.
<b>9 Community Health, Safety &amp; Well-Being (Facilities &amp; Services)</b>	To promote a safe and healthy environment sustaining good physical and mental health, to meet both the individual and collective needs of our Parish.	Residents and visitors to the Parish deserve the right to a clean and healthy environment together with a sustainable support infrastructure of community facilities and services.	Community health and well-being is completely interlinked with a well-functioning, safe and healthy environment.

### Having regard to national policies and guidance

All of the policies in this NDP have been drafted with consideration of the national planning policies set out in the NPPF and associated guidance.

The detailed consideration of the Chacewater Parish NDP policies in Appendix 4 demonstrates how each is in conformity with National Planning Policy and guidance.



## **General conformity with the strategic policies of the development plan(s) for the area**

All of the policies in this NDP have been drafted with consideration of the local planning policies set out in the CLP and associated guidance.

The detailed consideration of all policies in the Chacewater Parish NDP demonstrates how each is in conformity with Local Planning Policy and guidance.

## **Compatibility with EU Regulations**

The Chacewater Parish NDP Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment on 13th July 2018. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion concluded that:

*“Based on the scale and location of development proposed in the draft plan and the sensitivity of the parish environment, Cornwall Council is of the opinion that the Chacewater Parish NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.”*

A copy of the screening opinion is included at [Appendix 3](#).

## **Prescribed conditions and prescribed matters.**

There are no relevant prescribed matters that this Plan needs to take into account.

## **Comprehensive Impact Assessment Implications**

The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons with a “protected characteristic” and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status.

This NDP has been developed to be in general conformity with the Cornwall Local Plan (CLP), which was subject to Examination in Public and found to be sound. The CLP provides for objectively assessed need, to meet the needs of all groups in the community.

The CLP has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people and the disabled.

In particular, the economic strategy, overall housing target and affordable housing targets aim to ensure appropriate jobs and housing is available to meet local needs. Failing to provide sufficient housing will impact most on disadvantaged groups.

This Plan provides a well considered strategy for the future development of Chacewater Parish, and a range of Objective policies, which will result in positive community benefit. The key impacts are promoting sustainable development, protecting the built, historic and natural environment, providing employment and housing to meet local need and promoting community engagement and

involvement. The Objective policies contained within the Plan do not disadvantage any minority group or group with protected characteristics.

### **Conclusion**

The Chacewater Parish Neighbourhood Development Plan has regard to National Planning Policy and is in general conformity with the strategic policies of the Cornwall Local Plan. This Plan is compatible with EU obligations and promotes sustainable development.

It is considered that the Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 (as amended) have been met. The Plan complies with Paragraph 8(1)(a) of Schedule 4B to the Act and should proceed to Referendum.

# Cornwall Council

Pydar House Pydar Street Truro Cornwall TR1 1XU

Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

Tel: 0300 1234151

Web: [www.cornwall.gov.uk](http://www.cornwall.gov.uk)



## **Applicant:**

Charlotte Bearham  
Parish Clerk, Chacewater Parish Council  
The Malt House, Chacewater Hill  
Chacewater, Truro  
TR4 8QA

