

## SUMMARY OF HIGHER LEVEL PLANNING POLICIES THAT APPLY TO THE CALSTOCK NDP AREA

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## TRANSPORT AND COMMUNICATIONS

### NPPF 2018

Key messages from the NPPF include –

#### Planning policies should

- support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
- provide for high quality walking and cycling net-works and supporting facilities such as cycle parking (Para 103)
- ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. (Para 105)
- give priority first to pedestrian and cycle movements and second to facilitating access to high quality public transport,
- address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- create places that are safe, secure and attractive – which minimise the scope for conflicts be-tween pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations (Para 110)
- If setting car parking standards, should take account of the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels, an overall need to reduce the use of high-emission vehicles (para 105).
- Require all developments which generate significant amounts of movement should be required to provide a Travel Plan (Para 111)

### Cornwall Local Plan 2016

Key messages are to ensure a resilient and reliable transport system for people, goods and services development through:

- Location near to and/or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by walking, cycling and public transport and providing new facilities and services to minimise car travel;
- Convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development; as well as the inclusion of electric vehicle charging infrastructure and real time passenger information/journey;
- Use of effective travel plans to mitigate the impact of development;
- Avoiding significant adverse impacts on the local or strategic road network which cannot be managed or mitigated; and

- Safeguarding strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel.

## LANDSCAPE

### NPPF 2018

Planning policies should contribute to and enhance the natural and local environment (para 170) whilst good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (para 124). Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Planning policies should:

- Protect and enhance valued landscapes (Para 170a)
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (Para 170b)
- Not permit major developments in AONBs, where great weight should be given to conserving landscape and scenic beauty, ensure that development conserves and enhances the landscape character and scenic beauty of the AONB(Para 172)
- Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (Para 180b).
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Para 180c).
- be grounded in an understanding and evaluation of each area’s defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development Para 125)
- ensure that developments function well, are visually attractive, are sympathetic to local character and history, allow an appropriate amount and mix, and create places that are safe, inclusive and healthy (para 127)
- not permit development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (Para 130).

### Cornwall Local Plan 2016

Key messages from the Cornwall Local Plan include

- Proposals should be judged against fundamental design principles of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and ‘good neighbourliness’ (Policy 12).
- Proposals will be permitted where they protect, conserve and where appropriate enhance designated and non-designated heritage assets, and requires historic environment assessments to accompany all proposals. (Policy 24)

## INFRASTRUCTURE, SERVICES AND FACILITIES

### NPPF 2018

Key messages from the NPPF include-

- The social role of the planning system should support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being (Para 8).
- Planning policies should aim to achieve healthy, inclusive and safe places. They should:
  - promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other.
  - ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. (Para 91)
  - plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments
  - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs
  - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community
  - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 92)
  - consider the social, economic and environmental benefits of estate regeneration and help deliver estate regeneration to a high standard (Para 93)
  - ensure that there is a sufficient choice of school places and to take a proactive, positive and collaborative approach to bringing forward development that will widen choice in education, and resolve key planning issues before applications are submitted (Para 94)
  - promote public safety and security, reduce vulnerability, and increase resilience (Para 95)
  - provide access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (Para 96)
  - be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (Para 96)
  - not allow existing open space, sports and recreational buildings and land, including playing fields, unless it is surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (Para 97)
  - protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users (Para 98)

## Cornwall Local Plan 2016

Key messages from the Cornwall Local Plan include:

- Community facilities should, wherever possible, be retained and new ones supported (Policy 4)
- Loss will only be acceptable where the proposal shows there is no need for the facility or service, it is not viable; or adequate facilities or services exist or the service can be re-provided in accessible locations (Policy 4)
- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall's communities, residents, workers and visitors, by:
  - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
  - not causing increased risk to human health from air pollution or exceeding EU standards;
  - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
  - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
  - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development (policy 28)
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.

