

# **Penzance Parish Neighbourhood Plan: Basic Conditions Statement**



November 2023

Websites:

Neighbourhood Plan: <http://www.pznp.co.uk/>

Town Council: <https://www.penzance-tc.gov.uk/>

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## 1. Introduction

Our Neighbourhood Plan has been produced by Penzance Council (the Council), as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Community Link Group comprised of members of our community and Penzance Council Councillors, advised by planning consultants Stuart Todd Associates and supported by our local planning authority (Cornwall Council). The Parish of Penzance is situated in the Cornwall local planning authority area.

Throughout this Statement, the terms “Neighbourhood Plan” and “Neighbourhood Development Plan” are used interchangeably. The term “Neighbourhood Development Plan” is used largely in legislation while “Neighbourhood Plan” is the common term used elsewhere.

## 2. What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that the Neighbourhood Plan must pass in order for it to proceed to referendum. In relation to Neighbourhood Plans, the Plan will pass the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity<sup>1</sup> with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations<sup>2</sup>; and,

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<sup>1</sup> See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

whether the Neighbourhood Development Plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;

the degree, if any, of conflict between the draft Neighbourhood Development Plan policy or development proposal and the strategic policy;

whether the draft Neighbourhood Development Plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and, the rationale for the approach taken in the draft Neighbourhood Development Plan or Order and the evidence to justify that approach.”

<sup>2</sup> According to the Government website (<https://www.gov.uk/guidance/neighbourhood-planning--2#EU-obligations-neighbourhood-planning>), “A Neighbourhood Development Plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are 4 directives that may be of particular relevance to Neighbourhood Development Planning:

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. It may be of relevance to Neighbourhood Development Plans.

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe’s most important habitats and species. They may be of relevance to both Neighbourhood Development Plans or Orders. Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive

- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

These requirements (and those for neighbourhood development orders) are formally set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act. (as amended by the Localism Act 2011)<sup>3</sup>.

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for a Neighbourhood (Development) Plan in addition to those set out in the primary legislation, being that:

- the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood plans.)

This Basic Conditions Statement is submitted alongside our proposed Neighbourhood Plan. In submitting the Statement, and through its content demonstrated how our plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Town Council, as the “qualifying body” responsible for producing the plan, must submit as part of the Neighbourhood Plan proposal. These are submitted, alongside this Statement. Regulation 15 (1) states<sup>4</sup> that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) *a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*” (i.e. this Statement).

Following this introduction, the Statement sets out:

- where our Neighbourhood Area is and how this was established;
- a summary of why we need our Neighbourhood Plan;
- how we have complied with relevant legislation;
- a summary of the content of our Neighbourhood Plan proposal; and,
- an explanation of how our Neighbourhood Plan meets the Basic Conditions.

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(2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft Neighbourhood Development Plan or Order.”

The EU obligations have been incorporated into UK law.

<sup>3</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

<sup>4</sup> See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

### 3. Summary of our Neighbourhood Area

Penzance Parish is in the far west of Cornwall, lying on Cornwall's south coast only around 10 miles from Land's End, framed by Mounts Bay. The Parish incorporates the distinct communities of:

- Penzance town
- Newlyn
- Mousehole
- Paul
- Heamoor
- Gulval
- Eastern Green

While in the far west of Cornwall, it benefits from being the terminus / start point of the Great Western Railway main railway line to Exeter, Bristol and beyond and the A30 runs through the Parish connecting to the rest of Cornwall and into Devon.

The designated Neighbourhood Plan area is the whole Parish of Penzance. The decision notice issued by Cornwall Council is reproduced in Appendix 1.



## 4. Why do we need a Neighbourhood Plan?

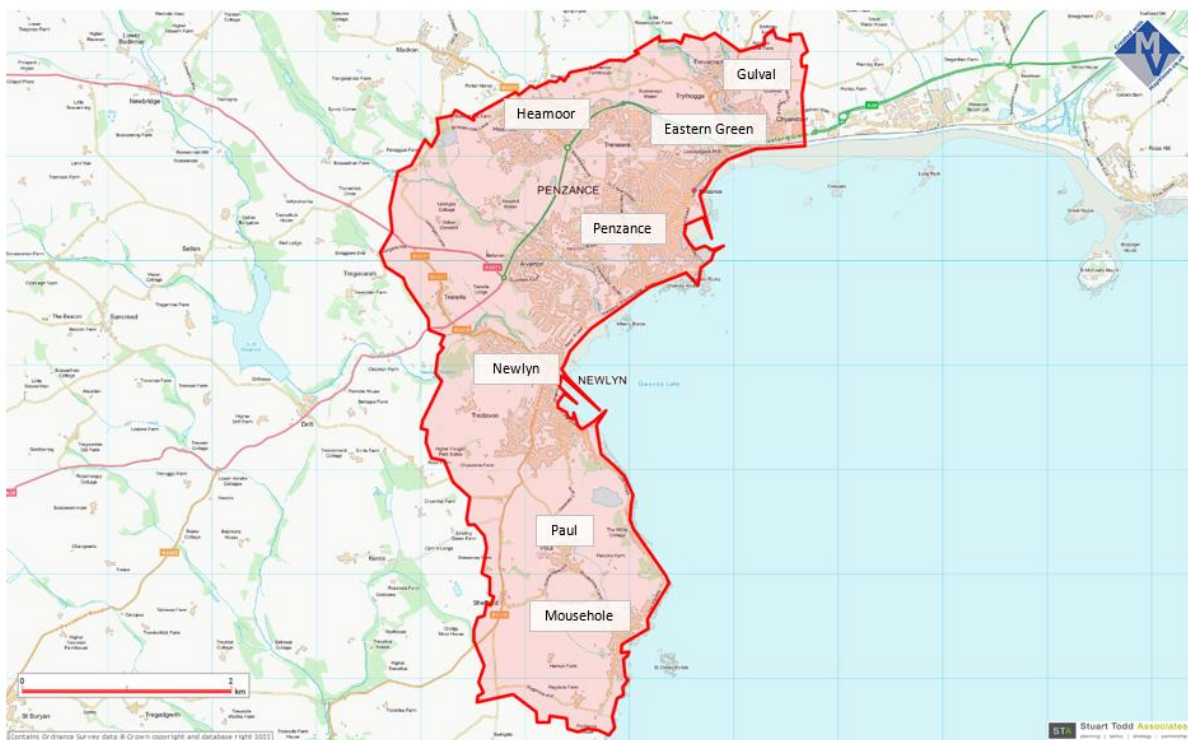
Our justification for producing the Plan is set out in the introductory sections of the Plan itself culminating in the Vision and Objectives which have been developed and shaped from evidence and community consultation.

In summary, the main reasons for producing a Neighbourhood Plan were as follows:

- We wanted to respond to issues, concerns, challenges and opportunities identified by our seven distinct local communities in their Community Visions;
- We wished to support the Parish's local economy and regeneration projects developed for Penzance town and Newlyn through the Town Investment Plan, Town Deal and Future High Streets funding processes;
- We wanted to have some control over local planning matters and decisions and our community wanted to develop its own local planning policies so that we can have an influence over the location, type, scale, design and form of development which may come forward in the Parish during the Plan period;
- We wanted to protect the built character and heritage of the Parish;
- We wanted to develop a Plan which protects and enhances our countryside and natural environment within the Parish in order to maintain the character of our surrounding landscape and coast; and,
- We wanted to have a say in shaping the future of our Parish including how our locally valued assets are protected, maintained and enhanced and how we can help to ensure that our local services and leisure, recreation, sports and community facilities are sustained into the future.

Having explored the issues and identified the key messages and things of importance to the community, our Plan sets out a clear Vision for the Parish, reproduced below from the Plan for ease of reference.

Map 2: Broad Locations of Community Areas



Our Parish-wide Vision (reproduced below from the Plan) and the Objectives for each theme of the Plan were informed by and respond positively to our individual Community Visions (appended to the Plan), developed by each of the seven communities in the Parish early in the Plan development process.

### Parish Vision Statement

#### **Penzance Parish will:**

- ✓ **reconnect with the sea - our greatest natural asset – driving sustainable economic regeneration and growth;**
- ✓ **see the main centre for the Parish, the town of Penzance, be a place where people have improved opportunities to live, work, meet, shop and visit;**
- ✓ **have a built environment which is easy for people to get around on foot, by bicycle and using mobility aids;**
- ✓ **be a place where people have the opportunity to access and enjoy our natural environment across the Parish and pursue a healthy and active lifestyle;**
- ✓ **have new housing development which meets the needs of the local community, as well as supporting economic growth and responds positively to the challenges posed by a changing climate; and,**
- ✓ **see future development within the Parish which respects the quality and heritage of our built and natural landscape and the distinct identities of the communities that make it up.**

## **5. Summary of Compliance with Legislation**

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

### **Qualifying Body**

A “qualifying body” is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act<sup>5</sup> as “a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...”.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act<sup>6</sup> sets out the qualifying body’s entitlement to prepare a Neighbourhood Plan. It states that:

“(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.”

<sup>5</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

<sup>6</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>



We confirm that the Neighbourhood Plan has been prepared by Penzance Town Council as the “qualifying body” for the purposes of Neighbourhood Planning.

## Neighbourhood Area

The Neighbourhood Area (as shown in Map 1 above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)<sup>7</sup>. The approval / decision notice is reproduced in Appendix 1.

## What a Neighbourhood Plan is and its Content

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act<sup>8</sup> sets out the meaning of “neighbourhood development plan”. It states that:

“(2) A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act<sup>9</sup> sets out what the Plan may include. It states that:

“(1) A neighbourhood development plan—

- (a) must specify the period for which it is to have effect,
- (b) may not include provision about development that is excluded development, and
- (c) may not relate to more than one neighbourhood area.”

“Excluded development” is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act<sup>10</sup> as:

- “(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)<sup>11</sup> states that:

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<sup>7</sup> See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

<sup>8</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

<sup>9</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

<sup>10</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

<sup>11</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that:

- our Neighbourhood Plan covers the period 2018 to 2030 aligning with the plan period of the adopted Cornwall Local Plan;
- our Neighbourhood Plan is the only Neighbourhood Development Plan for the Parish of Penzance;
- our Neighbourhood Plan does not contain policies relating to “excluded development”;
- our Neighbourhood Plan relates only to the defined Neighbourhood Area set out in Figure 1 above; and,
- our Neighbourhood Plan sets out policies in relation to the development and use of land.

### Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

### Basic Conditions

As referred to earlier in this Statement, we consider that all of the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.<sup>12</sup>) have been met, as demonstrated in this Statement.

## 6. Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012<sup>13</sup>, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Our Consultation Statement;
- Our Basic Conditions Statement (this document); and,
- The Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) (or a statement of the reasons why these were not required if that is the case).

The Neighbourhood Plan includes appendices and weblinks to reports which elaborate and support our policy justification and content. All evidence base documents are available to view on the Neighbourhood Plan webpages here - <https://www.pznp.co.uk/our-evidence-base/>.

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<sup>12</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

<sup>13</sup> See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

## 7. How our Neighbourhood Plan meets the Basic Conditions

The following section sets out how we believe the Plan meets the Basic Conditions.

### A. Having regard to national policies and advice contained in guidance issued by the Secretary of State

We have undertaken the Plan's development in a way consistent with good practice:

- considering other made Plans in the local planning authority area;
- receiving advice from the local planning authority;
- receiving advice from our planning consultant's experience supporting other groups and of the planning system;
- considering various Locality produced guidance notes (such as the Roadmap<sup>14</sup>); and,
- also following the guidance on process and legal requirements set out in the Government's National Planning Practice Guidance<sup>15</sup>.

In developing our evidence base we have sought to:

- understand the continually changing planning policy framework within which we have had to work; and,
- find or develop evidence to support the community Visions, Parish-wide Vision and topic Objectives identified through local community consultation.

The evidence base has then been applied to the development of our policies, which were in turn, scrutinised by the local planning authority officers to provide comments on alignment with the policies in the adopted Local Plan and other adopted development plan documents, prior to finalising the draft Plan.

Our consultation process fulfils the requirements set out in Neighbourhood Planning Regulations (as detailed in our Consultation Statement).

We believe that our Plan meets the requirements and objectives of the National Planning Policy Framework (NPPF), has had regard to national policy and advice and, in alignment with paragraph 15 in the NPPF is a "succinct and up-to-date" Plan which provides "...a positive vision for the future of...[our]...area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

Positive local community Visions and the Parish-wide Vision have been developed through consultation, and informed by analysis of the "written" evidence base. Thorough consultation has provided local people with the opportunity to engage with the process of developing the Plan, from its inception through to the drafting of the policies and Plan itself. We have drafted our policies in a way which provides positive criteria to aid the practical consideration of planning applications whilst also setting out a clear framework of how our high quality and valued environment should be respected and enhanced now and in the future.

The wording of our policies has been 'tested' by planning officers at the local planning authority, and we anticipate therefore, that they can be used effectively as a practical framework in the planning system's decision-making process.

