



The countryside charity
Cornwall

Cornwall **Matters** March 2025

CPRE Cornwall newsletter

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This issue opens up two crucial debates for Cornwall: on the government's proposals for Devolution for regional authorities and their National Planning Policy Framework, purporting to 'free up' planning decisions. Stephen Horscroft's comprehensive account sets out exactly what is at stake for Cornwall in the Devolution debate and the very real dangers we face. As the next chapter in our scrutiny of the NPPF's implications for Cornwall, John Killick presents relevant points in the paper written by Cornwall Council's Planning Policy Manager Robert Lacey for the government's consultation exercise, showing something of Cornwall Council's position on this nationwide Framework.

This year, our AGM will be at 10.30 on Wednesday 14th May at Trebah Garden, near Constantine: we look forward very much to welcoming you there. Following the formal session, our Patron Merlin Hanbury-Tenison will talk about his Thousand Year Trust to preserve a surviving swathe of truly ancient Atlantic Temperate Rainforest. Invitations and details of the arrangements will be sent out nearer the time – but please do mark the date in your diary.

CPRE Cornwall is always keen to attract new members, especially anyone who could join the committee and/or volunteer for us. We particularly need someone who can run and develop our social media posts – do you have the time and a bit of expertise to help us? If so, please do get in touch.

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♥ And a big **THANK YOU** for your support – we very much appreciate the ongoing commitment of our members as we seek to protect rural Cornwall and support sustainable development to meet local needs.



County Hall / Lys Kernow in Truro (*Image: Cornwall Council*)

Devolution for Cornwall? Or merger with Devon?

Stephen Horscroft

Just before Christmas 2024 Government published its Devolution White Paper for England. For the Government, it sets out to standardise its relationship with places that have devolved powers, functions and funding. But for local areas this runs the risk of unpopular mergers of local government into bigger authorities that are further away from their service users, without local consent.

The government believes that a 'strategic authority' would need to have a population (defined in the White Paper) of 1.5 million or above. This is an immature approach to democracy when considering that there are many nations and regions throughout the world with a smaller population but with greater powers and functions. The government obviously wants to make their job 'easier' through standardisation, which suggests a reluctance to 'let go' and have genuine devolution.

Like the previous Conservative Government, Labour is obsessed with elected Mayors which are part of this theme: one person that they can talk to 'representing' a large population so that (they believe) they can get quick decision making and economies of scale. But also like the last Government, Labour is keeping 'first past the post' as the electoral system which means that a mayor could be 'elected' with less than 30% of the vote. Turnouts in Mayoral elections have typically been only between about 10% and 30%: thus, a minority is effectively chosen by a minority.

Local implications

Mooted for the far Southwest is a Mayor for Devon and Cornwall together. On its own, the current population of Cornwall is 600,000. 'Regional' arrangements that include Cornwall would inevitably be headquartered outside it (like the Police, South West Water and the now abolished Regional Development Agency) and for a 'Devonwall' Mayor to have access to the HQs of Government departments in the south west, co-location in Exeter is much more likely (based on history) than Truro. Further, this means a displacement of jobs in activities such as economic development and planning to the mayor's office in Exeter; impacting accountability, access, career opportunities and local spending from all these jobs in Cornwall.

The reaction of local authorities in Devon to this proposition has not been universally supportive. Plymouth City Council has almost unanimously backed a proposal for a 'Devonwall' strategic authority while Exeter City Council is campaigning for their own Mayor (there is a separate civic movement for this in Plymouth as well), or at least for a unitary authority. Devon districts are against a merger into a Devon unitary or, by implication, into 'Devonwall'. The counties of Devon, Torbay and Plymouth all want to be part of a super authority with Cornwall, which was roundly rejected across the political divides by a vote of Cornwall Council at the end of January 2025, in favour of asking the Government for a Cornwall only deal. Hopefully, we note that the Deputy Prime Minister stated in the House of Commons on February 5th that she wanted to do devolution '*with* the people of Cornwall' and '*not to* them'.

