

Policy No.	In Our Plan?	Name	Currently 'Saved'?	Remain 'Saved'?	Replaced by CLP	CLP replaces 'Saved'	Which CLP Policies?	Action in Neighbourhood Plan?
GD1		Integration of development with surroundings	✓		✓	✓	Policy 13 Design	Although there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself. It is understood that GwinearGwithian Parish Council is taking a similar approach. Section 7 of the NPPF is particularly relevant.
GD2	SD2	Design and layout of development	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 13 Design	
GD3		Incorporation of landscaping and planting within development	✓		✓	✓	Policy 13 Design Policy 25 Green infrastructure	
GD6		Control of advertisements and signs	✓		✓	X		There is no specific coverage relating to the control of advertisements in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself. Paragraph 67 of the NPPF is particularly relevant. (Linked to saved policy TV8.) could add a policy in relation to signs and advertisements which gives weight to locally specific detailed requirements encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself. Paragraph 67 of the NPPF is particularly relevant. (Linked to saved policy TV8.)
GD7		Conversion of non- residential buildings	✓		✓	in part / implied	Policy 7 Housing in the countryside Policy 13 Design Policy 14 Development standards	The emerging Local Plan covers the saved policy to some degree with many of the criteria incorporated in policies. However, there are no specific policies in the emerging Local Plan which deal with, in detail, proposals for the conversion of non-residential buildings or buildings of local significance specifically and this may be something which the neighbourhood plan would wish to consider. However, the permissive nature of the decision making process outlined in the NPPF will need to borne in mind if this is considered to be a key issue for the Plan.
GD8		Conversion of buildings of local significance	✓		✓	✓	Policy 13 Design Policy 14 Development standards Policy 24 Historic Environment	Although there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.
CC1		Protection of landscape character etc.	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and heritage terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape and heritage assets in the emerging Local Plan, they are not for named areas. These are policies

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CC2		Proposals involving interpretation of landscape character etc.	✓		✓	✓	Policy 23 Natural Environment	heritage assets in the emerging Local Plan, they are not for named areas. These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence).
CC4		Conservation and enhancement of Heritage Coast	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	This could be achieved in a similar way to the approach to design issues, with a detailed assessment or guide being produced as a supplementary document given 'weight' by a policy in the neighbourhood plan.
CC5		Protection of Areas of Great Landscape Value	✓	✓		na	na	This policy will remain saved on adoption of the Local Plan pending a review of Areas of Great Landscape Value to be undertaken by Cornwall Council <sup>13</sup> . Additional policy within the neighbourhood plan, if developed, will need to be based on a review of AGLVs in Hayle, undertaken by the steering group in advance (probably) of the review to be undertaken by Cornwall Council. However, as a minimum, the neighbourhood plan could set out a policy which specifies or names the AGLV in Hayle to provide locally specific policy coverage and provide a 'safety net' policy should the saved policy not be adequately replaced during the lifetime of the neighbourhood plan. Such a policy would need to be set out within the context of the review to be undertaken by Cornwall Council and also with reference to the existing AGLV area noting that it is under review. Should the Cornwall Council review be completed by the time the neighbourhood plan reaches submission stage, the position in the neighbourhood plan could be updated accordingly.
CC6		Protection of Special Area of Conservation/Special Protection Area	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and heritage terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape, natural and heritage assets in the emerging Local Plan, they are not for named areas. These are
CC7		Protection of Sites of Special Scientific Interest	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence).
CC8		Protection of Areas of Great Scientific Value, County Wildlife Sites, County Geological Sites, Ancient Woodland Sites and Local Nature Reserves	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	

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CC9		Protection of protected species or habitat	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment	
CC10		Protection of integrity/continuity of landscape features and habitats of major importance for wild flora and fauna	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 25 Green infrastructure	<p>It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and habitat terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape and natural assets in the emerging Local Plan, they are not for named areas. Some of the types of valued landscape, natural and habitat features, may, however, not have formal designations, something which the neighbourhood plan may wish to address by giving some locally valued assets a local designation.</p> <p>These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence).</p> <p>There is no specific coverage relating to tree planting and hedgerow schemes in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan could add a policy in relation to signs and advertisements which gives weight to locally specific detailed requirements encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.</p>
CC11		Creation and management of landscape features and habitats of major importance for wild flora and fauna	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 25 Green infrastructure	
CC12		Prevention of loss or damage to significant trees, woodlands, hedgerows and Cornish hedges	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 25 Green infrastructure	
CC13		Control/management of tree planting and hedgerow schemes	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	X		
CC14		Protection of the shoreline and coastal waters	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Policy 2 Key targets and spatial strategy Policy 23 Natural Environment Policy 24 Historic Environment	<p>It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and heritage terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape and natural assets in the emerging Local Plan, they are not for named areas. Some of the types of valued landscape, natural and habitat features of the coastal shoreline, may, however, not have formal designations, something which the neighbourhood plan may wish to address by giving some locally valued assets a local designation.</p> <p>These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence).</p>

