

# **Truro and Kenwyn Neighbourhood Plan**

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## **Delivery Strategy**

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**July 2015**

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## 1.0 Introduction

To be effective, the Truro and Kenwyn Neighbourhood Development Plan (TKNDP) must be deliverable and the scale of the delivery must be measurable through a monitoring process. There are two key elements that require consideration:

- The delivery of the policies contained in the Plan itself and the monitoring of their implementation.
- The delivery of infrastructure and initiatives associated with the proposed development both contained within the TKNDP and those which have already received planning permission.

This document sets out the Delivery and Monitoring Plan that supports the TKNDP. It is a live document that will be updated through the Plan period.

### 1.1 Who is responsible?

The TKNDP will be used by the planning authority, Cornwall Council, as part of its Development Plan, having the same legal planning status as other planning documents. The issues of delivery and monitoring will inevitably evolve as the Neighbourhood Planning process develops.

At this stage however, it is assumed that:

- Cornwall Council will be responsible for monitoring the more 'strategic' policies in the Plan.
- Cornwall Council will also utilise the policies to make decisions and therefore proposals should be compliant with the policies at decision making stage.
- Truro City and Kenwyn Councils will be responsible for coordinating initiatives such as the proposed Travel Plan strategy and Green Infrastructure with partners. They will also play a key role in the efficient provision and use of land; for instance open spaces.

Section 3 sets out the responsibilities for securing and monitoring all of the policies in the Neighbourhood Plan, whilst the delivery of required infrastructure is outlined in the tables present in Section 4.

## 2.0 Delivery

Ensuring the TKNDP is deliverable requires:

- That sites identified for development are capable of being brought forward within the lifetime of the Plan;
- That the policies in the Plan are capable of being implemented during the lifetime of the Plan; and
- That infrastructure requirements are clearly identified.

### 2.1 Residential Development Sites

The current position regarding residential sites is that the Cornwall Local Plan which is currently in consultation has a requirement for 3,000 properties by the year 2030. This number has already been met with planning permissions given. There are also over 1,000 properties for which applications have been approved and additional applications lodged with Cornwall Council at the time of writing. It is recognised that not all of these permissions will be delivered prior to the end of the plan period for a variety of reasons (including infrastructure delivery). This will be assessed by Cornwall Council through development and monitoring of a housing trajectory for Truro.

Therefore the Truro and Kenwyn Neighbourhood Plan, in order to ensure delivery of the emerging local plan number for Truro and Kenwyn has only needed to identify a criteria based policy to allow small sites to come forward as required. We have spoken to a number of landowners of smaller sites which meet the criteria based policy and there is evidence that a number of smaller sites will be coming forward during the early years of the Plan.

Discussions have been held with landowners and developers of sites which have already received planning permission. These discussions have concluded that the sites will be substantially built out by the end of the Plan period and therefore it is sufficient for us to allow a percentage of 20% for non-delivery in the TKNDP.

### 2.2 Infrastructure Requirements

Cornwall Council has been working with infrastructure providers to identify what is needed to support the growth of the TKNDP area as part of its Local Plan preparation. The facilities, improvements and projects required are set out in the Truro and Threemilestone section of the Cornwall Infrastructure Delivery Plan which is summarised in section 4. One benefit of the significant planning permissions in place is that the infrastructure providers can identify with some certainty the location, scale and timescale for development and plan their requirements on a secure evidence base.

It is important to note that the list is not exhaustive as future monitoring of the Local Plan and TKNDP Planning Policies and any subsequent Development Plan Documents (DPD) may highlight further needs that will require investment.

The infrastructure requirements set out in the Infrastructure Plan on the knowledge and information available at the time of its preparation. These are made without prejudice to any formal conclusions

that the infrastructure providers may later reach, for example, in relation to changes in service delivery, funding and infrastructure requirements. Needs and detailed requirements will continue to evolve during the lifetime of the TKNDP, Cornwall Council's Planning Policies and any subsequent DPDs.

