

CARADON LOCAL PLAN FIRST ALTERATION



Adopted August 2007

Caradon District Council
Spatial Policy

CONTENTS

<i>Index of Policies</i>	<i>iii - viii</i>
<i>Introduction & Guide to the Plan</i>	<i>1 – 2</i>
<i>Chapter 1: Housing</i>	<i>3 – 32</i>
<i>Chapter 2: Employment</i>	<i>33 – 40</i>
<i>Chapter 3: Transport</i>	<i>41 – 44</i>
<i>Chapter 4: Countryside & Landscape</i>	<i>45 – 54</i>
<i>Chapter 5: Town & Village Environment</i>	<i>55 – 64</i>
<i>Chapter 6: Tourism</i>	<i>65 – 72</i>
<i>Chapter 7: Recreation & Leisure</i>	<i>73 – 78</i>
<i>Chapter 8: Community Services</i>	<i>79 – 84</i>
<i>Chapter 9: Managing the Consequences of Environmental Change</i>	<i>85 – 92</i>
<i>Chapter 10: Renewable Energy</i>	<i>93 – 96</i>
<i>Chapter 11: Shopping Centres</i>	<i>97 – 102</i>
<i>Chapter 12: Liskeard Area Statements</i>	<i>103 – 108</i>
<i>Chapter 13: Saltash Area Statements</i>	<i>109 – 112</i>
<i>Chapter 14: Looe Area Statements</i>	<i>113 – 120</i>
<i>Chapter 15: Torpoint Area Statements</i>	<i>121 – 124</i>
<i>Chapter 16: Callington Area Statements</i>	<i>125 – 130</i>
<i>APPENDIX 1: Schedule of Policies</i>	<i>131 – 138</i>
<i>APPENDIX 2: Guide to Use Classes Order and Permitted Changes of Use (England)</i>	<i>139 – 142</i>
<i>Glossary of Terms</i>	<i>143 – 145</i>

POLICIES

Chapter 1: Housing

3 – 32

HO1	Housing Requirement	9
HO2	The Settlement Hierarchy & The Sequential Approach	10
HO3	Housing Allocations	12
ALT2	General Design Principles	15
ALT3	Sustainable Design	16
ALT24	Density	17
HO5	Housing in Towns	20
HO12	Small Dwellings & Town Centres	20
HO6	Housing in Villages	21
HO7	Housing in the Countryside	21
HO8	Conversion of Buildings	22
HO10	Replacement Dwellings	23
HO11	Affordable Housing in Towns & Villages	27
HO13	Rural Exception Housing	29
HO14	Wheelchair Housing	30
HO15	Gypsies & Travellers	31

Chapter 2: Employment

33 – 40

EM1	Retention of Existing Industrial & Business Premises	35
EM2	Employment Development in Towns	35
EM3	Village Workshops	35
EM5	Workshops in the Countryside	36
EM6	Business Development in the Countryside	37
EM7	Conversion of Existing Buildings in the Countryside for Workshop Purposes	37
EM8	Conversion / Change of Use of Listed Agricultural Buildings	38
EM9	Fishing & Maritime Industries	38
EM10	Waterside Business Locations	38
EM11	Workplace Crèche Facilities	39
EM12	Working from Home	39

Chapter 3: Transport**41 – 44**

ALT1	Protection of Rail Infrastructure	43
T1	Public Transport	43
T2	Traffic Management	43
T3	Car Parking	43
T4	Pedestrian Environments	44
T5	Road Route Safeguarding	44
T6	Highways Landscaping	44

Chapter 4: Countryside & Landscape**45 – 54**

CL1	Nature Conservation	47
CL2	Farm Diversification	47
CL3	Intensive Agricultural Development	47
CL4	Removal of Occupancy Conditions	48
CL5	Agricultural Land	48
CL6	Areas of Outstanding Natural Beauty & Heritage Coast	49
CL7	Development Near Areas of Outstanding Natural Beauty or Heritage Coast	49
CL8	Landscape of County Importance	49
CL9	Areas of Great Landscape Value	50
CL10	The Coastal Zone	50
CL11	Heritage Coasts	50
CL12	Sites of Special Scientific Interest / National Nature Reserves	51
CL13	Cornwall Nature Conservation Sites & Nature Reserves	51
CL14	Wild Flora & Fauna	52
CL15	The Coast	52
CL16	Protected Species	52
CL17	Trees & Woodlands	52
CL18	Areas of Great Historic Value	53
CL19	Buildings of Archaeological Significance	53
CL20	Protection of Archaeological Sites	54
CL21	Historic Parks & Gardens	54
CL22	Historic Battlefield	54

Chapter 5: Town & Village Environment**55 – 64**

EV1	Historic Settlements	57
EV2	Conservation Areas	57
EV3	Listed Buildings & Redevelopment in Conservation Areas	58
EV4	Illuminated Advertisements & Signs in Conservation Areas	58
EV5	Shop Fronts & Signs in Conservation Areas	59
EV6	Open Areas of Local Significance in Towns & Villages	59
EV7	Landscaping in New Development	60
EV8	Business Estates	60
EV9	House Extensions	61
EV10	Traffic Noise	61
EV11	Highways	62
EV12	Advance Directional Signing	62
EV13	Car Parking	63
EV14	Shop Design & Advertisements	63
EV15	Amusement Centres	63
EV16	Open Space & Play Areas	64

Chapter 6: Tourism**65 – 72**

TM1	Tourist Attractions & Facilities	67
TM2	Static Holiday Caravan Sites	67
TM3	Touring Caravans & Camp Sites	68
TM4	Chalets & Holiday Flats	69
TM5	Conversion of Existing Buildings to Seasonal Use	69
TM6	Listed Tourist Accommodation	70
TM7	Farmyard Tourist Accommodation	70
TM8	Holiday Occupancy Conditions in Self-Catering Accommodation	71
TM9	Hotels & Hotel Conversions	71

Chapter 7: Recreation & Leisure**73 – 78**

R1	General Leisure Provision	75
R3	Indoor Leisure	75
R4	Village Recreational Buildings	75
R5	Village Playing Fields	75
R6	South West Coast Path	76
R7	Public Art	76
R8	Golf Course Development	76
R9	Pleasure Craft Moorings	77

Chapter 8: Community Services**79 – 84**

CO1	General Policy	81
CO2	Safeguarded Sites	81
CO3	Play Groups & Nursery Schools	81
CO4	Village Shops	82
CO5	Telecommunications Equipment	82
CO6	Telecommunication & Listed Buildings	83

Chapter 9: Managing the Consequences of Environmental Change**85 – 92**

PU1	Waste Water Management	87
PU2	Surface Water Protection	87
PU3	Contamination	88
PU4	Groundwater Protection	88
PU5	Availability of Water Resources	88
ALT4	Management of Flood Risk	89
ALT5	Management of Surface Water	89
HAZ1	Coastal Erosion	90
HAZ2	Hazardous Installations	90
HAZ3	Development Near Hazards	91
HAZ4	Pollution Control	91
HAZ5	Contamination & Unstable Land	91

Chapter 10: Renewable Energy**93 – 96**

REN1	Non-Fossil Fuel Sources	95
REN2	On-Shore Wind Energy	95
REN3	Hydro Energy	96

Chapter 11: Shopping Centres**97 – 102**

ALT6	Large Scale Retail Development	99
ALT7	Protection of Shopping Cores	101
ALT8	Food & Drink Premises	102

Chapter 12: Liskeard Area Statements**103 – 108**

ALT9	Employment	105
ALT11	Housing	105
ALT15	Open Recreation – St. Cleer Road	107
LISK5	Bay Tree Hill Improvements	107
LISK7	Educational Reserve	107

Chapter 13: Saltash Area Statements**109 – 112**

SA2	Housing	111
SA4	Highways Reservation	112
ALT23	Employment	112

Chapter 14: Looe Area Statements**113 – 120**

ALT16	Housing & Employment	115
LO1	Polean / Millpool Area	116
LO6	Hotel Conversions	117
LO8	Development Affecting Looe Conservation Area	117
LO9	Building Height	118
LO10	Development of Steep Slopes (Looe)	118
LO11	Car Parking on Steep Slopes	118
P1	Village Workshops	119
P3	Development Affecting Polperro Conservation Area	119
P4	Development on Steep Slopes (Polperro)	120
P5	Traffic Management & Parking	120

Chapter 15: Torpoint Area Statements**121 – 124**

M1	Southdown Brickworks & Boatyard	123
SN1	Seaton	124
W1	Whitsand Bay Chalets	124

Chapter 16: Callington Area Statements**125 – 129**

ALT21	Housing	127
ALT22	Employment	128
CA1	Moss Side Industrial Estate	128
CA3	Safeguarded Land	128
CA4	Education	129
CA5	Community Links	129

INTRODUCTION & GUIDE TO THE PLAN

Background

The *Caradon Local Plan First Alteration* was adopted in August 2007 and forms part of the statutory Development Plan for Caradon. The law states that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Documents which make up Development Plans are subject to public consultation before they can be legally adopted and used for planning purposes. An initial draft of the Caradon Local Plan First Alteration was first published for public consultation in June 2003 in the form of a *First Deposit* document. Approximately 1,500 responses were received and the plan was modified to take account of the issues raised. A revised version of this initial version of the Local Plan was published in May 2005 in the form of a *Re-Deposit* document and approximately 500 additional responses were received during the public consultation period. Unresolved objections were heard by an independent Planning Inspector at a Public Inquiry which took place between October 2006 and June 2007. The *Inspector's Report* was published in August 2007 and contained binding recommendations. These recommendations were formally adopted by Caradon District Council on 23rd August 2007 and now form the Caradon Local Plan First Alteration.

The Local Plan First Alteration is written to reflect Central Government planning policies. It is also written to conform with other documents making up the Development Plan for the Caradon area, including the *Cornwall Structure Plan 2004* which contains planning strategies for the whole county. During 2008, the Cornwall Structure Plan is due to be replaced by the *Regional Spatial Strategy* which was at draft stage when this Local Plan was adopted. All policies in this Local Plan First Alteration have been subject to Strategic Environmental Assessment to help ensure that the resulting development is sustainable.

Status of policies

The Local Plan First Alteration updates the previous version of the Caradon Local Plan which was adopted in December 1999. A number of policies from the previous Local Plan were “saved” by the Secretary of State and are incorporated into the Local Plan First Alteration for ease of reference. The Local Plan First Alteration therefore consists of policies that were newly adopted in August 2007 and “saved” policies that were adopted in December 1999. The individual status of each policy is listed in **Appendix 1** at the back of this document.

Due to the age of saved policies, material considerations (particularly national and regional planning guidance that has emerged since December 1999) are likely to have significant weight in decisions where saved policies are used.

Proposals Map

The *Proposals Map* forms another part of the Local Plan First Alteration. This is a single map of the whole district and is supplemented by a number of “Inset Maps” showing towns and villages in more detail. Due to their size, the maps are printed separately and contained within the *Local Plan First Alteration – Adopted Proposal Maps* document.

How to read this plan

All adopted planning policies are set out in **Bold Text**. The Housing Chapter is the only part of the First Alteration containing an entirely new set of policies to that contained within the Local Plan (December 1999) and is presented with full supporting text. The other Chapters of the First Alteration are a combination of new policies and saved policies. These Chapters do not contain any supporting text and are simply presented as a list of policies. New policies that were adopted in August 2007 have a “reasoned justification” set out beneath them but no other supporting text has been provided.

The original supporting text for the saved policies is set out in the Local Plan (December 1999). Whilst the Local Plan First Alteration now replaces this previous Local Plan, there may be instances where the original supporting text and reasoned justification can act as a guide in helping to interpret a saved policy. However, it should be emphasised that the previous Local Plan was written in the context of planning guidance that operated in the 1990s. Saved policies, therefore, need to be interpreted in the context of the latest national and regional planning guidance together with the *Inspector’s Report* of August 2007.

Individual planning policies, within the Local Plan First Alteration, should not be read in isolation. Each policy is written to operate concurrently with others, meaning that the plan should always be read as a whole. To help emphasise this point, the following text is set out within the *Inspector’s Report* for inclusion within the Local Plan First Alteration (although it should be noted that the Cornwall Structure Plan will be replaced by the Regional Spatial Strategy during 2008):

“Now that it is adopted, the First Alteration to the Local Plan is part of the statutory development plan for the district of Caradon. Another important part is the adopted (2004) Cornwall Structure Plan. In its determination of planning applications, the Council will have regard to the provisions of the development plan and to any other material considerations, including national planning policy statements. This approach is in accordance with the plan led system to which the Planning and Compulsory Purchase Act 2004 Section 38(6) refers. Hence the Council will attach due weight to each relevant development plan policy and its clauses and to any material consideration(s) according to the nature of the proposed development, its design, siting and location.”



Policy	Description	Page No.
HO1	Housing Requirement	9
HO2	The Settlement Hierarchy & The Sequential Approach	10
HO3	Housing Allocations	12
ALT2	General Design Principles	15
ALT3	Sustainable Design	16
ALT24	Density	17
HO5	Housing in Towns	20
HO12	Small Dwellings & Town Centres	20
HO6	Housing in Villages	21
HO7	Housing in the Countryside	21
HO8	Conversion of Buildings	22
HO10	Replacement Dwellings	23
HO11	Affordable Housing in Towns & Villages	27
HO13	Rural Exception Housing	29
HO14	Wheelchair Housing	30
HO15	Gypsies & Travellers	31

INTRODUCTION

- 1.1 New homes are required in Caradon to meet the needs of the community and support the local economy. The Local Plan must ensure that new homes are provided in the right place at the right time. This chapter sets out the amount and location of additional housing land to be provided, together with policies that guide future residential development in the district.

Policy Background

- 1.2 The amount of new housing land that needs to be provided in Cornwall is determined by the Government and set out in the *Regional Planning Guidance for the South West* (now the *Regional Spatial Strategy*). This guidance contains broad land-use strategies for the region and is used to inform County Structure Plans. The *Cornwall Structure Plan* is prepared by the County Council and contains planning policies for the whole of Cornwall. It is used to inform the Caradon Local Plan, and specifies the amount of housing land that needs to be found in the district. The Cornwall Structure Plan was adopted in October 2004. This states that land for 4,000 new dwellings should be provided in Caradon, between 2001 and 2016.
- 1.3 All housing policies are based on Central Government advice set out in *Planning Policy Statement 3: Housing* (known as PPS3). This sets out to provide a wide choice of homes to accommodate the needs of the whole community. To promote more sustainable patterns of development and make better use of previously-developed land, the advice states that the focus for additional housing should be on existing towns and cities. It also states that new residential developments should be well designed in order to promote sustainable development and create environments in which people will choose to live. These guiding principles are reflected in the Local Plan objectives listed below.

Objectives

- 1.4 The Local Plan aims to:
- provide everyone in Caradon with the opportunity of a decent home;
 - reduce car dependence, by directing the bulk of new housing to urban locations well served by public transport and accessible to jobs, education, shopping, leisure and health facilities;
 - make more efficient use of land, by promoting higher density development and by giving priority to the re-use of previously-developed land in urban areas in preference to the development of greenfield sites;
 - provide a better choice in the size, type and tenure of housing in order to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;
 - promote attractive and well-designed residential environments in which people will choose to live.

THE SUPPLY OF HOUSING LAND

- 1.5 The Cornwall Structure Plan requires Caradon to provide land for 4,000 dwellings, over the period 2001-2016. This section of the Housing Chapter calculates how much new housing land needs to be allocated in Caradon in order to meet the Cornwall Structure Plan requirement. A more detailed account is provided in *Local Plan Topic Paper 1*, located on Caradon's website (www.caradon.gov.uk)
- 1.6 In order to control the distribution of new housing, the Cornwall Structure Plan divides Caradon into two Sub-Areas. These two sub-areas are referred to in this plan as the **Caradon Sub-Area** and the **Plymouth Principal Urban Area (PUA) Sub-Area**. Of the 4,000 dwellings required in Caradon, the Structure Plan states that 3,000 should be provided within the Caradon Sub-Area. While the remaining 1,000 should be provided in the part of the PUA that extends into Cornwall. This is defined as Saltash and Torpoint.

Housing Windfall Study

- 1.7 The Local Plan aims to minimise the use of greenfield land, by ensuring that as much development as possible takes place within existing built-up areas. In order to help achieve this objective, the future contribution of **windfall development** needs to be taken into account. Windfall sites are those which have not been specifically identified as available in the Local Plan process. They comprise previously-developed sites which have unexpectedly become available. Examples include development on vacant plots of land, the redevelopment of derelict buildings, and the conversion of non-residential buildings into flats. Windfalls count towards the Cornwall Structure Plan housing requirement, and therefore help to reduce the amount of greenfield land outside existing development limits needed for new homes.
- 1.8 A *Housing Windfall Study* for Caradon was published in November 2004. This assesses the future contribution of windfall development in the district, up to 2016. The methodology takes account of windfall contributions from different sources appropriate within the context of a rural district. The findings of this study were examined at the Local Plan Public Inquiry and revised windfall figures are set out in the *Inspector's Report*, published in August 2007.
- 1.9 It is estimated that 390 units will be completed on windfall sites within the development limits of the five main towns (Saltash, Torpoint, Liskeard, Callington and Looe) at an average rate of 39 dwellings per annum over the period March 2006 to March 2016. For towns within the Caradon sub-area (Liskeard, Callington and Looe) it is estimated that 340 units will be completed. For towns within the PUA sub-area (Saltash and Torpoint) it is estimated that 50 units will be completed. In addition, the Council have identified a further 53 units on two specific sites within Saltash (see *Local Plan Topic Paper 1, para. 1.5*).

- 1.10 According to the latest Census figures, over 50% of Caradon's population are dispersed in rural areas where there are at least 70 small to medium sized villages. In order to get a complete picture of windfall in Caradon, an estimate of windfall contributions from sources outside the five towns also needs to be made. The *Housing Windfall Study* estimated that an additional 570 units would arise outside the development limits of the five main towns in the period up to 2016. This is an average rate of over 57 units per annum.

Housing Requirement

- 1.11 The Cornwall Structure Plan establishes a requirement of 4,000 dwellings to be provided within Caradon for the period 2001-2016. From this figure it is necessary to subtract dwellings that have already been completed and Local Plan housing allocations that remain undeveloped. It is also necessary to subtract the predicted contribution of windfall sites over this period, which was originally assessed by the Housing Windfall Study and subsequently revised in the Inspector's Report. The overall calculation is set out in **Table 1**.
- 1.12 *The Caradon Sub-Area* - From the Cornwall Structure Plan housing requirement of 3,000 dwellings over the period 2001 to 2016, it is possible to subtract dwellings that have already been completed (1194 units), undeveloped Local Plan allocations (4 units) and development predicted to arise from windfalls (910 units). At March 2006, there were also 297 units with planning permission on a former greenfield Local Plan allocation immediately adjacent to the Eastern Relief Road at Liskeard. This leaves an outstanding requirement of **595** dwellings.
- 1.13 *The PUA Sub-Area* - From the Cornwall Structure Plan housing requirement of 1,000 dwellings over the period 2001 – 2016, it is possible to subtract dwellings that have already been completed (742 units), undeveloped local plan allocations (87 units) and development predicted to arise from windfalls (103 units). At March 2006, there were also 58 units with planning permission on a former greenfield Local Plan allocation at Pillmere in Saltash. This leaves an outstanding requirement of **10** dwellings.

