



# **Cornwall Local Development Scheme**

**Effective from January 2025**

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## **1. Introduction**

This Local Development Scheme (LDS) sets out the current and planned planning policy documents. For each document there is a brief description and timetable. The LDS also explains the types of documents, the relationship between them, document preparation and monitoring arrangements.

### **1.1. The Levelling Up and Regeneration Act 2023**

The Levelling Up and Regeneration Act became law in October 2023. The Act will introduce a new Plan-making system and Local Plans will potentially be very different from our current plan. A future Local Plan will only provide local content to sit alongside a new set of national development management policies that will cover generic planning issues. The new plan making process will be more digital, streamlined, have different evidence requirements and will require local authorities to develop plans within a statutory timeframe of 30 months – of which 24 months are dedicated to writing the plan and 6 months to the Examination of the Plan.

The introduction of the new plan-making process was delayed by the general election in July 2024. Subject to the Parliamentary process it is anticipated that the reforms will be implemented from late 2025, with most authorities able to start production of plans in ‘waves’ selected by DLUHC from early 2026. New regulations for the process will be published separately for consultation, potentially in Summer/Autumn 2025. Other reforms to the planning system, including the revision of the National Planning Policy Framework will be put in place in Spring 2025 and national Development Management Policies later in 2025, which will also impact on the operation of the current Local Plan.

The Council will continue to monitor the implementation of the LURA and will revise this document and any timetables stated as required.

### **1.2. Consequential effects – a developing timetable for a new Local Plan**

The current Local Plan covers the period from 2010 to 2030 and was adopted in 2016. The Cornwall Local Plan is currently determined as being up to date under Regulation 10a of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017. This regulation requires all Local Planning Authorities are required to review and, if necessary, update their Local Plan policies every five years from adoption, if not sooner. The review, accepted by Cabinet on 22 September 2021, concluded that the Plan remains up to date and continues to carry full weight in decision-making. However, it is clear that Cornwall will need to commence a new Local Plan to set out a strategy for the period up to 2050 and before November 2026.

In light of the changes to the NPPF, the Deputy Prime Minister asked that all local planning authorities produce an updated Local Development Scheme (LDS) within 12 weeks of the publication of the NPPF, i.e. by no later than 6 March 2025. The request stipulated that the updated LDS should include clear, realistic, and specific dates for consultation and submission of a new local plan. As there are not yet commencement dates, Regulations or other guidance and templates available for commencing a Local plan under the new system we have had to set indicative dates, aligned to the existing Regulations and stages. We anticipate that as further information and regulation is published this year we will need to further revise this LDS.

As noted above, a consequence of the Levelling Up and Regeneration Act, and associated transitional arrangements, the Council cannot practically formally commence a new Local Plan until at least the end of 2025 (and most likely early 2026). However, the Council will use the period up to the end of 2025 to assemble an appropriate evidence base and create a public record of progress and intent for the new plan.

The reduction in the time allowed for plan making to 24 months (covering the time from commencement to submission of the plan) is predicated on strong engagement at the beginning of the process and key to the Government's procedural changes is the instigation of a Project Initiation Document that sets out how communities and stakeholders will be engaged in the development of plan alongside a strong, positive vision for the plan area using sustainable development as a golden thread and supported by good design and infrastructure. The need for that vision to lead the plan making process, not only in terms of content, but also approach taken, means that the process of understanding what should be included in that vision should start as early as possible; built and tested with a variety of stakeholders including members, communities, infrastructure providers and those involved in the development process.

A Call for Sites and the development of a vision for Cornwall form part of the emerging evidence base as well as providing an opportunity to understand the issues and potential opportunities for continued housing delivery within the existing plan period and how the Council could respond to the housing needs of Cornwall across a wide range of settlements.