In particular we have identified that towards the end of the Plan period the sewage infrastructure will need to be upgraded. This will be kept under review as part of the monitoring process. Facilities and services directly required by new development will be expected to be funded by the developer. New development will give rise to additional demands on infrastructure that is best met through financial contribution towards off-site provision. This will be negotiated by Cornwall Council as part of the planning agreement. Once the Community Infrastructure Levy (CIL) is introduced, on-site infrastructure and affordable housing will still be secured through Section 106 agreements. Off-site requirements will be funded through CIL. Under CIL, contributions will be levied on new development at a standard rate and will be pooled for future use. The levy will not specify how the money is to be used; the TKNDP team will work with Cornwall Council and service providers concerning the provision of infrastructure projects as money becomes available.

The Infrastructure Plan sets out requirements in relation to three types of infrastructure:

- **Physical infrastructure:** transportation networks, water, drainage, waste management, sewage treatment and utility services.
- **Social infrastructure:** education, health facilities, social services, emergency services and other community facilities such as libraries and cemeteries.
- **Green infrastructure:** parks, allotments, footpaths, play areas and natural and amenity green space.

We recognise that some infrastructure types such as essential utility infrastructure, schools etc. are critical or necessary to ensuring that sufficient services are available to meet the needs of existing and future residents. Other infrastructure categories are more directly related to quality of life and biodiversity enhancement. We also recognise that - whilst we may wish to secure the delivery of all infrastructure items - prioritisation may be required, particularly at the development management stage on applications to reflect development viability, availability of public sector funding sources and service priorities at that time. In light of this, the Delivery Plan has adopted a categorisation for each infrastructure item, to reflect its importance to the delivery of the TKNDP in terms of the level of risk it poses to the delivery of the Plan.

In order to assess the risk profile for each infrastructure project to the delivery of the Plan the following definitions have been adopted:

<b>Critical</b>	The identified infrastructure is critical, without which development cannot commence. e.g. transport/utility infrastructure
<b>Necessary</b>	The identified infrastructure is necessary to support new development, but the precise timing and phasing is less critical and development can commence ahead of its provision. e.g. schools/primary health care
<b>Preferred</b>	The delivery of the identified infrastructure is preferred in order to build sustainable communities. Timing and phasing is not critical over the plan period. e.g. green infrastructure, youth provision.

### 3.0 Schedule of Neighbourhood Plan Policies with monitoring responsibilities

#### 3.1 Environmental Policies contained in the TKNDP:

##### **Policy E1 – Sustainable Development:**

New development in Truro and Kenwyn will be approved where it can be demonstrated that the proposal is sustainable, embodying the social, economic and environmental aspects of sustainable development set out in the plan's definition of sustainable development.

##### **Policy E1: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

##### **Policy E1: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### **Policy E2 – Sustainable drainage:**

New developments will be permitted where they provide sustainable urban drainage and incorporate water recycling features that minimise the impact of development upon the drainage regime of the river catchment, in particular developments must:

Maximise the use of Sustainable Urban Drainage technology within the site area with additional drainage discharged to the Strategic SUDs network;

Minimise the amount of green space lost to hard surfacing;

Decrease surface water run-off in the problem drainage catchments;

Utilise green infrastructure provision where possible as part of SUDs design to create multi-functional green space;

In areas at risk of flooding, proposals must not increase flood risk;

Provide for the future maintenance of the drainage features.

### **Policy E2: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

### **Policy E2: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy E3 – Sewage facilities:**

Development proposals will be permitted where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision.

**Policy E3: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy E3: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

#### **Policy E4 – Building quality:**

Applications for development will be expected to provide secure, high quality, energy efficient design and accessible layouts.

Developments will be permitted where:

They safeguard grade 2 and 3a agricultural land for food production;

It is demonstrated that the housing density proposed achieves a best use of land, whilst being of a massing and height appropriate to the character of its surroundings and maintaining an acceptable level of amenity in terms of garden space and accessible and usable open spaces;

Development integrates and strengthens existing neighbourhoods and builds a distinctive and cohesive place;

Developments provide infrastructure of a scale proportionate to meet the needs of new residents;

They provide a layout that actively promotes energy conservation and incorporate sustainable forms of construction, energy conservation measures and where possible renewable energy technology;

They integrate sustainable transport modes (including bus services where the scale of development is appropriate) and active travel measures into the development;

High quality design and layout can be demonstrated that adds to the character of the area, meeting the Building for Life Standard

Where possible, reuse or redevelop existing buildings;

Achieve a minimum of Code 4 of the Code for Sustainable Homes, rising to zero carbon from 2016 (or equivalent standard).