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

# **Designation of a Neighbourhood Area**

**CORNWALL COUNCIL**, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 28th March 2017 and accompanying plan(s):

**Proposal:** The designation of the Parish of Chacewater as a Neighbourhood Area

**Relevant Body:** Chacewater Parish Council

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**Phil Mason**

**Head of Planning, Housing and  
Regeneration**

**DATED: 28<sup>h</sup> March 2017**

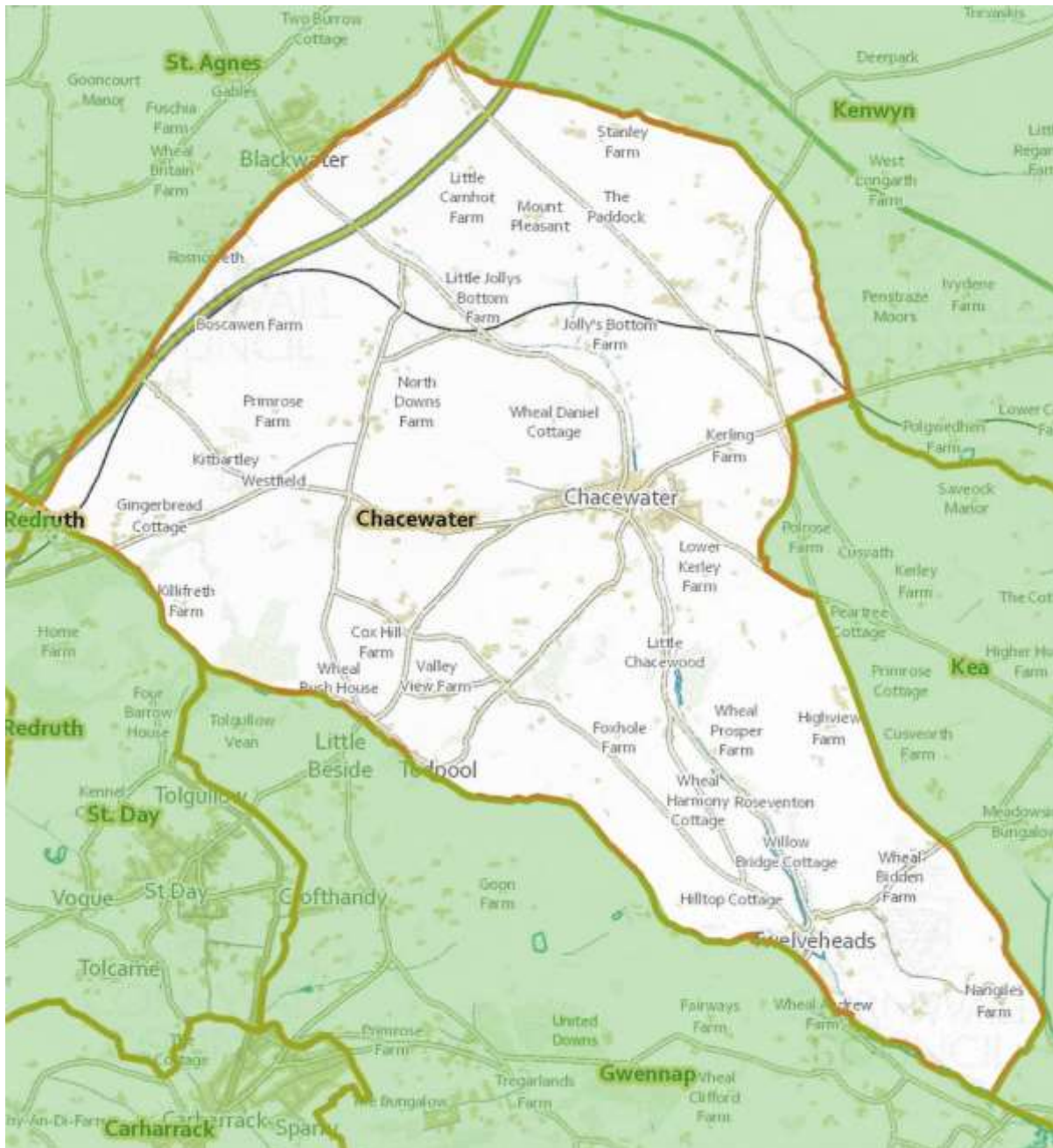
## **REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

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

- The area proposed is appropriate to be designated as a Neighbourhood Area;
  - The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act;
- and

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

### CHACEWATER PARISH BOUNDARY MAP





Mr R. Knill,  
Chacewater NDP Team  
[gillian\\_knill@hotmail.com](mailto:gillian_knill@hotmail.com)

3 August 2018

by email

Dear Rob,

### **Chacewater Parish Neighbourhood Development Plan – SEA and HRA Screening**

As requested I have screened the Chacewater Parish Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion report for the Chacewater NDP (first cut draft version) and consulted the statutory bodies: Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

**Based on the scale and location of development proposed in the draft plan and the sensitivity of the parish environment, Cornwall Council is of the opinion that the Chacewater Parish NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.**

This view is now confirmed by the consultation bodies and the full screening opinion and the responses from the Environment Agency, Natural England and Historic England are attached.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

Sarah Furley  
Group Leader  
**Neighbourhood Plans**  
Tel: 01872 224294  
Email: [sarah.furley@cornwall.gov.uk](mailto:sarah.furley@cornwall.gov.uk)

cc: [parish.clerk@chacewater.org](mailto:parish.clerk@chacewater.org)

## POLICY ANALYSIS

**DETAILED CONSIDERATION OF CHACEWATER PARISH NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) POLICIES**

This table sets out how each policy reflects the aims of local and national policy and supports the achievement of sustainable development.