TABLE 1: HOUSING LAND REQUIREMENT (2001-2016)

	PUA Sub-Area	Caradon Sub-Area
Housing Requirement for Caradon: Cornwall Structure Plan (2001-2016)	1,000	3,000
Dwellings completed (at March 2006)	742	1194
Remaining Local Plan Allocations (at March 2006)	87	4
Greenfield sites with Planning Permission	58	297
Windfall Assumption (2006-2016)		
<i>i) Urban windfall on previously-developed land.</i>	50	340
<i>ii) Village windfall on previously-developed land</i>	-	230
<i>iii) Village windfall not on previously-developed land</i>	-	220
<i>iv) Conversion of agricultural buildings in rural areas</i>	-	100
<i>v) Conversion of non-agricultural buildings in rural areas</i>	-	20
<i>vi) Saltash: Site of the Methodist Church</i>	23	-
<i>vii) Saltash: Saltmill Road</i>	30	-
Remaining Local Plan Housing Requirement (2001- 2016)	10	595

POLICY HO1: Housing Requirement

Provision is made for the development of 4,000 dwellings over the period 2001-2016. This provision is made up of the following components:

i)	Caradon Sub-Area;	3000
ii)	PUA Sub-Area;	1000

1.14 **Reason:** In order to meet the Cornwall Structure Plan housing requirement of 4,000 dwellings for the period 2001-2016, this policy sets out the number of dwellings proposed in the Local Plan for each Sub-Area. It can be seen from Table 1 that land for 595 dwellings needs to be allocated in the Caradon Sub-Area and land for 10 dwellings need to be allocated in the PUA Sub-Area. The location of the new housing allocations is set out in Policy HO3.

Previously-Developed Land

1.15 The Government is committed to maximising the re-use of previously-developed land and buildings for housing. A national target has been set for 60% of new housing to be built on such sites by 2008. The Cornwall Structure Plan has established a target for Cornwall of 40%. The principle objective is to minimise the amount of greenfield land being taken for development and to promote urban regeneration. Within built-up areas, the Council aims to use as much previously-developed land as possible for new housing development, provided it is in compliance with other policies in this Local Plan. Residential development of previously-developed land in the open countryside and in other unsustainable locations is not supported.

1.16 The number of new homes expected to be built on previously-developed land in Caradon is set out in *Local Plan Background Paper One*. It is estimated that a total of 2,921 new dwellings will be built in Caradon up to 2016, of which 885 will be built on previously-developed land. Therefore, about 30% of housing development in Caradon should be provided on well located previously-developed land during the period of this plan.

PROVISION FOR NEW HOMES

1.17 This section considers where new housing in Caradon should be located. The Government aims to concentrate most additional housing development within urban areas and advises Local Authorities to adopt a *sequential approach* to the release of housing land. Apart from maximising the use of well-located previously-developed land, the main objective is to create more sustainable patterns of growth by ensuring that new housing allocations are accessible to public transport, jobs, shopping and local services. In Caradon, most facilities are concentrated within the five main towns and it is therefore appropriate to concentrate new housing development in these locations. The towns are defined on the Proposals Map and are Saltash, Torpoint, Liskeard, Callington and Looe. The settlement hierarchy and sequential approach is set out in Policy HO2.

POLICY HO2: The Settlement Hierarchy & The Sequential Approach

In granting planning permission for residential development, the Council will ensure that the scale of development proposed is proportionate to the role and function of the settlement concerned, in accordance with the following hierarchy:

Caradon Sub-Area

Plymouth PUA

- 1. Liskeard**
- 2. Callington and Looe**
- 3. Villages with defined development limits.**

Saltash and Torpoint

In applying this strategy, the Council will treat the following sequence as a relevant matter:

- A) previously-developed urban land in the defined limits of 1 and 2;**
- B) undeveloped land within the defined development limits of 1 and 2, including the allocations made in this Local Plan;**
- C) land within village limits.**

- 1.18 **Reason:** In applying this Policy, the Council will seek to achieve, by way of suitable densities, the provision of at least 30% of the district's housing requirements up to 2016 on well-located previously-developed land. The Local Plan aims to minimise the amount of greenfield housing development taking place outside existing town and village development limits. Policies HO5 and HO6 allow for new housing within existing development limits, and the Council has taken account of the potential contribution from these sources, in restricting the amount of land allocated outside existing limits. This approach should serve to promote the early re-development of previously-developed and other suitable land within settlements.
- 1.19 Where it is necessary to allocate greenfield land outside development limits, in order to meet Cornwall Structure Plan housing requirements, it is Government policy that allocations should take the form of sustainable urban extensions. Policy HO3 allocates 3 urban extensions in the Caradon Sub-Area because there is not enough capacity within the limits to accommodate all the additional housing required. The scale of these urban extensions is governed by the Cornwall Structure Plan, which states that new development outside the Plymouth PUA should be focused mainly on Liskeard.

Distribution of New Housing

- 1.20 The *Regional Planning Guidance for the South West* (now the *Regional Spatial Strategy*) guides the overall distribution of development across the South West region and forms part of the Development Plan for Caradon. With regard to rural areas, the guidance states that market towns should be the focal point for new development and service provision. With regard to development in general, very strong emphasis is placed on the role of PUAs to accommodate the bulk of future housing development. These are the largest conurbations in the region and include Plymouth, Torbay and Exeter. The guidance argues that concentrating new housing and employment in PUAs will improve the viability of public transport and would also reduce the need for commuters to travel long distances.
- 1.21 The Cornwall Structure Plan takes forward the approach set out in regional guidance. The Plymouth PUA is shown to extend into Caradon and include the towns of Saltash and Torpoint. The plan states that development in South East Cornwall should be focused around the PUA, in order to help reduce commuting distances to and from the city. Elsewhere in Caradon, the plan states that development should be primarily focused on Liskeard where it can help to strengthen the role of the town and avoid dependency on Plymouth for jobs and services. Liskeard is outside the Plymouth travel-to-work-area, and growth of the town is considered more sustainable in terms of commuting patterns. Limited development in the other main towns is supported, provided that it strengthens their role as local centres and reduces the need to travel to Plymouth or elsewhere.

1.22 The Cornwall Structure Plan states that Caradon should provide 1,000 dwellings within the PUA over the period 2001-2016. However, it also recognises that neither Saltash nor Torpoint should expand significantly given environmental, transport and economic considerations. The housing requirement for 1,000 dwellings was based on existing commitments and predicted windfalls in the PUA. It is not the intention of the Cornwall Structure Plan to support further greenfield housing allocations in Saltash or Torpoint and this has been made clear in the Examination In Public Panel Report and subsequent Modifications. Whilst there is a shortfall of 10 dwellings in the PUA according to Table 1 this has arisen through the rounding of Cornwall Structure Plan figures and is accounted for in the Cornwall Structure Plan Second Modifications document. This says that any shortfall will be absorbed if the urban capacity of the PUA turns out to be higher than currently anticipated. The Local Plan therefore proposes no additional housing allocations in either Saltash or Torpoint.

1.23 Elsewhere in Caradon, Table 1 indicates that land for 595 additional dwellings needs to be allocated in order to meet the Cornwall Structure Plan housing target of 3,000 units. However, the *Inspector's Report* recommends that 695 dwellings are allocated, representing a slight over-provision in this part of the district. The majority of housing has been allocated in Liskeard for the reasons set out above. However, allocations have also been made in Callington and Looe. This is to help stimulate investment in these towns and provide affordable housing for local needs. A more detailed explanation of the distribution adopted in this plan is set out in *Local Plan Topic Papers 1 and 2* located on Caradon's website (www.caradon.gov.uk).

POLICY HO3: Housing Allocations

Land is allocated for residential development at the towns listed below in accordance with their role and functions:

TOWN	POLICY	SCALE OF DEVELOPMENT / DWELLINGS	
Liskeard	ALT11	475	
Looe	ALT16	100	70 (phase 2)
Callington	ALT21	50	
Total		625	695

1.24 **Reason:** This policy allocates new housing land for about 695 dwellings in Caradon, for the period 2001-2016. The additional land is needed to meet the Cornwall Structure Plan housing target for the part of Caradon outside the Plymouth Urban Area, as set out in Policy HO1. The amount of greenfield land allocated for housing has been minimised by prioritising the use of well-located previously-developed land in accordance with Policy HO2. The boundaries of each housing site are shown on the Proposals Maps, and each site is the subject of an individual policy within this document.

- 1.25 In addition to the sites listed in Policy HO3, the previous Local Plan allocations at Seaton (Policy SN1) and Saltash (Policy SA2) are carried forward into this alteration. Their contribution to the current Cornwall Structure Plan housing target has been accounted for.
- 1.26 The Council will continue to monitor the amount of previously-developed land becoming available for development and the number of dwellings completed upon it. This data will inform the Council in its reference to development plan policies, particularly Local Plan First Alteration Policies HO2 and HO3, in its determination of applications for planning permission.

ACHIEVING GOOD QUALITY DEVELOPMENT

- 1.27 The housing allocations set out in Policy HO3 will create some sizeable extensions to Caradon's towns. It is particularly important that these large sites are appropriately designed, and that the town has adequate social infrastructure in place to accommodate the new growth. Rather than being treated as receptacles for new housing, the sites should be developed to create high quality living environments that positively contribute to the future of the town. This will need careful planning that is sensitive to the needs of local people.

Comprehensive Development of Large Sites

- 1.28 Proposals for the largest housing allocations in Liskeard, and Looe are set out in this document under Policies ALT11 and ALT16. These policies state that development must take place in accordance with a comprehensive plan for the whole site, rather than being developed in a piecemeal fashion. In this way, more use can be made of the opportunities and constraints that the site provides, and better account can be taken of the wider community need for social infrastructure provision related to the development.
- 1.29 Prior to any planning permission being granted, the Council will require the preparation of a Masterplan for the sites listed above. The Masterplan should progress the broad list of requirements set out in the Area Statements into a more detailed framework for the layout of the site, including the location of different land uses, new infrastructure and the quantity, mix and style of new housing. It will need to be based on clear survey information about the physical characteristics of the site and the future capacity of the town to provide services such as recreation, education, and health care.
- 1.30 The physical appraisal should provide a detailed understanding of the land allocated for development. Consideration will have to be given to the topography, ecology, drainage, landscape, the nature of site boundaries and existing structures, and the surrounding urban form and scale. The information should be used to achieve a layout that makes best use of the whole site and respects the character of the surrounding area. In terms of developer contributions, survey work will be required to determine what impact the new housing will have on the social infrastructure of the town and what will need to be provided in terms of community facilities.

1.31 Developers will be required to prepare the Masterplan in partnership with the Local Planning Authority. The Council will establish a “Development Team” to advance the proposals in a way that involves local stakeholders. Apart from the developers themselves, the team should include representatives from the District and Town Councils together with other relevant bodies. The emerging proposals will be subject to public consultation and the Council will adopt the Masterplan as a Supplementary Planning Document (SPD) prior to any planning permission being granted.

PLAYING PITCH PROVISION

1.32 The Council will seek to enter into planning agreements with the developers of residential schemes, to secure contributions towards the provision of sports pitches. These contributions would be directly related to the proposed development, would be in scale and kind with the need arising from it and would be reasonable in all other respects.

1.33 In order to promote the effective planning for future sports pitch provision, it is important that the needs of the local communities are known. The Council’s 2016 target for new provision in each plan area is as follows:

Torpoint area	4.2 hectares
Saltash area	5.0 hectares
Looe area	4.5 hectares
Liskeard area	9.0 hectares
Callington area	2.3 hectares

1.34 The figures quoted are based on the Council’s assessment of community need for playing pitch provision for the period 2001-2016. This includes an audit of the supply and demand of current playing pitches and ancillary facilities serving football, rugby, cricket and hockey, within the district. The targets are based on new demand arising from the housing requirement for Caradon and other population changes. Implementation will comprise funding from developer contributions and resources from the Local Authority, grant-aiding bodies, and local sport’s clubs.

Mixed & Balanced Communities

1.35 The Local Plan aims to create mixed and balanced communities that support households of different sizes, ages and incomes. In large housing developments, the Council will seek a mix of dwelling sizes, designs and tenures that avoid the creation of large areas of housing of similar characteristics. The mix of affordable housing sought in new housing development is outlined in the Affordable Housing Section. However, it is important that an appropriate mix of open market dwellings is also provided. When assessing planning applications on larger sites, the Council will take into consideration the characteristics of the existing housing stock in the locality and whether the new development will contribute to the objective of creating mixed and balanced communities.

Good Design

1.36 The quality of new development is ultimately judged by how enjoyable it is to use and visit, how safe and secure it feels, and how attractive it looks as a whole. These considerations are relevant for all types of new development, whether an individual barn conversion or a new housing estate. A well thought out design can help to achieve the most sustainable use of land and gives a better chance of the new development becoming an enduring asset to the environment.

POLICY ALT2: General Design Principles

Planning permission will not be granted for a proposal unless the development would:

- (i) be compatible in its design with the surroundings in terms of scale, density, massing, height and materials of construction;**
- (ii) make the best use of landscape, townscape and/or topographical features that make a material contribution to the character of the area;**
- (iii) provide a safe and convenient access for pedestrians, cyclists and those with impaired mobility or sensory difficulties;**
- (iv) incorporate hard and soft landscaping as an integral part of the design;**
- (v) provide a secure environment designed to take into account the need for crime prevention.**

1.37 **Reason:** Every new development, of whatever scale, has a potentially significant effect on the appearance and character of an area. High quality design ensures usable, durable and adaptable places and is a key element in achieving sustainable development. Good design goes beyond the architecture of individual buildings, but is also about the functionality and impact of the development on the overall character, quality and sustainability of an area. This policy establishes the design principles that all planning applications will be assessed against. Practical advice on appropriate design is set out in the *Caradon Design Guide*, which the Council have adopted as Supplementary Planning Guidance. The guidance helps to define the local characteristics of the district and explains what specific factors should be taken into account when designing new buildings. Proposals for new development should refer to this guidance, and the Council may require a Design and Access Statement to be submitted, prior to the application being determined.

POLICY ALT3: Sustainable Design

Planning permission will not be granted for a proposal unless it is clearly demonstrated that proper account has been taken of the following principles of sustainability in the construction, design, orientation, layout and siting of the development. In seeking to achieve sustainability, the Council will have regard to such matters as:

- (i) orientation and designs that maximise solar gain for heating and lighting and minimise energy loss;**
- (ii) provision of shelter belt planting in areas exposed to wind;**
- (iii) designs that are adaptable and extendable;**
- (iv) layouts that encourage opportunities for wildlife.**

1.38 **Reason:** Developments should be designed with the potential to meet the changing needs of people and families over time. Masterplans, for example, should promote layouts which recognise that homes may need to be adapted for use in the future by the elderly and/or by people with disabilities. The need for some families to extend their homes should also be a consideration when submitting proposed layouts.

1.39 Where practicable, the Council will encourage the retention and refurbishment of existing buildings, the re-use of demolition waste for construction purposes and provision for the re-cycling and re-use of rainwater and/or grey water.

POLICY ALT24: Density

Proposals for residential development should have a net density of 30 to 50 dwellings per hectare unless such densities are not in keeping with the characteristics of the site or its surroundings.

- 1.40 **Reason:** In terms of density, the plan aims to make the best use of available housing land, whilst still achieving high standards of layout and design. Government guidance set out in *Planning Policy Statement 3: Housing (PPS3)* advises that 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making. However, it is also important that new development respects local character and contributes to residential quality. The appropriate density will, therefore, depend on the character of the site, its location, and the nature of development proposed.

LOCATION OF NEW HOUSING DEVELOPMENT

1.41 The Local Plan aims to direct new housing growth towards the most sustainable locations. It is therefore important that planning applications for new housing development are guided by clear criteria. This section of the plan contains policies that focus new development within existing settlements, and discourage speculative housing development in the open countryside. In this way, more compact patterns of development are encouraged and the character of Caradon's environment can be protected for future generations.

Development Limits

1.42 Development limits are drawn around the edge of every town and village in Caradon and are shown on the Proposals Maps. The lines form a boundary between the built-up area of the settlement and the open countryside. Their main purpose is to clarify the Local Plan meaning of towns, villages and countryside, in order to make it clear which policies apply to which particular areas of land. Development limits are drawn to include any new housing or employment land allocations made by the Local Plan, and outside these lines new housing is not generally acceptable, unless it is essential for a person working in a rural activity or is part of an affordable housing scheme.

Clarification of Local Plan definitions

Land within development limits

“towns”
“villages”
“urban areas”
“settlements”
“built-up areas”
“infill”

Land outside development limits

“countryside”
“outside towns and villages”
“rural areas”
“on the edge of a town or village”
“hamlets”

Development Limits are defined on the Proposals Map for these settlements:

Towns

Saltash
Callington

Torpoint
Looe

Liskeard

Villages

Saltash Area;

Botus Fleming
Carkeel
Cargreen
Forder

Hatt
Landrake
Pillaton
St Germans

St Mellion
Tideford
Trehan
Trematon

Torpoint Area;

Antony
Crafthole
Cremyll
Dowderry
Hessenford

Kingsand/Cawsand
Millbrook
Polbathic
Portwrinkle

Seaton
Sheviock
St John
Wilcove

Liskeard Area;

Blunts
Commonmoor
Crows Nest
Darite
Dobwalls
Duloe
East Taphouse
Henwood
Herodsfoot

Higher Tremar Coombe
Menheniot
Merrymeet
Minions
Mount
Pensilva
Quethiock
Rilla Mill
St Cleer

St Ive Cross
St Keyne
St Neot
Tremar
Tremar Coombe
Trevelmond
Trewidland
Upton Cross

Callington/Gunnislake Area;

Albaston
Calstock
Chilsworthy
Drakewalls
Golberdon

Gunnislake
Harrowbarrow
Kelly Bray
Latchley

Metherell
Rising Sun
St Ann's Chapel
St Dominic

Looe Area;

Bodinnick
Lanreath
Lerryn

Nomansland
Pelynt
Polperro

Polruan
Widegates

POLICY HO5: Housing in Towns

Proposals for residential development, within town development limits, will be permitted subject to other policies for the protection of employment land, amenities and the environment set out in this Local Plan.

- 1.43 **Reason:** The five main towns offer the greatest potential for people to live and work in close proximity to services and public transport routes, thereby reducing the need to travel by car. They also provide good opportunities to develop at higher densities in accordance with Policy ALT24 and make the best use of previously-developed land. Towns are therefore considered to be the most sustainable locations for new development.

POLICY HO12: Small Dwellings & Town Centres

On sites coming forward for housing within or on the edge of town centres (as shown on the Proposals Map) permission will only be granted for schemes which:

- (i) maintain existing housing densities, or where appropriate to local scale and character, increase housing densities, and;**
- (ii) provide small dwellings suitable for occupation by first-time buyers, the elderly, and other small households.**

- 1.44 **Reason:** The latest *Housing and Market Needs Assessment* (2006) shows that about 52% of the need for affordable housing in Caradon is for one bedroom units, whilst about 33% is for two bedroom units. The aim of this policy is to positively promote the provision of small housing units in town centre locations where higher density development is often appropriate. When granting planning permission for housing developments, including small units, the Council may restrict permitted development rights to extend the dwellings. Occupiers of small dwellings within town centres are likely to appreciate the accessibility to services and public transport that a town centre location affords.