#### **Policy E4: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy E4: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy E5 – Green infrastructure:**

The Truro and Kenwyn Green Infrastructure Strategy sets out the priorities and the Open Space Strategy sets out the standards for green space and open space provision in the plan area.

New development will be permitted where:

A net increase in biodiversity is provided through the creation of new habitat and the retention of key habitat, trees and wildlife corridors;

New open space provision prioritises opportunities for the provision of allotments or community growing schemes;

Opportunities to connect to existing or new footpath links beyond the application site are maximised;

Key areas of biodiversity and green space shown on the proposals map are preserved or enhanced or appropriately buffered by proposals and are not negatively impacted or reduced in size, scale or connectivity to wider networks of green infrastructure.

A positive and viable management mechanism is developed and committed to, ensuring the continued provision and maintenance of the green infrastructure asset.

**Policy E5: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.
- The management of existing areas will be overseen by the Truro City Council and Kenwyn Parish Council along with partners, such as the wildlife trust and Cornwall Sports Partnership.

**Policy E5: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council
- Wildlife Trust
- Cornwall Sports Partnership

**Policy E6 – Character and setting of settlements:**

Developments must respect the special character and wider setting of the settlements of Truro, Threemilestone and Shortlanesend. Development will only be permitted where it provides a positive impact by means of its scale, height, materials or layout and does not result in the loss or significant impact upon:

The Green foreground or background important to the character of the settlement; or

The most typical views of the settlement from the surrounding countryside or from within the settlement;  
or

A significant green gap between two or more settlements which are close to each other and in danger of losing their separate identity;

The special qualities of the setting of the Area of Outstanding Natural Beauty.

**Policy E6: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy E6: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy E7 – Character of the Highways and byways:**

Development affecting roads, streets, opes, lanes, bridges and pavements in the plan area should retain and enhance the character of the material and construction of the structure or surface making, where possible environmental improvements by retaining or reinstating historic paving and construction materials, sympathetic landscaping and planting, or removing unsightly elements such as hoardings; integrating road signs and markings as far as possible with the character of the space.

Alterations shall preserve or enhance the character of the Conservation Area. Outside of the conservation area, development should aim to retain or enhance appropriate surfacing or construction materials.

**Policy E7: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy E7: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### 3.2 Economic Policies contained in the TKNDP:

#### **Policy EJ1 – Communities at work:**

Applications for new employment development will be expected to improve employment opportunity and the quality of the employment environment in the Truro and Kenwyn area through the provision of good quality, accessible and environmentally sustainable schemes that meet the needs of our communities. Such developments will be permitted where they provide the following:

Increased opportunities and employment for local people;

Sustainable forms of construction, energy conservation measures and renewable energy;

A high degree of permeability and access mobility within the development, and linking it well with local facilities such as convenience stores;

Provision for the on and off site highways, pedestrian and other access improvements which are needed to integrate the development well into the surrounding area and sustainable/active transport networks;

Provision for parking appropriate to the needs of the development.

#### **Policy EJ1: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy EJ1: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### **Policy EJ2 – Truro city centre:**

The proposals map shows the town centre boundary, primary shopping area and primary shopping frontages of Truro. Development proposals in the city centre will be permitted where they contribute to the realisation of EJ1 and provide:

A well-balanced mix of uses, including residential;

High quality design and construction which integrates well with Truro's distinctive and historic character including its setting, distinctive buildings, and green infrastructure as well as the quality of the public realm.

Particular sites identified and safeguarded for mixed use development at Pydar Street, Moorfield car park and the former bus depot are included on the proposals map.

To support the continued vitality and viability of the city centre, development will be supported that reuses buildings or sites for residential use, including live/work accommodation and 'living over the shop'.

Proposals for change of use or redevelopment of ground floor accommodation in the primary shopping area will only be permitted where the proposal would add to the attractiveness of the centre and would not reduce the predominance of A1 use.