Policy	Promoting Sustainable Development			Commentary	NPPF	Cornwall Local Plan
	Social	Economic	Environment			
<b>Objective 1 - Natural Environment</b>						
BIO1: Safeguard and Enhance the Natural Environment	+	+	++	By seeking to preserve the natural environment, Chacewater Parish will maintain a healthy local ecology and remain attractive to residents and visitors.	Conserving and enhancing the Natural Environment.	Policy 2. Spatial Strategy.  Policy 23 Natural Environment. Respect the sensitivity of the landscape, which includes a wide range of natural biodiversity features and designated sites.
BIO2: Effective Management and Protection of Trees	+	+	++			
BIO3: Improve Wildlife Areas, Green Spaces and Public Rights of Way (PRoW)	+	+	++			
BIO4. Species	++	+	++			
BIO5: Protect and Develop Open Spaces for the future	++	+	++			
BIO6: Encourage better Environmental practices	++	+	++			

<b>Objective 2 – Historic Environment</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
HE1: Safeguard and Enhance the Historic Environment	++	+	+	There is a deep sense of responsibility throughout the community for our unique heritage and its assets, which we wish to retain, protect and enhance for the betterment of the future.	Conserving and enhancing the historic environment	Policy 2. Spatial Strategy.  Policy 24. protects the historic environment and accords with the WHS Management Plan.
HE2: Cornish Mining WHS	++	++	+			
HE3: Listed Buildings and Historic Character	++	+	+			
HE4: Chacewater Conservation Area and its Setting	++	+	+			
HE5: Protecting the Heritage	++	++	+			
HE6: Demolition of Historic Buildings/Structures	++	-	+			
HE7: Historic Archaeological and Landscape Character	++	++	++			
<b>Objective 3 – Landscape, Green &amp; Open Spaces</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
LGOS1: Protecting and Enhancing the Landscape	++	+	++	Chacewater Parish has a unique and distinctive rural and post-industrial countryside. The loss of any Green and Open	Conserving and enhancing the natural environment.  Promoting healthy and safe communities.	Policy 2. Spatial Strategy. Policy 16. Health and Wellbeing Policy 23. Natural Environment.
LGOS2: Managing and Protecting	++	+	++			

Existing Green and Open Spaces				Space would be seen as a definite failing.		
LGOS3: Development Assessments	+	-	++	Assess the site to mitigate harm and inform design.	Conserving and enhancing the natural environment.	Policy 2. Spatial Strategy. Policy 23. Natural Environment.
LGOS4: Protect and/or Develop our Public Realm	++	+	+	Development must provide, maintain or improve access and relationship with public spaces.	Promoting healthy and safe communities.	Policy 2. Spatial Strategy. Policy 16. Health and Wellbeing. Policy 25. Green Infrastructure.
LGOS5: Redundant Buildings Outside Settlement Areas	+	-	++	Conversions of redundant buildings outside settlement areas must not harm the character, appearance, architectural or historic integrity of the building or setting.	Conserving and enhancing the historic environment.  Achieving well designed places.	Policy 2. Spatial Strategy. Policy 7. Housing in the countryside. Policy 24. Historic Environment.
<b>Objective 4 - Quality of Design and Sustainability</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
QD1: Design Considerations	++	++	++	Quality design and build will enhance the sustainability and attractiveness of the Parish, as a place to live, work in or visit.	Achieving well-designed places.  Achieving sustainable development.  Promoting healthy and safe communities.	Policy 2. Spatial Strategy. Policy 6. Housing Mix. Policy 12. Design. Policy 13 Development Standards. Policy 16. Health and wellbeing.
QD2. Design and Access Statement	+	-	+	New developments must produce a statement		