POLICY HO6: Housing in Villages

Planning permission will be granted for residential development within village development limits in the form of infilling. Such development will be limited to one or two dwellings unless it accords with Policy HO13 or the village has a good range of community facilities and with good access to jobs, key services and infrastructure thereby avoiding undue reliance on the need to travel to other centres, especially by car.

- 1.45 **Reason:** Many villages have capacity for further housing development through the utilisation of vacant land (infill development) or through the conversion of existing properties. Whilst a limited amount of new development can help to maintain vitality, villages do not have the same range of facilities as towns and any significant housing growth in these locations is likely to encourage car use. It is therefore important that proposals for larger infill schemes are limited to villages that have a basic range of day-to-day facilities and daily public transport links. This will help to avoid undue dependency on the need to travel to other centres by car. When assessing whether a village possesses sufficient facilities to accommodate additional infill, the Council will pay regard to the proximity of services such as schools, shops, medical facilities and the frequency of bus links to towns.

POLICY HO7: Housing in the Countryside

Planning permission will not be granted for a new dwelling outside a town or village development limit defined on the Proposals Map, unless:

- (i) it provides affordable rural housing in accordance with Policy HO13 of this Local Plan, or;**
- (ii) it is required for particular workers to live where s/he works for the purposes of agriculture or another activity both appropriate to, and of necessity undertaken within the countryside, and all of the following criteria are met;**
 - (a) there is a functional need for the intended occupier to live on the application site rather than in a nearby settlement;**
 - (b) there is no appropriate alternative accommodation existing, or with planning permission, available either on the application site or nearby;**
 - (c) the dwelling is sited so as to meet the identified functional need and to be well-related to existing building(s);**
 - (d) it can be demonstrated that the business is viable and sustainable in the long term;**
 - (e) the dwelling would not reduce an already narrow rural gap between settlements or seriously impair the landscape setting of a village.**

- 1.46 **Reason:** Housing growth in the open countryside needs to be strictly controlled in order to protect the landscape and prevent unsustainable patterns of development. Outside towns and villages, new housing is therefore limited to affordable schemes, or dwellings that are essential to support a rural business. In both cases, the Council will seek to control the future occupancy of the dwellings to ensure that they remain used for their intended purpose.
- 1.47 Proposals for development should be supported by a detailed appraisal of the business concerned, and the Council may call for professional advice before assessing it. In most cases, an independent business plan will be required to ensure that the business use related to the development is economically viable in the long-term. Any such applications will be assessed in line with the approach set out in Annex A of *Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)*. Permission for temporary accommodation may be granted for up to three years, to allow the applicant time to demonstrate that the business is sustainable. It should be noted that the policy refers to the needs of the enterprise concerned rather than the personal circumstances of the applicant.

POLICY HO8: Conversion of Buildings

Planning permission will not be granted for the change of use or conversion of non-residential buildings to dwellings outside town and village development limits unless:

(i) compelling evidence is given that every reasonable attempt has been made, but without success, to secure a suitable re-use for economic development purposes, or the residential conversion would be a subordinate part of a scheme for such development;

(ii) the buildings involved are of permanent and substantial construction;

(iii) the building is capable of conversion without the need for major extension or rebuilding;

(iv) the scale, design and use of materials are in keeping with its surroundings;

(v) the proposal will not affect the functioning of a working farm or lead to any conflict between residential occupation and farming activity in terms of reduced amenity;

(vi) the proposal will not add to difficulties with water supply, sewage treatment or waste disposal;

(vii) a safe access can be provided, and the development would not result in inconvenience and/or danger on the public highway;

(viii) reasonable measures have been taken to provide for any nature conservation interest, including bats and owls.

- 1.48 **Reason:** Many rural buildings are no longer suitable for modern agricultural needs and it is appropriate to find new uses for them. The Council will give priority to employment uses because they are more akin to the building's original purpose and contribute more to the local economy. Residential use will only be considered when there is clear evidence that the building cannot be used for any other purpose. Anyone proposing to make a planning application for a residential conversion will therefore be required to fill out a questionnaire explaining what efforts have been made to market the building for employment use. The Council may require applications to be accompanied by a report from a structural engineer, to determine the extent of demolition and rebuilding necessary. In circumstances where residential planning permission is granted, the Council may withdraw permitted development rights to ensure that future alterations to the building remain in keeping with local character.
- 1.49 In cases where buildings constructed using agricultural permitted development rights are proposed for conversion, the Council will investigate the extent to which the building has been used for its original purpose. In such cases, permission will not be granted where the history of use indicates that an attempt has been made to abuse the planning system.

POLICY HO10: Replacement Dwellings

Planning permission will not be granted for the replacement or rebuilding of a dwelling outside town and village development limits unless the new dwelling would be:

(i) of a size and scale similar to that being replaced;

(ii) compatible with the locality in terms of design, materials and access arrangements;

(iii) sited on the footprint of the existing dwelling.

- 1.50 **Reason:** Where siting elsewhere within the curtilage would cause less damage to the countryside, an alternative position would be acceptable. In cases where the Council has agreed to a different siting, arrangements must be in place for the demolition of the existing dwelling, and removal of the material, upon completion of the replacement or re-built dwelling.

AFFORDABLE HOUSING

- 1.51 In recent years, the gap between house prices and local incomes has widened to the extent that many people in need of a home are excluded from buying or renting on the open market. A key objective of this Plan is to help provide everyone with the opportunity of a decent home through the provision of new affordable housing.
- 1.52 Government guidance states that a community's need for a mix of housing types, including affordable housing, is a material planning consideration which should be taken into account in formulating policies and deciding planning applications. Where there is evidence of need for affordable housing, the Council can seek affordable housing in residential developments over a certain size threshold. The Council can also grant planning permission for land within, or adjoining villages, which would not normally be released for housing in order to provide affordable housing to meet local needs ('exceptional permissions'). Through these mechanisms, the Local Plan aims to improve the supply of affordable homes in Caradon up to 2016 and beyond.

Definition & Types of Affordable Housing

- 1.53 The term "affordable housing" is normally defined as housing that is available to those people who are unable to afford to rent or buy homes generally available on the open market. The Government defines affordable housing as including social-rented and intermediate housing; this definition excludes low-cost market housing.
- 1.54 *Social Rented Housing*: this is usually provided by Registered Social Landlords (such as Housing Associations or Local Authorities) and rented to tenants by the housing provider at a subsidised price. Access is usually restricted to those on the Council's Housing Register.
- 1.55 *Intermediate Housing*: involves part-ownership of a dwelling. A common example is 'shared ownership' housing where the purchaser buys a proportion of the property and rents the remaining proportion from a social landlord at a subsidised price. Another example is 'shared equity' housing, where a developer, usually through a trust or Registered Social Landlord, retains a proportion of the equity. A legal agreement is normally imposed which restricts future sale to local people.

Quantifying Affordable Housing Needs in Caradon

1.56 To be in housing need, a local household must either be living in unsuitable accommodation and needing to move home, or be homeless. The Council commissioned a *Housing Market and Needs Assessment* to quantify local housing need, which was published in November 2006. The main conclusions of this study were:

- There is a shortfall of 634 affordable dwellings in Caradon per annum.
- Low cost market housing cannot meet any of this need.
- Intermediate housing can meet a proportion of the need.
- The greatest need is for social rented housing.

Affordability in Caradon

1.57 The affordability of housing is determined by the relationship between incomes and housing costs (either rent or mortgage payments). Definitions of affordability will therefore change over the lifetime of this Plan and will need to be monitored and updated by the Council. The cost of social rented housing should always be at or below target rents set by the Housing Corporation.

1.58 Intermediate housing will help to meet the needs and aspirations of households who can afford more than the cost of social rented housing, but not the cost of housing available on the open market. The minimum income required, to enter the housing market, will be kept under review by the Council and will be adjusted to reflect changes in local entry house prices and the cost for the consumer of borrowing money. The Council recognises that households able to enter the intermediate market have a range of incomes and no single intermediate housing product will meet all their needs. The Council wants to avoid the situation whereby intermediate housing is provided only for households at the upper end of the range of incomes of those requiring intermediate housing. The *Housing and Market Needs Assessment* provides initial guidance on the income ranges of households whose needs could be met by intermediate housing. However, definitions of affordability will be updated during the lifetime of this Plan.

Percentage of Dwellings to be Affordable

1.59 The need for affordable homes in Caradon greatly exceeds the total supply of new housing being provided by the Local Plan up to 2016 (see Policy HO1). No matter what proportion of new residential development is provided as affordable housing, it will not be enough to meet the need identified in the *Housing and Market Needs Assessment*. The proportion of affordable housing to be sought in new residential developments therefore needs to be maximised. However this cannot be pushed to a point where development becomes uneconomic, so it is essential that targets are based on an understanding of what is achievable and pragmatic.

- 1.60 The Local Plan Inspector's Report recommends an affordable housing target of **40%**. The ability to deliver this amount of affordable housing on individual sites will be affected by the economics of provision, the value and mix of the housing provided, the type of affordable housing sought and the availability of public subsidy. Negotiations will take place at the planning application stage to secure the most appropriate mix of housing on the site.
- 1.61 Where finances for affordable housing are limited, options exist which can secure affordable housing with less requirement for public subsidy. These options include negotiating with the developer to provide completed dwellings for immediate occupation, or asking the developer to transfer land to the Council for development at a later date.

Size Thresholds

- 1.62 The Inspector's Report indicates that an affordable housing contribution should be sought on residential developments of 10 dwellings (or for 0.3 hectares) or more in towns, and to schemes of 3 dwellings (or for 0.1 hectares) or more in villages. In calculating the capacity of a site to determine an affordable housing contribution, the Council will employ the appropriate density set out in Government guidance (30-50 dwellings per hectare). The policy will be applicable to entire site areas and the Council will resist attempts to fragment a potential development site in order to avoid the inclusion of affordable housing.

Mix of Affordable Housing Sought

- 1.63 Evidence set out in the *Housing and Market Needs Assessment* indicates that the balance of affordable housing, within new developments, should be approximately **60% social rented and 40% intermediate housing**. However, evidence of need will be updated throughout the lifetime of this Plan and the balance sought is therefore subject to change.
- 1.64 Single people and couples without children are the largest group in housing need. If the new supply of affordable housing were to reflect this, nearly all affordable housing would be provided as one or two bed units. However, evidence suggests that families in housing need are a more immediate problem for Registered Social Landlords, and although they are in the minority, the importance attached to providing suitable housing for them indicates that the type of new affordable housing built should include a mix of dwelling sizes. The Council will therefore require that half of new affordable provision should cater for families and half for single people and childless couples.

Design & Location of Affordable Housing

- 1.65 In larger housing developments the Council will consider how the different tenures are distributed, in order to achieve an appropriate and well integrated mix of housing which will contribute to the objective of balanced and sustainable communities. There is no single correct way to do this, but the scheme design should avoid the clear physical separation of tenures. The housing should be designed to be 'tenure blind' in appearance and the affordable housing integrated throughout the scheme in small groups. Care also needs to be given to the location of households with different 'lifestyles', such as housing for the elderly and its relationship with housing for families. The size of each group and their precise location should be a matter dealt with on a scheme by scheme basis and in discussion with both developers and affordable housing providers.
- 1.66 It is important that affordable homes remain affordable in the long term. Dwelling size is a major determinant of price, with larger houses generally costing more. The Council have therefore imposed a 90 square metres gross floorspace limit (excluding integral garaging) on the size of new affordable dwellings for sale. This is sufficient to provide a family sized dwelling. No size limits are placed on social rented housing, as the price is controlled by Registered Social Landlords.

Policy HO11: Affordable Housing in Towns & Villages

Where there are demonstrable local needs, the Council will seek the provision of a minimum of 40% affordable housing on sites allocated for housing in the Local Plan and on other sites coming forward for residential development which have a capacity of 10 or more dwellings in towns, or 3 or more dwellings in villages.

The type of affordable housing sought will depend upon such considerations as the nature of local needs, site characteristics and the overall viability of the proposed scheme.

The policy applies to entire sites, and planning permission will not be granted for schemes that fragment and/or reduce a site below the thresholds necessary to secure an element of affordable housing.

Affordable dwellings for sale will be limited to a maximum gross floorspace of 90 sq. m. (internal measurement) of living accommodation. The Council will allow one single garage of not more than 17 sq. m. (internal measurement) of gross floorspace.

- 1.67 **Reason:** The Council is determined to secure the efficient and effective use of land for housing. In assessing the capacity of a site, it will have regard to such matters as its size and shape, its other physical attributes, its surroundings and the viability of the proposed scheme for which planning permission is being, or will be, sought.
- 1.68 Planning permission will not be granted for a scheme where affordable housing is required unless arrangements are already in place, either through the committed involvement of a regulated affordable housing provider or through a legal agreement, or can be secured by a planning condition, to ensure that the affordable housing will be enjoyed by successive as well as by the initial occupiers.
- 1.69 There may be occasions when, for reasons which might include appearance, the protection of private open space and the retention of parking space, the Council will remove permitted development rights for the conversion of an integral garage into living space and/or for the construction of extensions and detached buildings, within the residential curtilage.

Rural Exceptions Housing

- 1.70 The amount of residential development allowed to take place in rural areas is heavily constrained. Government policy generally discourages large quantities of new housing in small villages, in order to protect rural character and reduce the amount of commuting by car. Nevertheless, the Council recognise that there is a substantial demand for affordable housing outside the main towns, where over half of the district's population live. Policy HO13 allows affordable housing to take place on rural sites that would not normally gain planning permission for residential development. This 'rural exceptions' policy provides a mechanism for delivering housing in villages, where residential development would otherwise be very limited.
- 1.71 On rural exceptions sites, the focus should be on meeting the needs arising from the local community. For the purposes of this Plan, *local need* refers to the parish within which the rural exceptions housing is proposed, and the immediately adjoining parishes. With regard to towns, local need refers to the district-wide need. Rural surveys or Parish Plans may be useful in identifying the scale and nature of housing needs in individual villages.
- 1.72 Where demand is identified, there can be a role for both social rented and intermediate affordable housing on rural exception sites. Achieving an appropriate mix in rural settlements is as important as in urban developments and the overall balance is likely to vary from scheme to scheme. However, sites coming forward under Policy HO13 must provide 100% affordable housing. Proposals for any element of open market housing on rural exception sites would be contrary to the objectives of this Plan and will be rejected by the Council.

1.73 The policy limits the permitted number of affordable dwellings on rural exception sites to 6 per village, unless there is a sufficient range of community facilities available. This is to avoid substantial housing developments in isolated locations where car use would be the only means to access services. When assessing whether a village possesses sufficient facilities to accommodate **more than 6** dwellings, the Council will pay regard to the proximity of services such as schools, shops, medical facilities and the frequency of bus links to towns.

POLICY HO13: Rural Exception Housing

As an exception to Policies HO6 (housing development in villages) and HO7 (housing development in the countryside), small residential developments solely for affordable housing will be permitted provided that:

(i) the site is within or immediately adjoining a settlement for which development limits are defined on the Proposals Map;

(ii) there is an identified local housing need within the local community;

(iii) the number, type and size of dwellings proposed will meet (wholly or in part) the identified local housing need;

(iv) the size, layout and design of the development is appropriate in scale and character to the environment of the village concerned;

(v) the development would not reduce an already narrow rural gap between settlements or harm the landscape setting of a village;

If more than 6 affordable dwellings are to be permitted during the plan period, the settlement must have sufficient community facilities and services to avoid undue dependence on the need to travel, especially by car.

Affordable dwellings for sale will be limited to a maximum gross floorspace of 90 sq. m. (internal measurement) of living accommodation. The Council will allow one single garage of not more than 17 sq. m. (internal measurement) of gross floor space.

- 1.74 **Reason:** As with Policy HO11, planning permission will not be granted for a scheme where affordable housing is required, unless the dwellings are to be subject to secure arrangements to ensure that their initial and subsequent occupation is restricted to members of the local community in housing need. There may be occasions when, for reasons which might include appearance, the protection of private open space and the retention of parking space, the Council will remove permitted development rights for the conversion of an integral garage into living space and/or for the erection of extensions and detached buildings within the residential curtilage.
- 1.75 Exceptional circumstances must be demonstrated to justify the provision of affordable housing under Policy HO13 for schemes of up to 6 dwellings in villages with few or poor community facilities and services.

POLICY HO14: Wheelchair Housing

Sites allocated in this plan, or other sites above 1.5 hectares in towns, or 1 hectare elsewhere, coming forward for housing, may be required to include an element of housing suitable or readily adaptable for occupation by disabled persons, or others who fall within the category of special needs, of up to 20%. Suitable parts of the sites will be areas of generally level ground located close to shops and public transport.

- 1.76 **Reason:** The intention of this policy is to ensure that, as far as is reasonable, the planning system enables new housing to be provided which will help meet the needs of people with disability. This policy will provide greater choice of housing for the disabled, and make it less necessary to move or restrict visits to neighbours and relatives if they become less mobile. It is estimated from the *Housing Market & Needs Assessment* that there are 7,750 households (23%) in Caradon, with one or more special needs member.

POLICY HO15: Gypsies & Travellers

Sites for gypsies will be permitted if all the following criteria are met:

- (i) the use of the site will not have a materially adverse impact on nature conservation or landscape interests, archaeological sites, residential amenity, agriculture, or business and tourism related development;**
- (ii) vehicular access is adequate and the development will not create or intensify traffic problems on approach roads;**
- (iii) the site is capable of being adequately screened by land contours, trees and shrubs, and has well defined boundaries, both to the site and the access road;**
- (iv) main services are readily available;**
- (v) access to the site should not be through existing housing areas;**
- (vi) it is within reasonable distance (defined as three miles) of schools, shops and other community facilities, and places of work;**
- (vii) in the case of a transit site it is located reasonably close to or easily accessible from a primary or county route.**

Gypsy sites will not be permitted in the Areas of Outstanding Natural Beauty and Heritage Coast.

1.77 **Reason:** The special circumstances relating to the gypsy community means specific locational criteria are required to assist the selection of appropriate sites. Sites for gypsies, particularly transit sites, should be located reasonably close to or easily accessible, from a major traffic route to avoid congesting local road networks. Drainage, water and electricity supplies should be readily available. In addition, permanent sites should be within 3 miles of a town or main village so as to allow children to attend school regularly, to give access to shopping, health and other community services and facilities and to allow gypsies to follow their normal trade or employment. Sites will not be permitted where they harm the residential amenities of local people because of noise and other disturbances to neighbours from the movement of vehicles to and from the site and/or as a result of on-site business activities. They should also not disrupt or conflict with the functioning of local businesses, particularly agriculture.



Policy	Description	Page No.
EM1	Retention of Existing Industrial & Business Premises	35
EM2	Employment Development in Towns	35
EM3	Village Workshops	35
EM5	Workshops in the Countryside	36
EM6	Business Development in the Countryside	37
EM7	Conversion of Existing Buildings in the Countryside for Workshop Purposes	37
EM8	Conversion/Change of Use of Listed Agricultural Buildings	38
EM9	Fishing & Maritime Industries	38
EM10	Waterside Business Locations	38
EM11	Workplace Crèche Facilities	39
EM12	Working from Home	39

POLICY EM1: Retention of Existing Industrial & Business Premises

Permission will not be granted for development which entails the loss of existing industrial and business land and buildings which have established use rights or planning permission and continue to serve a useful employment function, unless the existing use has a materially adverse impact on its surroundings in terms of its scale, noise, effluent or fumes it emits, and the traffic it generates. Where an existing planning permission lapses, a new permission will be granted for industrial and business development.