Development proposals for retail or city centre uses outside of the town centre boundary defined on the proposals map will need to be subject to sequential testing to demonstrate why the proposed use cannot be accommodated in the city centre and that they would not negatively impact on the trading and operation of the city centre.

### **Policy EJ2: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

### **Policy EJ2: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy EJ3 – The Port of Truro:**

In the port area shown on the proposals map, permission will be granted for the development of the port and marine related industry or uses where the proposal would address the requirements of EJ1 and:

Contribute to an improved layout and provision of additional facilities for the port;

Contribute to the development of the maritime sector in Truro;

Be compatible with adjoining uses;

Preserve or enhance green infrastructure links found within the area.

**Policy EJ3: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy EJ3: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

#### **Policy EJ4 – Newham Employment Area:**

Permission will be granted for the redevelopment of the Newham employment area for B1 (offices) and high quality employment space where the proposal would contribute to meeting the requirements of EJ1 and:

Contribute through improved layout, design of building, density of use and landscaping to the site and its surroundings;

Maintain or increase the employment density of the site;

Be compatible with adjoining uses;

Help strengthen links to Truro centre and contribute to the realisation of road improvements at 'Little Newham';

Preserve or enhance green infrastructure links such as the Newham trail, hedgerow and trees found within the area.

Not lead to the sterilisation of the waterfront for marine related industry in the future.

Small scale extensions to the employment area will be permitted where the proposal would:

Represent a natural rounding off of the existing area;

Be of a scale, design and layout that would not adversely impact on the landscape setting of the estate;

Not sterilise the Heritage Quarry as shown on the proposals map;

Improve the layout, functioning and appearance of the Newham employment area.

#### **Policy EJ4: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy EJ4: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy EJ5 – Treliske Employment Area:**

Permission will be granted within the area shown on the proposals map for the provision of employment uses, primarily grow on space related to the Health and Well-being Innovation Centre at Treliske, where the proposal would address the requirements of EJ1 and achieve high quality design and layout of buildings, spaces and landscaping.

**Policy EJ5: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy EJ5: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy EJ6 –Threemilestone Employment Area:**

Permission will be granted for the redevelopment of spaces within the

Existing employment area and expansion to the estate where it addresses the requirements of EJ1 and:

It would provide a good quality of design and layout of buildings and spaces;

Any extension would represent a planned approach to infrastructure, accessibility and strategic landscaping, taking account of current topography and landscape features.

**Policy EJ6: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy EJ6: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy EJ7 – Employment land Safeguarding:**

The strategic employment areas shown on the proposals map at Treliske, Threemilestone, Port of Truro and Newham will be safeguarded for employment uses (B1, B2, B8).

The cattle market will be retained for agricultural purposes.

**Policy EJ7: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy EJ7: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### 3.3 Educational Policies contained in the TKNDP:

#### **Policy ED1 – School site allocation:**

Proposals for non-educational uses on land shown on the proposals map as protected for school use or for the provision of new schools or extensions will only be permitted where:

The proposed development is necessary for the purpose of education or leisure and will not result in the loss of sports pitches or facilities in accordance with policy LC3 or

The land is declared surplus to educational requirements; and

The proposed development cannot be reasonably accommodated on alternative land.

#### **Policy ED1: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy ED1: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### 3.4 Housing Policies contained in the TKNDP:

#### **Policy H1 – Meeting Local Housing Need:**

Applications for new housing development must help meet local housing need in the Truro and Kenwyn area through the provision of good quality, accessible and environmentally sustainable schemes that meet the needs of our communities.

Developments will only be permitted where they:

Are well integrated by means of scale, location and character with the urban areas of Truro, Threemilestone or Shortlanesend;

Prioritise the redevelopment of previously developed land within the urban areas of Truro, Threemilestone or Shortlanesend; and

Provide a mix of housing in accordance with local needs/demand;

All developments must:

Provide a minimum of 40% affordable housing (or 50% on public sector land), phased to be provided alongside the market housing;

Incorporate 5% of self-build or custom build to allow communities to build their own homes, where this would be viable;

Retain and enhance existing habitat and important green space within the site;

Not add to flood risk or result in the loss of flood storage capacity; and

Make a positive contribution to the built environment in terms of scale, materials and bulk.