## LOCAL ECONOMY AND TOURISM

### NPPF 2018

Key messages from the NPPF include-

- Planning should ensure 'that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (Para 8).
- Planning policies should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future... (Para 80).
- Planning policy should include a vision and strategy 'positively and proactively encourages sustainable economic growth' be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation) (Para 81);

- Planning policies should support economic growth in rural areas by:
  - the sustainable growth and expansion of all types of business and enterprise, both through conversion of existing buildings and well-designed new buildings
  - the development and diversification of agricultural and other land-based rural businesses
  - sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside
  - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (Para 28)
  - the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. (Para 83)
- Planning policies should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. They should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. (para 84)

## Cornwall Local Plan 2016

Key messages from the Cornwall Local Plan include:

- Maintaining a positive policy framework with a focus on sustaining a range of local businesses including both new business and the traditional industries of fishing, farming and minerals (Objective 1 and Policy 2 (3c)).
- Enhancing the cultural and tourist offer in Cornwall and promoting Cornwall as a year-round destination for tourism and recreation (Objective 2).
- Supporting employment schemes in ...rural areas, giving particular emphasis to quality and permanent work opportunities that break seasonal labour cycles; 'smart specialisation' sectors including food, renewable energies (including geothermal), and cultural industries; and supporting the provision of work hubs and the ability to work from home through live/work units (Policy 2 (3 f, g and h))
- Employment development planning should emphasise (Policy 5):
  - The development of tourism facilities through the enhancement of existing, and the provision of new, high quality sustainable tourism facilities, attractions and accommodation, that is of an appropriate scale to their location.
  - Provision of education facilities that improve the training and skills base.
  - Safeguarding existing strategic employment land and buildings
  - Safeguarding other existing employment land and buildings where they remain viable for an employment use.

- Considering alternative uses for other existing employment where this does not result in the loss of economic performance of the site or location, i.e. through the redevelopment for a mix of uses.
- Employment proposals should be located either:
  - within or well-integrated to our city, towns and villages; or
  - as extensions to on existing employment (uses B1, B2 and B8) locations sites where re-location would be impractical or not viable; or
  - within areas that are well served by public transport and communications infrastructure.

## HOUSING

### NPPF 2018

Key messages from the National Planning Policy Framework (NPPF) include –

- Neighbourhood Plans should not promote less development than set out in the strategic policies for an area (Para 29).
- A 5 year supply of deliverable sites must be maintained and a supply of developable sites of up to 20% if conditions require it (Para 73).
- To support the Government’s objective of significantly boosting the supply of homes, planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (Para 59)
- Plans should provide for a mix of housing catering for different groups, identify the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it (Para 61). Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (Para 62)
- Strategic Plans should set NDP housing requirements (Para 65) where this is not possible, indicative figures should be given (Para 66).
- Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly (Para 68).
- Neighbourhood planning groups should consider allocating small and medium-sized sites of no larger than 1ha suitable for housing in their area (Para 69)
- Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home) These sites should be on land which is not already allocated for housing, located adjacent to existing settlements, proportionate in size to them (Para 71)
- In rural areas, housing development should reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local need (Para 77).
- Housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive,

especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. (Para 78)

- New isolated homes in the countryside should be avoided unless there are special circumstances which includes meeting the needs of rural workers, enabling development to secure the future of heritage assets, or the development would reuse redundant buildings, or where a building is of exceptional quality or innovative nature (Para 79).
- Great importance is placed on ensuring quality sustainable design in development and ensuring that housing reflects local distinctiveness and improves the character of the area (Paras 124 to 132).
- Making effective use of land is also strongly encouraged (Paras 117 to 123)

### Cornwall Local Plan 2016

The adopted CLP sets a minimum target of 52,530 homes in Policy 2a. Of this it 'apportions' 1,000 dwellings to the Caradon Community Network Area, of which Calstock Parish is part. This CNA also includes: Callington, Linkinhorne, Pillaton, South Hill, St Dominick, St Ive and St Mellion.