POLICY EM2: Employment Development in Towns

Proposals for employment development in towns will be permitted:

- (i) on existing employment land, and land allocated for employment in the area statements, for uses in classes B1, B2 and B8 of the use classes order;
- (ii) within town development limits as defined on the Proposals Map for uses in classes B1 and B8 providing the scale and nature of the proposed activity is compatible with the surroundings.

POLICY EM3: Village Workshops

Small village workshops comprising units with a floorspace not exceeding 250 sq. m. (2,700 sq. ft.)

Each will be permitted in, or on the edge of, the following villages:

<u>LISKEARD AREA</u>	Dobwalls Doublebois Duloe Menheniot Pensilva	St.Cleer/Tremar St. Keyne St. Neot East Taphouse
<u>SALTASH AREA</u>	Hatt Landrake Pillaton	St. Germans Tideford

**CALLINGTON &
GUNNISLAKE AREA**

**Drakewalls
Gunnislake**

**Kelly Bray
St. Ann's Chapel
Harrowbarrow/Rising Sun**

LOOE AREA

**Lanreath
Pelynt**

**Polruan
Widegates**

TORPOINT AREA

**Crafthole
Downderry
Kingsand/
Cawsand**

**Millbrook
Polbathic
Seaton**

Provided that the proposal:

(i) will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;

(ii) will not have a materially adverse impact on the village or rural environment in terms of its scale and visual appearance, noise, effluent or fumes it would emit, and the traffic it would generate;

(iii) will not conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;

(iv) will not have a materially adverse impact on nature conservation or landscape interests.

Applications for the use of land for such purposes as storage are not covered by this policy.

POLICY EM5: Workshops in the Countryside

Small workshop development in the countryside or in villages other than those mentioned in Policy EM3 will be permitted if:

(i) it comprises small units no greater than 100 sq. m. in floorspace;

(ii) the need cannot be met by the conversion of an existing building, and;

(iii) it conforms with the criteria (i) to (iv) set out in Policy EM3;

(iv) such developments are located within or adjacent to existing groups of buildings.

POLICY EM6: Business Development in the Countryside

Industrial or business development in the countryside or villages which is greater in floorspace than that specified in Policies EM3 and EM5, will only be permitted if:

(i) it is essential to the needs of agriculture or forestry, including related activities such as the processing of traditional food and drink products, or craft industries;

(ii) it conforms with criteria (i) to (iv) of Policy EM3, and;

(iii) the need cannot be met by the conversion of an existing building, or on an industrial estate, or in a nearby town;

(iv) such developments are located within or adjacent to existing groups of buildings.

POLICY EM7: Conversion of Existing Buildings in the Countryside for Workshop Purposes

The conversion or change of use of buildings in the countryside for small scale workshop purposes (up to 100 sq. m.) will be permitted provided that:

(i) the building's form, bulk and general design is in keeping with its surroundings;

(ii) the scale, design and use of materials retain the existing character of the building and relate to its surroundings;

(iii) the building is capable of change or conversion without the need for major extension or rebuilding;

(iv) the conversion will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;

(v) safe access can be provided and the development will not lead to off-site traffic problems;

(vi) reasonable measure have been taken to provide for any nature conservation interest, especially bats and owls.

In cases where buildings constructed using agricultural permitted development rights are proposed for conversion, the Council will investigate the extent to which the building has been used for its original purpose. In such cases, permission will not be granted where the history of use indicates that an attempt has been made to abuse the planning system.

POLICY EM8: Conversion/Change of Use of Listed Agricultural Buildings

The conversion or change of use to workshops of listed agricultural buildings will be permitted, provided that:

- (i) evidence is given that other uses which might be less damaging to the listed building have been properly investigated;
- (ii) proposed change of use and any conversion works do not detract from the intrinsic architectural and historic interest of the building;
- (iii) the particular physical features of the building which justify its listed status are preserved in position and wherever possible new interior spaces are arranged so that these features are not physically or visually disrupted;
- (iv) the curtilage created around the listed building does not harm the setting and its contribution to the local scene.

POLICY EM9: Fishing & Maritime Industries

Proposals for the on-site expansion of activities relating to the fishing industry will be permitted provided that the increased activity will not cause an unacceptable increase in traffic, noise, water or air pollution or harm the banking, landscape, and/or nature conservation value of the coast.

POLICY EM10: Waterside Business Locations

Proposals for development on waterside business sites will only be permitted where they involve marine related businesses or facilities which need such a location for operational reasons.

POLICY EM11: Workplace Crèche Facilities

The Council will support new and existing firms providing nursery and crèche facilities for their workforce, by permitting proposals to change the use of parts of existing buildings, or erect new buildings for these purposes.

POLICY EM12: Working from Home

Proposals for small scale home based businesses will be permitted, provided that they would not have detrimental effects on residential areas and the countryside by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours, and the business can be contained within existing buildings.



Policy	Description	Page No.
ALT1	Protection of Rail Infrastructure	43
T1	Public Transport	43
T2	Traffic Management	43
T3	Car Parking	43
T4	Pedestrian Environments	44
T5	Road Route Safeguarding	44
T6	Highways Landscaping	44

POLICY ALT 1: Protection of Rail Infrastructure

Planning permission will be granted for the suitable re-use of existing railway infrastructure, passenger and freight facilities and other land, and of the means of access thereto, provided that it would not frustrate the widening of transport choices for both passenger and freight movements.

- 3.1 **Reason:** Government guidance advises that when preparing Development Plans and considering applications, Local Authorities should protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passengers and freight movements. The Council, through local rail development partnerships, has supported the enhancement of passenger and freight facilities in the district. These improvements are essential if the peripherality of Caradon in a regional and national context is to be reduced. They should therefore be protected from other development which may reduce their effectiveness.

POLICY T1: Public Transport

The provision of public transport facilities requiring planning permission will be required to provide suitable access and facilities for disabled people and any reconstruction or refurbishment of older transport facilities should, so far as is practicable, incorporate improved access for disabled people.

POLICY T2: Traffic Management

All development proposals incorporating traffic management schemes, shall include suitable provision for people with disabilities. Provision must be made for access routes and parking for the vehicles of orange badge holders.

POLICY T3: Car Parking

In non-residential development a minimum of two car parking spaces for orange badge holders shall be located close to the main entrance of the premises. Footpaths links from these spaces to main entrances should be adequate to meet the needs of the disabled, including wheelchair users.

POLICY T4: Pedestrian Environments

The Council will expect the following aspects of new pedestrian environments to meet the needs of people with disabilities:

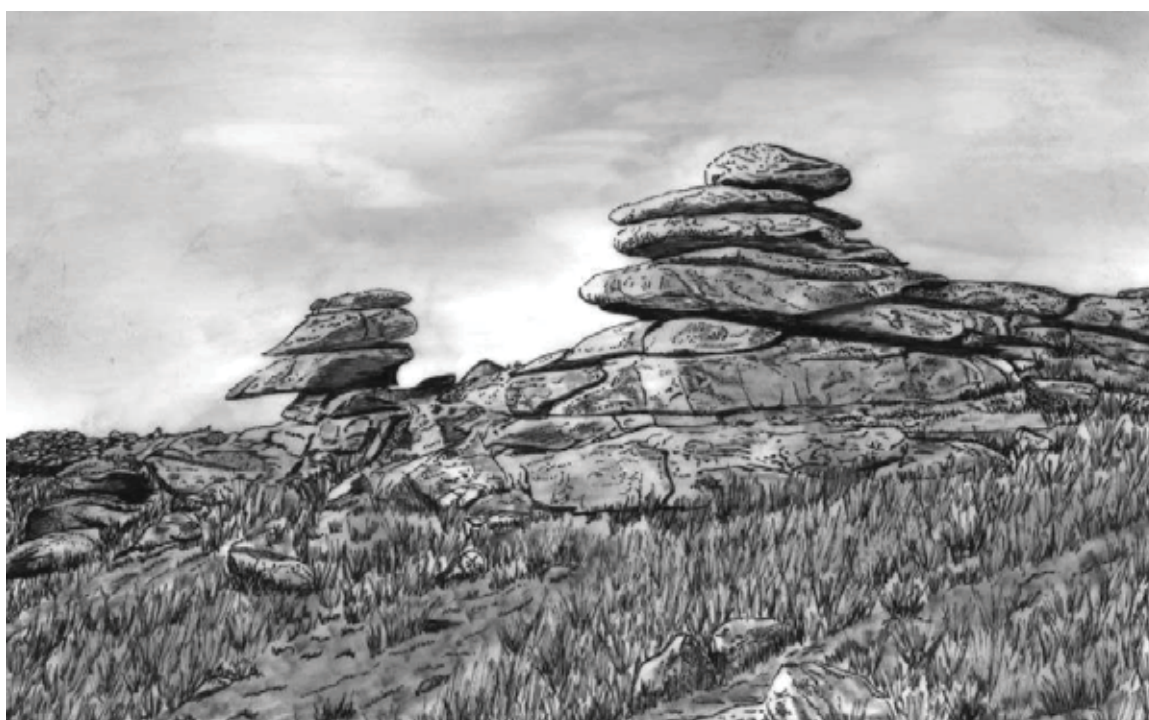
- (i) the layout and dimensions of footways and footpaths;**
- (ii) the choice and positioning of street furniture;**
- (iii) the layout and construction of pedestrianised areas;**
- (iv) the layout and construction of crossing facilities including dropped kerbs suitable for blind people and people in wheelchairs;**
- (v) parking for the vehicles of orange badge holders;**
- (vi) lighting, and;**
- (vii) signing.**

POLICY T5: Road Route Safeguarding

Within road route safeguarding areas shown on the Proposals Map, development which would prejudice the implementation of a planned road improvement will not be permitted.

POLICY T6: Highways Landscaping

Proposals for development which affects highway field boundaries should include provision for the replacement of Cornish hedges and where possible, new Cornish hedges, except where the provision of a Cornish hedge would be out of character with the locality. Proposals which involve the construction of new lengths of highway should include provision for Cornish hedges on highway field boundaries and include sufficient land for landscaping and planting. The style of Cornish hedge to be provided should be appropriate to the locality.



Policy	Description	Page No.
CL1	Nature Conservation	47
CL2	Farm Diversification	47
CL3	Intensive Agricultural Development	47
CL4	Removal of Occupancy Conditions	48
CL5	Agricultural Land	48
CL6	Areas of Outstanding Natural Beauty & Heritage Coast	49
CL7	Development Near Areas of Outstanding Natural Beauty or Heritage Coast	49
CL8	Landscape of County Importance	49
CL9	Areas of Great Landscape Value	50
CL10	The Coastal Zone	50
CL11	Heritage Coasts	50
CL12	Sites of Special Scientific Interest/National Nature Reserves	51
CL13	Cornwall Nature Conservation Sites & Nature Reserves	51
CL14	Wild Flora & Fauna	52
CL15	The Coast	52
CL16	Protected Species	52
CL17	Trees & Woodlands	52
CL18	Areas of Great Historic Value	53
CL19	Buildings of Archaeological Significance	53
CL20	Protection of Archaeological Sites	54
CL21	Historic Parks & Gardens	54
CL22	Historic Battlefield	54

POLICY CL1: Nature Conservation

Development will not be permitted which would directly or indirectly materially harm sites of nature conservation, scientific or geological importance unless:

- (i) adequate mitigation measures to avoid adverse effects on features of scientific interest can be undertaken;**
- (ii) the development is of such importance as to override the national or international significance of these areas and no other suitable location is available.**

POLICY CL2: Farm Diversification

Farm diversification proposals will be permitted unless they would:

- (i) be out of keeping with the scale and design of existing farm buildings and introduce incongruous features or materials that do not reflect local vernacular tradition;**
- (ii) cause danger and inconvenience to existing highway users resulting from inadequacy of the local highway network to accommodate the traffic generated;**
- (iii) harm the rural character and appearance of the locality;**
- (iv) adversely affect the viability of agricultural holdings or result in the loss of best and most versatile agricultural land.**

POLICY CL3: Intensive Agricultural Development

Proposals for intensive agricultural development or the extension of existing units will be permitted if:

- (i) they do not significantly harm open or attractive views across the countryside or significantly harm the setting or visual appearance of any settlement;**
- (ii) the colouring of buildings is such that their prominence in the countryside is minimised;**
- (iii) proper vehicular access can be provided and the local highway network is capable of accommodating the likely traffic generation;**
- (iv) there will be no significant adverse impact in terms of noise, smell and waste discharge.**

POLICY CL4: Removal of Occupancy Conditions

Planning permission will be granted for the removal of an occupancy condition on an agricultural worker's, or any other rural worker's, dwelling provided that:

(i) it is convincingly demonstrated that there is no longer any need for this type of dwelling by such a worker or by a key worker coming into the district, and;

(ii) a thorough and sustained attempt has been made without success to sell the property at a price which reflects the condition or agreement.

- 4.1 **Reason:** In some cases, where the removal of the occupancy condition is justified, there may be compelling evidence of a need for affordable housing. In these circumstances, the Council may vary the condition to restrict the occupation of the dwelling to local people, or to persons coming into the area, who need affordable housing. Permission will not normally be given to remove an occupancy condition on an agricultural worker's dwelling, or any other rural dwelling, attached in accordance with Policy HO7 or similar provision. This is to help to contribute to the stock of affordable housing to meet local housing need. It will also safeguard the principles of the Local Plan settlement strategy, by limiting the availability of dwellings in the countryside to people who are more likely to work in rural areas.

POLICY CL5: Agricultural Land

The use of best and most versatile agricultural land for any development not associated with agriculture or forestry will not be permitted unless there is a strong case for development on the site which over-rides the need to protect such land. Where development is permitted on best and most versatile agricultural land it should as far as possible use the lowest grade of land suitable for the development.

POLICY CL6: Areas of Outstanding Natural Beauty & Heritage Coast

Development in the AONBs and Heritage Coast will not be permitted unless the development:

- (i) is sited as to minimise its visual impact on the landscape;**
- (ii) is designed so as to reflect locally distinctive character, traditional building styles and local materials;**
- (iii) conforms with the locally characteristic patterns of settlement.**

POLICY CL7: Development Near Areas of Outstanding Natural Beauty or Heritage Coast

In considering proposals for development near the designated Areas of Outstanding Natural Beauty, or the Heritage Coast, attention will be given to the impact it could have on the character and appreciation of such areas. Planning permission will not be granted for development which:

- (i) will be unduly prominent from view points within such areas;**
- (ii) will adversely affect the view towards such areas from roads, footpaths, bridleways and other public places;**
- (iii) will create excessive noise, dust, smoke or fumes which could interfere with the enjoyment of such areas.**

POLICY CL8: Landscapes of County Importance

The boundaries of the following Areas of Great Landscape Value are defined on the Proposals Map: Boconnoc, Mid-Fowey, Caradon Hill, Looe and Seaton valleys, South East Caradon, Lynher Valley.

POLICY CL9: Areas of Great Landscape Value

Proposed development in the Areas of Great Landscape Value identified on the Proposals Map will not be permitted if it would materially harm the character of the particular area and if it does not closely reflect the traditional building styles and local materials, or the characteristic pattern of settlement, in the particular area.

POLICY CL10: The Coastal Zone

Planning permission will not be granted for development outside of the development limits of settlements within the coastal zone unless:

- (i) it is essential in connection with providing public access to the coast for informal recreation, or;**
- (ii) it involves alterations, additions or changes of use within the curtilage of existing buildings which would have little impact upon the character of the areas, or;**
- (iii) the development is essential for the purpose of agriculture or forestry, and is designed to have a minimum impact on the character of the area or;**
- (iv) the development involves an extension to an existing camping or caravanning site which is necessary to provide an improved layout and the provision of better landscaping and would not result in a significant increase in the number of pitches;**
- (v) the development comprises village workshops or affordable housing and is adjacent to the village development limit.**

POLICY CL11: Heritage Coasts

The inland limits of the Heritage Coast are defined on the Proposals Map.

POLICY CL12: Sites of Special Scientific Interest/National Nature Reserves

Development which would destroy or adversely affect, directly or indirectly, a designated or proposed Site of Special Scientific Interest (SSSI) or a National Nature Reserve (NNR) as shown on the Proposals Map will not be permitted unless the development can be controlled through the use of conditions or planning obligations to prevent damaging impacts on wildlife habitats or important physical features, or the importance of the development outweighs the special interest of the site.

Sites which are designated or potential Special Protection Areas, Special Areas of Conservation, or RAMSAR sites as shown on the Proposals Map will be given the same protection as SSSIs, in addition, development proposals likely to have a significant effect on the nature conservation value of such sites will only be permitted when there is no alternative site and there are imperative reasons of overriding public interest. Where such a site hosts a priority habitat or species, development will only be permitted if required for human health or public safety.

POLICY CL13: Cornwall Nature Conservation Sites & Nature Reserves

Development proposals which would adversely affect, directly or indirectly, locally designated Nature Conservation Sites, or the integrity or continuity of other landscape features of major importance to wild fauna or flora will only be permitted where:

- (i) the reason for the development clearly outweighs the decrease in nature conservation value;**
- (ii) any damage to the nature conservation interest is minimised;**
- (iii) mitigating measures can be provided to protect remaining nature conservation and secure habitat creation or enhancement elsewhere within the site or local area.**

The policy applies to Areas of Great Scientific Value (AGSVs), Cornwall Nature Conservation Sites (CNCS), Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNRs) as identified on the Proposals Map.

POLICY CL14: Wild Flora & Fauna

The conservation of landscape features which are of major importance for wild flora and fauna, including the creation of new habitats, and provision of public access where acceptable, will be achieved by imposing conditions and seeking planning obligations in relation to development proposals.

POLICY CL15: The Coast

In order to maintain the nature conservation value of the shoreline and adjoining coastal water, development which would cause physical damage, disturbance or pollution will not be granted planning permission. Where essential coastal development is required its siting should be such as to minimise ecological damage.

POLICY CL16: Protected Species

Development which would have an adverse effect on wildlife species specially protected by law will not be granted planning permission unless mitigating measures are provided.

POLICY CL17: Trees & Woodlands

In considering proposals for development throughout the district, high priority will be attached to the need to avoid disturbance to ancient semi-natural woodlands and their associated habitat. Permission will not be granted for proposals which would lead to the loss of significant trees and woodlands of high landscape value.

POLICY CL18: Areas of Great Historic Value

In considering proposals for development in Areas of Great Historic Value, as shown on the Proposals Map, high priority will be attached to the need to avoid disturbance to features of archaeological or historic significance, and to the need to conserve the particular character of the areas. Planning permission will not be granted for developments which would adversely affect the archaeological or historic character of the areas.

POLICY CL19: Buildings of Archaeological Significance

High priority will be given to the protection, preservation and enhancement of nationally important scheduled and unscheduled monuments and other sites and buildings of archaeological and historic significance in the plan area through the following measures:

(i) development proposals which would prejudice the preservation of nationally important archaeological remains, whether scheduled or not, and their settings, will not be allowed unless the development is also of national importance and there is no alternative site;

(ii) if there is evidence to suggest that significant remains may exist on the site of a proposed development, the extent and importance of which are unknown, the Local Planning Authority will request the developer to arrange for an archaeological evaluation to be carried out before the planning application is determined, thus enabling an informed planning decision to be made;

(iii) where preservation in situ is not possible the Local Authority will not allow development to take place until satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.