				showing that national and local policy and guidelines are followed.	Conserving and enhancing the historic environment.	Policy 23. Natural Environment Policy 24. Historic Environment.
QD3: Build Considerations	++	++	++	Gives a detailed understanding of the impact of new development to ensure that it complements the existing built environment.	Conserving and enhancing the natural environment.	
QD4: Carbon Reduction Technologies	++	++	++	Reduces dependence on fossil fuels.	Meeting the challenge of climate change, flooding and coastal change.	Policy 2. Spatial Strategy. Policy 14. Renewable and low carbon energy.
QD5: Flood Resilience and Surface Run Off	++	++	++	These policies aim to protect and conserve the landscape and reduce flooding.		Policy 2. Spatial Strategy. Policy 23. Natural environment. Policy 26. Flood risk management and coastal change.
QD6: Crime Prevention	++	+	+	Developments must consider the need to design out crime.	Promoting healthy and safe communities	Policy 12. Design. Policy 16. Health and wellbeing
QD7: Amenity Area	++	-	++	Encouraging the provision of facilities for children helps encourage a more demographically diverse community.	Promoting healthy and safe communities	Policy 12. Design. Policy 13. Development standards.
QD8: Private Parking	++	+	+	Reduce on road parking to address historic Road Safety concerns and access.	Achieving well-designed places.	Policy 13 Development standards.

QD9: Adverse Effect	+	+	++	Prevent any development having an adverse effect on its surroundings.	Conserving and enhancing the historic environment.  Conserving and enhancing the natural environment.	Policy 2. Spatial Strategy. Policy 12. Design. Policy 23. Natural environment.
QD10: Homes for Life	++	+	+	Adaptable homes allow people to stay in their community despite any change in mobility	Achieving well–designed places	Policy 1. Presumption of sustainable development. Policy 6 Housing Mix. Policy 12. Design. Policy 16. Health and wellbeing
<b>Objective 5 - The Environment – Renewable &amp; Low Carbon Energy</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
RE1: Community Led Renewable Energy	++	++	++	The community Recognises the benefits of renewable energy generation to reduce reliance on fossil fuels. However, as with any other development these must comply with policy measures to protect the overall character of the area.	Meeting the challenge of climate change.  Conserving and enhancing the natural environment.	Policy 2. Spatial Strategy. Policy 13. Development Standards. Policy 14. Renewable and low carbon energy.
RE2: Wind Turbine Development	-	+	+			
RE3: Roof Mounted Solar	-	+	++			
RE4: Ground Mounted Solar Arrays	-	+	+			
RE5: Micro Hydro	+	+	++			

RE6: Low Carbon Heat	++	++	++			
<b>Objective 6 – Housing Need</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
HN1: Settlement Boundaries	+	-	++	Development must be delivered within settlement boundaries and accord with the WHS Management Plan.	Conserving and enhancing the historic environment.	Policy 1. Presumption in favour of sustainable development. Policy 2. Spatial Strategy. Policy 7. Housing in the countryside. Policy 24. Historic environment.
HN2: Land Use	++	+	++	Preserve open countryside and retain agricultural land for its primary use.	Conserving and enhancing the historic environment.  Conserving and enhancing the natural environment.	Policy 2. Spatial Strategy. Policy 3. Role and function of places. Policy 21. Best use of land. Policy 23. Natural environment.
HN3: Size and Scale	+	-	+	Development should be small scale and any single development limited to a maximum of 10 dwellings.	Conserving and enhancing the historic environment.  Conserving and enhancing the natural environment.  Achieving well designed places.	Policy 24. Protects the historic environment.
HN4: Housing Mix	++	+	-	Support for a diverse mix of accessible homes for all.	Promoting healthy and safe communities.  Delivering a sufficient supply of homes.	Policy 1. Presumption in favour of sustainable development. Policy 6. Housing Mix. Policy 8. Affordable Housing. Policy 12. Design.