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<sup>14</sup> See <http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

<sup>15</sup> See <https://www.gov.uk/guidance/neighbourhood-planning--2>

The following table sets out how we consider the Plan has had regard to national policies by setting out the key paragraphs / policies from the NPPF (wording abridged) which relate to what our policies are seeking to achieve. The table is not intended to provide an exhaustive list of every connection between the NPPF and our policies, rather, an indication that our policies align with the NPPF.

For ease of reference, a composite of our Plan policies is appended to this Statement (see Appendix 2).

**How the Neighbourhood Plan has had regard to the National Planning Policy Framework**

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy
DDH1: Design and Local Distinctiveness	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.</p> <p>8c. Mitigating and adapting to climate change, including moving to a low carbon economy...</p> <p>Section 12. Achieving well-designed places.</p> <p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>130. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p>
DDH2: Development and Heritage Assets	<p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p> <p>189. Heritage assets range from sites and buildings of local historic value to those of the highest significance such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These 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.</p>
DDH3: Light Pollution and the Night Sky	<p>185. Planning policies and decisions should...c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
DDH4: Sustainability	<p>152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</p>

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>8c. Mitigating and adapting to climate change, including moving to a low carbon economy...</p> <p>Section 12. Achieving well-designed places.</p> <p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p>
DDH5: Development and New Pedestrian and Cycling Links	<p>100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p> <p>104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <ul style="list-style-type: none"> <li>a) the potential impacts of development on transport networks can be addressed;</li> <li>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</li> <li>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</li> <li>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</li> <li>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</li> </ul> <p>106. Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking...</p>
DDH6: Protecting (non-greenspace) Civic Spaces and Pedestrian Routes (including lanes and opes / alleys) within the Settlements	
DDH7: Community Consultation and Engagement	<p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design</p>

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
	expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
DDH8: Flooding and Drainage Impact of Development Proposals	152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
EC1: Units and Workspaces to Support the Small and Micro Businesses which Underpin the Local Economy	8a. Help build a strong, responsive and competitive economy... 81. Planning policies and decisions 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. 82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...
EC2: Live-work Units	82. Planning policies should: d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation)
EC3: Protecting Maritime Industries	8a. Help build a strong, responsive and competitive economy...
EC4: Supporting a Sustainable Tourism / Visitor Economy	8c. Protect and enhance our natural, built and historic environment; including making effective use of land...
EC5: Providing Accommodation for Hotel, Bed & Breakfast and Guest House Employees	11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.
EC6: Supporting a Sea Taxi Service	81. Planning policies and decisions 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. 82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration... 84. Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings... c) sustainable rural tourism and leisure developments which respect the character of the countryside; and,

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
	<p>d) 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.</p> <p>185. Planning policies and decisions should... a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <p>a) the potential impacts of development on transport networks can be addressed;</p> <p>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated</p>
EC7: Agriculture and Food Security	8a. Help build a strong, responsive and competitive economy...
EC8: Farm Diversification	<p>81. Planning policies and decisions 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.</p> <p>82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...</p>
EC9: Supporting the Creative, Arts and Culture Sectors in the Parish	84. Planning policies and decisions should enable: d) 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.
H1: Housing Mix	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>8c. Mitigating and adapting to climate change, including moving to a low carbon economy...</p>
H2: Principal Residence Policy	
H3: Change of Use from C3 to C5 (residential dwelling house to short term let)	
H4: Emergency Temporary Housing Units / Pods	



<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
H5: Ensuring Quality in Houses in Multiple Occupation	<p>60. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...</p> <p>62. ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p> <p>Section 12. Achieving well-designed places.</p> <p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>130. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p>
H6: Rural Exception Sites	
H7: Retaining Affordable Housing in Perpetuity	
H8: Meeting Local Affordable Housing Needs (Local Lettings)	
H9: Extra Care Supported Living	
H10: Integrating Large Scale Housing Developments with the Local Community	
H11: Cornwall Council Adult Social Care Site, Roscadghill Road, Heamoor	
H12: Housing Built by Design	
H13: Local Development Site Supplementary Briefing Notes (Housing)	
GI1: Local Green Spaces	

**How the Neighbourhood Plan has had regard to the National Planning Policy Framework**

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy
	<p>a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and, c) local in character and is not an extensive tract of land.</p> <p>103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>
<p>GI2: Protecting, Enhancing and Extending Strategic Green Routes, Historic Routes and other Public Rights of Way</p>	<p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being..</p> <p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>
<p>GI3: Biodiversity Corridors and Habitats</p>	
<p>GI4: Retaining Features of Local Significance in Supporting Biodiversity in New Development</p>	<p>174a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...</p> <p>179. To protect and enhance biodiversity and geodiversity, plans should:...b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity...</p> <p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>
<p>GI5: Green Buffers</p>	<p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being..</p> <p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>130. Planning policies and decisions should ensure that developments:</p>

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
	<p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)</p>
GI6: Cornish Hedges	<p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>174a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...</p> <p>179. To protect and enhance biodiversity and geodiversity, plans should:...b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity...</p> <p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>
GI7: Protecting Trees from Loss and New Trees in Development	<p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with</p>

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
	highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users...
PEN1: Penzance Transport, Accessibility and Public Realm Plan	93c. 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...
PEN2: Car-free Residential Development	104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
PEN3: Car Parking Capacity	<p>a) the potential impacts of development on transport networks can be addressed;</p> <p>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>106. Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking...</p> <p>100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>
PEN4: Core Town Centre Retail Zone (Heart of the Town Centre)	8a. Help build a strong, responsive and competitive economy...
PEN5: Town Centre Mixed-use Development and Conversion of Retail and other Town Centre Uses	8c. Protect and enhance our natural, built and historic environment; including making effective use of land...
PEN6: New Retail Premises	11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.
PEN7: Harbour and Headland	81. Planning policies and decisions 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.
PEN8: Harbour Car Park	
PEN9: Vitality of the Promenade	
PEN10: Mount's Bay Linear Park	

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
PEN11: Penzance (Wherry Town / Waterfront) Local Development Site Supplementary Briefing Note (Mixed-use)	<p>82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...</p> <p>84. Planning policies and decisions should enable: d) 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.</p> <p>93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p> <p>c) 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...</p> <p>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community</p> <p>130. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p>
NEW1: Newlyn Transport, Accessibility and the Public Realm Plan	93c. 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...
NEW2: Stable Hobba and Sandy Cove Park and Walk / Cycle Hubs	104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
NEW3: Access to the South Pier and Tidal Observatory	a) the potential impacts of development on transport networks can be addressed;
NEW4: Parking for Residents at Chywoone Hill	<p>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p>

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
	<p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>106. Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking...</p> <p>100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>
NEW5: Newlyn Local Development Site Supplementary Briefing Note (Employment)	<p>8a. Help build a strong, responsive and competitive economy...</p> <p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>81. Planning policies and decisions 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.</p> <p>82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...</p> <p>84. Planning policies and decisions should enable: d) 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.</p> <p>93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p> <p>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community</p>
NEW6: The Old Bottle Top Factory	
NEW7: Enhancements at Newlyn Green	
NEW8: Penlee Quarry	
NEW9: The Heritage Harbour (Old Quay)	
NEW10: The Village Square	
NEW11: The Old Iceworks	
NEW12: The Seafood Training Hub Facility	
NEW13: The Fishermen's Mission	
NEW14: Boathouse Storage for Gig Rowing	

<b>How the Neighbourhood Plan has had regard to the National Planning Policy Framework</b>	
<b>Neighbourhood Plan Policies</b>	<b>Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy</b>
	130. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
NEW15: Protecting the Village Centre Retail Core	<p>84. Planning policies and decisions should enable: d) 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.</p> <p>93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p> <p>c) 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...</p> <p>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community</p>

## B. The making of the Plan contributes to the achievement of sustainable development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the Local Plan. The NPPF sets three overarching objectives which set the direction of travel of the delivery of sustainable development in the planning system. These are reproduced below from paragraph 8.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring 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;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
  - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

We have produced a sustainability matrix which tests the policies of the Plan against the broad social, economic and environmental sustainability objectives of the NPPF set out in paragraph 8. Consideration and testing of the Plan in this way helps us demonstrate that we have paid close attention to the achievement of sustainable development, and supplements the Strategic Environmental Assessment (SEA) which focuses on environmental issues. The assessment uses a traffic light system to indicate the degree of contribution to the objectives of sustainable development. It is important to note that any testing done in this way will have *a degree of subjectivity* attached and the traffic light system presents a “direction of travel” and is used simply to show that we have considered the NPPF objectives against the policies in the Plan. When considering the indicators given, readers are encouraged to remember that the testing takes close notice of the wording of the NPPF objectives, and not necessarily an “obvious” link between a policy title or content and the headlines of “economic”, “social” and “environmental”. A “red” indicator does not mean that it is a poor policy or is some way “wrong”, but simply reflects that some policies can have a negative impact in relation to a specific objective, particularly when considered purely in their own right based on the wording of the single policy, outwith the contribution made by other policies.

The key for the matrix is as follows.

++	Strongly supports the objective
+	Supports the objective
N	Is neutral in effect
-	Potentially works against the objective
--	Strongly works against the objective
U	Effects uncertain *

\* this can reflect an assessment that the policy could work either positively or negatively, or in a neutral way, in relation to the objective, depending on the type and / or location of proposal to which the policy is applied.



Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
DDH1: Design and Local Distinctiveness				Seeks to introduce sustainability into all design of development.
DDH2: Development and Heritage Assets				Sets in place criteria which development proposals must meet in order to protect heritage assets and the historic environment.
DDH3: Light Pollution and the Night Sky				Helps to protect, sustain and enhance the nighttime character of the Parish.
DDH4: Sustainability				Seeks to introduce sustainability into development.
DDH5: Development and New Pedestrian and Cycling Links				Policy support for new routes in development to help ensure sustainable travel options are available and support to protect existing (non-green) routes given their essential role in the infrastructure network for both residents and visitors.
DDH6: Protecting (non-greenspace) Civic Spaces and Pedestrian Routes (including lanes and opes / alleys) within the Settlements				
DDH7: Community Consultation and Engagement				Seeks to ensure that proposals fulfil the objectives through community input with the greatest impact in relation to the social and environmental objectives.
DDH8: Flooding and Drainage Impact of Development Proposals				Helps to ensure that flood risk is minimised and satisfactorily mitigated locally.
EC1: Units and Workspaces to Support the Small and Micro Businesses which Underpin the Local Economy				A policy which supports premises for small-scale and micro businesses, therefore sustaining our local economy.
EC2: Live-work Units				A policy which supports “live-work” units, buildings which provide both living accommodation and employment premises such as workshops, subject to criteria being met which will make such proposals

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
				acceptable, therefore sustaining our local economy and local community, while reducing the need to travel.
EC3: Protecting Maritime Industries				Policy support for key sectors of the economy, therefore helping to sustain our local economy.
EC4: Supporting a Sustainable Tourism / Visitor Economy				
EC5: Providing Accommodation for Hotel, Bed & Breakfast and Guest House Employees				
EC6: Supporting a Sea Taxi Service				A policy which will help the local economy by offering an alternative transport option across the Bay and which will also help to increase the visitor and tourist offer locally.
EC7: Agriculture and Food Security				Policy support for farm infrastructure and diversification appropriate for its location, supporting and helping to sustain the local economy.
EC8: Farm Diversification				
EC9: Supporting the Creative, Arts and Culture Sectors in the Parish				Policy support which will help to both sustain the local economy and support a healthy and vibrant community.
H1: Housing Mix				While housing development will inevitably have some impact on the environment, the policy supports a more sustainable community through provision of housing which meets the needs of the local community.
H2: Principal Residence Policy				Helps to contribute to sustaining the local community, its services and facilities by retaining new housing stock in the local housing market for permanent residents.
H3: Change of Use from C3 to C5 (residential dwelling house to short term let)				While housing development will inevitably have some impact on the environment, the policies supports a more sustainable community through provision of housing which meets the needs of the local community.
H4: Emergency Temporary Housing Units / Pods				
H5: Ensuring Quality in Houses in Multiple Occupation				