Where on site provision of affordable housing is not possible, make a financial contribution to off-site provision that is equivalent in value to on-site provision.

Development comprising the redevelopment of open spaces or garden areas will not normally be permitted, unless it can be demonstrated that their loss would not result in visual or recreational detriment to the location or that sufficient space would be retained to mitigate their loss.

#### **Policy H1: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy H1: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### **Policy H2 – Care Facilities:**

Development of extra care homes to meet the demand of the local older households will be permitted where they:

Are located in a location accessible by good quality, frequent public transport links; and

Prioritise where possible the use of previously developed land within the urban areas of Truro, Threemilestone or Shortlanesend.

Provide capacity for community beds; and

Retain and enhance existing habitat and important green space within the site.

### **Policy H2: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.
- In order to establish demand the Neighbourhood Plan has been working with a key care provider; Cornwall Care, and has established by a market need and the investment potential by the provider.

### **Policy H2: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council
- Cornwall Care

### 3.5 Leisure and Culture Policies contained in the TKNDP:

#### **Policy LC1 – Open space requirements:**

Development will only be approved where provision is made for the open space needs of the development, consisting of 82.32 square metres per dwelling, made up of appropriate typologies. Play areas and sports facilities should be designed to be easily accessible by sustainable and active travel modes. Where there is access to alternative facilities, or the scale of the development will not allow for on-site provision, contributions to the development or ongoing maintenance and management of alternative facilities may be required.

#### **Policy LC1: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy LC1: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### **Policy LC2 – Local Protected open space:**

The Proposals Map identifies open spaces that make a significant contribution to public amenity by virtue of their landscape character, appearance and/or function. Development proposals located within these open spaces will only be permitted where:

The development is for the replacement or extension of an existing building currently set in open space or for a new building which supports a recreational or sports use and where the proposal does not detract from the open character of the area, maintains or enhances visual amenity, and does not prejudice the established function of the area; or

supports a recreational or sports use and where the proposal does not detract from the open character of the area, maintains or enhances visual amenity, and does not prejudice the established function of the area; or

Development is necessary for the continuation or enhancement of established uses for recreation, leisure or nature conservation which would result in community benefits and where the proposal maintains the open character of the area, and maintains or enhances visual amenity; or

Development is minor in nature and includes the provision of an appropriate equivalent or improved replacement facility in the locality, of at least quantitative and qualitative equal value to compensate for the open space loss, and it can be demonstrated that the character and appearance of the area to be lost is not critical to the setting of the area.

### **Policy LC2: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

### **Policy LC2: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy LC3 – Protection of formal open spaces and playing pitches:**

Land that provides important formal or informal recreational space or sports pitch facilities for the plan area are shown on the Proposals Map. Permission will only be granted for development that results in the loss of this space in exceptional circumstances where:

Sport and recreational facilities can best be retained and enhanced to at least equivalent community benefit or playing standard through the redevelopment of part of the site; or

Alternative provision of at least equivalent community benefit and playing and facilities standard is made available in an appropriate location that is well related to the community to which it relates and designed to be easily accessible by sustainable and active travel modes.

**Policy LC3: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy LC3: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy LC4 – Cultural and community centres, services and facilities:**

The quality and opportunity for accessing cultural and community centres, services and facilities in the plan area should be enhanced by improvements to existing facilities and appropriate new provision where it is required. Development of new or improved community, cultural and cultural interpretation facilities in sustainable locations will be supported.

The loss of cultural and community centres, services and facilities will not be permitted unless appropriate replacement facilities can be provided of equivalent or improved value and in a location that would provide appropriate access for the community that the facility serves.

**Policy LC4: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.
- Both Truro City Council and Kenwyn Parish Council will work with partners such as the Community Associations to secure capital funding and a resilient operational management structure to ensure both the provision and ongoing achievement of objectives for both existing and new centres.

**Policy LC4: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council
- Grant Funders
- Community Associations

### 3.6 Transport Policies contained in the TKNDP:

#### **Policy T1 – Transport Strategy Contributions:**

The Truro Sustainable Transport Strategy (shown on the inset map) identifies a package of measures to reduce congestion and increase capacity in the transport network in the plan area. Proposals for development in the plan area will be required to provide contributions to the delivery of this package alongside measures within proposals to increase the use of non-car based modes of transport, particularly for shorter journeys in the urban area in accordance with the policies of this plan.

