

Penwith District Council

Regional Spatial Strategy

Secretary of State's Proposed Changes

Selected Key Points

Presentation to Hayle Area Plan Partnership
Management Team
25 July 2008

Regional Spatial Strategy

Secretary of State's Proposed Changes (July 2008)

- **Draft RSS: April 2006**
- **Examination in Public: April – July 2007**
- **Panel Report: January 2008**
- **SoS Proposed Changes: July 2008**
- **12 week consultation (ending 17 October 2008)**
- **SoS consideration of further views**
- **Anticipated adoption before end 2008**
- **PDC / One Cornwall consideration / representation**

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Policy CSS – Core Spatial Strategy

“...provision will be made to:

- meet identified housing needs;
- improve connectivity, accessibility and the functional efficiency of places; and
- enhance economic prosperity within environmental limits.”

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Secretary of State's Proposed Changes (July 2008)

Policy CSS (Continued)

“To accommodate and manage growth in the most sustainable way, most new development will be provided for at Strategically Significant Cities and Towns (SSCTs). Provision for more limited development will be made at market and coastal towns and in small towns and villages where this will increase their self-containment and promote stronger communities.”

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Development Policy B

“At Market and Coastal Towns that meet all of the following criteria:

- there is an existing concentration of business and employment, and realistic potential for employment opportunities to be enhanced;**
- there are shopping, cultural, faith, education, health and public services that meet the needs of the settlement and the surrounding area;**
- there are sustainable transport modes that can be maintained or developed to meet identified community needs in the settlements and the surrounding area...”**

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Development Policy B (Continued)

“...provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres.”

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Development Policy D

“The planning and delivery of development should ensure efficient and effective use of existing infrastructure and should provide for the delivery of new or improved transport, education, health, culture, sport and recreation and green infrastructure in step with development...”

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Policy HMA9: West Cornwall HMA

In the West Cornwall HMA provision will be made for:

- growth of about 33,100 jobs**
- growth of at least 48,800 homes,
distributed amongst the local authorities as:**

Carrick - 10,900

Kerrier - 14,400

Penwith - 7,800

Restormel - 15,700

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- **Policy H1 - “...at least 35% of all housing... to be affordable...”**
- **Policy H2 - “...net density of 40 dph averaged across all new housing...”**
- **Policy H3 - “...appropriate range and mix of housing opportunities...”**
- **Policy CS1 - “...ensure that timely and sufficient provision [of services and community infrastructure] is planned in parallel with housing and other development.”**

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- HE1 - “...support proposals for the provision of additional healthcare...”
- GI1 - “Development of networks of green infrastructure...to enhance quality of life... and support...change...”
- ES1 - “Sustainable economic prosperity...guiding investment to locations where it will have maximum benefit...”
- ES2 - “...range and choice of available employment land and premises...”
- T01 - “...development of sustainable tourism...”

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- **Policy GT1 - “...identify realistically deliverable sites in...DPDs...”**
- **Table 4.3 – Penwith:**
 - **13 residential pitches**
 - **5 transit pitches**

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Questions?

For further information please contact:

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