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
H6: Rural Exception Sites				
H7: Retaining Affordable Housing in Perpetuity				
H8: Meeting Local Affordable Housing Needs (Local Lettings)				
H9: Extra Care Supported Living				
H10: Integrating Large Scale Housing Developments with the Local Community				A policy which offers a positive contribution to sustainable development in relation to community input to and impact on proposals and also on the physical impact in relation to the community within which it will sit.
H11: Cornwall Council Adult Social Care Site, Roscadghill Road, Heamoor				The policy supports a more sustainable community through provision of housing which meets the needs of the local community on a brownfield site.
H12: Housing Built by Design				Seeks to introduce sustainable design into new housing development.
H13: Local Development Site Supplementary Briefing Notes (Housing)				Policy giving support to the sustainability of major housing sites, resulting in positive contributions towards the objectives.
GI1: Local Green Spaces				Seeks to protect green space areas of local value given the social and environmental benefit they give to the community.
GI2: Protecting, Enhancing and Extending Strategic Green Routes, Historic Routes and other Public Rights of Way				Policy protection for valuable non-vehicular green, historic and other routes used by the local community and visitors alike, contributing strongly to the environmental objective and supporting both the social and economic objectives.
GI3: Biodiversity Corridors and Habitats				Seeks to protect areas of environmental value from inappropriate change.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
G14: Retaining Features of Local Significance in Supporting Biodiversity in New Development				Seeks to protect areas of environmental value from inappropriate change in new development.
G15: Green Buffers				Seeks to ensure that development takes place taking full account of critical areas of landscape character (green buffers) on the edge of settlements enabling and supporting a sustainable pattern of growth.
G16: Cornish Hedges				Seeks to protect and support trees, woodland and hedgerows within the context of their historic landscape significance and contribution to biodiversity, habitats, climate change and local air quality.
G17: Protecting Trees from Loss and New Trees in Development				
PEN1: Penzance Transport, Accessibility and Public Realm Plan				Provides policy support for projects which present opportunities for regeneration and environmental improvements to street spaces and the public realm.
PEN2: Car-free Residential Development				Seeks to reduce travel by car within the context of new development proposals.
PEN3: Car Parking Capacity				Seeks to provide sufficient parking in relation to new development in the town centre, which, while it may have a negative impact on the environment objective, would ensure that practical capacity is provided in the town when there is significant pressure on parking, particularly during the busy visitor months.
PEN4: Core Town Centre Retail Zone (Heart of the Town Centre)				Supports a sustainable and growing local economy, protecting the retail offer of the town centre, while also offering a positive contribution to both social and environmental objectives.
PEN5: Town Centre Mixed-use Development and Conversion of Retail and other Town Centre Uses				
PEN6: New Retail Premises				Policy support for new retail premises, in appropriate locations, therefore helping to sustain our local economy and community.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
PEN7: Harbour and Headland				Supports a sustainable and growing local economy while also offering a positive contribution to both social and environmental objectives through physical regeneration and accessibility projects.
PEN8: Harbour Car Park				
PEN9: Vitality of the Promenade				
PEN10: Mount's Bay Linear Park				
PEN11: Penzance (Wherry Town / Waterfront) Local Development Site Supplementary Briefing Note (Mixed-use)				
NEW1: Newlyn Transport, Accessibility and the Public Realm Plan				Provides policy support for projects which present opportunities for regeneration and environmental improvements to street spaces and the public realm.
NEW2: Stable Hobba and Sandy Cove Park and Walk / Cycle Hubs				Supports a sustainable and growing local economy while also offering a positive contribution to both social and environmental objectives through physical regeneration and accessibility projects.
NEW3: Access to the South Pier and Tidal Observatory				
NEW4: Parking for Residents at Chywoone Hill				A specific policy for local infrastructure provision, which, while it may have a negative impact on the environment objective, would provide much needed local provision for residents, also benefitting transport flow in this part of the village.
NEW5: Newlyn Local Development Site Supplementary Briefing Note (Employment)				Supports a sustainable and growing local economy while also offering a positive contribution to both social and environmental objectives through physical regeneration and accessibility projects.
NEW6: The Old Bottle Top Factory				
NEW7: Enhancements at Newlyn Green				
NEW8: Penlee Quarry				
NEW9: The Heritage Harbour (Old Quay)				
NEW10: The Village Square				
NEW11: The Old Iceworks				
NEW12: The Seafood Training Hub Facility				

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
NEW13: The Fishermen's Mission				Supports new provision for an important local organisation, thus helping to sustain it and its important social and economic role locally to the fishing community.
NEW14: Boathouse Storage for Gig Rowing				Supports the provision of a specific new sport facilities, therefore helping to the sustain this important local activity.
NEW15: Protecting the Village Centre Retail Core				Supports a sustainable and growing local economy, protecting the retail offer of the village centre, while also offering a positive contribution to both social and environmental objectives.

We have demonstrated how our Plan’s policies fit with and support the sustainability objectives of the NPPF. It follows, therefore, that our policies also align with the sustainable development policies in the adopted Local Plan reproduced below. This is reinforced by the local planning authority not identifying any issues of alignment or policies not being in general conformity with either the sustainable development policies in the adopted Local Plan, nor with any other strategic policies.

The Neighbourhood Plan’s policies provide the local detail necessary to enable effective application of national and strategic policies at the local level. Our policies establish a positive local policy framework to help ensure that proposals result in sustainable development outcomes in the Parish. Our Plan and its policies contribute positively to the achievement of sustainable development.

<p><b>Policy 1: Presumption in favour of sustainable development</b></p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.</p> <p>We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible,</p>	<p>and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.</p> <p>When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.</p>	<p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> <li>a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</li> <li>b) Specific policies in that Framework indicate that development should be restricted.</li> </ul>
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**C. The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)**

This section sets out our interpretation of how our policies are in general conformity<sup>16</sup> with the strategic policies of the Local Plan.

Our Plan’s policies uphold and support the general principle of the Local Plan’s strategic policies identified below, demonstrate no conflict with the strategic policies to which they relate, and provide added value and local specificity.

<sup>16</sup> See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following: whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with; the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy; whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and, the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”

Our Plan clearly sets out the rationale behind our evidence-based policies (our evidence base comprising local studies, written data and research and local and strategic consultation responses).

Throughout the process of Plan and policy development we have liaised closely with officers at the local planning authority to help ensure that our policies are in general conformity with the strategic policies of the Local Plan. At no point has the local planning authority indicated that the policies in this Submission version of the Plan are not in general conformity with the adopted Local Plan.

The following table “maps” each of our policies alongside the **most relevant** (not all related) strategic policies in the Local Plan. This includes consideration against the policies in the adopted Climate Emergency DPD which the local planning authority advises us are considered “strategic policies” within the context of the term used in the Basic Conditions. We have suggested how we consider that the Neighbourhood Plan policy is in general conformity with the strategic policies (and alignment with non-strategic policies) to which it relates.

**The table below does not seek to reiterate the rationale behind our policies, which is clearly expressed in the Plan itself, nor does it seek to spell out what the policy is about which, again, is clear in the Plan.**

We consider that all of our policies are in general conformity with the strategic policies of the Local Plan.



Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 2: Spatial Strategy Policy 12: Design <i>Policy C1 - Climate Change Principles</i> <i>Policy G1 – Green Infrastructure Design and Maintenance</i>	DDH1: Design and Local Distinctiveness	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy drawing attention to design aspects which are of particular importance in the Parish, signposting our design principles.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment Policy 24: Historic environment <i>Policy C1 - Climate Change Principles</i>	DDH2: Development and Heritage Assets	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our local evidence base captured by the community Visions, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 23: Natural Environment <i>Policy C1 - Climate Change Principles</i>	DDH3: Light Pollution and the Night Sky	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which adds specificity and requirements to what is presented in the Local Plan.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy	DDH4: Sustainability	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy drawing attention to

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 12: Design <i>Policy C1 - Climate Change Principles</i> <i>Policy SEC1 – Sustainable Energy and Construction</i>				sustainable design factors and considerations which are important in delivering development.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 27: Transport and accessibility <i>Policy C1 - Climate Change Principles</i> <i>Policy T1 - Sustainable Transport</i>	DDH5: Development and New Pedestrian and Cycling Links	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which establishes criteria against which proposals should be tested and which are particularly important in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 27: Transport and accessibility <i>Policy C1 - Climate Change Principles</i> <i>Policy T1 – Sustainable Transport</i>	DDH6: Protecting (non-greenspace) Civic Spaces and Pedestrian Routes (including lanes and opes / alleys) within the Settlements	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides protection of a variety of outdoor spaces which are particularly important in the Parish within its settlements.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 12: Design	DDH7: Community Consultation and Engagement	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to ensure that proposals take into account the community Vision statements, understand how the proposal will best

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				integrate with neighbouring areas and that design of the development includes the community.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 26: Flood risk management and coastal change <i>Policy C1 - Climate Change Principles</i> Policy CC3 – Reduction of Flood risk	DDH8: Flooding and Drainage Impact of Development Proposals	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy giving specific direction in relation to managing flood risk.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1 - Climate Change Principles</i>	EC1: Units and Workspaces to Support the Small and Micro Businesses which Underpin the Local Economy	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism	EC2: Live-work Units	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1 - Climate Change Principles</i>				The policy responds positively to issues raised by the community as important during local consultation.
	EC3: Protecting Maritime Industries	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to the specific needs of the maritime sector, an important key economic sector in the local economy.  The policy responds positively to issues raised by the community as important during local consultation.
	EC4: Supporting a Sustainable Tourism / Visitor Economy	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand, while also seeking to protect the high quality environment that contributes so significantly to the Parish and makes it what it is to residents and visitors alike.  The policy responds positively to issues raised by the community as important during local consultation.
	EC5: Providing Accommodation for Hotel, Bed & Breakfast and Guest House Employees	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to support provision of accommodation for people employed in the holiday accommodation sector, with local visitor accommodation providers finding it difficult to recruit with the low level of accommodation available locally to potential employees.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				The policy responds positively to issues raised by the community as important during local consultation.
Policy 27: Transport and accessibility	EC6: Supporting a Sea Taxi Service	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides support to supporting infrastructure should a sea taxi service be introduced in Mounts Bay.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1 - Climate Change Principles</i> <i>Policy AG1 – Rural Development and Diversification</i>	EC7: Agriculture and Food Security	Yes	None	Yes. The policies aligns with strategic policies. They provide a locally specific layer of policy which seeks to provide local policy support to an important economic sector in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
	EC8: Farm Diversification	Yes	None	
Policy 5: Business and Tourism Policy 4: Shopping, services and community facilities	EC9: Supporting the Creative, Arts and Culture Sectors in the Parish	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports an important local economic and cultural sector.  The policy responds positively to issues raised by the community as important during local consultation.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 16: Health and wellbeing				
Policy 2: Spatial Strategy Policy 6: Housing mix Policy 8: Affordable Housing Policy 9: Rural Exceptions Sites	H1: Housing Mix	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
	H2: Principal Residence Policy	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 6: Housing Mix	H3: Change of Use from C3 to C5 (residential dwelling house to short term let)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
	H4: Emergency Temporary Housing Units / Pods	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				The policy responds positively to issues raised by the community as important during local consultation.
	H5: Ensuring Quality in Houses in Multiple Occupation	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 9: Rural Exceptions Sites	H6: Rural Exception Sites	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 2a: Key targets Policy 4: Shopping, services and community facilities	H7: Retaining Affordable Housing in Perpetuity	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 6: Housing Mix Policy 8: Affordable Housing	H8: Meeting Local Affordable Housing Needs (Local Lettings)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
	H9: Extra Care Supported Living	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 12: Design	H10: Integrating Large Scale Housing Developments with the Local Community	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2a: Key targets Policy 4: Shopping, services and community facilities	H11: Cornwall Council Adult Social Care Site, Roscadghill Road, Heamoor	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 12: Design Policy 13: Development standards <i>Policy C1 - Climate Change Principles</i>	H12: Housing Built by Design	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy drawing attention to design aspects for new housing which are of particular importance in the Parish, signposting our design principles.  The policy responds positively to issues raised by the community as important during local consultation.



Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 12: Design Site Allocations DPD policies	H13: Local Development Site Supplementary Briefing Notes (Housing)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which adds important and more detailed local guidance to site specific issues at strategic allocation sites and policies.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 16: Health and wellbeing Policy 23: Natural Environment Policy 25: Green infrastructure <i>Policy C1 - Climate Change Principles</i>	GI1: Local Green Spaces	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base, including our assessment of Local Green Space (LGS) opportunities.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 23: Natural Environment Policy 25: Green infrastructure	GI2: Protecting, Enhancing and Extending Strategic Green Routes, Historic Routes and other Public Rights of Way	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which identifies and protects specific local routes.  The policy responds positively to issues raised by the community as important during local consultation.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 2: Spatial Strategy Policy 23: Natural Environment <i>Policy C1 - Climate Change Principles</i>	GI3: Biodiversity Corridors and Habitats	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which identifies and protects specific local sites.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 12: Design Policy 13: Development standards <i>Policy C1 - Climate Change Principles</i> <i>Policy G2 – Biodiversity Net Gain</i>	GI4: Retaining Features of Local Significance in Supporting Biodiversity in New Development	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to ensure that sites are not simply cleared of existing natural features of value to biodiversity, supplementing the biodiversity approach at strategic policy level.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 3: Role and Function of Places Policy 23: Natural Environment Policy 25: Green infrastructure <i>Policy C1 - Climate Change Principles</i>	GI5: Green Buffers	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which introduces detail of important landscape areas on the edge of settlements which should be protected as a result of that value and the role they play in terms of separation between settlements. .  The policy responds positively to issues raised by the community as important during local consultation.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy G1 – Green Infrastructure Design and Maintenance</i>				
Policy 2: Spatial Strategy Policy 23: Natural Environment <i>Policy C1 - Climate Change Principles</i>	GI6: Cornish Hedges	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which raises the importance of Cornish hedges and trees to the climate, landscape and biodiversity in the Parish.  The policy responds positively to issues raised by the community as important during local consultation.
<i>Policy G1 – Green Infrastructure Design and Maintenance</i> <i>Policy G3 – Canopy</i>	GI7: Protecting Trees from Loss and New Trees in Development	Yes	None	
Policy 27: Transport and accessibility Policy 16: Health and wellbeing <i>Policy C1 - Climate Change Principles</i> <i>Policy T1 - Sustainable Transport</i>	PEN1: Penzance Transport, Accessibility and Public Realm Plan	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which sets out local proposals, measures and schemes which will benefit connectivity and permeability within the town if they can be delivered.  The policy responds positively to issues raised by the community as important during local consultation.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<p><i>Policy TC1 – Town Centre Development Principles</i></p> <p><i>Policy TC2 – Place Shaping Vision and Priorities, including Town and Town Centre Renewal Priorities</i></p>				
<p>Policy 27: Transport and accessibility</p> <p><i>Policy C1 - Climate Change Principles</i></p>	PEN2: Car-free Residential Development	Yes	None	<p>Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to the practical considerations of car-free development while also recognising that car-free developments can support more active lifestyles and support climate and carbon reduction targets.</p> <p>The policy responds positively to issues raised by the community as important during local consultation.</p>
<p>Policy 27: Transport and accessibility</p> <p><i>Policy T2 – Parking</i></p>	PEN3: Car Parking Capacity	Yes	None	<p>Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides practical policy response to parking issues in the town.</p> <p>The policy responds positively to issues raised by the community as important during local consultation.</p>
Policy 2: Spatial Strategy	PEN4: Core Town Centre Retail Zone	Yes	None	<p>Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which sets out local</p>

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 5: Business and Tourism	(Heart of the Town Centre)			proposals, measures and schemes to enable and support regeneration and improvements in the town.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 12: Design Policy 16: Health and wellbeing Site Allocations DPD policies	PEN5: Town Centre Mixed-use Development and Conversion of Retail and other Town Centre Uses	Yes	None	
<i>Policy C1: Climate Change Principles</i>	PEN6: New Retail Premises	Yes	None	
<i>Policy TC1 – Town Centre Development Principles</i>	PEN7: Harbour and Headland	Yes	None	
<i>Policy TC2 – Place Shaping Vision and Priorities, including Town and Town Centre Renewal Priorities</i>	PEN8: Harbour Car Park	Yes	None	
	PEN9: Vitality of the Promenade	Yes	None	
	PEN10: Mount’s Bay Linear Park	Yes	None	
	PEN11: Penzance (Wherry Town / Waterfront) Local Development Site Supplementary	Yes	None	

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
	Briefing Note (Mixed-use)			
Policy 27: Transport and accessibility Policy 16: Health and wellbeing <i>Policy C1 - Climate Change Principles</i> <i>Policy T1 - Sustainable Transport</i> <i>Policy TC5 – Rural Service Development</i>	NEW1: Newlyn Transport, Accessibility and the Public Realm Plan	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which sets out local proposals, measures and schemes which will benefit connectivity and permeability within the village if they can be delivered.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 27: Transport and accessibility Policy 16: Health and wellbeing <i>Policy C1 - Climate Change Principles</i> <i>Policy T1 - Sustainable Transport</i>	NEW2: Stable Hobba and Sandy Cove Park and Walk / Cycle Hubs	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which .  The policy responds positively to issues raised by the community as important during local consultation.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 27: Transport and accessibility	NEW3: Access to the South Pier and Tidal Observatory	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports enhancements to improve access to the pier and observatory without compromising essential access to and operation of the harbour.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 27: Transport and accessibility <i>Policy T2 – Parking</i>	NEW4: Parking for Residents at Chywoone Hill	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides policy support for a specific proposal which would help to relieve parking pressure on a main route in and out of the village and improve safe access to vehicles for residents.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism Policy 12: Design	NEW5: Newlyn Local Development Site Supplementary Briefing Note (Employment)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which adds important and more detailed local guidance to site specific issues at this strategic allocation site and its policy.  The policy responds positively to issues raised by the community as important during local consultation.

Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 16: Health and wellbeing Site Allocations DPD policies <i>Policy C1 - Climate Change Principles</i> <i>Policy TC1 – Town Centre Development Principles</i> <i>Policy TC5 – Rural Service Development</i>	NEW6: The Old Bottle Top Factory	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports a local proposal for regeneration in the village.  The policy responds positively to issues raised by the community as important during local consultation.
	NEW7: Enhancements at Newlyn Green	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports proposals to enhance the Green.  The policy responds positively to issues raised by the community as important during local consultation.
	NEW8: Penlee Quarry	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides policy support to redevelopment of the site, ensuring that criteria set out the tests against which any proposal should be applied and conditions which should be met for development to be acceptable in this location.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 2: Spatial Strategy	NEW9: The Heritage Harbour (Old Quay)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which sets out local



Most Relevant Strategic Policies of the Local Plan including Site Allocations DPD and Climate Emergency DPD	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 5: Business and Tourism	NEW10: The Village Square	Yes	None	proposals, measures and schemes to enable and support regeneration in the village.  The policy responds positively to issues raised by the community as important during local consultation.
Policy 16: Health and wellbeing	NEW11: The Old Iceworks	Yes	None	
<i>Policy C1 - Climate Change Principles</i>	NEW12: The Seafood Training Hub Facility	Yes	None	
<i>Policy TC1 – Town Centre Development Principles</i>	NEW13: The Fishermen’s Mission	Yes	None	
<i>Policy TC5 – Rural Service Development</i>	NEW14: Boathouse Storage for Gig Rowing	Yes	None	
	NEW15: Protecting the Village Centre Retail Core	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect the retail heart of the village.  The policy responds positively to issues raised by the community as important during local consultation.

## **Rationale for the approach taken and the evidence to justify that approach**

The fourth question regarding general conformity is a question of justifying the approach and setting out the rationale behind Neighbourhood Plan policies. The response is the same in relation to all of our policies. The Plan and its policies have been developed following due process, good practice and legislative requirements. Between this Statement, the Consultation Statement and the supporting / justification text in the Plan itself, we have clearly set out the rationale behind the policies and the approach taken and the evidence we have gathered to justify them.

Our Vision and Objectives were based on identification of the key issues of concern for residents in the Parish, taking a lead from the individual community Vision Statements, and informed by the evidence base material we gathered on planning policies, constraints and designations and our understanding, as a Council, of the key planning issues facing us in recent years and the challenges posed for the future. We have paid close attention to the Local Plan and have been advised on general conformity of the Neighbourhood Plan policies with the strategic policies, and alignment with national policies, by both our consultants and officers at the Council.

### **D. The making of the plan does not breach, and is otherwise compatible with, EU obligations**

It is our understanding that the EU obligations specified have been transposed into UK law and until replaced specifically by a UK Act of Parliament, still apply as set out in the EU obligations.

The local planning authority was formally asked for its opinion of whether the Plan required a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA).

A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) and / or a Habitats Regulation Assessment (HRA) would be required.

### **Strategic Environmental Assessment and Habitats Regulation Assessment**

In screening the draft Plan for HRA, the local planning authority concluded that our Plan should be scrutinised through the SEA and HRA processes. Through the Government's technical support package, administered by Locality, we accessed support from consultants, AECOM to prepare these assessments<sup>17</sup>. During the SEA and HRA processes, we responded positively to the recommendations made at each stage of the process, adjusting the Plan's content where necessary, and the process has helped us to make sure that the Plan has applied and passed the relevant tests.

### **European Convention on Human Rights**

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights<sup>18</sup> and complies with the Human Rights Act 1998<sup>19</sup>.

At the time of drafting this Statement, we are requested, by Cornwall Council, to consider the impact of the policies in the Plan on all groups with "protected characteristics" as defined by the Equalities Act 2010. The assessment is not intended to be a full Equality Impact Assessment.

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<sup>17</sup> See <https://www.pznp.co.uk/our-evidence-base/>, to view our completed SEA and HRA reports.

<sup>18</sup> These are the right to life, the right to a fair hearing, the right to respect for private and family life, freedom of expression, freedom of thought, conscience and religion and the protection of property.

<sup>19</sup> See <https://www.legislation.gov.uk/ukpga/1998/42/contents>

Assessing our policies alongside the protected characteristics suggests that the policies in the Neighbourhood Plan do not disadvantage any groups. The assessment matrix is set out in Appendix 2.

**E. The prescribed conditions are met in relation to the plan and prescribed matters complied with in connection with the proposal for the plan**

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act<sup>20</sup> sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. We understand that, currently, there are no additional relevant prescribed conditions which the Neighbourhood Plan needs to meet.

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<sup>20</sup> See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

## Appendices

## Appendix 1 – Cornwall Council Neighbourhood Area Decision Notice

# Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX  
Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)  
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Application number: PA14/00018/NDP

**Applicant:**

Mr S Glasson  
Penzance Town Council  
St Johns Hall  
Alverton Street  
Penzance  
Cornwall  
TR18 2QP

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

## **Designation of a Neighbourhood Area**

**CORNWALL COUNCIL**, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 13<sup>th</sup> October 2014 and accompanying plan(s):

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

**Relevant Body:** Penzance Town Council

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



**Phil Mason**  
Head of Planning, Housing and  
Regeneration

**DATED: 5 December 2014**

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

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

- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act;  
and
- No substantive objection has been made to the designation of the area under Regulation 6

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

## Appendix 2 - Composite of Neighbourhood Plan Policies

### **Policy DDH1: Design and Local Distinctiveness**

- 1. Development proposals should demonstrate high-quality design which respects and reflects the character of the surrounding area and local distinctiveness. Materials and finishes should be in keeping with the locality and be of sufficient quality and design to withstand the effects of the local maritime climate and the effects of climate change (for example, using resilient materials and siting to reduce rusting and discolouration and the impact of high winds). Where a site is prominent in its surroundings, the use of white render or similar finishes should in general be avoided.**
- 2. Major development proposals within or on the edge of villages or the Penzance urban area should demonstrate how they will be well integrated with the community, surroundings and landscape context in terms of:**
  - i) Patterns of development, scale, density, massing and building styles, with particular reference to this Plan’s Design Principles (Appendix 5);**
  - ii) Providing for the continued safe and attractive use of public rights of way;**
  - iii) Incorporating green corridors and tree planting or landscaping on site boundaries, and along hedgerows, watercourses and public rights of way, as relevant to the size and nature of the site;**
  - iv) Retaining and enhancing distinctive views, including those identified in the Penzance Spatial Strategy 2018;**
  - v) Protecting and enhancing the special character of designated Conservation Areas and other heritage assets, along with their settings;**
  - vi) Retaining and enhancing buildings and features that are important in the locality, taking fully into account the Design Principles set out in Appendix 5 of this Plan and any Design Code adopted for the Penzance area at the time of the application;**
  - vii) Ensuring safe and attractive access for pedestrians, people living with disabilities or limited mobility, and cyclists;**
  - viii) Reducing the impact of traffic within the development;**
  - ix) Providing convenient storage for cycles as an integrated part of building design; and,**
  - x) Providing integrated facilities for recycling, composting and refuse collection that are appropriate to the development, convenient and minimise visual impact.**

**Development proposals which fall outside of the definition of “major development” should demonstrate, through a Planning Statement, how they have taken into account these criteria where relevant to the scale and type of development proposed, along with an impact assessment of the proposed development on any heritage assets.**

- 3. Where development proposals are on sites in sensitive locations which are prominent in their landscape setting, and cannot be developed elsewhere, measures to mitigate adverse impact on the landscape should be taken, such as boundary planting and landscaping to provide**



effective screening for development and enable development to be satisfactorily accommodated in its landscape setting. In such cases, provision must be made for future maintenance of such measures to maintain effective mitigation in the long-term.

4. Proposals should take into account Cornwall Council's distinctive guidance, Cornish Distinctiveness.
5. Proposals for development in gardens and private amenity space within the curtilage of the dwelling, which require planning permission, should demonstrate how they will have no significant adverse impact on the character of the existing property's setting and character and amenity of neighbouring property and uses.

