

Table 1: Draft Policies

Theme: Housing	Policy or Project Area: Housing	Number: SBNDP1
Comment	<p>Following the roseland appeal we will need to consider now how the ndp responds to the housing needs for the parish and whether there is a need to potentially allocate/ define settlement boundary/ outline an excpetion sites policy etc?</p> <p>The St Blazey, Fowey and Lostwithiel CNA has a remaining requirement of 319 houses.</p>	
Policy	<p><u>Policy: General Housing Policy</u> Proposed sites for new housing development will be required to meet the following criteria (to be added too):</p> <ol style="list-style-type: none"> 1. The proposed site should be within or adjacent to an existing settlement, and not an isolated site. 2. Any development on the proposed site should not extend existing ribbon development. <p>All proposed housing development, should:</p> <ol style="list-style-type: none"> 3. Ensure the scale does not : <ol style="list-style-type: none"> a. adversely affect the neighbours' enjoyment of their homes and gardens; b. have a detrimental impact on the openness of the countryside; c. increase significantly the scale or size of population of the surrounding area or adjacent settlement and its impact on local services. 4. Demonstrate that they have satisfied all regulatory requirements to 	

minimise potential impacts on water quality and to reduce flood risk. Development sites should be sited within Flood Zone 1 ("low probability") and should not increase flooding issues downstream.

5. Include measures to maximise efficiency in terms of water usage and management, and should incorporate Sustainable urban Drainage (SUDs) technologies to re-charge water courses and ground water levels.

Development proposals on land likely to be affected by contamination issues should demonstrate that the site is capable of appropriate remediation without compromising the development viability.

Theme: Design **Policy or Project Area:** Design **Number:** SBNDP2

Draft Policy

New buildings should be an asset to the street scene in terms of:

- quality of materials;
- their location on a site; and
- their relationship with existing development.

Buildings should be no more than two storeys in height unless special circumstances can be demonstrated to prove that there will be no adverse impact on the character and appearance of the area.

Theme: Flood Protection **Policy or Project Area:** Flood Management **Number:** SBNDP3

Policy

Policy X

All developments in flood sensitive areas, including new green spaces, will be designed and constructed to reduce the overall level of flood risk when compared to the pre-development state.

Commented [OC1]: Consider the creation of a design guide and then the policy can simply make reference to that document.

Commented [OC2]: Consider Policy 26 in the CLP – only include elements that are not covered in that.

Policy

Policy XX

Any significant new development must minimise the impact on the combined sewers through a reduction in water use, the incorporation of soakaways where the ground permits or the use of sustainable drainage systems (SUDS).

Policy

Policy XXX

A support in principle for development that will facilitate the delivery of the St

Blazey Flood Adaptation Project as developed by the Environment Agency to enable the following:

- Reconnect river with floodplain
- Wetland creation
- River channel enhancements

Any development that will prejudice the delivery of the above will not be supported unless it is supported by the Environment Agency.

Theme: **Travel & Transport**

Policy or Project Area: Traffic Management

Number: SBNDP4

Policy

Policy: Traffic Congestion

Proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic and air quality in the settlement will be supported. Proposals which would involve an increase in traffic generation will need to demonstrate the following:

- that they do not ~~significantly further~~ inhibit the free flow of traffic; or
- have a detrimental impact on existing Air Quality conditions.

In particular traffic calming/local safety schemes will be promoted and supported on the A390 between St Blazey Gate and Bridge Street.

Policy/comment

Policy: Parking
Needed?

Theme: **Travel & Transport**

Policy or Project Area: Connectivity

Number: SBNDP5

Policy

Policy: Safeguarding the existing and supporting new

Proposals for development which would adversely affect existing rights of way/bridleways/ cycle routes must not result in their continued use being less safe, convenient or attractive.

Proposals for the improvement of the existing rights of way/bridleways/ cycle routes, or for the creation of a new public right of way/bridleways/cycle routes will be supported.

All new e.g. New residential development must be designed to integrate well into the existing community

Policy

and should provide good pedestrian routes, preferably from more than one access. Consideration must be given to connectivity and permeability. Site layouts should be designed to provide safe routes to schools and other local amenities, giving consideration to footpaths and other off-site schemes, where appropriate. Any leisure provision within or associated with a residential development must be designed to encourage use by both future residents of the development and existing local residents

Policy: Connectivity requirements for Major Developments

All major developments as defined through the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or any subsequent legislation) will be required to demonstrate how they will provide safe and convenient connectivity into and out of the application site and to the existing services and facilities in the parish. Development proposals that fail to demonstrate the above will be refused.

Theme: **Green/Open Spaces & Recreation**

Policy or Project Area: Preserve/enhance leisure & recreational space **Number: SBNDP6**

Policy

Local green space designations (para 77 of the NPPF)

The following areas (shown on Map XXXX) are designated as Local Green Space:

- Site 8 (refer to Site Map – to be updated with local ref and specific map appendix to show green spaces.
- XXXXXXXX
- XXXXXXXX

Development on these areas will not be permitted unless this enhances the existing use and community value.

GREEN SPACE AUDIT – linking policy

Theme: **Economic Development**

Policy or Project Area: Economic Development/Business Support

Number: SBNDP8

Policy

Policy: General employment

Proposals for employment and business work space and light industrial development will be supported within and the edge of the settlement.

Industrial development will be supported in locations that do not have an adverse impact on residential amenity (expand)

Policy

~~Policy (from the old restormel borough local plan)~~

Theme: **Economic Development**

Policy or Project Area: Town heart/ economic corridor

Number: SBNDP9

Comment

Town Heart

There was no identified town centre on the restormel borough local plan so would be unlikely if this can be justified in the ndp: perhaps something along the lines of:

Policy

Possible policy

Proposals for retail space will be supported in principle and should be located wherever possible to facilitate the regeneration of the centre of St Blazey (DO WE MAP?) as the heart of the town. Retail space outside of the centre of St Blazey will be required to demonstrate the benefits of their location to the vitality and vibrancy of the town. Proposals that adequately demonstrate the above will be refused. Policy can be criteria drive `e.g. close to existing facilities, transport connections and parking.

Comment

Economic corridor

The economic corridor concept is subject to an element of certainty about the delivery of the floor adaption scheme – a policy could be drafted if an element of likeliness of provided but this will need some in principle funding commitments from the EA and the match source.

Theme: **Heritage**

Policy or Project Area: Heritage & Historical assets

Number: SBNDP11

Policy

Proposals for development, which would have an impact on heritage assets

(both listed and unlisted), (SUGGEST WE MAP) must be accompanied by an assessment of the significance of the asset and the impact of the proposal upon its significance.

In considering the acceptability of such proposals "special regard" will be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Development proposals involving retention of key, listed and unlisted heritage assets (either in public or private use) and their re-use as community facilities or small-scale economic purposes will be supported. Proposals for redevelopment of key, listed and unlisted heritage assets will only be supported where reasonable and sustained attempts have been made to secure their continued community and/or economic use as demonstrated through the submission of an assessment of the viability of the existing use.

Theme – **Eco-town**

Policy or Project Area: Eco-town

Number: SBNDP12

Comment (12/04/16)

Cornwall Council's Housing implementation strategy for the emerging Local Plan states (section 2.8) that no delivery from the site at Par Docks has been included in the trajectory within the plan-period.

The Examiner is querying whether Par Docks will remain in the LP because of the above, therefore if it is removed then there will no longer be a strategic allocation and this policy may no longer be necessary.