- Of this requirement, 520 are apportioned to the rural parts of the Network. However, the CLP gives no more specific guidance as to the 'share' of the requirement to be taken up by each Parish, saying only that 'Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met'.
- CLP Objective 4 aims Meet housing need by providing for new homes over the plan period that provide everyone in the community with the opportunity of living in an appropriate home, supported by local community facilities.
- The CLP spatial strategy under Policies 2, 2a and 3 directs most development to those areas capable of sustaining it, including a housing apportionment of 480 dwellings to Liskeard and 520 to the surrounding rural areas, to be apportioned through cooperation between Parish Councils.
- Neighbourhood Plans can provide detailed guidance on which settlements outside the town are appropriate for infill and rounding off to meet local needs and support community sustainability at a scale appropriate to its character and role (Para 1.64 to 1.68).
- CLP Policy 6 requires that sites of 10 dwellings or more should include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. On sites of 200 dwellings or more, additional specialised housing (including extra care housing) should be considered where demand exists, to meet specialist needs.
- CLP Policy 7 restates NPPF Para 55 in more precision.
- Affordable Housing Policy 8 requires that on sites of 11 or more dwellings at least 30% should be affordable housing (of which 70% should be for rental and 30% for rental/sale at a price affordable to a typical local household. In the rural area outside Callington, including all of Calstock Parish, the threshold at which affordable provision is required is set at 6 or more dwellings.
- CLP Policy 9 allows for 'exceptions sites' on the edge of smaller towns, villages and hamlets where at least 50% of the housing is affordable. Cornwall Local Plan Policy 12 provides guidance on design expectations generally across Cornwall



## HERITAGE AND DESIGN

### NPPF 2018

Key messages include-

Planning policies should contribute to and enhance the natural and local environment (para 170) whilst good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (para 124). Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Planning policies should:

- Protect and enhance valued landscapes (Para 170a)
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (Para 170b)
- Not permit major developments in AONBs, where great weight should be given to conserving landscape and scenic beauty, ensure that development conserves and enhances the landscape character and scenic beauty of the AONB(Para 172)
- Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (Para 180b).
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Para 180c).
- be grounded in an understanding and evaluation of each area's defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development Para 125)
- ensure that developments function well, are visually attractive, are sympathetic to local character and history, allow an appropriate amount and mix, and create places that are safe, inclusive and healthy (para 127)
- not permit development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (Para 130),
- give great weight to outstanding or innovative designs which promote sustainability or help raise the standard of design more generally in the area (Para 131)
- set out a positive strategy for the conservation and enjoyment of the historic environment
- give great weight to the conservation of designated heritage assets (which include Listed Buildings and Conservation Areas), requiring clear and convincing justification for any harm to their significance (Paras194 - 196
- take a balanced judgement on the scale of harm to the significance of non-designated heritage assets (Para 197)<sup>1</sup>
- seek opportunities for new development in WHS and the settings of heritage assets to enhance or better reveal their significance (Para 200).
- Treat loss of a WHS asset which makes a positive contribution to its significance as substantial or less than substantial harm as per Paras 195 and 196 (Para 201).

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<sup>1</sup> Buildings having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets may be 'locally listed'. (NPPG Para 039)

## Cornwall Local Plan 2016

Key messages from the Cornwall Local Plan include

- Proposals should be judged against fundamental design principles of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and 'good neighbourliness' (Policy 12).
- Proposals will be permitted where they protect, conserve and where appropriate enhance designated and non-designated heritage assets, and requires historic environment assessments to accompany all proposals. (Policy 24)

## FLOOD POLICY

### NPPF 2018

- Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (Para 155)
- All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
  - a) applying the sequential test and then, if necessary, the exception test as set out below;
  - b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
  - c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and
  - d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations (Para 157)
- The aim of the sequential test is to steer new development to areas with the lowest risk of flooding....The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding (Para 158).
- If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance (Para 159), and informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that: a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall (Para 160). Both elements of the exception test should be satisfied for development to be allocated or permitted (Para 161).

- When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment<sup>2</sup>. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50<sup>3</sup> (Para 164).
- Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits (Para 165)

### Cornwall Local Plan 2016

- Development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies (Policy 26.1)
- Development should be sited, designed, of a type and where necessary relocated in a manner that increases flood resilience of the area; minimises, or reduces and where possible, eliminates flood risk on site and in the area; enables or replicates natural ground and surface water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems (SUDS), utilising green infrastructure where possible and as guided by local standards, including Cornwall drainage guidance; safeguards land identified to be functional flood storage, to make space for water at times of flood; and where applicable, supports community-led local solutions to managing flood risk and coastal change and does not create avoidable future liability for maintenance for public bodies and communities (Policy 26.2)

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<sup>2</sup> A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

<sup>3</sup> This includes householder development, small non-residential extensions (with a footprint of less than 250m<sup>2</sup>) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.