#### **Policy DDH2: Development and Heritage Assets**

1. Development proposals affecting designated and non-designated heritage assets should be accompanied by an appropriate assessment which sets out the significance of the asset (including its setting) and the impact of the proposal upon its significance. Applications will be determined strictly in accordance with national policy and guidance and the development plan.
2. Where appropriate, such assessments should also demonstrate how proposals have:
  - i) consulted the records of the relevant heritage asset(s), for example, as detailed on the Heritage Gateway and Cornwall Interactive Mapping;
  - ii) demonstrated that they have taken into account, where relevant, Conservation Area Appraisals for Gulval, Mousehole, Newlyn, Paul and Penzance, and the "Historic characterisation for regeneration: Penzance" and "Historic characterisation for regeneration: Newlyn" reports referenced in Appendix 5: Key Design Principles and Summary of Design Related Policies;
  - iii) in the case of proposals for listed buildings and sensitive sites, demonstrate that they have taken into account the provisions of Historic England: Conservation Principles, Policies & Guidance with particular reference to the new work and alteration policy, and a statement has been provided setting out how this has informed the proposals; and,
  - iv) responded positively to local identity and distinctiveness.
3. The development of any of the sites identified in policies PEN7, PEN8, PEN9, PEN10, NEW6, NEW8, NEW9, NEW10 and NEW11 must also carefully and comprehensively consider any heritage assets on the site and within the setting of the site in line with paragraphs 197, 199 and 200 of the NPPF and policy 24 of the Cornwall Local Plan: Strategic Policies. Development proposals for sites identified in policies PEN7, PEN8, PEN9, PEN10, NEW6, NEW8, NEW9, NEW10 and NEW11 should be accompanied by proportionate heritage impact assessments including the archaeological potential of the sites, identifying the significance of heritage assets that would be affected by the proposals (including their

settings) along with any potential archaeological remains, and the nature and degree of those effects, demonstrating how any harm would be avoided, minimised or mitigated. Where appropriate, development should take opportunities within the setting of any heritage assets to better reveal their significance.

#### **Policy DDH3: Light Pollution and the Night Sky**

The provision of external lighting and glazing in development proposals must be designed to protect the surrounding area and the night sky from light pollution through:

- i) well-designed buildings with windows, other structures with glazed roofs and conservatories which have in-setting, permanent fittings or built-in shielding which are part of the window design and prevent internal lighting from having an adverse impact;
- ii) demonstrating that the proposed outdoor lighting scheme is appropriate in relation to the function of the development with reference to the number, design, specification and position of external lamps and lighting fittings;
- iii) full shielding (at the horizontal and above) of any external lighting fittings and lamps exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and,
- iv) limiting the correlated colour temperature of external lighting fittings and lamps to 3000 kelvins or less.

#### **Policy DDH4: Sustainability**

1. Development proposals should incorporate sustainable design principles that minimise their environmental impact during construction and in subsequent use.
2. Wherever feasible, the following should be incorporated, and Building Standards related to them exceeded:
  - i) provision for electric vehicle charging points in locations where public on-street parking is allowed;
  - ii) sustainable drainage solutions such as permeable surfaces, rainwater collection, grey water recycling, and existing natural flood management features on the site;
  - iii) low energy lighting in public spaces; and,
  - iv) on site composting facilities.
3. Major development proposals will also be expected to demonstrate how they have responded positively to the following, where relevant to the proposal:

- i) the appropriate community's vision for the future of their village or neighbourhood in section 4 of this Plan;
  - ii) Building for a Healthy Life considerations, in relation to new housing development;
  - iii) Cornwall Sustainable Building Guide;
  - iv) passivhaus principles;
  - v) Active Design; and,
  - vi) Secured by Design.
4. Development proposals which fall outside of the definition of "major development" should take into account criteria 3. i) to 3. vii) inclusive where relevant to the scale and type of development proposed.

**Policy DDH5: Development and New Pedestrian and Cycling Links**

Development proposals will be supported where they:

- i) protect and enhance existing Public Rights of Way on the site;
- ii) provide new safe pedestrian and cycling links within development sites, while minimising the impact of light pollution on the night sky and residential amenity;
- iii) ensure that, wherever possible, the width of pathways caters for two mobility vehicles to easily pass from opposite directions;
- iv) ensure that access through, into and out of the site provides permeability for pedestrians and cyclists based on desire lines which provide the shortest and easiest route from all parts of the site to local facilities and recreational spaces; and,
- v) respond positively to the principles of Active Design, where relevant;
- vi) respond positively to the most up-to-date guidance on design for cycle infrastructure;
- vii) demonstrate how they relate to the Local Cycling and Walking Infrastructure Plan (LCWIP) where relevant; and,
- viii) connect into existing Public Rights of Way and cycling networks and, where relevant, connect to and enhance access to the natural environment and green infrastructure, and in particular to the South West Coast Path/National Cycle Route 3 and the Strategic Green Routes and Churchway Paths identified in Policy GI2 of this Plan.

**Policy DDH6: Protecting (non-greenspace) Civic Spaces, Outdoor Play Areas, Outdoor Sports Courts, Multi-use Games Areas and Pedestrian Routes (including lanes and opes/alleys) within the Settlements**

**1. Non-greenspace civic spaces and pedestrian routes comprising footpaths, lanes and opes (alleys) will be protected as community assets.**

**Development proposals will be supported where they:**

- i) protect and enhance the character and function of these assets and their setting;**
- ii) have no significant adverse impacts on the assets or such impacts can be satisfactorily mitigated;**
- iii) meet other relevant policy requirements in this Plan.**

**Changes to these routes will only be supported where an alternative route is proposed offering equivalent or better access and where no harm is caused to heritage assets.**

**2. Outdoor play areas, outdoor sports courts and multi-use games areas which are formed largely of hardstanding or non-grassed surfaces will be protected from loss. Proposals for replacement on-site will be supported where provision is made to an improved quality, and quantity (in terms of play equipment) where feasible. Proposals which result in their loss will only be supported where replacement provision is made on-site to an improved quality and quantity (in terms of play equipment) and increased area. Where replacement is not possible on-site, provision must be made in close proximity (an agreed location as close as possible to the original site) to the provision being replaced and to an improved quality and quantity (in terms of play equipment) and increased area.**

#### **Policy DDH7: Community Consultation and Engagement**

**Proposals for major development must demonstrate in their application how they have involved the local community in the development of their plans. Relevant proposals should provide a Community Integration Plan to set out how the community is being involved in pre-application, planning application and post-decision processes and how the layout and design:**

- i) takes account of the relevant Community Vision Statement and will contribute to, and enhance, the sense of place;**
- ii) will enhance and connect to adjacent and neighbouring development; new developments should increase permeability and, where possible, improve walking and cycling access to local facilities, including green spaces, and connectivity to the site's wider setting;**
- iii) will meet the requirements of Policy H1 and deliver the right mix of homes for the local community; and**
- iv) reflects feedback from the local community.**

#### **Policy DDH8: Flooding and Drainage Impact of Development Proposals**

**1. Development proposals must evidence through a Drainage Statement:**

- i) how the arrangements for the disposal and management of surface water, waste-water and foul water are to be managed and maintained;**

- ii) how surface water from the site is to be separated from foul water;
  - iii) where it can be evidenced there is no alternative but to connect to combined sewers, that this will have no adverse impact on capacity;
  - iv) that the drainage plan prioritises natural above ground SuDS and retrofit SuDS to manage surface water flows and avoid (or even remove existing) connections to combined sewers;
  - v) that opportunities for natural flood management have been investigated and, where feasible, incorporated in the SuDS design;
  - vi) that the proposed sustainable drainage systems comply with the criteria set by Cornwall Council as Lead Local Flood Authority; and
  - vii) that they will have no adverse impact on the Mounts Bay Marine Conservation Zone.
2. Major development proposals within the Parish should not only provide a long-term water management plan, but also demonstrate that adequate contractual and funding arrangements are in place to ensure the continuity of the plan over the lifetime of the development in terms of responsibility for ongoing maintenance and inspection of drainage systems.
3. For major development proposals within the Penzance Critical Drainage Area, the required demonstration of surface water runoff “betterment” should take account of the contribution of existing trees and hedges on the site to flood risk mitigation.

**Policy EC1: Units and Workspaces to Support the Small and Micro Businesses which Underpin the Local Economy**

1. Development proposals for the creation of flexible work hubs, workshops and other business premises to support micro, small and medium sized local businesses are encouraged and will be supported in sustainable locations where they demonstrate that:
- i) the proposed units would be well-related to the uses of the surrounding land and buildings; and,
  - ii) the proposed uses would not cause unacceptable nuisance to, and would be compatible with, neighbouring premises / properties.
2. Where planning permission is required, proposals to change existing work hubs, workshops and other business premises to wholly residential use must demonstrate that:
- i) the unit has been actively marketed as a work hub, live-work unit, workshop or other business premises for at least 9 months at a genuine market price consistent with other similar premises being marketed for similar use;
  - ii) no demand exists for its existing use; and,
  - iii) the proposed change of use would be well-related to the uses of surrounding land and buildings.

**Policy EC2: Live-Work Units**

- i) Proposals for development to enable or facilitate working and living in the same building or site within settlements will be supported where they demonstrate that:
- i) the employment floorspace would be equal to or greater than that of the residential living space;
  - ii) the proposed uses would not cause unacceptable nuisance to, and would be compatible with, neighbouring premises / properties; and,
  - iii) the proposed development would provide satisfactory or adaptable living conditions for future occupants.
2. Proposals which seek the change of use of existing employment space to form a live-work unit must demonstrate that:
- i) such changes retain at least one floor or 50% of the total floorspace as employment space; and,
  - ii) the occupancy of the living space is restricted to a person(s) directly involved with the business being operated (and other members of their family household).
3. Proposals to change a live-work unit to wholly residential use must demonstrate:
- i) that the unit has been actively marketed for live-work for at least 9 months at a genuine market price consistent with other, similar, premises being marketed for similar use;
  - ii) that no demand exists for its continued use for live-work; and,
  - iii) the proposed change of use would be well-related to the uses of surrounding land and buildings.

#### **Policy EC3: Protecting Maritime Industries**

The loss of premises used primarily for/by maritime industries (defined as uses principally used for/by shipping, ports (including commercial, fishing and leisure use), marine (leisure, shipbuilding, engineering, technology and science), and maritime business services will only be supported where proposals demonstrate that:

- i) that the unit has been actively marketed for maritime industry uses for 9 months at a genuine market price consistent with other, similar premises, being marketed for similar use;
- ii) that no demand exists for its continued use by maritime industries; and,
- iii) the proposed change of use would be well-related to the uses of surrounding land and buildings.

#### **Policy EC4: Supporting a Sustainable Tourism / Visitor Economy**

- 1. Development proposals for new visitor and tourism-related facilities, attractions or amenities will be supported where they demonstrate that they:**
  - i) support the local economy, particularly in the leisure, hospitality and maritime/marine sectors;**
  - ii) broaden and extend the visitor and tourism season;**
  - iii) are for indoor / all-weather facilities.**
- 2. In coastal locations, development proposals for visitor and tourism-related facilities, attractions and amenities will be supported where they utilise brownfield / previously developed sites.**
- 3. Proposals should demonstrate, in a Planning Statement, the viability of the business in the long-term, identify local employment opportunities and demonstrate that the development will not harm local and residential amenity.**

**Policy EC5: Providing Accommodation for Hotel, Bed & Breakfast and Guest House Employees**

Development proposals which will provide self-contained, on-site accommodation for employees of existing and proposed or new local businesses will be supported where the need for such accommodation can be demonstrated and the development will not negatively impact on the character of the local area.

**Policy EC6: Supporting a Sea Taxi Service**

Development proposals which provide the embarkation, landing and mooring infrastructure required to support a sea taxi service operating between Mousehole, Newlyn and Penzance town, which require planning permission, will be supported.

**Policy EC7: Agriculture and Food Security**

Proposals for development that contribute to the continuing viability and sustainability of agriculture, and local food production, will be supported.

**Policy EC8: Farm Diversification**

1. Farm diversification proposals, which require planning permission, will be supported where they are designed to support the continued viability of the farm business.
2. Where planning permission is granted conditions should be applied which require the use to remain part of the farm business and the site to be returned to agricultural use if the proposed use ceases.

**Policy EC9: Supporting the Creative, Arts and Culture Sectors in the Parish**

1. Key facilities which support the creative, arts and cultural sectors in the parish will be protected from loss arising from redevelopment or change of use. Development proposals (which require planning permission) that would result in the loss of such facilities will be supported only where they can demonstrate that there is no demand for the existing use, suitable alternative provision is or can be made available or continuing use of the existing building for its current use is no longer viable.



2. Development proposals (which require planning permission) for the replacement, improvement or extension of creative, arts and cultural facilities for their primary use will be supported where they have no adverse impact on the amenity of neighbouring residents or uses."

#### **Policy H1: Housing Mix**

1. All proposals for new residential development will be expected to maximise affordable housing provision and contribute to a range of housing tenures, types and sizes that is relevant to the characteristics of housing in the Parish. Particular regard should be paid to the most up-to-date Housing Needs Assessment when planning for the mix, type, tenure and size of dwellings to be provided on the site. Within the affordable proportion 25% should be discounted market sales with the remainder being rented homes owned or managed as affordable housing. First Homes should be made available to buy with a discount of 50% below their full market value (i.e. the value of an equivalent new home).
2. Affordable housing should be provided on site as an integral part of the development unless it can be clearly demonstrated that the wider impact of an off-site contribution is outweighed by site specific considerations.
3. Proposals are encouraged to follow the principles established by the Lifetime Homes standards.