As evidence is collected for a new Local Plan, it will be reported to Members to allow them to understand the implications for any local plan preparation process. This commenced with a Cabinet Paper in November 2024 [Agenda for Cabinet on Wednesday, 8th November, 2023, 10.00 am - Cornwall Council](#) and it is proposed that this current paper forms the first of at least three Cabinet or Cornwall Growth Board papers. A further interim update on evidence and approach was considered by the Cornwall Growth Board on 12<sup>th</sup> December 2024 [Agenda for Cornwall Growth Board on Thursday, 12th December, 2024, 2.00 pm - Cornwall Council](#) and a third will be considered by the same Board in March 2025. A final pre-commencement report will be considered in late 2025 prior to any launch of the formal stages of the Local Plan.

A new mandatory national housing standard methodology was published in December 2024. This has increased the housing requirement for Cornwall from 2,707 to 4,421 homes per year. This means that the Council will be unable to demonstrate a five year housing land supply and will result in Cornwall being subject to the 'Presumption in favour of sustainable development' (the 'presumption') which will, in turn, mean that our housing supply policies are deemed out of date and place greater emphasis on guidance for location and design quality of development set out in the NPPF. The Council has produced further guidance around this eventuality and its impact on the documents of the Development Plan. This Interim Planning Policy Statement may be viewed on our website.

### 1.3. Background to Local Planning Documents

Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (subject to any application of the 'presumption in favour of sustainable development'). The development plan must take into account the Government's [National Planning Policy Framework](#)<sup>1</sup> (NPPF).

The development plan consists of:

- **Development Plan Documents (DPDs):** DPDs set out the Council's planning policies and proposals. They are subject to community involvement, consultation and independent examination. DPDs are the starting point for the determination of planning applications and form part of the statutory planning framework. They gain the full weight of legislation for planning decisions. The Cornwall Local Plan and saved policies have DPD status.
- **Neighbourhood Plans:** Neighbourhood plans were introduced by the Localism Act 2011 and are produced by city, town and parish councils to incorporate local priorities and policies into the development plan. They are subject to a light touch independent 'examination' and have to be approved in a local referendum. Made neighbourhood plans carry full weight in decision making. Neighbourhood plans must be in general conformity with the Cornwall Local Plan but if there is any conflict this must be resolved by the decision maker favouring the policy which is contained in the more recent plan.

Related documents include:

- **Statement of Community Involvement (SCI):** This explains how we will involve local communities, businesses, and other interested parties when we prepare our planning policies and determine planning applications.

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<sup>1</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

- **Developer Contributions / Community Infrastructure Levy (CIL):** There are a number of mechanisms for levying developer contributions, including Section 106 and the Community Infrastructure Levy (CIL). Local authorities in England and Wales can choose to use CIL for infrastructure funding, alongside Section 106 developer contributions. CIL is not a DPD but is subject to public consultation and independent examination.
- **Supplementary Planning Documents (SPDs):** These documents provide additional advice and information relating to one or more specific policies or proposals in a DPD. Although not forming part of the development plan or being subject to independent examination they are subject to rigorous procedures of community involvement. Details of the SPDs to be prepared are set out at Appendix 2 and [online](#)<sup>2</sup>.

Further information on the development plan system is provided by the [Department for Levelling Up, Housing and Communities](#)<sup>3</sup>.

## 2. Existing Planning Policy Documents

### 2.1. Extant Development Plan Documents

The [Cornwall Local Plan: Strategic Policies DPD](#)<sup>4</sup> was adopted in November 2016. The Council must consider every five years whether the plan remains up to date (in accordance with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017). The review, accepted by Cabinet on 22<sup>nd</sup> September 2021, concluded that the Plan remains up to date and continues to carry full weight in decision-making. The plan sets out the overarching planning approach and policies for Cornwall to 2030. The Site Allocations DPD, Minerals Safeguarding DPD and saved policies<sup>5</sup> in the Minerals Local Plan and former district council plans that were not replaced by the adoption of the Strategic Policies DPD also form part of the development plan (see Table 1). These remaining saved policies will be retained until they are reviewed. The weight given to development plan documents depends on their consistency with the National Planning Policy Framework.