- Development proposals of 10 dwellings or more or over 0.5 ha should provide a long-term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc.) and identifies opportunities and funding for future enhancement (Policy 26.3)

## ENVIRONMENT AND BIODIVERSITY

### NPPF 2018

Key messages from the NPPF are:

Planning policies should aim to achieve healthy, inclusive and safe places (para 91) and should contribute to and enhance the natural and local environment (Para 170). They should:

- Protect and enhance valued landscapes, biodiversity, geological or soils;
- Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (ie green infrastructure)
- Minimise impacts on and provide net gains for biodiversity, and establish coherent ecological networks ;
- Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and
- Encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land (Para 170).
- Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances (Para 99—101).
- take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure;
- Not permit development where it is likely to have an adverse effect on a Site of Special Scientific Interest or result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland (Para 175),
- Protect Special Protection Areas and Special Areas of Conservation and ‘Ramsar’ wetlands sites from harm (Para 176)
- Take into account the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution (Para 180).
- Take into account ground conditions and land instability, including from natural hazards or former activities such as mining, and contamination (Para 178).

NPPF 2018 defines Green infrastructure as network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities

### Cornwall Local Plan 2016

- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, by:

- requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
  - not causing increased risk to human health from air pollution or exceeding EU standards;
  - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
  - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
  - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.
  - Good quality well planned and appropriately located green infrastructure is critical to Cornwall's future. Not only does it help us to live more healthily, sustainably and self-sufficiently, it helps to increase resilience and adaptation to climate change and supports ecosystems services providing for food production, flood control and wildlife and their component parts: water, soil, nutrients and organisms (Para 2.190).
  - Open space and Green Infrastructure can play an important role in improving health and wellbeing by providing accessible space for recreation (Para 2.192);
  - New developments should use the environmental features of sites as the foundation of their design.... The impact of new development on green infrastructure assets will be assessed as part of determining planning applications (Para 2.194).
  - Existing green infrastructure ... which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity will be protected and enhanced. New development should retain and enhance the most important assets...take in to account and show hoe GI assets have positively contributed to place making and influenced the proposal....provide buffers to natural spaces with GI significance...restore or enhance the connections of nature and people through physical integration and links with GI assets...provide accessible and quality open space...include arrangements fir maintenance of GI assets...mitigate any losses by provision elsewhere (Policy 25).

## RENEWABLE ENERGY AND SUSTAINABLE DESIGN

### NPPF 2018

Planning should support the transition to a low carbon future in a changing climate...contribute to radical reductions in greenhouse gas emissions...minimise vulnerability and improve resilience... support renewable and low carbon energy and associated infrastructure (Para 148). Planning policies should:

- avoid increased vulnerability to the range of impacts arising from climate change (para 150).
- help to reduce greenhouse gas emissions, such as through the location, orientation and design of development (para 150 and 153)
- consider identifying suitable areas for renewable and low carbon energy sources (Para 151b)

- identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply (Para 151c)
- support community-led initiatives for renewable and low carbon energy (para 152)

## Cornwall Local Plan 2016

The Local Plan, as a sustainable development document, is generally in favour of renewable energy, and seeks to increase the use and production of renewable and low carbon energy generation. In the case of wind turbines, the CLP Policy 14 says they are permissible ‘within an area allocated by Neighbourhood Plans for wind power’ and avoid, or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations; and do not have an overshadowing or overbearing effect on nearby habitations. In the case of solar development, noise, glint and glare must be mitigated adequately. Support for schemes which are led by or meet the needs of local communities are particularly supported. In and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved. When considering proposals for renewables that impact upon the Area of Outstanding Natural Beauty and its setting and / or the World Heritage Site or other historic assets and their settings, applicants should apply other relevant policies in the Plan.