#### **Policy H2: Principal Residence Policy**

1. New housing in Penzance Parish within the areas indicated on Maps 9, 10, 11 and 12 (other than on sites allocated for housing in the Cornwall Site Allocations DPD or replacement dwellings) will be restricted to occupation as a principal residence.
2. A principal residence is defined as one occupied as the owner or lessee's sole or main residence, which they occupy as a permanent home and where they spend the majority of their time.
3. The restriction will be satisfied by a legal agreement, and occupiers of homes with a principal residence condition will be required to keep proof that they are meeting the legal obligation and be obliged to provide such evidence on request of the Local Authority.

#### **Policy H3: Change of Use from C3 to C5 (residential dwelling house to short term let)**

Proposals for the change of use of dwelling houses (Use Class C3) to short term holiday lets (proposed Use Class C5) will not be supported in areas where the proportion of homes in non-principal residence exceeds 12%.

#### **Policy H4: Emergency Temporary Housing Units / Pods**

1. Development proposals for temporary emergency modular housing units or pods, which require planning permission, will be supported where they demonstrate, through a Planning Statement, that there will be no adverse impact on the following or such impacts can be mitigated satisfactorily:
  - i) local amenity (for example, but not limited to, noise or light pollution) enjoyed by existing uses and residents which could be affected by the proposal; and,
  - ii) the character and setting of the proposal.
2. Proposals must detail the length of time for which the units or pods will be in place, and demonstrate that there is a plan in place to house occupants in more permanent affordable housing in the longer term.

#### **Policy H5: Ensuring Quality in Houses in Multiple Occupation (HMOs)**

Where planning permission is required, Houses in Multiple Occupation (HMOs) will be supported where the proposal clearly demonstrates that:

- i) there will be no negative or adverse impact on nearby residential amenity (for example, noise or light pollution);
- ii) the proposal responds to the character and setting of the area;
- iii) sufficient car parking is available on-site, or there is sufficient local on-street parking capacity; and,
- iv) that adequate rubbish and recycling storage is available on-site.

#### **Policy H6: Rural Exception Sites**

1. Proposals for the development of affordable housing on small sites within or on the edge of the villages, or on the edge of the town, which would not be granted planning permission for market housing-led development, will be supported provided that:
  - i) The number, mix, tenure, size and type of dwellings proposed respond to meeting an identified need in the relevant settlement (where the site is located) which is supported by an up-to-date assessment of local housing needs; and,
  - ii) Initial and subsequent occupancy will be secured through a planning condition or obligation to meet local need in the relevant community in perpetuity, where possible.

**Policy H7: Retaining Affordable Housing in Perpetuity**

1. Affordable or low-cost housing should be provided in perpetuity where possible (in accordance with the most up-to-date Government policy), for example through a Community Land Trust, Section 106 agreements, or any other community housing scheme or Registered Provider which retains stock for the benefit of the local community at an accessible cost.
2. Community housing schemes which provide and retain local affordable housing for the continuing benefit of local people in need, such as through a Community Land Trust or Registered Provider, will be supported.

**Policy H8: Meeting Affordable Housing Needs in Communities (Local Lettings)**

1. The initial, and subsequent, occupation of new affordable housing units provided in the Plan area will be prioritised to ensure affordable housing is available to those in need in the community where the housing is provided.
2. Eligible households, identified by the Cornwall Housing Register, will be prioritised as follows:
  - i) firstly to those with a local connection to the relevant settlement (within the Penzance Parish) where the affordable housing is located; and
  - ii) secondly to those with a local connection to Penzance Parish;
  - iii) before cascading to adjacent parishes or Cornwall as a whole.
3. For the purposes of this policy and to enable local lettings to be made accordingly:
  - i) “community area” is defined as the settlement (village or town) where the housing is located; and,
  - ii) “local connection” is defined as:
    - a) currently living (and have done for 5 or more years) in the community area; or,
    - b) previously living (and have done for 5 or more years) in the community area; or,
    - c) working for 16 hours or more per week within the community area; or,
    - d) having immediate family (child(ren), sibling(s), parent(s) or grandparent(s)) who currently live in the community area (and have done for 5 or more years); or,
    - e) providing or receiving care for immediate family (as defined in iv) in the community area.

**Policy H9: Extra Care Supported Living**

Development proposals for extra care supported living facilities or accessible dwellings will be supported where they are in accessible locations.

**Policy H10: Integrating Large Scale Housing Developments with the Local Community**

Major development proposals should provide a Community Integration Plan establishing how the new homes will interact with, and respect the distinct identity of, adjacent existing communities as set out in Policy DDH7.

**Policy H11: Cornwall Council Adult Social Care Site, Roscadghill Road, Heamoor**

1. Proposals for community-led social housing on the former adult social care site at Roscadghill Road, Heamoor, available to meet local need in perpetuity, will be strongly supported.
2. Any development proposals for the site should offer the highest possible standards of energy efficiency and eco-design, and incorporate community food-growing and composting facilities.
3. For the part of the site located in Flood Risk Zone 3, alternative non-residential uses benefiting the local community will be supported, subject to proposals passing any required sequential and exceptions tests prescribed in national policy.

**Policy H12: Housing Built by Design**

1. Quality of design is a key consideration for new housing developments. Development proposals for all new and replacement dwellings will only be supported where they demonstrate standards of high-quality design. Proposals should demonstrate (where criteria are relevant to the scale and type of proposal) through a Design and Access Statement or Planning Statement, that design is of high quality by demonstrating how they:
  - i) take fully into account this Plan's Community Vision Statements set out in Appendix 3;
  - ii) take fully into account this Plan's Design Principles set out in Appendix 5 of this Plan, and any Design Code adopted for the Penzance area at the time of the application;
  - iii) follow the most up-to-date design guidance adopted by Cornwall Council;
  - iv) meet the requirements of policy DDH1: Design and Local Distinctiveness and DDH4: Sustainability, where relevant;
  - v) respect the distinct characteristics of the community within which it is located, including reference to the Community Vision Statements in this Plan;

- vi) respect and sit well within their landscape and/or streetscape setting, while recognising that development does not have to be a pastiche of existing building forms or disappear into the landscape, with innovation playing an important role in achieving the best design solution;
- vii) ensure good social design which meets the needs of the development's residents to create a cohesive and successfully functioning community which relates to and integrates well with its neighbouring communities; and,
- viii) respond positively to opportunities and needs for open space identified in the Cornwall Open Space Strategy (Table 13) and its associated equipped children's play accessibility plan.

2. Prefabricated and modular housing designs will be supported where they meet the criteria above, where relevant.

**Policy H13: Local Development Site Supplementary Briefing Notes**

Proposals for residential development on sites identified in the Cornwall Site Allocations Development Plan Document (CSADPD) should demonstrate how they have considered the additional criteria in supplementary briefing notes HOU1 to HOU9 inclusive, when responding to allocation policies.

## **Policy GI1: Local Green Spaces**

Our locally valued green spaces are identified on Map 17 (by approximate location) (and Appendix 10, by specific location and defined boundary) and are designated as Local Green Space in accordance with the requirements of the National Planning Policy Framework. These areas will be protected for their local environmental, heritage and / or recreational value. The sites designated as Local Green Spaces are:

1. St Anthony's Gardens
2. St Mary's Churchyard
3. Morrab Gardens
4. Penlee Park
5. Rosevale Playing Field
6. Penzance AFC Football Ground
7. Mennaye Field (Rugby Ground)
8. Lariggan Gardens
9. Bedford Bolitho Gardens
10. Mann's Field
11. Lariggan Allotments
12. Wherrytown Play Area and Bowling green
13. Bolitho Gardens
14. Newlyn Green
15. Newlyn Primary School Playing Field
16. Newlyn Coombe Woodland
17. Quillet Road Amenity Space
18. Newlyn Coombe Playing Field and Greenspace
19. Mount Misery (Bluebell Dell)
20. Mount Misery Allotments
21. Alverton Playing Field (Mount Misery)
22. Mount's Bay Road Allotments
23. Provis Road Amenity Space
24. Alverton Primary School Playing Field
25. Lariggan Copse
26. Princess Royal Gardens
27. Lansdowne Road Amenity Space
28. Trenoweth Crescent Amenity Space
29. Millennium Woods
30. Love Lane (Rugby) Playing Field
31. Love Lane Open Space
32. Love Lane Allotments
33. Love Lane Playing Fields
34. St Clare (Truro and Penwith College)
35. Landeryon Gardens Amenity Space
36. St Clare Sports Pitch
37. Prospect Place Flats Amenity Area
38. St Clare Flats Amenity Space
39. Pendarves Flats Amenity Space
40. Jack Stephens Estate Amenity Space (East)
41. Jack Stephens Estate Amenity Space (West)
42. St Clare Cricket Ground
43. Pensans Primary School Playing Field
44. Penzance Cemetery
45. Humphry Davy School Playing Field
46. The Close Green Space
47. Coombe Lane – Coombe Road Amenity Space
49. Parc Mellan Green Space
50. Trannack Allotments
51. Burial Ground, Rock Terrace
52. Wesley Rock Methodist Church Amenity Space
53. Bone Valley Junction Amenity Space (East)
54. Bone Valley Junction Amenity Space (West)
55. Crankan Allotments
56. Poltair Woods
57. Mount's Bay Academy Playing Field 2
58. Boscathnoe Reservoir
59. Mount's Bay Academy Playing Field 1
60. Heamoor Primary School Main Playing Field
61. Heamoor Primary School Second Playing Field
63. Roscadghill Teen Space
64. Heamoor Recreation Field & Play Space
65. Allotment adjacent to Rifle Club, Barn Lane
66. Heamoor Old School Field
67. Parc Letta Green
68. Princess May Recreation Ground
69. St Mary's Catholic Primary School Playing Field
70. Pendennis Road Amenity Space
71. Lescudjack Allotments
72. Lescudjack Amenity Space
73. Penrose Gardens
74. Penzance Jewish Cemetery
75. Leskinnick Allotments
76. Ponsandane Field Greenspace between B3311 and Railway Line
77. Greenspace between A30 & Railway Line
78. Greenspace between B3311 & Railway Line
79. Jelbert Way Amenity Space (1)

- |                                          |                                          |                                            |
|------------------------------------------|------------------------------------------|--------------------------------------------|
| 80. Jelbert Way Amenity Space (2)        | 90. Gwavas Playing Field                 | 99. Mousehole Primary School Playing Field |
| 81. Freshbrook Close Green Space (south) | 91. Coastal Strip adjacent to Sandy Cove | 100. The Praze                             |
| 82. Freshbrook Close Green Space (north) | 92. Bowjey                               | 101. Paul Churchyard                       |
| 83. Gulval South Churchyard              | 93. Bowjey (western)                     | 102. Paul New Churchyard                   |
| 84. Gulval Churchyard                    | 94. Rosebud Gardens                      | 103. Cholera Field (Burial Ground)         |
| 85. Gulval Carn                          | 95. Keel Alley Green Space               | 104. Trungle Moor Football Ground          |
| 86. Treweath Road Amenity Space          | 96. Tredavoe Village Green               | 105. Hutchens Park Cricket Ground          |
| 87. Gulval School Playing Field          | 97. St Clare (Porthia)                   | 106. Sheffield Road Cemetery               |
| 89. Bleu Bridge Allotments               | 98. Penlee Point Allotments              |                                            |

**2. Development that would harm the openness and / or special character of a Local Green Space or its significance and value to the local community will not be permitted unless the proposal can demonstrate very special circumstances that outweigh the harm to the Local Green Space.**

**3. Any development of such areas will be managed in accordance with national policy for Green Belt.**

**Policy GI2: Protecting, Enhancing and Extending Strategic Green Routes, Historic Paths and other Public Rights of Way**

1. Strategic green routes (as shown in Map 19), and the wider network of Public Rights of Way, bridleways and lanes, which provide access to the countryside from the town and villages and connections within settlements and to the coast path, beach and rights of way network, will be protected and enhanced as functional and recreational assets.
2. Measures to enhance and extend routes which connect new housing areas to the existing network of green routes or improve accessibility will be supported where:
  - i) their value as wildlife corridors is recognised and protected;
  - ii) efforts are made to enhance biodiversity as part of the development work wherever appropriate; and,
  - iii) any lighting and other safety requirements are balanced with the need to maintain and enhance the route's recreational attractiveness, biodiversity value and setting, and do not exacerbate any existing light pollution.
3. Where churchway paths or other paths of historic or heritage significance and historic infrastructure (such as granite styles) would be affected by development proposals, their historic routes and character will be safeguarded.
4. Proposals for Quiet Lanes, which require planning permission, will be supported.
5. Development proposals on or impacting the coastline should be designed in such a way that they allow continued public access to the coastline

**Policy GI3: Biodiversity Corridors and Habitats**

1. The biodiversity corridors provided by the Ponsandane Brook / Trevaylor / Rosemorran Stream, Chy an Dour River Valley, Lariggan River Valley, and Newlyn Coombe Valley and other green and blue infrastructure areas and corridors that connect and provide wildlife habitats such as trees, Cornish hedges, hedgerows and woodland (shown in Appendix 11), and their setting, will be protected from development that would harm their value for wildlife and biodiversity.
2. Development proposals within and likely to affect these areas will only be supported where it can be demonstrated, through an ecological assessment, that there will be no harm or adverse impact to their value for wildlife and biodiversity.