POLICY CL20: Protection of Archaeological Sites

Where proposed development is likely to significantly affect sites of county or local archaeological importance, they should be protected in situ, unless the significance of the remains is not sufficient, when weighed against the need for development, to justify their physical preservation. Where retention of remains is not possible, the Council may impose conditions or seek planning obligations to ensure that adequate archaeological records are prepared before development commences.

POLICY CL21: Historic Parks & Gardens

Proposals for development affecting the historic parks and gardens listed by English Heritage and shown on the Proposals Map will not be approved unless all the following criteria can be satisfied:

- (i) that the important historic and architectural features, layout and ornamentation of the garden are preserved;**
- (ii) that the character of the parkland setting is preserved or enhanced, and;**
- (iii) that trees and woodland that contribute towards the character of the historic garden are retained.**

POLICY CL22: Historic Battlefield

Planning permission for development in the historic battlefield site of Braddock Down, identified on the Proposals Map, will not be granted if it would demonstrably harm the integrity of the site, its topography, or an appreciation of the site through views obtained across it.



Policy	Description	Page No.
EV1	Historic Settlements	57
EV2	Conservation Areas	57
EV3	Listed Buildings & Redevelopment in Conservation Areas	58
EV4	Illuminated Advertisements & Signs in Conservation Areas	58
EV5	Shop Fronts & Signs in Conservation Areas	59
EV6	Open Areas of Local Significance in Towns & Villages	59
EV7	Landscaping in New Development	60
EV8	Business Estates	60
EV9	House Extensions	61
EV10	Traffic Noise	61
EV11	Highways	62
EV12	Advance Directional Signing	62
EV13	Car Parking	63
EV14	Shop Design & Advertisements	63
EV15	Amusement Centres	63
EV16	Open Space & Play Areas	64

POLICY EV1: Historic Settlements

In considering proposals for development of sites in historic settlements, as shown on the Proposals Map, priority will be given to the protection of below ground archaeological features through the following measures:

- (i) if there is evidence to suggest that significant remains may exist on the site of a proposed development, the extent and importance of which are unknown, the Local Planning Authority will require the developer to arrange for an archaeological evaluation to be carried out before the planning application is determined, thus enabling an informed planning decision to be made;**
- (ii) where preservation in-situ is not possible the Local Authority will not allow development to take place until satisfactory provision has been made for a programme or archaeological investigation and recording prior to the commencement of the development;**
- (iii) where proposals would result in significant adverse impact on the archaeology of a site or settlement, planning permission will not be granted;**
- (iv) by ensuring that any loss of buried features occurs only where the loss is outweighed by the reasons for the development;**
- (v) in considering development proposals particular importance will be attached to the need to preserve evidence of the origin and development of the settlement.**

POLICY EV2: Conservation Areas

All proposals for development in Conservation Areas must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

All development (including new buildings, extensions, hard surfaces, walls and landscaping) should be sympathetic in size, scale, height and materials to the historic character of the particular Conservation Area and the vernacular tradition of its architecture.

POLICY EV3: Listed Buildings & Redevelopment in Conservation Areas

All proposals for works (including demolition) which would directly affect the fabric or setting of a listed building must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses. This will be the primary consideration in determining applications for the adaptation of listed buildings to new uses, subject only to there being no overriding serious environmental harm.

Demolition of a listed building will only be permitted very exceptionally, where all possible alternative courses have been exhaustively examined, tested and demonstrated to be impracticable. In such cases, where appropriate, a condition may be imposed requiring retention of parts of the building in situ or its careful dismantling and relocation.

The demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area will only be permitted exceptionally. The demolition of any buildings in a Conservation Area will only be permitted if their demolition is part of a proposal for subsequent redevelopment or landscaping which would meet the criteria of Policy EV3. Conditions may be imposed to ensure that the redevelopment is implemented.

POLICY EV4: Illuminated Advertisements & Signs in Conservation Areas

In Conservation Areas, internally illuminated box advertisement signs, internally box fascias and fixed or free-standing advertisement hoardings will not be permitted where they would detract from the character or appearance of the building or street. Externally illuminated hanging signs may be permitted provided they are of a design sympathetic to the character of the area.

POLICY EV5: Shop Fronts & Signs in Conservation Areas

**Proposals for new shop fronts in Conservation Areas will be permitted
Provided that:**

- (i) they are related to the scale and proportions of the building and frontage in which they are to be situated;**
- (ii) traditional stallrisers and pilasters are retained or replaced in brick or other sympathetic material.**

POLICY EV6: Open Areas of Local Significance in Towns & Villages

No development will be permitted within the Open Areas of Local Significance (OALS) shown on the Inset Maps if it would significantly impair the effectiveness of the OALS in serving one or more of the following purposes:

- (i) forming a green foreground or background which is important to the character of the settlement;**
- (ii) helping to preserve the most typical views of the town centre or village, and the best views of the surrounding countryside from within the settlements;**
- (iii) providing green “fingers” which penetrate the built-up area and help to maintain a close relationship between town and country, as well as the small scale characteristics of Cornish settlements;**
- (iv) forming the green gap between two or more settlements which are close to each other and in danger of losing their separate identity;**
- (v) protecting undeveloped areas within settlements which by their open or wooded nature contribute to its character and visual setting, or to that of individual buildings or groups of buildings.**

POLICY EV7: Landscaping in New Development

Whenever it is appropriate, landscaping to provide a suitable setting and screening for new structures will be required. Schemes should:

(i) include boundary treatments which sympathetically reflect the character of the locality;

(ii) retain notable or potentially attractive landscape features such as trees, hedges, streams, ponds and walls;

(iii) provide new wildlife habitats to replace those lost through the development, or to add to the diversity of habitats in the locality;

The use of trees of other than native species will only be permitted exceptionally, if they are necessary in order to achieve a successful landscaping scheme in the long term.

POLICY EV8: Business Estates

Extensions to business estates and new workshop developments will be required to meet the following criteria:

(i) unobtrusive siting and/or screening of open storage areas;

(ii) retention of existing hedgerows where practicable and the carrying out of new planting to screen less attractive aspects of the estate, and;

(iii) proper maintenance of unused land and buildings;

(iv) the use of materials appropriate to the character of the locality.

On small workshop developments in the countryside or in villages, the Council will require the use of materials, access arrangements and storage methods that are appropriate to the village or rural location.

POLICY EV9: House Extensions

House extensions will be required to meet the following criteria:

- (i) extensions should respect the scale, character and detailed design on the property. External materials should be sympathetic to and match where possible those of the property, and;**
- (ii) extensions should be sympathetic to the scale and character of neighbouring properties and to the character of the surrounding area, and;**
- (iii) extensions should not adversely affect the privacy of neighbouring properties, and;**
- (iv) extensions should not seriously affect the amount of daylight or sunlight available to neighbouring properties, and;**
- (v) extensions should not prejudice the retention of usable amenity space in accordance with Policy EV16, and;**
- (vi) extensions should not adversely affect trees which make a significant contribution to the environment of a site or street, and;**
- (vii) extensions should not prejudice the retention of adequate parking within the curtilage of the property.**

POLICY EV10: Traffic Noise

Hospitals, housing and schools will not be permitted in locations where they will be subjected to significant noise, either from existing, projected or planned sources.

Housing will not be permitted near to existing or programmed traffic routes where the actual or projected noise level exceeds 55 LAEQ, TDB between 07.00 and 23.00 hrs and 45LAEQ, TDB between 23.00 and 07.00 hrs.

POLICY EV11: Highways

The District Council will expect to see that arrangements for access and circulation are appropriate to:

- (i) the type of development proposed, and;**
- (ii) the area in which it is located and do not:
 - (a) aggravate traffic congestion;**
 - (b) increase accident potential, or;**
 - (c) harm the environmental and amenity conditions in the area.****

POLICY EV12: Advance Directional Signing

Direction signing to a commercial establishment will only be permitted where:

- (i) the establishment is situated in a remote rural location which is difficult to find due to inadequate signposting from main roads;**
- (ii) the signing only contains material denoting the name, nature and direction of the business and does not serve as an advertisement hoarding;**
- (iii) the number and site of signs should be kept to the minimum necessary to guide visitors to the establishment;**
- (iv) the signing does not conflict with highway signs, distract drivers or cause interference with visibility;**

In locations with more than one establishment requiring signing on a particular road junction or access, composite signing will be required rather than a number of individual signs. Such composite signing would be allowed on suitable sites throughout the district.

POLICY EV13: Car Parking

Development proposals should include car parking provision to minimum operational requirements. Reduced parking provision will be permitted where:

- (i) the development secures the future conservation or enhancement of listed buildings or buildings important to the character and appearance of a Conservation Area;**
- (ii) the development provides affordable housing at locations where there is good access to means of transport other than the private car;**
- (iii) in the centres of Liskeard and Saltash, and in other places accessible by a choice of means of transport, the restraint of car parking for employment will be sought;**
- (iv) development proposals which result in the loss of parking space will be permitted where the reduction brings significant benefit to a town centre or alternative parking is available. Where development would lead to a material increase in traffic generation, appropriate financial contributions may be sought and will be directed towards off site highway infrastructure and/or related transport measures.**

POLICY EV14: Shop Design & Advertisements

Shop fronts and advertisements should be compatible with and complementary to the building of which they are a part.

POLICY EV15: Amusement Centres

Amusement centres/arcades will not be permitted within town centres except within the secondary shopping cores as defined on the Inset Maps, and then only if:

- (i) the location of the premises is such that there will be no adverse impact on parking and the free flow of traffic;**
- (ii) no adverse effects will be caused to neighbouring residential properties, nor to nearby schools, churches, hospitals and hotels;**
- (iii) no adverse effects will be caused to the visual amenities of Conservation Areas or to listed buildings or their settings;**
- (iv) no adverse effects will be caused to the character and viability of the shopping area and to other uses in the vicinity by loss of visual amenity and by noise and disturbance generated.**

POLICY EV16: Open Space & Play Areas

Housing developments of more than 20 dwellings are to include provision for casual open space and/or children's play areas, suitable to the dwelling types, layout and density proposed. Such provision may be secured by a planning condition or, alternatively by an agreement under Section 106 of the act if necessary.



Policy	Description	Page No.
TM1	Tourist Attractions & Facilities	67
TM2	Static Holiday Caravan Sites	67
TM3	Touring Caravans & Camp Sites	68
TM4	Chalets & Holiday Flats	69
TM5	Conversion of Existing Buildings to Seasonal Use	69
TM6	Listed Tourist Accommodation	70
TM7	Farmyard Tourist Accommodation	70
TM8	Holiday Occupancy Conditions in Self-Catering Accommodation	71
TM9	Hotels & Hotel Conversions	71

POLICY TM1: Tourist Attractions & Facilities

The development or improvement of tourist attractions and visitor facilities will be permitted within towns and villages.

In the countryside the creation or substantial extension of tourist attractions and facilities will only be permitted where they are based on the local heritage, local culture, the environment, or a rural activity.

Where a proposal is acceptable in principle it will need to meet all the following criteria:

- (i) the scale, location and quality of design is consistent with the character and appearance of the area;**
- (ii) use is made of existing buildings, particularly agricultural buildings in the countryside, wherever possible;**
- (iii) it is well related to the primary and county road network or public transport.**

Larger scale developments will not be acceptable in Areas of Outstanding Natural Beauty, the Heritage Coast, or Conservation Areas.

POLICY TM2: Static Holiday Caravan Sites

New static holiday caravan sites will not be permitted. However, providing that there is no overall increase in the number of accommodation units, extensions to existing static holiday caravan sites will be permitted where the proposal would lead to:

- (i) an improved and lower density layout;**
- (ii) a higher standard of landscaping which will reduce the overall impact of the site in the landscape;**
- (iii) a higher standard of on-site accommodation and other amenities to serve holiday makers staying on the site.**

Providing the best and most versatile agricultural land is not affected.

In AONBs, and the Heritage Coast, such extensions must be designed to incorporate landscaping schemes which reflect locally distinctive character, and reflect field patterns.

POLICY TM3: Touring Caravans & Camp Sites

Proposals for new touring caravan and camping sites will not be permitted in the AONB, Heritage Coast, AGLVs, AGSVs, (AGHVs) or on the best and most versatile agricultural land.

Elsewhere proposals for new touring caravan and camping sites will be permitted providing that:

- (a) the development is not visually intrusive and can be adequately screened in a manner that is compatible with the surrounding landscape;**
- (b) roads linking the site with the coast and the primary/county road network are adequate for use by towed caravans and in the volumes likely to use them;**
- (c) there will be no unacceptable impact on local coast or beaches arising from the increased number of visitors and vehicles;**
- (d) the site is not visible from or along the coast.**

Proposals for extensions to existing caravan and camping sites located in the designated areas will only be permitted if they conform to criteria (b) to (d) above, and they provide:

- (i) an improved and lower density layout;**
- (ii) a higher standard of landscaping which reduces the overall impact of the site in the landscape and incorporates features which reflect locally distinctive character and field patterns;**
- (iii) a higher standard of on-site facilities to serve holidaymakers staying on the site.**

Elsewhere, proposals for extensions to existing caravan and camping sites located in the non-designated areas will be permitted providing that they provide:

- (i) an improved and lower density layout;**
- (ii) a higher standard of landscaping which will reduce the overall impact of the site in the landscape;**
- (iii) a higher standard of on-site accommodation and other amenities to serve holidaymakers staying on the site.**

In all areas, touring caravan and camping sites will be permitted as an on-site replacement for static caravans.

POLICY TM4: Chalets & Holiday Flats

Proposals for the establishment or extension of chalet and holiday flat sites will be permitted in towns and villages providing the development would not be visually intrusive or have an adverse impact on the setting of the town and villages.

Elsewhere, in undesignated areas such proposals will only be permitted where they are for the replacement of static caravans or for redevelopment which achieves a substantially higher standard of accommodation.

Elsewhere, in AONBs, AGLVs or Heritage Coast such proposals will only be permitted where they are for redevelopment to a substantially higher standard.

POLICY TM5: Conversion of Existing Buildings to Seasonal Use

In towns and villages, the conversion or change of use to self-catering tourist accommodation of non-residential buildings will be permitted unless the proposal:

- (i) has an unacceptable impact on the character and appearance of its surroundings;**
- (ii) is unneighbourly in scale or severely reduces the amenity of existing properties;**
- (iii) would aggravate or cause traffic problems.**

Outside towns and villages, the conversion or change of use to self-catering tourist accommodation of non-residential buildings will be permitted provided that:

- (i) the building's form, bulk and general design is in keeping with its surroundings;**
- (ii) the scale, design and use of materials retain the existing character of the building and relate to its surroundings;**
- (iii) the building is capable of conversion without the need for major extension or rebuilding;**
- (iv) the conversion will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;**
- (v) safe access can be provided and the development will not lead to off-site traffic problems;**
- (vi) reasonable measures have been taken to provide for any nature conservation interest, especially bats and owls.**

POLICY TM6: Listed Tourist Accommodation

The conversion or change of use to self-catering tourist accommodation of listed agricultural buildings will be permitted, provided that:

- (i) evidence is given that other uses which might be less damaging to the listed building have been properly investigated;**
- (ii) proposed change of use and any conversion works do not detract from the intrinsic architectural and historic interest of the building;**
- (iii) the particular physical features of the building which justify its listed status are preserved in position and wherever possible new interior spaces are arranged so that these features are not physically or visually disrupted;**
- (iv) the curtilage created around the listed building does not harm the setting and its contribution to the local scene.**

POLICY TM7: Farmyard Tourist Accommodation

Permission will not be granted for conversion to self-catering tourist accommodation of buildings which are in integral part of a working farmyard if:

- (i) there would be dangerous conflict between residential occupation and farming activity;**
- (ii) the proposal would result in a substandard curtilage lacking in the usual amenities because of farming odours, noise, vibration, dust, smoke, flies etc.;**
- (iii) the proposal would prejudice the proper functioning of the farming unit involved.**

POLICY TM8: Holiday Occupancy Conditions in Self-Catering Accommodation

The Council will impose a condition on any holiday accommodation development permitted under Policy TM2, TM3, TM4, TM5 and TM6 to ensure that it remains in holiday and/or seasonal use.

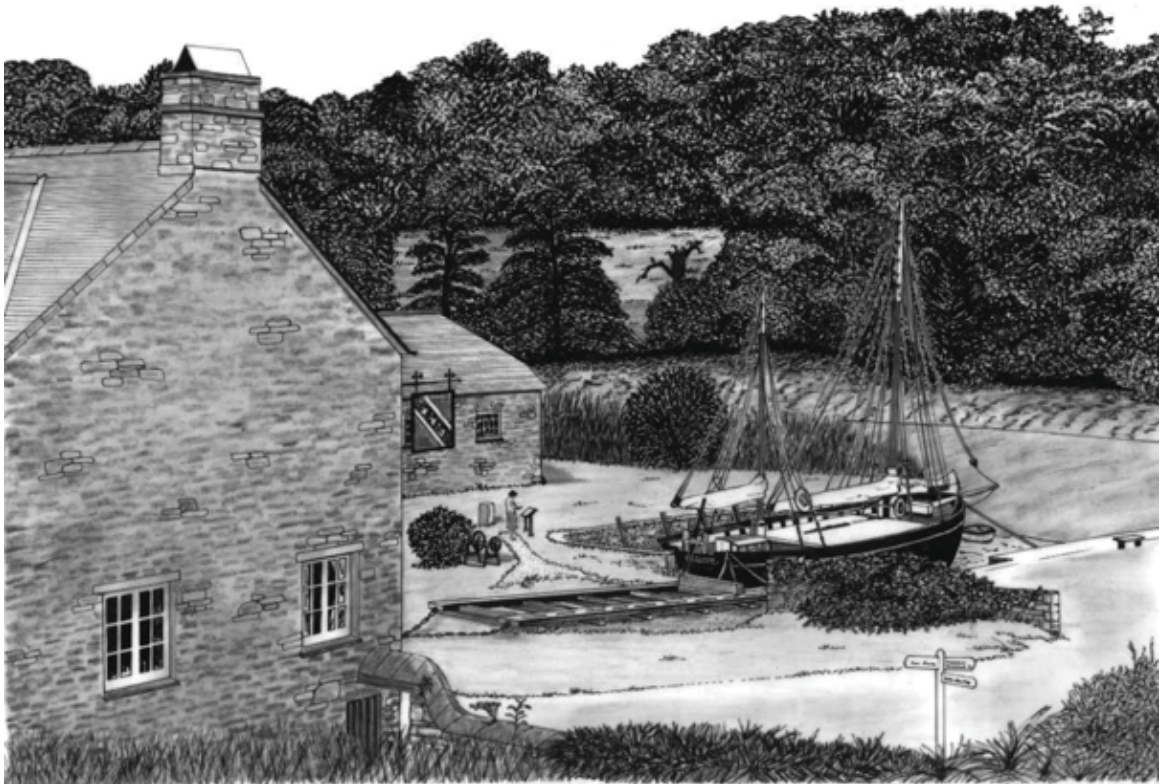
Proposals for extending the seasonal occupancy of existing camping, touring caravan, caravan holiday home, chalet parks, and other forms of self-catering holiday accommodation will be permitted provided:

- (i) the character of its construction and design is suitable for extended occupancy, particularly in the winter months;**
- (ii) on-site and/or local convenience facilities, consisting of at least a food store and launderette, are available and open during the extended season;**
- (iii) the extension of occupancy will not add to difficulties with water supplies, sewage, and sewage treatment;**
- (iv) extension of occupancy will not impinge upon nearby habitat which requires peace and quiet to allow for seasonal breeding or winter feeding to take place.**

POLICY TM9: Hotels & Hotel Conversions

Hotel development will be permitted within or adjoining towns and villages provided that the proposal:

- (i) will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;**
- (ii) will not have a materially adverse impact on the village or rural environment in terms of its scale and visual appearance, the use of materials, noise, effluent, or fumes it would emit, and the traffic it would generate;**
- (iii) will not conflict with the need to conserve the best and most versatile agricultural land, minimise interference with farming, nature conservation and landscape interests, and the need to protect the historic environment.**



Policy	Description	Page No.
R1	General Leisure Provision	75
R3	Indoor Leisure	75
R4	Village Recreational Buildings	75
R5	Village Playing Fields	75
R6	South West Coast Path	76
R7	Public Art	76
R8	Golf Course Development	76
R9	Pleasure Craft Moorings	77

POLICY R1: General Leisure Provision

Development will not be permitted which would result in the loss to sporting or recreational use of the land identified on the Proposals Map, or of other built sporting and recreational facilities, unless a substitute facility of at least comparable quality and convenience is provided.