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CC15		Protection of Scheduled Ancient Monuments and other nationally important archaeological remains	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 24 Historic Environment	It could be argued that national and emerging Local Plan policy, together with formal designations of important national and county-wide environmental assets provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect such areas in the emerging Local Plan, they are not for named areas. Neither is there policy which considers locally important environmental assets (if they exist) and so the neighbourhood plan may wish to add the local dimension by seeking to protect locally important areas through designation.
CC16		Protection of areas of great historic value/archaeological remains of county importance	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 24 Historic Environment	
CC17		Protection of Historic parks and Gardens	✓		✓	✓	Policy 2 Key targets and spatial strategy Policy 24 Historic Environment	
TV2		Protection of environmental value of specified open areas	✓		✓	✓	Policy 23 Natural Environment Policy 25 Green infrastructure	It could be argued that national and emerging Local Plan policy, together with formal designations of important assets in landscape and habitat terms provide sufficient protection and guidance in relation to development which could affect such assets and areas. However, although there are policies which seek to protect key landscape and natural assets in the emerging Local Plan, they are not for named areas. Some of the types of valued landscape, natural and habitat features, may, however, not have formal designations, something which the neighbourhood plan may wish to address by giving some locally valued assets a local designation. These are policy areas therefore where there is an opportunity, if considered necessary, for the neighbourhood plan to add locally specific detail to ensure the protection of locally valued assets and areas and to set appropriate parameters for development proposals which may affect the quality of such assets and areas (where underpinned by evidence). There is no specific coverage relating to tree planting and hedgerow schemes in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan could add a policy in relation to signs and advertisements which gives weight to locally specific detailed requirements encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.
TV3		Protection of open areas within towns and villages	✓		✓	✓	Policy 23 Natural Environment Policy 25 Green infrastructure	
TV4		Prevention of loss of/damage to trees	✓		✓	✓	Policy 23 Natural Environment Policy 25 Green infrastructure	
TV5		Tree planting schemes	✓		✓	✓		
TV7		Redevelopment or alteration of shops or other commercial premises (within Conservation Areas)	✓		✓	✓	Policy 24 Historic Environment	

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TV8		Control of advertisements within conservation areas	✓		✓	X		development within conservation areas which gives weight to locally specific detailed requirements encapsulated in a design guide or design code, which could be developed as a document which sits alongside or is supplementary to the main plan itself. Paragraph 67 of the NPPF is particularly relevant.
TV9		Control of PVC-U and other non-traditional replacement windows and doors within conservation areas subject to article 4 direction	✓		✓	X		There is no specific coverage relating to the control of materials in the emerging Local Plan. Therefore, this is an area where the neighbourhood plan could add a policy in relation to maintaining the character of conservation areas which gives weight to locally specific detailed requirements encapsulated in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.
TV13		Retention of traditional shop fronts	✓			in part / implied	Policy 4 Shopping, services and community facilities Policy PP2 Hayle and St Ives CNA	See response to TV7. While not the same as a policy which relates to conservation areas, locally valued traditional shop fronts (if there are any) could be sought to be retained through use of design guidance.
TV26		Control of number of residential or holiday units on Harvey's Towans, Hayle	✓	✓		X		There is no specific policy coverage for named areas in the emerging Local Plan with regard to the control of residential or holiday units on Harvey Towans. However, the policy is proposed to remain saved on adoption of the Local Plan. The bulk of the policy relates to design and character issues, which could be covered through a policy in the neighbourhood plan naming the Towans and 'signposting' requirements set out in a supplementary design guide or code as referred to above. This would amplify and add locally specific detail to the saved policy. However, the first part of the saved policy refers to an increase in the number of holiday units not being permitted. A discussion should be held with officers from Cornwall Council to help to determine the appropriateness of developing a similar policy in the neighbourhood plan to replace this part of the saved policy. This is because, if the policy remains saved until replaced, there may not be any added value in repeating the same criteria in the neighbourhood plan, although a new policy in the neighbourhood plan may allow the saved policy to be deleted given that the neighbourhood plan will be part of the development plan.