**Policy GI4: Retaining Features of Local Significance in Supporting Biodiversity in New Development**

1. Proposals for development must incorporate features of local significance in providing for wildlife and link to existing biodiversity corridors and sites where feasible. Landscape and planting schemes should retain or provide wildlife corridors and “stepping stones” such as Cornish hedges, hedgerows, ditches, ponds and other natural flood management features, tree planting, green spaces and verges.
2. Applicants must demonstrate that a viable mechanism for the long term management and maintenance of features of biodiversity importance is developed and committed to, ensuring that maintenance is sensitive to wildlife and the value of the features is retained.

**Policy GI5: Green Buffers**

In order to maintain the separate identities and distinct character and settings of the town and villages across the Parish, development proposals within the defined areas shown as Green Buffers (see Appendix 12) will only be permitted where it can be demonstrated that there would be no significant adverse impact on the open and undeveloped character and value of the area.

**Policy GI6: Cornish Hedges**

1. Cornish hedges are a distinctive landscape feature and habitat. Development proposals should protect, retain and enhance all Cornish hedges within and forming the boundaries of the site and any new sections of hedge should reflect local styles. Proposals should demonstrate, through an ecological assessment:
  - i) how Cornish hedges and their associated vegetation can be sustainably retained within development sites; and,
  - ii) how Cornish hedges will form a key element within the design of the site’s green infrastructure network.
2. Where loss of Cornish hedges is unavoidable, replacement with hedges of the same scale and construction should be provided within the development and re-use stone and infill material (containing the important seedbank) from the original hedge should be made.

### **Policy GI7: New Trees and Planting**

Development proposals which include the provision of trees and other planting to enhance the environment should ensure that:

- i) planting and trees in foliage allow adequate access to buildings within their setting through adoption and implementation of an appropriate management and maintenance programme;
- ii) trees and planting areas are designed and contained in such a way as to prevent future problems from roots to structures, paving surfaces, underground structures and infrastructure, and from overhanging branches;
- iii) species are planted which are resilient to changes in the climate and local weather patterns (i.e. “climate resilient” species), and reflect the locality and character of the site; and,
- iv) the applicant has demonstrated that the proposed trees and planting have been subject to a viability test which shows that their maintenance by a responsible body is viable in the long-term and that adequate contractual and funding arrangements are in place to ensure responsibility for ongoing maintenance and inspection.

### **PEN1: Penzance Transport, Accessibility and the Public Realm Plan**

1. Development proposals, measures and schemes (which require planning permission) which deliver or support the enhancement of the Gateway Areas identified on Map 120, and the improvement of connectivity and permeability between them, and through and beyond Penzance town centre, as identified in this Plan, the Cornwall Council Local Transport Plan, and the Penzance Local Cycling and Walking Infrastructure Plan, will be supported.
2. Development proposals within or relating to the town centre must:
  - i) consider and, where feasible, contribute towards, the delivery of such measures and schemes;
  - ii) demonstrate that accessibility by walking, cycling and mobility aids has been considered and where feasible, embedded into their design; and,
  - iii) where relevant, encourage and support sustainable travel links to and within the town by providing supporting infrastructure such as secure and covered cycle storage, electric bike and motor vehicle charging points and clear and convenient information which offers clarity to visitors and residents about the different options for travel, both in terms of mode and destination.

#### **PEN2: Car-free Residential Development**

Car-free residential development will be supported in Penzance town where it can be demonstrated satisfactorily, through a Travel Plan, that safe and suitable sustainable travel options are in place prior to completion of the development, including electric car and bicycle clubs (and the infrastructure required to support them), and community and public transport opportunities, and that such provision will be feasible and viable in the long-term.

#### **PEN3: Car Parking Capacity**

Development proposals in Penzance town centre will only be supported where car parking capacity required by the proposed use is provided or the requirements of PEN2 are met. Where a proposal does not include on-site car parking, sufficient off-site dedicated parking capacity should be provided for residents or users of the development, year-round. Such capacity may need to be additional to existing provision and proposals should demonstrate that:

- i) existing capacity is either sufficient and/or that dedicated parking solutions are or will be put in place (for example, residents' parking schemes, permits or season tickets); and,
- ii) the proposed parking is within easy walking distance (no more than a 500-metre walk) of the development.

#### **PEN4: Core Town Centre Retail Zone (Heart of the Town Centre)**

1. The area around the Grade I listed Market House and The Terrace, as shown on Map 22, should be retained and protected as the heart of the town centre. Proposals for development at street level, which require planning permission, will be supported provided that:
  - i) the proposed use is for retail or a complementary town centre use and there is no loss of ground floor activity, footfall and interest;
  - ii) it can be demonstrated that the unit has been actively marketed for a similar or alternative town centre or community use for a period of at least 9 months prior to application; and,
  - iii) the design respects the historic and local character and appearance of the area, particularly the setting of the Market House and other Listed Buildings, and is informed by a heritage impact assessment or statement where appropriate and reference to this Plan's Design Principles (Appendix 5).
2. Development proposals for the provision of facilities at upper levels which support town centre living or the development of the six core sectors will be supported.

**PEN5: Town Centre Mixed-use Development and Conversion of Retail and other Town Centre Uses**

1. Outside the Core Town Centre Retail Zone, where policy PEN4 applies, development proposals for mixed-use development within the town centre area (which require planning permission) will be encouraged and supported where they:
  - i) enable provision of town centre dwellings and/or promote the growth and development of the town's six core sectors (creative sector, maritime, leisure and hospitality, services, transport and independent retail);
  - ii) are designed to respect the historic and local character and appearance of the area, informed through a heritage impact assessment or statement where appropriate and reference to this Plan's Design Principles (Appendix 5).
2. Any statement should indicate how the proposal is expected to impact on the economy of the Town Centre.

**PEN6: New Retail Premises**

1. Development proposals for new retail premises will be supported where they are located within the defined Town Centre area. Edge of centre proposals should demonstrate that they are complementary to and not competing with the town centre provision, in accordance with the sequential provisions in Policy 4 of the Local Plan, and that they are well connected to the town centre.
2. Proposals for out-of-town retail will need to demonstrate how the sequential test for retail has been applied. Given the nature of the retail offer in Penzance, proposals in out of town and edge of centre locations should be considered carefully so as not to have an adverse impact on town centre viability and vitality.

**PEN7: Harbour and Headland**

1. The area bounded by and between the Wet Dock, the Coinagehall Street site and Jubilee Pool is the point at which the town centre meets the waterfront, and its development will play a key role in the future prosperity of the town.
2. Development proposals in the Harbour and Headland area will be supported where they are:
  - i) provide high-quality replacement buildings adjacent to the Wet Dock to secure development and expansion of existing commercial activities and to foster development of marine leisure;
  - ii) support development of the hospitality and leisure sectors on the land-side of the Wet Dock, and have no adverse impact on the existing commercial activities;
  - iii) deliver redevelopment of the Coinagehall Street site, in line with the Site Allocations DPD policy, and:
    - a. provide high-quality mixed-use development including priority sector work-space, street-level retail (primarily use class E(b) and sui generis drinking establishments), and gallery space;

- b. provide an open frontage at street level and encourage public access both through the site and using Barbican Lane to Quay Street and the Harbour area; and,
            - c. in the light of the chronic need for residential accommodation to meet local needs, deliver an increase in the residential aspect of a development on this site, in particular the provision of affordable homes at low-cost market rent.
          - iv) enable creation of a unified public realm between St. Anthony's Gardens and Jubilee Pool.
3. Development proposals located specifically in the Penzance Harbour area which require planning permission or listed building consent should also take every opportunity to:
  - i) support the role and function of Penzance Harbour as the mainland terminal of the Isles of Scilly ferry;
  - ii) provide or support facilities to host or enable cruise ship visits;
  - iii) provide or support improved facilities for leisure craft in Penzance Harbour; or,
  - iv) seek to diversify the range of marine businesses supported by Penzance Harbour, whilst sustaining ferry and marine engineering business.
4. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

#### **PEN8: Harbour Car Park**

1. Development proposals for the Harbour Car Park should:
  - i) take full account of its waterside location, improving access to the water and connections between the town and the sea;
  - ii) respond positively to the aspirations of the community and have sought early consultation with the local community and Town Council;
  - iii) ensure retail uses are, complementary to, and not competing with town centre retail uses (focusing on maritime and leisure activities), and year-long and seasonal "pop-up" structures; and,
  - iv) provide a well-planned vision for the whole site which supports the policies, objectives and investment priorities for the town centre and waterfront.
2. Development proposals must respect and not harm the historic character of the town centre and harbour area and not have an adverse impact on its vitality.

3. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

**PEN9: Vitality of the Promenade**

1. Development proposals which support leisure and exercise activities, events, pop up retail and environmental improvements which will contribute to the vitality and use of the Promenade will be supported where they do not harm its historic character, and maintain or strengthen the resilience of the Promenade in terms of coastal vulnerability.
2. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

**PEN10: Mount's Bay Linear Park**

1. The route of the South West Coast Path into and through the town will be safeguarded and enhanced to provide a safe and attractive pedestrian and cycle trail.
2. Development proposals which help to create an accessible linear park along the shoreline will be supported where they:
  - i) retain or provide additional links or access into the town and countryside;
  - ii) enhance the coast path and strengthen the resilience of the Promenade in terms of coastal vulnerability; and,
  - iii) provide improved facilities at hubs or stopping points and key locations within the developed path including (but not limited to) Ponsandane sidings, the Network Rail car park, the Bus Station, Harbour Car Park, St Anthony's Gardens and Wherrytown.

Development of a car park at the Ponsandane sidings to support the use of the route and reduce the pressure on parking along the waterfront will be supported.
3. Where relevant, development proposals must support the use and enjoyment of the route and should not detract from the character or vitality of Penzance Town Centre and its Waterfront or the environment and character of the undeveloped coastline.
4. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

**Policy PEN11: Penzance (Wherry Town / Waterfront) Local Development Site Supplementary Briefing Note (Mixed-use)**

Development proposals should take into account supplementary briefing note P1 when responding positively to the allocation policy.

**Policy NEW1: Newlyn Transport, Accessibility and the Public Realm Plan**

1. Measures and schemes which deliver or support the enhancement of the regeneration, connectivity and accessibility projects identified on Map 23, the Penzance Local Cycling and Walking Infrastructure Plan and the Cornwall Council Local Transport Plan, will be supported.

2. Development proposals within or relating to the village centre must:

- i) consider and, where feasible, contribute towards, the delivery of such measures and schemes;
- ii) demonstrate that accessibility by walking, cycling and mobility aids has been considered and where feasible, embedded into their design;
- iii) where relevant, encourage and support sustainable travel links to and within the village by providing supporting infrastructure such as secure and covered cycle storage, electric bike and motor vehicle charging points and clear and convenient information which offers clarity to visitors and residents about the different options for travel, both in terms of mode and destination; and,
- iv) where relevant, demonstrate how they maintain access by commercial vehicles to and from the working harbour.

**Policy NEW2: Stable Hobba and Sandy Cove Park and Walk / Cycle Hubs**

1. Development proposals which deliver or support the delivery of the Stable Hobba and Sandy Cove Park and Walk / Cycle Hubs identified in Map 23 will be supported. The hubs should be exemplars in how such facilities can help to contribute to achieving net zero carbon emissions targets and adapt to and mitigate impacts of both the changing and ecological emergencies.

2. Proposals should demonstrate, as part of a Planning Statement, that:

- i) they complement and do not compromise the proposed development of employment sites at Stable Hobba and Sandy Cove allocated in Cornwall Site Allocations DPD Policies PZ-E2 and PZ-E3;
- ii) there is a sustainable, costed, business plan in place, part of which identifies suitable parking charges to be levied on the site;
- iii) a full feasibility appraisal has been undertaken to understand fully the infrastructure requirements on the site including flood risk;

- iv) secure and covered electric charge points have been provided for electric bikes to support a community or commercial bike share scheme;
- v) secure and covered cycle stands are provided;
- vi) electric vehicle charge points are provided and where spaces do not have EV charge points installed initially, the infrastructure is provided to enable future connection to every parking space;
- vii) Highways Authority and national parking standards are met with regard to the size of vehicle parking spaces;
- viii) LTN1/20 Cycle Infrastructure Design guidance has been used in the design on site and connecting to Newlyn (or the most up-to-date equivalent where this is superseded);
- ix) low energy lighting is used on the site;
- x) opportunities have been taken to generate renewable or low carbon energy on-site, to help achieve a site which operates on a basis of meeting net zero carbon emissions from its operation;
- xi) safe routes are provided from the sites to Newlyn for pedestrians, people with disabilities or limited mobility, and cyclists; and,
- xii) there are no adverse impacts on habitats and ecology and the local amenity enjoyed by nearby uses and residents, or such impacts can be satisfactorily mitigated (for example, noise or light pollution).