POLICY R3: Indoor Leisure

Permission to extend, improve or develop new indoor sport and leisure facilities will be granted in or on the edge of towns provided that they are conveniently accessible by both public and private transport and on foot from nearby residential areas.

POLICY R4: Village Recreational Buildings

Proposals to extend, improve or develop community recreation buildings will be permitted within or on the edge of villages providing that:

- (i) the scale and design of the buildings is in keeping with the character of the settlement;**
- (ii) the proposal will not be likely to result in noise and disturbance which would detrimentally affect the amenity of nearby residential properties, and;**
- (iii) they do not cause traffic and road safety problems.**

POLICY R5: Village Playing Fields

Proposals for the use of land adjoining villages for the provision of playing fields and the erection of changing rooms will be permitted providing:

- (i) they will not have a detrimental effect on the character of the settlement, or;**
- (ii) they will not create noise and disturbance which would be detrimental to the amenity of nearby residential properties;**
- (iii) they do not cause traffic and road safety problems.**

POLICY R6: South West Coast Path

The South West Coast National Trail will be protected from any development that would affect route or character.

POLICY R7: Public Art

The Council will encourage the provision of new works of art in public places within the built up area of settlements, in association with any new development proposed.

POLICY R8: Golf Course Development

Proposals for new golf courses, golf driving ranges, and extensions to existing courses will be permitted on land outside the AONB and Heritage Coast only where:

- (i) there is significant advantage to the locality in terms of public access to the sport and countryside, or;**
- (ii) they are ancillary to existing holiday accommodation, or;**
- (iii) they are close to the urban areas.**

Proposals within the AONB and Heritage Coast will only be permitted if they comply with (i) to (iii) above; and:

- (iv) they are located in an area of degraded landscape and will make a positive contribution to the recreation and enhancement of the traditional landscape character of the area.**

In all cases proposals must comply with the following criteria:

- (a) they must not adversely affect the viability of agricultural holding or result in the loss of the best and most versatile agricultural land;**
- (b) they must not adversely affect SSSIs, NNRs and LNRs, or AMs;**
- (c) the local road network must be adequate to accommodate the traffic generated without significant harm to amenity;**
- (d) layout, form and landscaping must respect the existing local landscape and topography and not introduce incongruous features;**
- (e) scale, design and materials used in associated buildings must reflect local vernacular architecture.**

Golf proposals on historic parks and gardens will not be permitted unless the development will contribute to or enhance the historic character of such areas.

POLICY R9: Pleasure Craft Moorings

1. Proposals for pleasure craft moorings, and associated facilities will be permitted where:

- (i) they are integrated with existing waterside development or make use of derelict sites, and;**
- (ii) the essential on-shore facilities of parking, vehicular access, toilets/showers, water/fuel supply, and waste reception are provided to an adequate standard and without material adverse environmental impact;**
- (iii) any necessary engineering measures do not interfere with the natural movement of sediment to such an extent as to accelerate coastal erosion elsewhere;**
- (iv) they comply with the policies of this local plan on nature conservation (Policies CL12 to CL17), and do not adversely affect acknowledged breeding sites.**

2. Additional on-shore facilities (clubhouses, boat storage/repair, etc.) will be permitted provided:

- (i) their scale, location, quality of design and use of materials is consistent with the character and appearance of the locality;**
- (ii) use is made of existing buildings wherever possible;**
- (iii) the site is well related to the primary and county road network.**

3. In all cases the Council will negotiate for inclusion of public launching facilities for pleasure craft, and improved public pedestrian access to the shore (linked wherever possible to the existing public rights of way network).



Policy	Description	Page No.
CO1	General Policy	81
CO2	Safeguarded Sites	81
CO3	Play Groups & Nursery Schools	81
CO4	Village Shops	82
CO5	Telecommunications Equipment	82
CO6	Telecommunication & Listed Buildings	83

POLICY CO1: General Policy

Development will not be permitted unless the infrastructure and community facilities needed to serve it adequately either exist or will be provided.

Where a development would displace or harm a feature of special conservation or amenity value suitable offsetting measure may be required.

Anticipated deficiencies in infrastructure and facilities, and any special features likely to be affected by development on allocated sites, together with a statement of the remedial measures required, are set out in the area statements of this Plan.

POLICY CO2: Safeguarded Sites

The District Council will safeguard from development sites identified and reserved by the County Council for future new schools, extensions or playing fields.

POLICY CO3: Play Groups & Nursery Schools

Play groups and nursery schools will be permitted provided that the proposal:

- (i) contains adequate and safe means of access;**
- (ii) does not generate undue noise levels.**

In order to ensure that these requirements are met, the District Council may apply conditions giving temporary permission to ensure a satisfactory trial period, requiring acoustic insulation or restricting the use to that permitted.

POLICY CO4: Village Shops

Permission will not be granted for development which would result in the loss of a local or village convenience shop, unless:

(i) there are adequate alternative local convenience shopping facilities in the locality, and;

(ii) a refusal of planning permission would result in property being vacant for a lengthy period.

POLICY CO5: Telecommunications Equipment

Planning permission will be granted, or prior approval given, for the installation of telecommunications equipment provided that the proposal would:

(i) where practicable, comprise the shared use of an existing or planned installation or be sited on a suitable building or structure;

(ii) not harm the character or appearance of the urban or rural surroundings and would be sited, designed, painted and landscaped so as to minimise environmental impact, subject to technical and operational constraints.

In its determination of an application, the Council will have regard to the availability of any practicable alternative, less obtrusive, site or position.

8.1 **Reason:** There is a considerable and continuing growth in telecommunications technology and operating systems which, necessarily, will bring with it a requirement for masts, antennae and dishes for purposes of transmission. Whilst such installations will imply a level of environmental impact, their provision would appear to be a necessary part of future life and the aim of the Planning Authority will be to seek solutions to provision which will minimise environmental impact. Such impact may be particularly significant within AONBs, AGLVs, and in Conservation Areas, yet technical requirements might particularly necessitate a high round or high building location. The Council will therefore seek close consultation prior to any application being submitted and would seek wherever possible the sharing of existing or planned installations. This would minimise the number of installations and thereby best protect the wider environment. Where the sharing of facilities is claimed not to be possible, the Council may wish this to be corroborated independently. Where advance in telecommunications systems may assist the potential for working from home or telecottages, this may bring particular benefits to rural vitality or through savings in the amount of travel.

POLICY CO6: Telecommunication & Listed Buildings

The installation of a telecommunication receiving antenna or satellite dish will not be permitted on a listed building where it would significantly harm the building, its setting or any feature of architectural or historic interest which it possesses; nor will it be permitted within a Conservation Area where it would neither preserve, nor enhance the character or appearance of the area.



Policy	Description	Page No.
PU1	Waste Water Management	87
PU2	Surface Water Protection	87
PU3	Contamination	88
PU4	Groundwater Protection	88
PU5	Availability of Water Resources	88
ALT4	Management of Flood Risk	89
ALT5	Management of Surface Water	89
HAZ1	Coastal Erosion	90
HAZ2	Hazardous Installations	90
HAZ3	Development near Hazards	91
HAZ4	Pollution Control	91
HAZ5	Contamination & Unstable Land	91

POLICY PU1: Waste Water Management

New development will not be permitted unless foul sewers and sewage treatment works of adequate capacity are available or can be made available. The following exceptions will be allowed:

- (i) existing valid planning consents;**
- (ii) renewals of existing valid planning consents provided there is no substantial change in the proposal or other relevant circumstances;**
- (iii) redevelopment or change of use of property which already produces foul discharges to the South West Water (SWW) sewerage system, provided there is no increase in flow;**
- (iv) commercial or retail development, or conversion of commercial property which already produces foul discharge to the SWW sewerage system, provided there is no increase in flow;**
- (v) industrial development, provided no trade discharge is made to the SWW sewerage system, and the majority of the workforce reside in the sewerage treatment catchment;**
- (vi) social or community non residential developments, provided no additional flow will be created in the sewerage treatment catchment;**
- (vii) extension and conversions to residential property provided they form an integral part of the dwelling, and do not increase foul flow;**
- (viii) where agreement has been reached with SWW and/or Environment Agency on a means of overcoming constraints;**
- (ix) where the Council have indicated an intention to approve a planning application subject to either the conclusion of a Section 106 agreement or the completion of negotiations.**

POLICY PU2: Surface Water Protection

Proposals for development will not be permitted if they would adversely affect water quality as a result of the nature of their surface or waste water discharge.

POLICY PU3: Contamination

Development which results in the disturbance of contaminated ground will be permitted if adequate steps are taken to ensure that surface water run-off does not give rise to pollution problems.

POLICY PU4: Groundwater Protection

Proposals for development will not be permitted if they create an unacceptable risk to the quality of groundwater in the vicinity of public or private water supplies.

POLICY PU5: Availability of Water Resources

Proposals for development will not be permitted if they increase the demands made on inadequate parts of the mains water distribution system. The following exceptions will be allowed provided there is no measure increase in the requirement for clean water:

- (i) residential redevelopments, extensions, conversions or changes of use;**
- (ii) commercial or retail developments, or conversions, and social or community developments;**
- (iii) industrial developments;**
- (iv) renewal of existing planning applications which do not detract from the ability of South West Water to service current needs;**
- (v) where the Council has indicated that it will approve a planning application if the developer either agrees not be connected to the restricted service until the necessary system developments have been completed (i.e. a Section 106 agreement), or completes an agreement to contribute towards the system developments.**

POLICY ALT4: Management of Flood Risk

Development will not be permitted where it would:

- (i) be at risk from flooding, or;**
- (ii) increase the risk of flooding by:**
 - (a) reducing the capacity of the floodplain, or;**
 - (b) through the discharge of additional surface water, or;**
 - (c) harming flood defences, or;**
 - (d) obstructing the safe passage of flood flows.**

9.1 **Reason:** People and property located in floodplain areas are at risk from flooding. New over-intensified development will also be at risk, and by reducing the storage capacity of the floodplain or impeding the flow of floodwater, such development may increase flooding risks elsewhere. Government advise, set out in *Planning Policy Statement 25: Development and Flood Risk (PPS25)*, aims to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at high risk. Development should not be planned on land known to be at risk from flooding, unless no lower risk sites are available and then only if appropriate flood defences are provided along with full mitigation for any direct or cumulative impacts on third parties. The Environment Agency has completed the first phase of a survey of river and tidal flooding. The indicative flood plain maps will be available as technical support to this Local Plan and will be updated as new information becomes available. The maps provided by the Environment Agency are at 1:10,000 scale, appropriate to the level of investigation. They show the estimated extent along certain rivers of a 1 in 100 year flood event (1 in 200 years for tidal reaches). The Environment Agency will still be consulted on applications.

POLICY ALT5: Management of Surface Water

Planning permission will not be granted for any new development where surface water run-off would exceed that which would be expected from the application site in its undeveloped state.

The Council will seek the provision of a sustainable drainage system where this method is deemed to be the most appropriate way of dealing with the disposal of surface water.

- 9.2 **Reason:** New developments may result in a substantial increase in surface water run-off as permeable surfaces are replaced by impermeable surfaces such as roofs, paving and car parking. This may result in an increased risk of flooding downstream, increased pollution, silt deposition, damage to watercourse habitats and river channel instability. However, surface water run-off from new development may be controlled through sustainable drainage techniques such as provision of water storage areas, infiltration areas and soakaways. Any such mitigating works should be funded by the development, and include provision for long term maintenance.
- 9.3 Flood risk should be recognised as an integral factor in all land use decisions. PPS25 encourages the use of sustainable drainage systems to control surface water as near to source as possible. Development in one part of a catchment may increase run-off and flood risk elsewhere. The aim should therefore be for new development not to increase run-off from the undeveloped situation and for redevelopment to reduce run-off.
- 9.4 Surface water run-off from schemes proposed on previously-developed land should be less than that produced before redevelopment and, where reasonable, reduced to an amount which would have been expected from the site in its original undeveloped state.

POLICY HAZ1: Coastal Erosion

Proposals for new development or redevelopment will not be permitted on land considered to be at risk from coastal erosion, as shown on the Proposals Map, unless:

- (i) it can be demonstrated that any actual or potential instability can be overcome;**
- (ii) any stabilisation works can be shown not to materially harm the character of a particular area, or have a damaging impact on wildlife habitats or important landscape or coastal features.**

POLICY HAZ2: Hazardous Installations

Proposals for development of installations handling or storing hazardous substances will be permitted providing the proposal will not generate an unacceptable risk to public health and safety or blight other parts of the site or other land nearby.

POLICY HAZ3: Development near Hazards

Proposals for residential or commercial developments involving large numbers of people will not be permitted on sites adjoining or nearby existing hazardous installations which impose a significant additional risk level on such sites. Permission will not be refused on safety grounds where the proposal is for a minor extension to an existing property.

POLICY HAZ4: Pollution Control

Proposals for new development or redevelopment will not be permitted on sites adjacent to existing installations that are authorised or licensed under pollution control legislation, unless:

- (i) the proposed uses are able to co-exist with such polluting activities, and;**
- (ii) adequate mitigation measures to counter adverse effects arising from pollution of or by air, water, noise, smell or vibration, can be undertaken.**

POLICY HAZ5: Contamination & Unstable Land

Development on land where mining or other contaminative land uses is known, or suspected to have occurred, will not be permitted unless it has been shown to the satisfaction of the Local Planning Authority that the development will be as safe as can reasonably be expected and no off-site pollution or instability will be caused by the development.



Policy	Description	Page No.
REN1	Non-Fossil Fuel Sources	95
REN2	On-Shore Wind Energy	95
REN3	Hydro Energy	96

POLICY REN1: Non-Fossil Fuel Sources

Planning proposals for the generation of energy from non-fossil fuel sources will be permitted subject to the following criteria:

- (i) the proposal must not have an unacceptable impact on the character and appearance of the immediate and wider landscape, and of areas of natural, cultural, historical or architectural interest;**
- (ii) the proposal must not overshadow or have an overbearing effect on nearby habitations;**
- (iii) the proposal must be capable of being operated and serviced with no unacceptable impact to the amenity of nearby habitation with regard to noise, smell, dust, vibration, smoke or other air pollution;**
- (iv) the proposal must not create a threat to road safety through traffic generation;**
- (v) the proposal taken with the effects of similar development nearby must not have a materially adverse impact on the interests identified in (i) and (iii) above.**

POLICY REN2: On-Shore Wind Energy

In AONBs, HC, SSSIs, NNRs, SAM and best and most versatile agricultural land, wind turbines and wind farms will only be permitted if the proposal would not have an unacceptable impact on the specific features or qualities which justified such designation.

In other areas, wind turbines and wind farms will only be permitted if the proposal would not cause unacceptable damage to amenity, landscape, scientific, archaeological nature conservation or historic interests, and there is no adverse impact on nearby land falling within the designations given in the above paragraph.

In all cases, proposals must comply with the criteria set out in Policy REN1, and to the following:

- (i) the development must not unacceptably detract from the visual amenity of landscapes that make an important contribution to the setting of towns or villages;**
- (ii) the development will not unacceptably affect the amenities of neighbouring properties by reason of noise emission, visual dominance, shadow flicker or reflected light;**
- (iii) the development must not cause electromagnetic disturbance to telecommunications.**

POLICY REN3: Hydro Energy

Small scale hydro power schemes will be permitted subject to the general criteria set out in Policy REN1 and to the following criteria:

- (i) any buildings required should be of traditional constructions and design;**
- (ii) pipes and penstock should be buried wherever possible;**
- (iii) turbine generators must not cause noise nuisance to nearby properties;**
- (iv) transmission lines must be located sympathetically with the local landscape.**



Policy	Description	Page No.
ALT6	Large Scale Retail Development	99
ALT7	Protection of Shopping Cores	101
ALT8	Food & Drink Premises	102

POLICY ALT6: Large Scale Retail Development

(a) Planning permission will be granted for proposals for large scale retail development, including extensions to existing stores, if they are located within town centres as defined on the Proposals Map and they comply with the following criteria:

(i) they are of a scale appropriate to the size and function of the town centre;

(ii) arrangements are in place to make car parking provision “dual role” and available for other town centre short-stay needs;

(iii) the buildings are of a character which reflects the typical local architectural style.

(b) If no sites are available, suitable or viable within a town centre, planning permission will be granted for edge of town centre sites only if they comply with the following criteria:

(i) they are of a scale appropriate to the size and function of the town centre;

(ii) there is evidence of need for additional retail development within the town;

(iii) the site is within 300 m, taken on the level or otherwise suitable gradient, of the town centre as defined on the Proposals Map;

(iv) the development would be conveniently and safely accessible by a choice of means of transport, including public transport, walking, cycling and the car, and by disabled people, from the town centre and the surrounding area;

(v) arrangements are in place to make car parking provision “dual role” and available for other town centre short-stay needs;

(vi) the store would be sited on that part of the application land nearest the town centre;

(vii) the store would have a direct street frontage that is within 300 m, taken on the level or otherwise suitable gradient, of the town centre as defined on the Proposals Map.

(c) If no town centre or edge of town centre site is available, suitable and viable, planning permission will be granted for an out-of-town centre site provided that:

(i) there is evidence of need for additional retail development within the town;

(ii) the proposal (individually or cumulatively with other proposals) would not seriously harm the vitality and viability of nearby town centres, in terms of:

- the extent to which development would put at risk the strategy for the town centres;
- the likely effect on future private sector investment in those town centres;
- changes to the quality, attractiveness and character of the centres, and to their role in the economic and social life of the community;
- changes to the physical condition of the centres;
- changes to the range of services that the centres will continue to provide; and,
- likely increases in the number of vacant properties in the primary retail area of those centres;

(iii) the development would not harm the rural economy (including the role of village shops);

(iv) the site is located where there is frequent reliable, and convenient public transport from a wide catchment area (or arrangements are in place to ensure such provision is made available);

(v) the development would be conveniently and safely accessible by a choice of means of transport, including public transport, walking, cycling and the car, and by disabled people, from the adjoining built up area;

(vi) the proposal will not give rise to a substantial increase in car journeys;

(vii) they are not contrary to other policies of this local plan for protection of countryside and environment;

(viii) arrangements have been made to prevent sub division of the store into smaller shops.