Some Cornish Labour and Conservative politicians have been worried that without acceptance of a 'Devonwall' Mayoral deal, there would be an impact on the finances of an already stretched Cornwall Council. Since austerity, the Council has directly shed well over 1,000 jobs and externalised some functions into arm's length companies, as well as making hundreds of millions of pounds worth of cuts. On top of that the demand for adult social care and children's services has continued to increase with population growth and was around 58% of the Council's £1.3 billion budget in 2023/24. The Economic Growth Service is under pressure, with uncertainty about what will replace the Shared Prosperity Fund for Cornwall and the Isles of Scilly from 2026 and how much it is likely to be. This has a knock-on effect on many other services and 'businesses' within the Council – such as Cormac – who partly rely on regeneration funding for contracts and jobs.

Furthermore, the Government is looking to change the way that local government funding is delivered by scrapping the Rural Services Delivery grant, which will cost Cornwall Council a further unexpected £6 million from its 2025/26 budget. The grant existed as an acknowledgement that it is more expensive to deliver services in rural areas with large rural

hinterlands, small settlements and more distance between places to access services.

Deprivation – a key measurement metric – is more concentrated and measurable in urban areas, while in rural ones it can be more ‘hidden’.

If there was a ‘Devonwall’ Exeter-based Mayor, they are likely to have economic development within their portfolio. The argument goes that acceptance of the proposition would mean that funding to succeed the Shared Prosperity Fund would then be allocated and that Cornwall would get something, although at present we can only guess at the mechanism by which it might be allocated and paid.

However, the counter argument includes: whether an Exeter-based Mayor would understand Cornwall, its needs and opportunities; whether they would be less willing to allocate funding to distinctive Cornish/cultural projects as this would undermine the narrative of the new ‘region’; whether the funding would be urban biased (so Devon with its three urban areas would get more), rather than based on need or opportunity; and how much (if any) say Cornwall Councillors would have.

The mayor would be a very powerful figure. The Devolution White Paper suggests that the role would have a bespoke duty in relation to health improvement and health inequalities which are also currently held – respectively – by Cornwall Council and the three Devon unitary authorities, and that these would sit as chairs of an Integrated Health Partnership.

The Police Commissioner for Devon and Cornwall has said that she finds it ‘obnoxious ([Police commissioner's concerns over future South West devolution - BBC News](#)) that she had not been consulted on proposals which could, of course, logically mean that her role is also taken over by a Mayor.

Although the Mayor and the merging of Cornwall and Devon into one strategic authority can be seen as two issues, they are certainly linked in the sense that the White Paper states that ...’ *there is a clear long-term ambition and expectation that public service boundaries will be aligned, which will have implications for integrated care system geographies. Any changes to public service boundaries will be made in consultation with stakeholders and considering the impact on service delivery’.*

A theme that runs through all of this is consultation with ‘stakeholders’ but not engagement with voters. This is where a real democratic deficit lies. However, based on population criteria at least, Cornwall exceeds the 500,000 as a strategic authority. So, the continuation (if not the diminution) of Cornwall Council at least looks likely – for now. With spiralling costs and debt, how long will it be before a government suggests or forces a merger on the basis of (e.g.) saving one CEO's salary?

The document 'Devolution for Cornwall' is supported by all six Cornish MPs (four Labour and two Liberal Democrat) in the foreword. Indeed, support cuts across all political parties in Cornwall with the exception or agnosticism of some individuals and certainly of those four Councillors who voted against greater Cornwall autonomy.

<https://news.exeter.ac.uk/wp-content/uploads/2024/12/Devolution-for-Cornwall-V3-final.pdf>

Further Implications for the environment, housing & jobs

Why does all this matter for the Cornish environment? Well, hopefully, this article will have given you a flavour of the potential democratic implications: not least that the population of Devon (whose district councils are opposed to the merger, incidentally) is twice that of Cornwall so its smaller neighbour can always be out-voted and under-resourced.