HN5: Exception Sites	+	+	-	Will only be supported if there is a proven local need and adjacent to the edge of a settlement boundary.	Delivering a sufficient supply of homes.	Policy 1. Presumption in favour of sustainable development. Policy 2. Spatial Strategy. Policy 7. Housing in the countryside. Policy 8. Affordable Housing. Policy 9. Rural Exception Sites.
HN6: Affordable Housing	++	+	-	Compliance with Affordable Housing criteria set out in CLP.	Delivering a sufficient supply of homes.  Promoting healthy and safe communities.	Policy 6. Housing Mix.  Policy 8. Affordable housing.
<b>Objective 7 - Economy and Jobs</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
EJ1: Quality Employment	+	++	+	Support well paid employment in locations that reduce the need to travel.	Building a strong, competitive economy.	Policy 2. Spatial Strategy.
EJ2: Live/Work	+	+	+	Support provision for the ability to work from home through live/work units.		Policy 5 Business and Tourism.
EJ3: Retail	+	+	-	Protect existing retail sites from conversion to housing.	Ensuring the vitality of the village centre.	Policy 4 Shopping services and community facilities.
EJ4: Employment Sites and Business Premises	+	++	+	Safeguard existing employment and business sites for the	Supporting a prosperous rural economy.	Policy 2. Spatial Strategy.

				future prosperity of the Parish	Building a strong, competitive economy.	Policy 5. Business and Tourism.
EJ5: Small Scale Business Initiatives	+	+	+	Support small scale start-ups.		
EJ6: Parking and Travel	+	+	+	Ensure development has adequate parking provision based on size and function, and an Effective Travel Plan.	Achieving sustainable development.  Building a strong, competitive economy.	Policy 13. Development standards.  Policy 27 Transport and accessibility.
EJ7: Business Expansion	+	+	-	Allow expansion where there is no negative impact on infrastructure and amenities.		Policy 5 Business and Tourism.
EJ8: Tourist Accommodation Sites	+	+	-	Where expansion is sought, ensure there is no negative impact on the surrounding area.	Conserving and enhancing the natural environment.  Conserving and enhancing the historic environment.	
<b>Objective 8 – Getting Around</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
GA1: Connectivity with Public Transport	++	+	+	Development should closely link to transport infrastructure.	Promoting sustainable transport.  Meeting the challenge of climate change.	Policy 2. Spatial Strategy. Policy 12. Design. Policy 13. Development standards. Policy 16. Health and wellbeing. Policy 27. Transport and accessibility.
GA2: Pedestrian and Cycle Access	++	+	+	Provide the necessary infrastructure to enable people to get around safely and easily for work, recreation and social interaction.	Promoting healthy and safe communities.	

GA3: Provision of Adequate Private Parking	+	+	+	Require off street parking to tackle a major community concern.	Achieving well designed places.	
GA4: Protection of Public Parking Space	++	+	+	Essential to protect preserve and enhance public parking.	Promoting healthy and safe communities.	
GA5: Traffic Pollution	++	-	++	Developments should not increase already high levels of traffic pollution.		
<b>Objective 9 – Community Health, Safety &amp; Wellbeing</b>	<b>Social</b>	<b>Economic</b>	<b>Environment</b>	<b>Commentary</b>	<b>NPPF</b>	<b>Cornwall Local Plan</b>
CHW1: Protect and Promote Community Facilities and Services	++	+	+	Developments must retain, promote and enhance essential community services.	Promoting healthy and safe communities.	Policy 1. Presumption in favour of sustainable development. Policy 2. Spatial Strategy. Policy 4. Shopping services and community facilities. Policy 16. Health and wellbeing. Policy 27. Transport and Accessibility. Policy 28. Infrastructure.
CHW2: Support the Provision of New facilities and Services	++	+	+	Welcome new cultural facilities and services in sustainable locations.		
CHW3: Facilities to meet the needs of all sectors of the Community	++	+	+	Developers should be mindful of the needs of all.		
CHW4: Promoting Safe & Healthy Living Environment	++	+	++	Support “Healthy Homes” which maintain low levels of noise, light, air and water pollution.		
CHW5: Waste Reduction and Waste Management	++	+	++	Provision and education to encourage best practise waste reduction and management.		