Along with replacing the majority of policies in the plans listed in Table 1, the Strategic Policies have also replaced the former Carrick District Council Balancing Housing Markets DPD (2008), the Cornwall Waste Local Plan (2002) and the former districts' SPDs and Supplementary Planning Guidance. The Cornwall Structure Plan (2004) had already been revoked along with the draft Regional Spatial Strategy in May 2013.

<sup>2</sup> <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/#SPD>

<sup>3</sup> <https://www.gov.uk/guidance/plan-making>

<sup>4</sup> <https://www.cornwall.gov.uk/localplancornwall>

<sup>5</sup> Saved under the Planning & Compulsory Purchase Act, 2004

**Table 1: DPDs containing extant 'saved' policies to be used in conjunction with the Cornwall Local Plan**

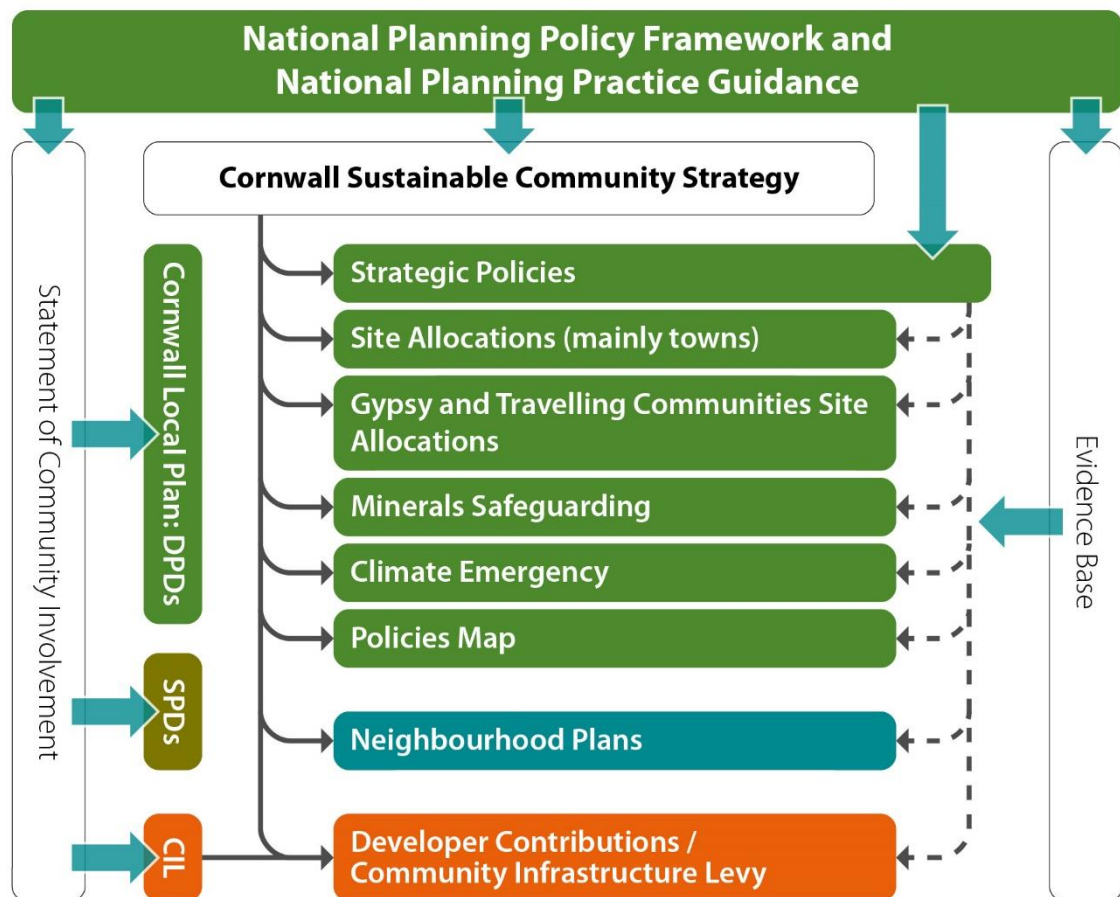
Document	Area Covered	Dates	Status	Saved Policies not Replaced by the Cornwall Local Plan
Cornwall Minerals Local Plan	Cornwall	1997 - 2011	This document was adopted in July 1997. In September 2007, all the policies were 'saved' with the exception of the following: E1, E2, E6 & E7. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016. Policies S1, CC3, CC5, CC6 and CC7 are replaced by the Minerals Safeguarding DPD. E3 relates to the AGLV and so has not been replaced by the Minerals Safeguarding DPD and therefore remains saved.	E3
Caradon District Local Plan	Former Caradon District	2007-2016	The first alteration to the Local Plan was adopted in August 2007. This contained both new policies and relevant policies from the previous Local Plan which was adopted in 1999. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016.	CL8, CL9, LISK5, LISK7, SA4 & W1.
Carrick District Local Plan	Former Carrick District	1998-2001	This document was adopted in April 1998. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016.	5H & 11C.
North Cornwall District Local Plan	Former North Cornwall District	1999-2006	This document was adopted in April 1999. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016 and the Site Allocations DPD.	ENV1, BOD7, WAD5, WAD6, WAD7, WAD8 & WAD12.
Penwith District Local Plan	Former Penwith District	2004-2011	This document was adopted in February 2004. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016 and the Site Allocations DPD.	CC5, TVA, TV24, TVB, TVC, TV26, HJ, EE, EF & EG.
Restormel Borough Local Plan	Former Restormel Borough	2001-2011	This document was adopted in October 2001. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016 and the Site Allocations DPD.	14, N13, N16, N31 & N32.