11.1 **Reason:** Government guidance in *Planning Policy Statement 6: Planning for Town Centres (PPS6)* states that planning applications for new retail development should be assessed on the basis of a “sequential approach to site selection”. This means that planning permission should not be granted for retail development outside town centres, unless it can be demonstrated that no sites are available, suitable or viable within, or on the edge of, the town centre. The aim is to concentrate retail activity within existing centres in order to increase accessibility by public transport and to promote more compact, integrated and convenient forms of development.

11.2 Policy ALT6 applies and enforces the sequential approach by requiring developers of out-of-town schemes to demonstrate that no sites are available, suitable and viable closer to the town centre. It also requires developers to demonstrate that a proposal would not harm the viability of centres. This is normally achieved by means of an impact assessment. Nationally, PPS6 envisages the provision of impact assessments for developments of more than 2,500 sq. m. gross floorspace, but the Council envisages that in Caradon, with its small towns and their centres, impact assessments will be required for smaller proposed developments. Town centres are defined on the Proposals Map and are the same areas to which Policy HO12 applies.

11.3 Planning permission for extensions to existing large scale retail developments (defined as developments greater than 500 sq. m. gross floorspace) outside town centres will be granted only if they comply with (c) above. For the purpose of the policy, factory outlet centres, discount stores and warehouse clubs are treated as retail businesses. Large scale extensions are those with a proposed gross floorspace of more than 200 sq. m. (see PPS6; paragraph 3.29).

11.4 Where circumstances justify it, the Council will, by way of condition(s), restrict the subdivision of a store into smaller shops and/or extensions, which would result in additional floorspace.

POLICY ALT7: Protection of Shopping Cores

Within the shopping cores shown on the Proposals Map, proposals for the change of ground floor retail uses to non-retail service uses will not be permitted unless all of the following criteria are met:

(i) the proposed non-retail use falls within classes A2 and A3, and D1 and D2 of the Use Classes Order, 1987 or involves another use of primary frontage appropriate to the town centre;

(ii) a window display is provided and maintained, and;

(iii) the proportion of non-retail ground floor frontage within the core does not exceed 30% of the total, and;

(iv) the proposal will not detract from residential amenities by the generation of smells, noise, pedestrian or vehicular traffic, and parking problems. Where proposals would generate such undesirable effects the Council will consider the imposition of conditions to control hours of opening and mitigate littering.

Within the shopping core of Polperro, only D1 and D2 non-retail uses will be permitted. Within the primary shopping core of Looe, only A3 non-retail uses will be permitted.

11.5 **Reason:** It is important that shopping cores remain the focus of local convenience shopping. They are within walking distance of many residential areas and are

generally well served by public transport. It is considered that further fragmentation of shopping cores with non-retail service uses would harm the quality of town centre shopping and spoil their attractiveness. The figure of 30% maximum non-retail frontage was originally derived from research by the Unit for Retail Planning Information. This suggested that problems often occur if much more than 30% of the frontage is non-retail, and the figure has been successfully implemented by the Council in previous Local Plans. The policy applies to Liskeard, Saltash, Looe and Polperro which have shopping cores defined on the Proposals Map. A shop-front survey is carried out on a regular basis and will be used to help determine planning applications in these localities.

POLICY ALT8: Food & Drink Premises

Proposals for the development of or change of use of premises for the sale and consumption of food and drink (use class A3 of the Use Classes Order, 1987) will not be permitted unless all of the following criteria are met:

- (i) the proposal will not prejudice existing retail uses in the locality by the generation of smells, pedestrian or vehicular traffic, littering and parking problems;**
- (ii) the proposal will not create unacceptable traffic hazards;**
- (iii) the proposal will not detract from residential amenities or historic character by the generation of smell, noise, pedestrian or vehicular traffic, littering and parking problems;**

Where proposals would generate such undesirable effects the Council will consider the imposition of conditions to control hours of opening and prevent littering.

11.6 **Reason:** Food and drink outlets can add vitality to town centres, but it is important that they are appropriately located and do not affect the function of the shopping core. Applicants should demonstrate that the character of the area will be enhanced or protected by any proposed development.



Policy	Description	Page No.
ALT9	Employment	105
ALT11	Housing	105
ALT15	Open Recreation – St. Cleer Road	107
LISK5	Bay Tree Hill Improvements	107
LISK7	Educational Reserve	107

POLICY ALT9: Employment

A site of 11.5 hectares to the east of Charter Way, as shown on the Proposals Map, is allocated for industry, business and commerce. Development should incorporate the following:

- (a) a 15 metre wide heavy planting strip on the site's perimeter;**
- (b) the retention wherever possible of important hedgerows;**
- (c) a sustainable design that incorporates renewable energy sources and minimises energy loss and the release of carbon dioxide.**

12.1 **Reason:** The Cornwall Structure Plan sets out that a range and choice of quality sites for employment should be made available based on assessments of local demand from existing and new firms. The *Caradon Employment Land Assessment (2005)* focussed on the indigenous needs of the towns within Caradon and has identified, for Liskeard, that the site at Charter Way is the most sustainable site for employment land development. The assessment established that the quantity of land required in Liskeard is 11.35 hectares. The allocation at Charter Way seeks to meet the identified requirement for Liskeard and is closely related to the residential parts of the town, offering the potential to reduce the need to travel by car to the site.

POLICY ALT11: Housing

A site of about 19 hectares is allocated for development at Addington and is shown on the Proposals Map. Development shall take place in accordance with a comprehensive Masterplan for the whole site and shall include the following:

- (a) about 475 dwellings;**
- (b) a proportion of affordable housing;**
- (c) a link between the A390 and St Cleer B3254 roads;**
- (d) on-site community facilities, including play areas and open space;**
- (e) if reasonable, a contribution towards primary school education;**
- (f) if reasonable, a contribution towards the development of 8.8 hectares of sports pitches on land at St Cleer Road allocated for the purpose;**
- (g) a safe and convenient pedestrian and cycle network linking to the town centre, the proposed school site and the adjacent recreational land;**
- (h) other infrastructure and community facilities, as reasonably required.**

12.2 **Reason:** In support of any planning application for the development of this land, the Council will require the submission of a Transport Assessment to determine its effect on existing infrastructure and the potential for maximising the use of modes of transport, other than the private car for travelling to and from it. The assessment will therefore examine the opportunities for public transport to serve the development and it will propose measures to maximise their effectiveness. This is in acknowledgement that sustainable transport is an important issue and it will have to be a vital component of the Masterplan. The site is within reasonable walking distance of the secondary school, the proposed new primary school, the leisure centre, and the new hospital. By creating a new road link between the A390 and St Cleer Road, the increased traffic flow can be better managed and there will be potential for regular public transport links through the site and to the town centre. It is important that the site incorporates the highest standards of urban design and that proper account is taken of the wider community need for education, recreation, health and other forms of social infrastructure related to the development. Before planning permission is granted, developers are required to work with the Council in preparing a comprehensive Masterplan for the whole site. More details about this process are set out in the Housing Chapter.

12.3 The Council are aware that by undertaking a simple calculation of dividing the site area by the total number of houses required by Policy ALT11, a gross density will be generated for the site that appears to be below 30 dwellings per hectare, as required by PPS3. It is not possible to clarify exactly the net density that the site will be developed at until the Masterplan has been formulated. The Council aims to ensure that there is no profligate usage of the land and will seek to achieve a net residential density of the site at no less than 30 dwellings per hectare. The site boundaries have been established to allow for an element of flexibility in the overall site layout to help create an attractive development, which is able to incorporate existing natural features. The larger gross site area will assist the production of a creative Masterplan that should seek to retain the attractive rural lanes permeating the site and utilise the existing hedgerows as landscape buffer strips. In addition, other important requirements of this development, including the link road, open spaces, and community facilities required within the policy, will absorb a sizeable element of the site. The Council will require that the residential elements of the development take place at a net density of 30 dwellings, or more per hectare.

POLICY ALT15: Open Recreation - St. Cleer Road

Approximately 8.8 hectares of land adjacent to St Cleer Road and identified on the Proposals Map is allocated for open recreational use. Land use will comprise playing fields, play areas, public open space, and ancillary buildings such as changing rooms.

- 12.4 **Reason:** This allocation will help to address current and future shortfalls in playing fields identified by the Council's assessment of sports pitch provision which is set out in the Housing Chapter. Implementation will be through a package of measures comprising funding from the Local Authority, grant aiding bodies, developer contributions from future housing developments in Liskeard, and from local sports club's resources.

POLICY LISK 5: Bay Tree Hill Improvements

A phased scheme to improve the appearance and reduce the current confusion in the road system will be implemented in the Bay Tree Hill area; including closing sections of road and providing paved areas with seats and trees.

POLICY LISK 7: Educational reserve

1.52 hectares at Callington Road is allocated for educational purposes and is shown on the Inset Map.



Policy	Description	Page No.
SA2	Housing	111
SA4	Highways Reservation	112
ALT23	Employment	112

Introduction

- 13.1 The Council has, in the past, recognised the potential of land at Broadmoor Farm, Saltash, for development. Policy SA1 in the First Deposit of the First Alteration of the Local Plan safeguarded 160 hectares of land there as a special site for significant employment-generating business development with community services, housing and educational facilities. It was deleted in the Re-Deposit of the First Alteration owing to considerations which included the provisions of the adopted Cornwall Structure Plan.
- 13.2 The allocation of this land at present would not generally conform with the Cornwall Structure Plan, but the Council accepts that, owing to its scale and location, Broadmoor Farm is one of several options which may be considered for an urban extension to the PUA.
- 13.3 Should Broadmoor Farm be developed at some time in the future, the Council would expect a scheme to be based upon the 3 following principles:
- it should be community-led;
 - it should reflect the needs of the community; and,
 - it should be based upon a comprehensive, holistic approach with a strong emphasis on all relevant aspects of sustainability, including the generation of renewable energy, minimum greenhouse gas emissions and the achievement of the highest environmental standards.

POLICY SA2: Housing

The following sites are allocated for residential development in Saltash, and are shown on the Inset Map:

(i) Pillmere (east of Callington Road)	36 dwellings
(ii) Church Road	40 dwellings
Total	76 dwellings

- 13.4 **Reason:** The sites remain as allocations in the Local Plan First Alteration following their inclusion in the previous Local Plan (1999). The site capacities on the remaining two sites within Policy SA2 have been revised to reflect government guidance on density, and also to take account the fact that most of the sites are completed.

POLICY SA4: Highways Reservation

Land will be reserved adjoining the Carkeel A38 (T) - A388 interchange and between the interchange and the Latchbrook junction, as shown on the Proposals Map, to permit the construction of a grade separated junction and the dualling of the carriageway if required to meet traffic conditions in the future.

POLICY ALT 23: Employment

A site of approximately 11 hectares to the west of Carkeel services, as shown on the Proposals Map, is allocated for industry, business and commerce. Development should incorporate the following:

- (a) the retention wherever possible of important hedgerows;**
- (b) a sustainable design that incorporates renewable energy sources, minimizes energy loss, and helps to mitigate the release of carbon dioxide;**
- (c) where appropriate measures to ensure flood protection and avoiding increasing flood risks.**

13.5 **Reason:** The Cornwall Structure Plan sets out that a range and choice of quality sites for employment should be made available based on assessments of local demand from existing and new firms. *The Caradon Employment Land Assessment (2005)* focussed on the needs of the towns within Caradon, and has identified for Saltash a site west of Carkeel Services as the most sustainable location for employment land development. The assessment established that there is a strong demand for further employment land at Saltash, especially for larger plots to enable expansion opportunities for existing businesses. The quantity of land required in Saltash is 10.92 hectares; this allocation will meet the majority of employment growth within the Caradon section of the Plymouth travel-to-work-area, until the year 2016.



Policy	Description	Page No.
ALT16	Housing & Employment	115
LO1	Polean/Millpool Area	116
LO6	Hotel Conversions	117
LO8	Development Affecting Looe Conservation Area	117
LO9	Building Height	118
LO10	Development of Steep Slopes (Looe)	118
LO11	Car Parking on Steep Slopes	118
P1	Village Workshops	119
P3	Development Affecting Polperro Conservation Area	119
P4	Development on Steep Slopes (Polperro)	120
P5	Traffic Management & Parking	120

POLICY ALT16: Housing & Employment

A site of about 7.5 hectares is allocated for development at Looe and is shown on the Proposals Map. Development shall take place in accordance with a comprehensive Masterplan for the whole site and shall include the following:

(a) about 100 dwellings in phase one, and about 70 dwellings in phase two: phase two shall not start until 2012 or thereabouts, or until such time as phase one is substantially completed;

(b) one hectare of employment land;

(c) a safe and convenient pedestrian and cycle way network linking all the uses on the site with the adjoining school and beyond to the town centre;

(d) community, leisure and play facilities including public open space and outdoor sports and recreation facilities, as reasonably required;

(e) the protection of important hedgerows, trees, watercourses and features of landscape or wildlife importance identified by survey;

(f) other infrastructure and community facilities as reasonably required.

14.1 **Reason:** In support of any planning application for the development of this land, the Council will require the submission of a *Transport Assessment* to determine its affect on existing infrastructure and the potential for maximising the use of modes of transport, other than the private car for travelling to and from it.

14.2 The Local Plan identifies Looe as the most sustainable location for new development in the southern part of the district. This allocation will help to meet the housing and employment land needs of the area. It is important that any development in this location is of the highest standard of urban design and relates well to its surroundings. It is also important that any development takes account of the need for community facilities and social infrastructure provision related to the proposal. Before planning permission is granted, developers will be required to work with the Council in preparing a comprehensive Masterplan for the whole site. This will specify the location of the housing and employment elements, and provide a general layout for the site. More details about this process are set out in the Housing Chapter. The site must be developed in two phases, in accordance with Policy HO3. The site boundaries of each phase should be established in the Masterplan and agreed by the Council before any development commences.

14.3 The Council are aware that by undertaking a simple calculation of dividing the site area by the total number of houses required by Policy ALT16 a gross density for the site will be generated that appears to be below 30 dwellings per hectare as required by PPS3. It is not possible to clarify exactly the net density that the site will be developed at until the Masterplan has been formulated. The Council will aim to ensure that there is no profligate usage of the land and will seek to achieve a net residential density of the site at no less than 30 dwellings, per hectare. The site boundaries have been established to allow for an element of flexibility in the overall site layout to help create an attractive development that is able to incorporate existing natural features. The larger gross site area will assist the production of a creative Masterplan that should seek to utilise the existing hedgerows as landscape buffer strips. In addition, the provision of employment land appropriately integrated with the residential elements, open spaces, and community facilities required within the policy, will absorb a sizeable element of the site. The Council will require that the Masterplan will deliver the residential elements of the development at a net density of no less than 30 dwellings, per hectare.

POLICY LO1: Polean/Millpool Area

The Council will require that a comprehensive approach is taken to development in the Millpool/Polean area in order to achieve the employment, shopping, traffic management and parking, tourism and environmental objectives of this Local Plan.

Within this framework the following allocations of land are made:

(a) 0.5 hectares of land at Polean is allocated for industrial development;

(b) 2.2 hectares of land at Polean is allocated for a mixed retail, commercial and tourism development. This area should include all the operational and visitor car parking space necessary to meet the requirements of the proposed development.

The grant of planning permission for development of these sites will be subject to firm arrangements being made to ensure the improvement of the access road to the area from Polperro Road and general environmental improvements, including the provision of a pedestrian priority system and landscaping within the car park area. Substantial landscaping between these sites and Kilminorth local nature reserve will be required.

The Council will require the external appearance of the buildings to reflect local traditions, both in terms of materials used and their general outline.

POLICY LO6: Hotel Conversions

The redevelopment or change of use of hotels will not be permitted in the prime hotel area shown on the Inset Map.

POLICY LO8: Development Affecting Looe Conservation Area

Development or redevelopment in or adjoining Looe Conservation Area will not be permitted unless it meets the following criteria:

- (i) the use of building materials which respect local building traditions and are in sympathy with existing neighbouring properties;**
- (ii) the height of the proposed building shall accord with the small scale local architectural character of the surroundings, or in other circumstances shall be of a scale and character of that of its taller neighbours and shall follow existing building lines;**
- (iii) the proportions of the proposed building shall reflect the vertical emphasis of existing buildings;**
- (iv) new shopfronts shall relate in scale and design to original shopfronts in adjacent properties;**
- (v) the gable ended pitched slate roof forms and barge boards typical of this area shall not be broken by new development. Any new roofs shall complement the existing roofscape;**
- (vi) paved areas shall be in a material that is sympathetic to the character of the area. Boundary walls should be in stone laid on bed or simple vertical pale fencing;**
- (vii) extensions to period buildings shall be in the style of the parent building. Replacement of a building in a period block or terrace shall be in the same idiom as its neighbours.**

14.4 **Reason:** To ensure that the special architectural and historic character of Looe, which is a primary factor in its attractiveness to tourists, is not harmed but enhanced by new development. Many of the buildings in the Looe Conservation Area are of no more than 3 storeys in height. Where they are of more storeys, the Council may be prepared to grant planning permission for a building of a similar height to reflect the prevailing height of its immediate neighbours.

POLICY LO9: Building Height

Where an existing building of two or more storeys in the Conservation Area is proposed to be enlarged by the addition of further storeys, planning permission will be refused. Cases involving the addition of one storey to an existing one storey building will be permitted except where such a proposal would intensify overcrowding conditions or detract from the character or appearance of the Conservation Area.

POLICY LO10: Development of Steep Slopes (Looe)

Proposals for the creation of new buildings or the extension of existing buildings on the steep slopes in the Conservation Area will be refused if such development is unneighbourly in scale or severely reduces the amenity of existing properties, or results in an undesirable reduction in open hillside, or would aggravate or cause traffic problems.

POLICY LO11: Car Parking on Steep Slopes

Proposals for the provision of off-street parking facilities on steep slopes within the town development limits will not be permitted unless:

- (i) there will be no significant impact on the general visual character of settlement, as viewed from valley sides and bottom, by reason of prominence of platforms and parked vehicles;**
- (ii) additional traffic will not be encouraged to use the existing inadequate roads;**
- (iii) it is geologically and structurally acceptable;**
- (iv) parking platforms do not overhang other property resulting in harm to visual and residential amenity;**
- (v) retaining wall finishes blend in with adjoining structures.**

POLICY P1: Village Workshops

Small village workshops comprising units with a floorspace not exceeding 20 sq.m. (215 sq.ft.) will be permitted in or on the edge of Polperro provided that, the proposal:

- (i) will not add to difficulties with water supply, effluent treatment and waste disposal;**
- (ii) will not have a materially adverse impact on the village or rural environment in terms of its scale and visual appearance, noise, effluent or fumes it would emit, and the traffic it would generate;**
- (iii) will not conflict with the need to conserve higher grade agricultural land and minimise interference with farming;**
- (iv) will not have a materially adverse impact on nature conservation or landscape interests.**

POLICY P3: Development Affecting Polperro Conservation Area

Planning permission for redevelopment in or adjoining Polperro Conservation Area will be granted provided that:

- (i) the use of building materials which respect local building traditions and are in sympathy with existing neighbouring properties;**
- (ii) the height of the proposed building shall have regard to the small scale local architectural character, shall not exceed three storeys, and shall follow existing building lines;**
- (iii) the proportions of the proposed building shall reflect the vertical emphasis of existing buildings;**
- (iv) new shopfronts shall relate in scale and design to original shopfronts in adjacent properties;**
- (v) the gable ended pitched slate roof forms and barge boards typical of this area shall not be broken by new development. Any new roofs shall complement the existing roofscape;**
- (vi) paved areas shall be in a material that is sympathetic to the character of the area. Boundary walls shall be in stone laid on bed or simple vertical pale fencing;**
- (vii) extensions to period buildings shall be in the style of the parent building. Replacement of a building in a period block or terrace shall be in the same idiom as its neighbours.**

- 14.5 **Reason:** To ensure that the special architectural and historical character of Polperro, which is a primary factor in its attractiveness to tourists, is not harmed but enhanced by new development.