Should the above elements of a project evolve during the Plan period or relevant guidance referenced is updated, proposals should justify why requirements set out are no longer needed / feasible or have changed.

3. The number and type of parking spaces for cars, minibuses / vans, buses / coaches, electric bikes and pedal bikes should be provided to satisfy the business plan and feasibility appraisal.

### Policy NEW3: Access to the South Pier and Tidal Observatory

Development proposals which deliver, support the delivery of or improve the quality and safety of access to and along the South Pier and Tidal Observatory, which require planning permission, will be supported where they demonstrate how they:

- i) complement and do not compromise the proposed development at Sandy Cove allocated in Cornwall Site Allocations DPD Policy PZ-E3;
- ii) enhance and have no adverse impact on the heritage value of the South Pier and Tidal Observatory and their setting or mitigate such impacts satisfactorily;
- iii) do not affect the day-to-day use and operation of Newlyn Harbour as a working fishing port, lifeboat station and leisure craft mooring; and,
- iv) have been developed jointly with and subject to early consideration by the Newlyn Pier and Harbour Commissioner.



**Policy NEW4: Parking for Residents at Chywoone Hill**

1. Development proposals for additional off-street and dedicated parking spaces for residents on and around Chywoone Hill will be supported where there is no adverse impact on the following (or such impacts can be satisfactorily mitigated):
  - i) noise;
  - ii) amenity enjoyed by neighbouring residents and nearby uses;
  - iii) light pollution.
2. Proposals should:
  - i) be in a location in close enough proximity to dwellings on Chywoone Hill to ensure that the dedicated spaces will be used by residents throughout the year;
  - ii) be developed in partnership with the local community to ensure that the residents' needs are addressed;
  - iii) demonstrate how they have taken into account and fulfil other relevant policy requirements in this Plan; and,
  - iv) take into account the most up-to-date relevant Highways Authority and Local Planning Authority guidance on parking design and infrastructure requirements.

**Policy NEW5: Newlyn Local Development Site Supplementary Briefing Notes (Employment): Stable Hobba and Sandy Cove**

The Cornwall Site Allocations Development Plan Document (DPD) allocates employment development sites. To supplement criteria and requirements set out in policies in the DPD, advisory supplementary briefing notes have been developed to give proposals for those sites further direction with regard to meeting the objectives of this Plan. Development proposals should take into account supplementary briefing note N1 when responding positively to the allocation policies.

**Policy NEW6: The Old Bottle Top Factory**

1. Development proposals for The Old Bottletop Factory site will be supported where they:
  - i) enable remediation and re use of the site;
  - ii) are appropriate to the location within a residential area; and,
  - iii) take account of the capacity of access roads and need for parking provision on the site.

2. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

**Policy NEW7: Enhancements at Newlyn Green**

1. Development proposals at Newlyn Green which deliver or support the delivery of enhancements to the existing facilities and spaces or provide an increase in the leisure and play offer will be supported where they are for one or more of the following facilities:
  - i) Children's water play;
  - ii) Trim trail and play route;
  - iii) Seasonal café, toilet facilities and picnic area; and,
  - iv) Improved playspace / playground.
2. Proposals should also facilitate or support planting of appropriate hardy seashore species on the site where feasible, and meet any relevant requirements of the other policies in this Plan.

**Policy NEW8: Penlee Quarry**

1. Development proposals which make best use of the Penlee Quarry through a mix of leisure, recreation, marine and housing should demonstrate, through a Planning Statement and/or Design and Access Statement, that:
  - i) they protect the factors of and reasoning for the site's designation as an SSSI;
  - ii) they maintain and enhance flora & fauna and provide net gains in biodiversity on-site and have no adverse impact on the biodiversity within the site's setting;
  - iii) they have an element of on-site affordable housing;
  - iv) they have no adverse impact on the landscape setting of the site with no part of the development is visible from Paul village or the surrounding area;
  - v) they have no adverse impact on the amenity enjoyed by local residents, including, but not limited to noise, light pollution and visual impact; and,
  - vi) the materials and design of the development take fully into account its setting within the quarry and its visibility across Mount's Bay, use natural local materials (for example, granite, slate, timber), represent innovative design and celebrate the quarry's heritage.
2. Where the proposed scheme requires an element of housing on the site to make the scheme viable, policy H2: Principal Residence Policy in this Plan applies. Departure from policy H2 requirements may be acceptable, on this site only within the Principal Residence Policy Area, only where

the proposal demonstrates, through an independent assessment or appraisal, that the proposed or alternative scheme would not be viable if all dwellings on the site were to meet the requirements of policy H2.

3. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

#### **Policy NEW9: The Heritage Harbour (Old Quay)**

Development proposals, which require listed building consent and/or a planning application, for improvements to the Grade II\* Old Quay Heritage Harbour will be supported where they demonstrate that they protect and retain the heritage value and significance of the structure and its setting. Proposals must also demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

#### **Policy NEW10: The Village Square**

1. Development proposals which provide a “village centre” as a civic and events space at the convergence of The Strand, Jack Lane and Newlyn Pier will be supported where they demonstrate that they:
  1. are designed to enable safe pedestrian and cyclist access into, from and within the area;
  2. are developed in partnership with the Newlyn Pier and Harbour Commissioners; and,
  3. consider how temporary closure of access to the Newlyn Pier via this secondary route, if still operational at the time of planning application, could be introduced for specific days, times or events, without compromising the main use of the Pier and access by the fishing industry.
2. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

**Policy NEW11: The Old Iceworks**

1. Development proposals for regeneration of The Old Iceworks which help to bring the building back into an appropriate use will be supported where they demonstrate that they:
  - i) are comprised of an appropriate, viable and feasible mix of community, heritage, cultural, visitor, leisure and/or café uses which reflect the historic use of the building;
  - ii) protect and enhance the heritage value of the building, its character and its setting;
  - iii) are underpinned by a business case which demonstrates long-term viability of the uses proposed; and,
  - iv) make best use of the side frontage onto Keel Alley at ground level, integrating public use of the building with enhancements to the open space.
2. Residential units will be supported as part of the redevelopment only if they are required to ensure the viability of the redevelopment of the building.
3. Development proposals must demonstrate, through a Heritage Impact Assessment, that they have examined the potential risk of harm to heritage assets and that the proposal will cause no harm to heritage assets or mitigate potential harm (and in doing so, meet the requirements of Policy DDH2: Development and Heritage Assets).

**Policy NEW12: The Seafood Training Hub Facility**

1. Development proposals for improvements to or redevelopment of the Seafood Training Hub (which require planning permission) will be supported where the existing use is maintained and facilities enhanced to support the main use, unless the existing use has become unviable and this can be demonstrated following an active marketing period of at least 9 months. Proposals should be of a design and scale appropriate to the site, neighbouring buildings and enhance the character of its setting.
2. Proposals for the relocation of the Seafood Training Hub facility will be supported.

**Policy NEW13: The Fishermen's Mission**

Development proposals which provide a new facility for the Fishermen's Mission will be supported.

**Policy NEW14: Boathouse Storage for Gig Rowing**

Proposals for a boathouse and / or temporary or permanent storage to support gig rowing will be supported provided that:

- i) the design is sensitive to the location and respects the heritage and character of the area, especially on sites within the Conservation Area or affecting the setting of a listed building or structure; and,
- ii) the facility does not impede public access to the water or waterfront.

**Policy NEW15: Protecting the Village Centre Retail Core**

1. The Newlyn Village Centre Retail and Services Core is defined on Map 23. Proposals for change of use of ground floor retail, employment or commercial business and service units to residential dwellings and holiday let units, which require planning permission, will only be supported where it is demonstrated in a Planning Statement that the following uses, which would continue to help ensure the vitality and viability of the centre, are not viable on the site:
  - i) retail uses;
  - ii) commercial, business and service uses;
  - iii) local community uses;
  - iv) entertainment, cultural and arts uses; or,
  - v) a combination of the above uses.
2. Proposals should demonstrate that the existing use or another retail use is no longer economically viable through evidence that the site has been actively marketed for a period of a minimum of at least 9 months.

### Appendix 3 – Neighbourhood Plan Policies and Protected Characteristics Matrix

While it could be considered that all policies should have a positive impact on all groups, and which is the overall intention of the Plan, its Vision and Objectives, our approach to this matrix assessment has been to assume that there is no discernible impact in a positive or negative way on any group as a starting point, then to consider if any policy has a particular or specific positive or negative impact on that group. For example, some policies are written and designed to target support for particular needs or groups and in those cases a neutral indicator would turn green / positive. While a policy may well have a positive impact or relationship with a protected characteristic when applied to a planning proposal, the policy in its own right may not include wording which makes a direct link with a particular group. Rather than make a sweeping general assumption that all policies will have a positive impact, we have been careful not to make such assumptions, even if the intent will be to have a positive impact when policies are used to help determine proposals. Therefore, many policies will be judged to have neutral or no discernible impact on many groups because the policy is not directly aimed at those particular groups or protected characteristics given their necessary focus on land-use. A neutral or no discernible impact categorisation in no way means that the policy will not result in positive impact on groups with protected characteristics or is a “poor” or “bad” policy.

The policy matrix below sets out our view of how policies impact on these groups (with certainty). The key for the matrix is as follows:

+	<i>Positive impact</i>
N	<i>Neutral/no discernible impact</i>
--	<i>Negative impact</i>

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
DDH1: Design and Local Distinctiveness									
DDH2: Development and Heritage Assets									
DDH3: Light Pollution and the Night Sky									
DDH4: Sustainability									
DDH5: Development and New Pedestrian and Cycling Links									
DDH6: Protecting (non-greenspace) Civic Spaces and Pedestrian Routes (including lanes and opes / alleys) within the Settlements									
DDH7: Community Consultation and Engagement									
DDH8: Flooding and Drainage Impact of Development Proposals									
EC1: Units and Workspaces to Support the Small and Micro Businesses which Underpin the Local Economy									
EC2: Live-work Units									
EC3: Protecting Maritime Industries									
EC4: Supporting a Sustainable Tourism / Visitor Economy									
EC5: Providing Accommodation for Hotel, Bed & Breakfast and Guest House Employees									
EC6: Supporting a Sea Taxi Service									
EC7: Agriculture and Food Security									
EC8: Farm Diversification									
EC9: Supporting the Creative, Arts and Culture Sectors in the Parish									
H1: Housing Mix									

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
H2: Principal Residence Policy									
H3: Change of Use from C3 to C5 (residential dwelling house to short term let)									
H4: Emergency Temporary Housing Units / Pods									
H5: Ensuring Quality in Houses in Multiple Occupation									
H6: Rural Exception Sites									
H7: Retaining Affordable Housing in Perpetuity									
H8: Meeting Local Affordable Housing Needs (Local Lettings)									
H9: Extra Care Supported Living									
H10: Integrating Large Scale Housing Developments with the Local Community									
H11: Cornwall Council Adult Social Care Site, Roscadghill Road, Heamoor									
H12: Housing Built by Design									
H13: Local Development Site Supplementary Briefing Notes (Housing)									
GI1: Local Green Spaces									
GI2: Protecting, Enhancing and Extending Strategic Green Routes, Historic Routes and other Public Rights of Way									
GI3: Biodiversity Corridors and Habitats									
GI4: Retaining Features of Local Significance in Supporting Biodiversity in New Development									
GI5: Green Buffers									
GI6: Cornish Hedges									
GI7: Protecting Trees from Loss and New Trees in Development									
PEN1: Penzance Transport, Accessibility and Public Realm Plan									
PEN2: Car-free Residential Development									
PEN3: Car Parking Capacity									
PEN4: Core Town Centre Retail Zone (Heart of the Town Centre)									
PEN5: Town Centre Mixed-use Development and Conversion of Retail and other Town Centre Uses									
PEN6: New Retail Premises									



Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
PEN7: Harbour and Headland									
PEN8: Harbour Car Park									
PEN9: Vitality of the Promenade									
PEN10: Mount's Bay Linear Park									
PEN11: Penzance (Wherry Town / Waterfront) Local Development Site Supplementary Briefing Note (Mixed-use)									
NEW1: Newlyn Transport, Accessibility and the Public Realm Plan									
NEW2: Stable Hobba and Sandy Cove Park and Walk / Cycle Hubs									
NEW3: Access to the South Pier and Tidal Observatory									
NEW4: Parking for Residents at Chywoone Hill									
NEW5: Newlyn Local Development Site Supplementary Briefing Note (Employment)									
NEW6: The Old Bottle Top Factory									
NEW7: Enhancements at Newlyn Green									
NEW8: Penlee Quarry									
NEW9: The Heritage Harbour (Old Quay)									
NEW10: The Village Square									
NEW11: The Old Iceworks									
NEW12: The Seafood Training Hub Facility									
NEW13: The Fishermen's Mission									
NEW14: Boathouse Storage for Gig Rowing									
NEW15: Protecting the Village Centre Retail Core									