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H18		Design and layout of residential development	✓		✓	✓	Policy 13 Design	Although there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself. However, any such guidance will need to be discussed with Cornwall Council in terms of the relationship between the guidance and development of housing sites considered to be strategic and / or allocated in the Sites Allocation DPD.
E2		Industrial and business development on town edges	✓		✓	✓	Policy 5 Jobs and skills Policy 3 Role and function of places Policy 13 Design Policy 14 development standards Policy 22 Best use of land and existing buildings Policy PP2 Hayle and St Ives CNA	The criteria for suitable locations for employment development are covered by policies in the emerging Local Plan. However, the last part of the policy considers that proposals should be compatible with surrounding uses and the character of the area. This is also largely covered by the emerging Local Plan, but though there are parameters set by the emerging Local Plan in terms of design, there is no detail in terms of local requirements and so this is an area where the neighbourhood plan could add a design requirements policy which gives weight to locally specific detailed requirements in a design guide or design code which could be developed as a document which sits alongside or is supplementary to the main plan itself.
E3		Industrial and business development on smaller town edges	✓		✓	✓	Policy 5 Jobs and skills Policy 3 Role and function of places Policy 13 Design Policy 14 development standards Policy 22 Best use of land and existing buildings Policy PP2 Hayle and St Ives CNA	
E6		Farm diversification projects	✓		✓	✓	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings	

If considered appropriate for Hayle, a policy could be considered which adds local specificity or requirements to the policies which govern this type of redevelopment. For example, Policy PP1 West Penwith CNA specifically supports diversification of the rural economy, where PP2 for Hayle and St Ives does not. Paragraph 28 of the NPPF is particularly relevant.

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TM2		Control of loss of holiday accommodation	✓		✓	in part / implied	Policy 5 Jobs and skills Policy 8 Affordable housing PP2 Hayle and St Ives CNA	The loss of holiday accommodation is not directly referred to in the emerging Local Plan policies. However there is support for sustainable tourism and recognition of the importance of tourism to the local economy. The neighbourhood plan may wish to consider whether there is a need for a similar type of policy to ensure that existing stock and quality of provision is maintained. Part of this consideration should include discussion with officers from Cornwall Council regarding the effectiveness or not of saved policy TM2 since adoption of the Penwith Local Plan.
TM4		Additional provision for caravans and tents	✓		✓	in part / implied	Policy 7 Housing in the countryside Policy 23 Natural Environment	There is no specific policy coverage in relation to additional provision for caravans and tents and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM5		Holiday accommodation within Towans area	✓		✓	in part / implied	Policy PP2 Hayle and St Ives CNA	There is no specific policy coverage in relation to preventing additional or intensified holiday accommodation in the Towans area and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM6		Conditional control of proposals for holiday accommodation	✓		✓	X		There is no specific policy coverage in relation to controlling proposed holiday accommodation development through conditions on use and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM9		Replacement chalets, extensions or other structures within Riviere Towans	✓		✓	in part / implied	Policy PP2 Hayle and St Ives CNA	There is no specific policy coverage in relation to replacement chalets, extensions or other structures within Riviere Towans and so the neighbourhood plan may wish to consider similar policy coverage where justified by evidence.
TM13		Conversion of an existing building as a camping barn	✓		✓	in part / implied	Policy 5 Jobs and skills Policy 22 Best use of land and existing buildings	Additional coverage in the neighbourhood plan is likely to be unnecessary unless there are specific concerns about conversion of buildings into camping barns.
R3		Development resulting in a loss of existing or proposed open areas in formal or informal recreational use	✓		✓	✓	Policy 4 Shopping, services and community facilities Policy 13 Design Policy 17 Health and wellbeing Policy 22 Best use of land and existing buildings Policy 25 Green infrastructure	While there is considered to be sufficient policy coverage in the emerging Local Plan to protect such areas, a locally specific policy could be included in the neighbourhood plan to protect named local areas of value.
R4		Development affecting the recreational value of (specific) areas	✓		✓	X		

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TP12		Control of car parking provision in development	✓		✓	in part / implied	Policy 14 – Development standards	There are no car parking standards obviously identified in the emerging Local Plan. Discussion will need to be had with officers at Cornwall Council to understand where parking standards are likely to appear in policy terms if at all (for example the emerging Local Plan refers to Parking Strategies for CNAs) and it may therefore be appropriate for the neighbourhood plan to develop its own. Paragraphs 39 and 40 of the NPPF are particularly relevant.
CS2		Loss of existing community facilities	✓		✓	✓	Policy 3 Role and function of places Policy 4 Shopping, services and community facilities Policy PP2 Hayle and St Ives CNA	While the emerging Local Plan policies seek to resist the loss of community facilities, it may be appropriate for the neighbourhood plan to identify specific facilities that it would wish to protect.
CS11		Telecommunications equipment	✓		✓	✗		While there is no specific reference to telecoms development schemes in the emerging Local Plan, it may not be necessary or desirable to develop policy coverage in the neighbourhood plan. Section 5 of the NPPF is particularly relevant.