The 'fear' that Cornwall would not get regeneration resources without an accommodation with Devon can be construed as an idle threat. With the NPPF proposing 89,000 additional houses for Cornwall (on top of the 15,000 still to be delivered in this Local Plan period to 2030), these cannot possibly be achieved without a range of Government and local government intervention including supporting infrastructure. Whereas Cornwall's annual delivery of new homes is expected to increase by 65% between 2030 and 2050, the only local authority that exceeds that target in Devon is Torbay (67%), while Mid Devon would equal the Cornwall figure. All the rest are lower or stay the same.

The table below illustrates these figures in the context of new employment in the labour market (full, part-time and self-employed) over the period 2015 to 2023

Local authority	Annual percentage increase in housing allocation per annum (NPPF proposal) 2030 - 50	Median employment increase per annum 2015-23
Cornwall	65%	2,875
Torridge	N/C	250
North Devon	N/C	250
West Devon	N/C	N/C
Teignbridge	49%	125
Torbay	67%	125
East Devon	28%	750
Mid Devon	65%	250
South Hams	N/C	250
Exeter	27%	875
Plymouth	N/C	1,000
Devon as a whole	26.2%	3,875

Source: Local Government Network and ONS

Cornwall continues to see relatively large increases in its number of jobs (23,000 over the whole period): around six times the number delivered in Devon. This continuing trend may, at face value, indicate the need for Cornwall to accept more housing until one considers the likelihood that the additional jobs in Cornwall are unlikely to be of sufficient quality to enable the purchase of new homes, judging by a range of other economic data such as wages and salaries paid.

Recent research conducted by Professor Malcolm Williams suggests that housing demand is not only fuelled by net migration (i.e. those choosing to move to Cornwall), but when people do move here they are less likely to be economically active, so the types of jobs created may be part time or casual self-employment to supplement incomes derived from savings or housing equity. Cornwall has a long history of volume in job growth but not job quality (the two rarely come together, especially in a rural and coastal region). What is interesting is that Mid Devon – where a similar percentage rise in the number of new homes is allocated by the NPPF – only 250 jobs per annum were delivered over the period and Torbay is worse still (67% and 125). But most significant is Plymouth. Second only to Cornwall and Devon in job delivery numbers, they grew by 8,000 over the 2015-23 period. Yet there is no proposed change to the NPPF housing allocation.

Although Plymouth City Council is on record during their recent devolution debate saying they do not want to make a 'land grab' on Cornwall, could it be that the high housing allocation in Cornwall is designed to support commuting jobs into Plymouth from south east Cornwall as part of the overall approach to linking areas together? At the 2021 Census only around 6,000 jobs in Plymouth were accessed from across Cornwall (about 2.5% of the total), and to increase that there would need to be significant economic investment in Plymouth and a quality of job created that did encourage in-commuting (assuming economic activity in Cornwall), but this could be to the further detriment of towns and villages in south east Cornwall.

Put simply, the danger of 'Devonwall' is that Cornwall is forced to accept much more housing based on the mass of job delivery across the two counties. While in terms of volume and quality of jobs together Devon is the winner, it would not have to subject most of its areas (especially the more rural ones) to excessive housing development.

Certainly, more research is needed on the relative quality of jobs in different areas and the direction of travel in all of them. However, forecasts suggest little growth in the number of people who are economically active in Cornwall by 2050 so it is arguable that the NPPF housing policies will not help this. More people need to become economically active to support a more productive and higher paid economy.



CORNWALL COUNCIL'S RESPONSE TO THE NATIONAL PLANNING POLICY FRAMEWORK

John Killick

Cornwall Council's response to the consultation on the Government's National Planning Policy Framework (NPPF) proposal of September 2024 was written by **Robert Lacey**, Cornwall Council's Planning Policy Manager. As a public servant, he cannot question national or Cornwall Council's policy, but it is clear he does not agree with many of the new proposals. The format of the consultation required responders to provide direct answers to fixed questions (105 of them in all).