#### **Policy T1: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy T1: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy T2 – Safeguarding railway land:**

Land at Truro railway station and the former Cattle Dock (as shown on the proposals map) will be safeguarded for future rail related usage. Non-rail related development will not be permitted on these sites unless it can be proven that the land will not be required for future rail usage.

**Policy T2: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy T2: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy T3 – Sustainable transport:**

Development will be permitted where:

The site or proposal is well served by public transport, walking and cycling routes or has deliverable potential to be (and this can be secured for future implementation);

The movement hierarchy of the proposal maximises opportunities within and adjoining the development to prioritise non-car based modes of transport, including walking, cycling and public transport;

Where the scale of development allows, public transport routes should be incorporated into or enhanced to provide accessible bus stop infrastructure within 400m walking distance of dwellings or employment uses;

Connections are made to cycle and walking routes beyond the site wherever possible.

The Green Infrastructure Strategy shows potential and existing strategic and important cycle and walking routes for Truro and Kenwyn.

Development in the plan area should contribute to the development of the new routes and the protection and enhancement of existing routes, including the development of linkages to them wherever possible.

**Policy T3: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy T3: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### 3.7 Historic Environment Policies contained in the TKNDP:

#### **Policy C1 – Character and setting of the Truro Conservation Area:**

Development in the Conservation Area will only be permitted where it respects, preserves and enhances the special character and wider setting of the Conservation Area in terms of:

The scale, height, form, detail, materials, colour and massing of the proposal;

The relationship between the proposal and listed buildings and structures and non-designated assets;

Preservation and enhancement of open spaces and spaces between buildings.

Development that affects the setting of a conservation area must preserve or enhance the setting and character of and views into, and out of, historic and conservation areas including views of listed buildings and structures and significant open spaces.

#### **Policy C1: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

#### **Policy C1: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy C2 – Preservation of the Historic Leats:**

Development proposals must retain and respect the integrity of the unique and historic Leats system in Truro and prevent damage or detriment to their appearance or operation. Development should ensure that the system remains uncovered and operational. Where appropriate, developments should restore defunct parts of the leats system.

Development in the rural Allen and Kenwyn Valleys must preserve and enhance the course and integrity of the leat systems present in those areas. Proposals for the reconstruction of the leats in these areas will be supported.

**Policy C2: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy C2: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy C3 – Boundaries:**

Development should seek to preserve or enhance walls, hedges railings and other boundary structures and treatments and heritage assets (including milestones) that contribute to the appearance of the streetscape or special character of the Plan area. In the Conservation Area proposals should not result in the loss of walls and boundaries of traditional character and appearance. Proposed new boundary treatments and enclosures must respect the quality and composition of existing boundaries.

**Policy C3: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.

**Policy C3: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

**Policy C4 – Demolition in the Conservation Area:**

Development involving the demolition of the whole or part of an existing building within the Truro Conservation Area will only be permitted where:

The alternative development preserves or enhances the character or appearance of the conservation area; and

The building or feature makes no positive contribution towards the character or appearance of the Conservation Area; or

The condition of the building or feature and the cost of repair and maintenance renders it impracticable to retain when assessed in comparison with its importance and the value derived from its continued use; and

There is clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or to find viable new uses and these efforts have failed.

Consents to the demolition of a building within the Conservation Area will be conditioned to ensure that demolition does not take place before a contract has been let for redevelopment of the site.

**Policy C4: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.
- The policy will further be monitored through the planning and enforcement processes of Cornwall Council.

**Policy C4: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

### **Policy C5 – Shop fronts and Signs:**

Proposals for the development of new, or the refurbishment of existing shop frontages and other commercial premises within the Conservation Area will be permitted where the proposed alteration or replacement is sympathetic to and respects the architectural integrity of the building and the character of the area with special regard to such matters as scale, pattern of frontages, vertical or horizontal emphasis, materials, colour and detailed design.

New signs will only be permitted where they respect the architectural integrity and features of the buildings and the character of the locality.