POLICY P4: Development on Steep Slopes (Polperro)

The District Council will refuse proposals for new buildings or extensions on steep slopes which are out of scale or character, severely reduce the amenity of existing properties, result in loss of tree cover or cause traffic problems. Any further development on hillsides beyond that already approved will be refused in order to protect the setting of the Conservation Area.

POLICY P5: Traffic Management & Parking

The District Council will permit traffic management measures that are compatible with the character of Polperro, in order to further reduce congestion and pedestrian/vehicular conflict.



Policy	Description	Page No.
M1	Southdown Brickworks & Boatyard	123
SN1	Seaton	124
W1	Whitsand Bay	124

POLICY M1: Southdown Brickworks & Boatyard

On the site of the Southdown or Foss Brickworks the development of workshops for B1 and B2 uses; small boat landing facilities and leisure moorings; heritage interpretation and amenity planting, will be permitted provided that the proposals do not:

- (i) add to difficulties with water supply, sewerage and sewage treatment and water disposal;**
- (ii) have a materially adverse impact on the village or rural environment in terms of visual appearance, noise, effluent or fumes it would emit, or traffic it would generate;**
- (iii) have a materially adverse impact on nature conservation or the landscape;**
- (iv) have a materially adverse impact on existing businesses located in the area.**

15.1 **Reason:** The two brickworks lie at some distance to the east of Millbrook, and have direct access to the tidal Millbrook Lake. Though road access has been partially improved in that it is now possible to avoid the narrow Newport Street in Millbrook, it remains unacceptably poor in that the sites can still only be reached via lanes and narrow concrete tracks. Southdown Brickworks site has a long history of industrial use and, in consequence, it is not without archaeological interest. Its history may also have resulted in a complex and potentially hazardous ground chemistry which should be fully investigated prior to the submission of any development proposals. The Council wishes to see the upgrading of the local environment, the creation of employment and provision of off-river mooring and launching facilities. There is pressure for off-river boating facilities and their provision here would help to reduce their impact on the natural habitat provided by river margins elsewhere. Derelict land, such as the brickworks site may, therefore, offer scope for development, subject to the outcome of an *Environmental Impact Assessment*.

POLICY SN1: Seaton

On the land allocated for housing west of Mount Brioni not more than four houses will be permitted; permission will not be granted until the extant permission for holiday apartment development has been formally abandoned.

POLICY W1: Whitsand Bay

In the Whitsand Bay chalet area shown on the Proposals Map, no additional chalets will be permitted, and the improvement, extension or replacement of existing chalets will only be permitted if:

- (i) the resultant area does not exceed the greater of 28 sq.m. or 10% more than the existing gross area of the chalet (measured externally and excluding outbuildings);**
- (ii) all external sheds, detached toilets and other external structures are removed;**
- (iii) there is no material increase in the roof height.**

Permission will not be granted for:

- (a) the use of brick or render for the finish of walls;**
- (b) external chimneys or flues except where they protrude through the roof of a chalet;**
- (c) external television aerials and satellite dishes.**



Policy	Description	Page No.
ALT21	Housing	127
ALT22	Employment	128
CA1	Moss Side Industrial Estate	128
CA3	Safeguarded Land	128
CA4	Education	129
CA5	Community Links	129

POLICY ALT21: Housing

A site of about 1.27 hectares is allocated for residential development at Callington and is shown on the Proposals Map. Development must take place in accordance with a comprehensive Masterplan for the whole site and shall include the following:

(a) about 50 dwellings;

(b) contributions towards community, leisure and play facilities, as reasonably required;

(c) a safe and convenient access to and within the scheme and highway improvements where necessary.

16.1 **Reason:** The Local Plan identifies Callington as an appropriate location for a limited amount of new development. The site is well related to the town centre and offers good potential for people to live and work in close proximity to local shops and services. The site lies within the historic settlement boundary (Policy EV1) and abuts the Conservation Area boundary. Any development of the site will be expected to respect the setting of the Conservation Area. The allocated land constitutes an element of previously-developed land and an area of vacant greenfield land situated within the town development limit. The policies within the Local Plan will ensure that the development of this site secures a high standard of urban design and has regard for the community needs arising from the new development for education, recreation, health and other forms of social infrastructure related to the development.

16.2 In support of any planning application for the development of this land, the Council will require the submission of an assessment of any contamination of the land and of its stability, with proposed remedial measures to the Council's satisfaction. The Council will also require the preparation of a flood risk assessment and the undertaking of drainage works as appropriate to safeguard the development and to reduce to an acceptable level the risk of flooding elsewhere.

POLICY ALT22: Employment

Approximately 3.4 hectares of land are allocated for industrial and business development in Callington defined on the Proposals Map as an extension to the Moss Side Industrial Estate.

- 16.3 **Reason:** The Cornwall Structure Plan sets out that a range and choice of quality sites for employment should be made available based on local assessments of likely demand from existing and new firms. The *Caradon Employment Land Assessment (2005)* focussed on the needs of the towns within Caradon, and has identified for Callington that an extension to the Moss Side Industrial Estate as the most sustainable site for employment land development. The assessment established that the quantity of land required in Callington is 3.07 hectares. The extension to Moss Side Industrial Estate seeks to meet the identified requirement for Callington and takes account of the potential for existing employers on the estate to expand during the period of the time period of the Local Plan. The allocation will also serve for employment growth within the town for smaller local businesses and enterprises.
- 16.4 In recognition of the proximity of the Moss Side Industrial Estate, to the part of the Tamar Valley AONB that covers Kit Hill, proposals for industry will be required to include a 15 metre heavy planting strip on the estate's perimeter, together with the protection of existing hedgerows and trees.

POLICY CA1: Moss Side Industrial Estate

8.08 hectares of land are allocated for industrial and business development in Callington, as extensions to the Moss Side Industrial Estate, and are shown on the Inset Map.

POLICY CA3: Safeguarded Land

Land between 'Beechcroft and Trehaven', Liskeard Road, Callington is safeguarded from development that could prejudice its potential use as an access to possible future development on land to the west.

POLICY CA4: Education

1.70 hectares of land at Bowling Green is allocated for educational purposes and is shown on the Inset Map.

POLICY CA5: Community Links

0.8 hectares of land between Launceston Road and South Hill Road are identified for community uses.

APPENDIX 1: SCHEDULE OF POLICIES

Tables Showing Adopted 2007 Policies & Saved Policies from the 1999 Local Plan

Chapter 1: Housing

Policy	Description	Status	Page No.
HO1	Housing Requirement	Adopted 2007	9
HO2	The Settlement Hierarchy & The Sequential Approach	Adopted 2007	10
HO3	Housing Allocations	Adopted 2007	12
ALT2	General Design Principles	Adopted 2007	15
ALT3	Sustainable Design	Adopted 2007	16
ALT24	Density	Adopted 2007	17
HO5	Housing in Towns	Adopted 2007	20
HO12	Small Dwellings & Town Centres	Adopted 2007	20
HO6	Housing in Villages	Adopted 2007	21
HO7	Housing in the Countryside	Adopted 2007	21
HO8	Conversion of Buildings	Adopted 2007	22
HO10	Replacement Dwellings	Adopted 2007	23
HO11	Affordable Housing in Towns & Villages	Adopted 2007	27
HO13	Rural Exception Housing	Adopted 2007	29
HO14	Wheelchair Housing	Adopted 2007	30
HO15	Gypsies & Travellers	Adopted 2007	31

Chapter 2: Employment

Policy	Description	Status	Page No.
EM1	Retention of Existing Industrial & Business Premises	Saved	35
EM2	Employment Development in Towns	Saved	35
EM3	Village Workshops	Saved	35
EM5	Workshops in the Countryside	Saved	36
EM6	Business Development in the Countryside	Saved	37
EM7	Conversion of Existing Buildings in the Countryside for Workshop Purposes	Saved	37
EM8	Conversion/Change of Use of Listed Agricultural Buildings	Saved	38
EM9	Fishing & Maritime Industries	Saved	38
EM10	Waterside Business Locations	Saved	38
EM11	Workplace Crèche Facilities	Saved	39
EM12	Working from Home	Saved	39

Chapter 3: Transport

Policy	Description	Status	Page No.
ALT1	Protection of Rail Infrastructure	Adopted 2007	43
T1	Public Transport	Saved	43
T2	Traffic Management	Saved	43
T3	Car Parking	Saved	43
T4	Pedestrian Environments	Saved	44
T5	Road Route Safeguarding	Saved	44
T6	Highways Landscaping	Saved	44

Chapter 4: Countryside & Landscape

Policy	Description	Status	Page No.
CL1	Nature Conservation	Saved	47
CL2	Farm Diversification	Saved	47
CL3	Intensive Agricultural Development	Saved	47
CL4	Removal of Occupancy Conditions	Adopted 2007	48
CL5	Agricultural Land	Saved	48
CL6	Areas of Outstanding Natural Beauty & Heritage Coast	Saved	49
CL7	Development Near Areas of Outstanding Natural Beauty or Heritage Coast	Saved	49
CL8	Landscape of County Importance	Saved	49
CL9	Areas of Great Landscape Value	Saved	50
CL10	The Coastal Zone	Saved	50
CL11	Heritage Coasts	Saved	50
CL12	Sites of Special Scientific Interest/National Nature Reserves	Saved	51
CL13	Cornwall Nature Conservation Sites & Nature Reserves	Saved	51
CL14	Wild Flora & Fauna	Saved	52
CL15	The Coast	Saved	52
CL16	Protected Species	Saved	52
CL17	Trees & Woodlands	Saved	52
CL18	Areas of Great Historic Value	Saved	53
CL19	Buildings of Archaeological Significance	Saved	53
CL20	Protection of Archaeological Sites	Saved	54
CL21	Historic Parks & Gardens	Saved	54
CL22	Historic Battlefield	Saved	54

Chapter 5: Town & Village Environment

Policy	Description	Status	Page No.
EV1	Historic Settlements	Saved	57
EV2	Conservation Areas	Saved	57
EV3	Listed Buildings & Redevelopment in Conservation Areas	Saved	58
EV4	Illuminated Advertisement & Signs in Conservation Areas	Saved	58
EV5	Shop Fronts & Signs in Conservation Areas	Saved	59
EV6	Open Areas of Local Significance in Towns & Villages	Saved	59
EV7	Landscaping in New Development	Saved	60
EV8	Business Estates	Saved	60
EV9	House Extensions	Saved	61
EV10	Traffic Noise	Saved	61
EV11	Highways	Saved	62
EV12	Advance Directional Signing	Saved	62
EV13	Car Parking	Saved	63
EV14	Shop Design & Advertisements	Saved	63
EV15	Amusement Centres	Saved	63
EV16	Open Space & Play Areas	Saved	64

Chapter 6: Tourism

Policy	Description	Status	Page No.
TM1	Tourist Attractions and Facilities	Saved	67
TM2	Static Holiday Caravan Sites	Saved	67
TM3	Touring Caravans & Camp Sites	Saved	68
TM4	Chalets & Holiday Flats	Saved	69
TM5	Conversion of Existing Buildings to Seasonal Use	Saved	69
TM6	Listed Tourist Accommodation	Saved	70
TM7	Farmyard Tourist Accommodation	Saved	70
TM8	Holiday Occupancy Conditions in Self-Catering Accommodation	Saved	71
TM9	Hotels & Hotel Conversions	Saved	71

Chapter 7: Recreation & Leisure

Policy	Description	Status	Page No.
R1	General Leisure Provision	Saved	75
R3	Indoor Leisure	Saved	75
R4	Village Recreational Buildings	Saved	75
R5	Village Playing Fields	Saved	75
R6	South West Coast Path	Saved	76
R7	Public Art	Saved	76
R8	Golf Course Development	Saved	76
R9	Pleasure Craft Moorings	Saved	77

Chapter 8: Community Services

Policy	Description	Status	Page No.
CO1	General Policy	Saved	81
CO2	Safeguarded Sites	Saved	81
CO3	Play Grounds & Nursery Schools	Saved	81
CO4	Village Shops	Saved	82
CO5	Telecommunications Equipment	Adopted 2007	82
CO6	Telecommunication & Listed Buildings	Saved	83

Chapter 9: Managing the Consequences of Environmental Change

Policy	Description	Status	Page No.
PU1	Waste Water Management	Saved	87
PU2	Surface Water Protection	Saved	87
PU3	Contamination	Saved	88
PU4	Groundwater Protection	Saved	88
PU5	Availability of Water Resources	Saved	88
ALT4	Management of Flood Risk	Adopted 2007	89
ALT5	Management of Surface Water	Adopted 2007	89
HAZ1	Coastal Erosion	Saved	90
HAZ2	Hazardous Installations	Saved	90
HAZ3	Development Near Hazards	Saved	91
HAZ4	Pollution Control	Saved	91
HAZ5	Contamination & Unstable Land	Saved	91

Chapter 10: Renewable Energy

Policy	Description	Status	Page No.
REN1	Non-fossil Fuel Sources	Saved	95
REN2	On-shore Wind Energy	Saved	95
REN3	Hydro Energy	Saved	96

Chapter 11: Shopping Centres

Policy	Description	Status	Page No.
ALT6	Large Scale Retail Development	Adopted 2007	99
ALT7	Protection of Shopping Cores	Adopted 2007	101
ALT8	Food & Drink Premises	Adopted 2007	102

Chapter 12: Liskeard Area Statements

Policy	Description	Status	Page No.
ALT9	Employment	Adopted 2007	105
ALT11	Housing	Adopted 2007	105
ALT15	Open Recreation – St. Cleer Road	Adopted 2007	107
LISK5	Bay Tree Hill Improvements	Saved	107
LISK7	Educational Reserve	Saved	107

Chapter 13: Saltash Area Statements

Policy	Description	Status	Page No.
SA2	Housing	Adopted 2007	111
SA4	Highways Reservation	Saved	112
ALT23	Employment	Adopted 2007	112

Chapter 14: Looe Area Statements

Policy	Description	Status	Page No.
ALT16	Housing & Employment	Adopted 2007	115
LO1	Polean/Millpool Area	Saved	116
LO6	Hotel Conversions	Saved	117
LO8	Development Affecting Looe Conservation Area	Saved	117
LO9	Building Height	Saved	118
LO10	Development of Steep Slopes (Looe)	Saved	118
LO11	Car Parking on Steep Slopes	Saved	118
P1	Village Workshops	Saved	119
P3	Development Affecting Polperro Conservation Area	Adopted 2007	119
P4	Development on Steep Slopes (Polperro)	Saved	120
P5	Traffic Management & Parking	Saved	120

Chapter 15: Torpoint Area Statements

Policy	Description	Status	Page No.
M1	Southdown Brickworks & Boatyard	Adopted 2007	123
SN1	Seaton	Adopted 2007	124
W1	Whitsand Bay	Saved	124

Chapter 16: Callington Area Statements

Policy	Description	Status	Page No.
ALT21	Housing	Adopted 2007	127
ALT22	Employment	Adopted 2007	128
CA1	Moss Side Industrial Estate	Saved	128
CA3	Safeguarding Land	Saved	128
CA4	Education	Saved	129
CA5	Community Links	Saved	129

**APPENDIX 2: GUIDE TO USE CLASSES ORDER AND
PERMITTED CHANGES OF USE (ENGLAND)**

Use Classes (Amendment) Order 2005	Use Classes Order 1972	Description
A1 Shops	Class I	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes etc
		Pet shops, cat-meat shops, tripe shops, sandwich bars
		Showrooms, domestic hire shops, funeral directors
A2 Financial & Professional Services	Class II	Banks, building societies, estate and employment agencies
		Professional and financial services, betting offices
A3 Restaurants & Cafes		Restaurants, snack bars, cafes
A4 Drinking Establishments		Pubs and bars
A5 Hot Food Take-Aways		Take-Aways
Sui Generis		Shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations
B1 Business	Class II	(a) Offices, not within A2
		(b) Research and development, studios, laboratories, high tech
	Class III	(c) Light industry
B2 General industry	Class IV-IX	General Industry
B8 Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories
Sui Generis		Any work registrable under the Alkali, etc. Works Regulation Act, 1906
C1 Hotels	Class XI	Hotels, boarding and guest houses
C2 Residential Institutions	Class XII	Residential schools and colleges
	Class XIV	Hospitals and convalescent/nursing homes
C3 Dwelling Houses		Dwellings, small businesses at home, communal housing of elderly and handicapped
Sui Generis		Hostel
D1 Non-residential Institutions	Class XIII	Places of worship, church halls
	Class XV	Clinics, health centres, crèches, day nurseries, consulting rooms
	Class XVI	Museums, public halls, libraries, art galleries, exhibition halls
		Non-residential education and training centres
D2 Assembly and Leisure	Class XVII	Cinemas, music and concert halls
	Class XVIII	Dance, sports halls, swimming baths, staking rinks, gymnasiums
		Other indoor and outdoor sports and leisure uses, bingo halls, casinos
Sui Generis	Class XVII	Theatres, night clubs

GLOSSARY OF TERMS

Term	Definition
<i>AGHV</i>	Area of Great Historic Value
<i>AGLV</i>	Area of Great Landscape Value
<i>AGSV</i>	Area of Great Scientific Value
<i>AM</i>	Ancient Monument
<i>AONB</i>	Area of Outstanding Natural Beauty
<i>CNCS</i>	Cornwall Nature Conservation Site
<i>DPH</i>	Dwellings per Hectare
<i>HA</i>	Hectare
<i>HC</i>	Heritage Coast
<i>LAEQ, TDB</i>	Unit of Average Noise Level
<i>LNR</i>	Local Nature Reserve
<i>M.</i>	Metre
<i>NNR</i>	National Nature Reserve
<i>OALS</i>	Open Area of Local Significance
<i>PPS</i>	Planning Policy Statement
<i>PUA</i>	Principal Urban Area
<i>RAMSAR</i>	Intergovernmental Treaty which Provides the Framework for the Conservation of Wetlands
<i>RIGS</i>	Regionally Important Geological Site
<i>RSS</i>	Regional Spatial Strategy
<i>SAM</i>	Scheduled Ancient Monument
<i>Section 106 Agreement</i>	Allows a Local Planning Authority to enter into a legally binding agreement, with a Land Developer Over a Related Issue.
<i>SPD</i>	Supplementary Planning Document
<i>SQ. FT.</i>	Square Foot
<i>SQ. M.</i>	Square Metre
<i>SSSI</i>	Site of Special Scientific Interest
<i>SWW</i>	South West Water

Spatial Policy
Caradon District Council
Luxstowe House
Liskeard
Cornwall
PL14 3DZ
Tel: 01579 341000
Fax: 01579 341047