We have selected the most relevant questions, given below **in red** and we have summarised his work in mixed direct or closely paraphrased quotations typed **in black** below. We sympathise with Cornwall Council's planners' problems, and we agree with many of his warnings and suggestions. Our own explanatory comments are added as **JK, in green**. The government activated its new NPPF in December 2024 with few changes from its September 2024 proposal. In January 2025, Cornwall Council published a "Cornwall Interim Policy Position Statement", available on their website.

PLANNING FOR THE HOMES WE NEED:

1: Do you agree that we should reverse the December 2023 changes made in Para 61?

JK: For Para 61. some Home counties MPs had demanded the Standard Method for assessing housing need was an 'advisory starting point'. Now it is mandatory.

No: Robert Lacey (RL) argues strongly that the changes should stay because although Local Planning Authorities may be able to secure sufficient consents to meet targets, it is often impossible for them to secure the actual building required because of reluctant developers, lack of skilled workers etc.

7: Do you agree that Local Planning Authorities (LPAs) should be continually required to demonstrate five years of specific deliverable sites ... regardless of plan status?

No: RL argues that circumstances often necessitate starting slowly and then accelerating later. The rate of building will improve during the plan. New settlements or major urban extensions take time to get going.

JK: LPAs without a five-year supply of identified deliverable sites lose control of their Local Plans and face random speculative development.

A NEW STANDARD METHOD....

15: Do you agree that the appropriate baseline for the standard method is housing stock rather than the latest household projections?

No: RL gives cautious support for replacing outdated Office of National Statistics projections but says the baseline housing stock method will not work for Cornwall. We have too many houses with no permanent residents, second homes, short-term lets etc. No effective way of controlling the further increase in numbers.

JK: The suggested baseline is 0.8% of the Cornish housing stock = $295,000 \times 0.8/100 = 2,360$ houses per year required.

16: Do you agree with the workplace-based median house price to median earnings ratio to supplement the standard baseline?

No: Allocations should be based on projected growth and demographic models. We should try to improve current models rather than abandoning them.

JK: An allowance of circa 2,000 houses per year is added to the baseline because of the very high house price to median wage ratio in Cornwall – making 4,421 overall.

17: Do you agree that affordability is given an appropriate weighting within the proposed standard method?

No: There is a clear issue of affordability in Cornwall, but it is unlikely to be solved by a blunt mechanism such as increased housing targets without accompanying investment in affordable housing provision, or the ability to increase the proportion of social housing delivered by schemes with challenging viability. In addition, while Cornwall has problems, many of these arise in areas where housing supply is limited by national policy such as National Landscapes where growth is constrained to small-scale and is only exceptionally justified.

JK: Hence forcing more building into attractive non National Landscape areas. Or alternatively - despite constraints - into the National Landscapes themselves (see our June 2024 Newsletter).

19: Any further comments?

RL: Although the proposed linkage seems logical, increasing the number of sites granted planning permission will not provide the social rented and affordable products which a large proportion of our residents need.

Housing numbers arising from the method need to be realistic and achievable recognising environmental constraints, the capacity of the construction industry, lack of infrastructure and the willingness of the market to deliver. We have no problems getting planning permissions – but it is much harder to secure delivery. Even under existing housing requirements, there are 26,000 dwellings permitted and not under construction – even though we are pushing hard in all possible ways.

This has been the case for many years irrespective of market conditions. We conclude therefore that market capacity in Cornwall is being realised and exceeded. Without significant and nationally enabled changes to increase the skilled workforce and address supply chains, delivery will remain stubbornly below what is required. We will therefore continue to fail the housing delivery test and never keep up with the housing required, like many other authorities.

JK: The housing delivery test is a key component of the current NPPF. It measures the number of houses built in an LPA over a three year period against the number of homes required in the same period. If an LPA fails to meet its delivery targets it may face severe consequences and must plan for more houses to make up for the shortfall.