### **Policy C5: How the policy is monitored and delivered:**

- The policy will be delivered through planning applications and development, informed by the policies of the TKNDP, and encouraged through early engagement and consultation with developers by Truro City Council and Kenwyn Parish Council.
- The policy will also be delivered through the Planning process of Cornwall Council, by utilising the policies contained in the TKNDP to aid in the decision making process regarding planning applications.
- The policy will further be monitored through the planning and enforcement processes of Cornwall Council.

### **Policy C5: Key Responsibilities:**

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council

## 4.0 Schedule of Infrastructure Requirements

This schedule overleaf contains the infrastructure requirements for Neighbourhood Plan area over the period of the Plan.

Source: **Cornwall Local Infrastructure Plan (2015)**.

#### 4.1 Physical Infrastructure

	<b>Job</b>	<b>Objective</b>	<b>Timescale</b>	<b>Funding</b>	<b>Status</b>
<b>Critical</b>	Increase Sewage capacity	Provide increased pipe capacity between developments to the north of the A390 and Newham treatment works.	2015-2020	Developer	South west water capital projects.
<b>Critical</b>	Increase road traffic capacity to the west of Truro	1. Build the North access road. 2. Online improvements to A390.	2015-2020	Developers, Cornwall Council	1. Part outline planning approval. 2. In transport strategy.
<b>Necessary</b>	Flood prevention and mitigation	Create flood storage on the River Allen upstream of the viaduct. Increase standard of protection to the cathedral car park.	2021-2025	Environment Agency	Scheme to be prepared.
<b>Necessary</b>	Flood Protection and mitigation	Truro Tidal Gates: Recent work undertaken to preserve the lifetime of the gate. Monitoring period of 5 years (end 2017) after which options will be considered for maintaining standard of protection (1:200 yr with climate change).	2026-2030	Environment Agency	Scheme to be prepared.
<b>Necessary</b>	Road Schemes	A390 Arch Hill junction improvement.	2015-2020	Developer Contribution. Cornwall Council	Scheme being prepared.
<b>Necessary</b>	Road Schemes	Newham Road Improvement to road including pedestrian and cycling provision.	2015-2020	Cornwall Council	Scheme in preparation
<b>Necessary</b>	Transport scheme	Truro Southern Park/Rail and Ride. (This scheme may be outside of the Neighbourhood Plan area).	2021-2025	Developer Contribution. Cornwall Council	At feasibility stage.

## 4.2 Social Infrastructure

	<b>Job</b>	<b>Objective</b>	<b>Timescale</b>	<b>Funding</b>	<b>Status</b>
<b>Critical</b>	Increase Primary School Places	Provide sufficient primary school places to cater for increased population	2015-2020	Developer	Outline Planning permission
<b>Necessary</b>	Increase secondary school places	Provide sufficient secondary school places to cater for increased population	2021-2025	Developers	Current Richard Lander School has building capacity Land adjacent to school also protected in Plan
<b>Necessary</b>	Improve community buildings	Provide improved facilities for community events and activities	2015-2030	To be identified	To be prepared
<b>Preferred</b>	Sports Facilities	Replacement for Truro Swimming Pool to meet increased demand	2020-2030	To be identified	Scheme to be prepared.
<b>Preferred</b>	Sports facilities	Additional indoor sports facilities for community use	2015-2030	To be identified	Scheme to be prepared
<b>Preferred</b>	Truro Fencing Club	New facility for the club	2015-2020	To be identified	Scheme to be prepared
<b>Preferred</b>	Threemilestone Children's play area	Threemilestone & Gloweth Area Action Group (TAGAG) are looking to enhance the play area next to the School, and to provide a cycle path around the park area	2015-2020	To be identified	Scheme to be prepared

### 4.3 Green Infrastructure

	<b>Job</b>	<b>Objective</b>	<b>Timescale</b>	<b>Funding</b>	<b>Status</b>
<b>Necessary</b>	Truro Open Space Provision	Provision of parks, amenity space, natural space, children's play area/equipment, allotments and cemeteries	2015-2030	Developer contributions, Parish Councils	Schemes to be prepared
<b>Preferred</b>	Langarth Sports pitches	Development of open space to provide sports pitches	2015-2020	Developer contributions	Scheme to be prepared