BROWNFIELD, GREYFIELD, GREENBELT

20: Do you agree we should allow changes as a first step towards brownfield passports?

RL: Yes. Previously Developed Land (PDL) can and does provide sustainable and accessible opportunities to develop new homes... The challenge will inevitably be one of balancing the complexity and expense of delivering PDL with the very real burden that such development places on infrastructure in our communities.

JK: RL is very clear that infrastructure across Cornwall is a top priority for Cornwall Council .. What is required to incentivise and ensure delivery of PDL is holistic and non-competitive funding from government... Cornwall has plenty of PDL but much of it is poorly located, heavily contaminated and has important habitat... We do not believe the proposed changes will make any significant difference. Councils have been doing their best to maximise their Brownfield sites for decades

22: Should we expand PDL to include glasshouses?

RL: While Cornwall does not have any Greenbelt, we are concerned that hardstanding and glasshouses may be added to the definition of PDL – as this could have a substantial impact in rural areas.

JK: The Greenbelt was designed post WW2 to prevent urban sprawl around major cities. Cornwall has no Greenbelt. The NPPF proposed sacrificing – despite much upcountry opposition – some inferior Greenbelt, calling it ‘Greybelt’, to make space for houses. Around cities with Greenbelts this is a major issue and moderating ‘Golden Rules’ were introduced to soften the blow. Clearly, RL would like some equivalent for Cornwall.

28, 31: Do you agree that our proposals support the release of land in the right places, with PDL and Greybelt land identified first?

No: The consultation seems to assume there are only two types of land for development, i.e. Brownfield and inferior Greenbelt, called Greybelt. In fact, to meet our targets we will have to release lots of ordinary greenfield land. We feel this should have the same protections as Greenbelt land upcountry. We feel land should be released sequentially according to quality – as most communities demand – and thus reduce speculative demands for higher grade land... Most of the land that would be subject to presumption in Cornwall is extremely likely to be of a far higher quality and value than Greenbelt land upcountry.

DELIVERING AFFORDABLE, WELL-DESIGNED HOUSES AND PLACES...

47: Do the needs of those who require social rent require special consideration?

Yes: there is considerable need for social rent in Cornwall – and we have recently amended our typical tenure split to include a minimum of 50% social rent.

54: How should we help and increase rural affordable housing?

RL: Allow councils to take an affordable housing contribution from sites of nine dwellings or fewer by changing the definition of designated rural areas in NPPF paragraph 65 to parishes of 3000 or fewer population and all parishes in National Parks and National Landscapes, to support the delivery of rural affordable housing in these smaller rural communities.

JK: That is, to require developers in rural areas to build some affordable housing even on smaller sites.

58: Can you explain why insufficient small sites are being allocated and suggest amendments to NPPF small site policy?

RL: The identification of at least 10% of housing requirements on sites less than 1 hectare is a challenge for larger authorities because of the sheer volume of work required to identify so many small sites. But we are in favour of developing them as they are a key driver of growth in housing stock.

59: Do you agree with proposals to retain references to well-designed buildings but to remove references to beauty and beautiful?

Yes – but we should preserve Area Design Codes.

BUILDING INFRASTRUCTURE TO GROW THE ECONOMY

62: Do you agree with the changes proposed in 86b and 87 of the existing NPPF? – (about energy Infrastructure)

Yes: Cornwall Council recognises the planning system should play a crucial role in building infrastructure to power our economy.... We recognise the importance of infrastructure but would like to see more interest in critical mineral extraction such as lithium which we can do and an urgent need to improve our network grid connection.

63: Are there any other sectors which need support?

Yes: We would like to see explicit recognition of renewable energy as an essential factor. Cornwall's potential renewable energy assets – on and off-shore wind – geothermal – solar. We are examining the repurposing of key ports and harbours for offshore wind support. Satellite communications.

66: Do you have any other questions?

RL: The town centre chapter of the NPPF has remained unchanged over time. However, the challenges facing town centres have changed fundamentally. The chapter should reflect this.

DELIVERING COMMUNITY NEEDS.

69: Do you agree with the changes proposed in paragraphs 114 and 115 that the existing NPPF?

RL: We strongly support the Cornwall Transport Plan (2022) and the Climate Emergency Development Plan Document (2023). Strong messaging and levers are needed from central government to support the delivery of infrastructure and behaviour to achieve more travel by

sustainable transport rather than by private car. Our experience with Langarth Garden Village in Truro shows that essential infrastructure should be in place at the beginning of the development - not at the end.

SUPPORTING GREEN ENERGY AND THE ENVIRONMENT.

72: Do you agree that large onshore wind projects should be reintegrated into the Nationally Significant Infrastructure Regime (NSIP)?

Yes. Cornwall Council has declared a climate emergency and acknowledges the need to install more renewables to achieve net zero, but it is unlikely that this will make much difference in the short to medium term due to grid constraints. Anything above 1 Megawatt is facing a wait for connection to post-2036.

75-76: Do you agree that the threshold for onshore wind – and solar - projects that are deemed to be nationally significant should be raised from 50 to 100 for wind, and from 50 to 150 MW for solar?

RL: Cornwall is now reaching a point where many existing wind sites would benefit from re-powering to reduce the number of visible wind turbines in the open landscape while increasing the power output. Since wind turbines are now much larger and more powerful a threshold of 150 Megawatts would be suitable in line with the solar threshold. We currently determine applications in accordance with our climate emergency plan and other national policies – but our council members have significant concerns in the wider context of land use competition. (See 83 below).

JK: From Spring 2025, the NSIP regime will apply to wind sites over 100 MW and to solar sites over 150 MW. Sites under those levels can now be consented locally – and possibly more easily – although there is increasing local opposition. RL does not mention CPRE's 'Rooftop Revolution' campaign (see also no.83 below).

80: Are any changes needed to policy for managing flood risk to improve its effectiveness?

Yes: Given present and likely future changes in prevailing weather patterns... there should be a precautionary approach to evaluating flood risk. National planning policy could do more... to reduce surface water flood risk and reduce run-off into combined sewers.

JK. Which in antiquated and overburdened systems like ours leads to overflows.

83: Are there any other ways in which we can ensure that development supports and does not compromise food production?

Yes: The Agricultural Land Classification data held nationally is incomplete and fails to make distinctions between grades 3a and 3b, which is important: grade 3 land needs to be tested for numerous applications... The whole of grade 3 should be considered best and most versatile (BMV) but there is no local discretion to do this. Cornwall Council has commissioned an investigation into the underlying economic and environmental role of agricultural land to understand how land uses can be better balanced.

86 Do you have any other suggestions relating to this chapter?

Yes: – Greater densities, where appropriate, should be better supported through the NPPF. Market forces and prevailing culture favour lower densities, especially on greenfield land. The evidence around land-use savings, walkable neighbourhoods and community cohesion of appropriate higher densities is clear, but densities outside urban areas remain stubbornly low.

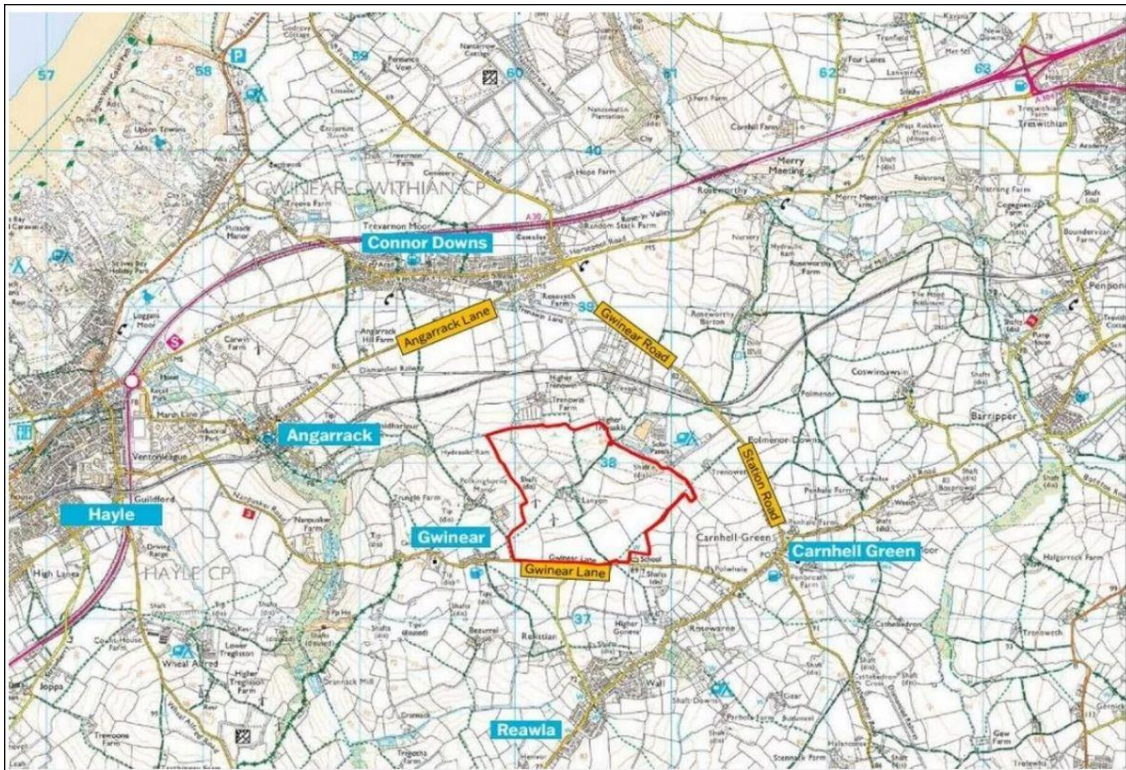
CHANGES TO PLANNING APPLICATION FEES AND TRANSITIONAL ARRANGEMENTS.

104-05: Do you agree with the proposed transitional arrangements?

No: Clarity is required for LPA's that have acted responsibly with plan-making concentrated on delivery of existing plans: they would not be able to access transitional arrangements under the proposals. There really needs to be some additional protection for authorities that are unable to demonstrate a five-year land supply solely because of a change in the national methodology for calculating housing numbers... Government should not punish an area that has made significant efforts to deliver the growth agreed through Examination in Public.

JK: The government did not provide this relief. The new NPPF came into force on December 12th, 2024. Much of the 2016 Local Plan is now redundant because Cornwall no longer has a five-year supply of available deliverable sites – which means in turn that over large areas of Cornwall our housing policy is subject to the 'Presumption in favour of Sustainable Development'. For how CC intends to respond to this see their Cornwall Interim Policy Position Statement - available with other comments on the CC website. This will be discussed in future CPRE Cornwall Newsletters.

Planning Update



Credit: Speedwell Solar Farm Ltd

PA23/09696. Ground mounted solar farm, Lanyon Farm, Gwinear

Speedwell Solar Farm Ltd, owned by Statkraft, applied for planning permission for a 40MW solar farm with associated works, on 77.1 hectares of undeveloped/agricultural land to the north-east of Gwinear. Speedwell claimed that the development would be operational for 40 years and considered that the benefits of significant renewable energy provision during a climate emergency would outweigh the harm caused.

Despite a recommendation for approval from the Case Officer, the Strategic Planning Committee voted to refuse this application on 13 February - 10 votes for refusal and 1 abstention based on the reasons below.

The Grade II listed Lanyon Farmhouse and other Grade II listed farm buildings, together with the encircling field network comprising the application site, form a well preserved post-medieval landscape which historically had an interdependence with one another.*

By substantially overwriting the fields with solar PV arrays, the historic relationship of the Farmhouse and other buildings to the land would change from being related farmland to an industrial landscape, thereby eroding the settings of these designated heritage assets. It is assessed that the level of harm to the settings of the heritage assets would be less than substantial, and it is considered that the public benefits of significant renewable energy generation during a Climate Emergency would not outweigh the harm caused, on balance.

The proposal is therefore considered to conflict with the aims and intentions of Policy RE1(1c) of the Climate Emergency Development Plan Document February 2023; GGP Policy 12b(a) of the Gwinear-Gwithian Parish Neighbourhood Plan 2016 - 2030; policies 1, 2 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030; and paragraphs 8, 202, 210, 212 and 214 of the National Planning Policy Framework 2024. It follows that the proposal would fail to at least preserve the settings of the listed buildings, as required in statute by S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: Gwinear-Gwithian Parish Neighbourhood Plan 2016 - 2030 (Adopted 20th October 2017) GGP Policy 12 Community Led Renewable Energy GGP Policy 12b Solar PV GGP Policy 16 Business and Jobs Cornwall Local Plan Strategic Policies 2010-2030.

CPRE Cornwall welcomes the decision and acknowledges the challenges facing Cornwall Council in balancing the competing priorities of climate change, renewable energy, food security and the protection of our rural environment.

Recent Decisions

Land at Lanyon Farm, Gwinear Lane

Ground mounted solar farm.

Planning application PA23/09696 **REFUSED**

Penhale Camp, Camp Road, Holywell Bay

Holiday and leisure facilities.

Planning application PA22/02896 **REFUSED**

Land East Of Cove Hill, Port Navas

Construction of 1 dwelling & solar array

PA24/06454 **REFUSED**

APP/3348225 (PA23/08660)

The Cornish Vineyard, Kea

Appeal against refusal

DISMISSED

Quintrell Downs

400 holiday units

Planning application PA23/09752

Request for "Call In" by CPRE Cornwall

Objections submitted to Cornwall Council - Awaiting Decision

Boat Cove Lane, Perranuthnoe

Replacement Chalet

Planning application PA25/00680

Chapel Street, Penzance

Demolition of a listed building

Planning application PA24/08901

Shute Hill, Breage

Residential development

Planning application PA23/09456

Penhale Camp, Camp Road, Holywell Bay

9 new dwellings 3 refurbished dwellings

Planning application PA22/02794

Pandarosa Farm, Bodmin

Erection of 58 Dwellings

Planning application PA23/07573

Pendower Beach Hotel
Aparthotel and 3 dwellings
Planning application PA24/00042

Cold Northcott Wind Farm
Repowering & extension of windfarm
Planning application PA23/02727

Halgavor Moor
Development of up to 540 dwellings.
Planning application PA20/10618

Appeals to the Planning Inspectorate - Awaiting Decision

APP/3352891 (PA23/05034)
Land South Of Pengelly, Bosavern
Construction of a pond.

APP/ 3359104 (PA24/04886)
Boat Cove Lane, Perranuthnoe.
Construction of chalet

APP/3349687 (PA24/00716)
St Hilary
Permission in Principle, 9 dwellings

APP/3352494 (PA23/02502)
Gillyflower Golf Club
Clubhouse, 19 holiday lodges

APP/3353157 (PA22/10184)
Trelissick Gardens
225 space carpark

APP/3354275 (PA22/11311)
Trewidden Road, St Ives
Construction of a Premier Inn

APP/3353953 (PA24/02315)
Meadow Farm Rezare
Outline planning, 1 dwelling.

CPRE campaigns for a better future for the English countryside. We work locally and nationally to promote, enhance and protect a beautiful, thriving countryside for everyone to value and enjoy. Founded in 1926, we're a grassroots organisation, with more than 100 local groups, a branch in every county and 60,000 members and supporters. CPRE is a registered charity (1089685) and a company registered in England (4302973). CPRE holds and manages data in strict accordance with the Data Protection Act (2018). Read our [Privacy Policy](#).