### 3. Completing and Maintaining the Cornwall Local Plan

#### 3.1. Relationships between Documents

Figure 1 illustrates the DPDs that will make up the Cornwall Local Plan once complete, their relationships with each other and how they relate to other key planning documents. The Local Plan should also be closely aligned with other Council strategies and where possible strategies of other agencies such as the Local Enterprise Partnership and the Local Nature Partnership. Profiles and timetables for the SCI, Cornwall Local Plan DPDs and the CIL are provided in Appendix 1. The profiles of the Cornwall and West Devon Mining Landscape World Heritage Site SPD and the European Sites Mitigation SPD are provided at Appendix 2 (details of other emerging SPDs are [online](#)<sup>6</sup>). Neighbourhood plan production is outlined at Appendix 3.

**Figure 1: Cornwall Local Plan Document Conformity Relationships**



The key priority will be to prepare the remaining DPDs. SPDs will also be used to support DPD policies by providing clarification and guidance.

<sup>6</sup> <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/#SPD>

## 3.2. Document Preparation

Cornwall Council will use effective programme management techniques in the preparation and review of the Local Plan documents and the supporting evidence base. The measures being taken to ensure successful production of the policies are set out below.

### ***(i) Development of a Sound and Robust Evidence Base***

The Local Plan must be based on a sound and robust evidence base. This is a key test of soundness of DPDs which will be central to their examination by an independent inspector. In addition to technical reports, the views of the local community and other stakeholders will also be an important part of the evidence base.

### ***(ii) Community and Stakeholder Engagement***

Effective and useful engagement with the local community is important from the outset. Engagement will be undertaken in accordance with the SCI. A Statement of Representations Procedure notifying consultees of when and how to respond to consultations and a Statement of Consultation outlining what engagement has taken place will also be published for each statutory DPD consultation.

### ***(iii) Duty to Co-operate***

The Localism Act 2011 established a duty to co-operate for local planning authorities to engage constructively, actively and on an ongoing basis with neighbouring local authorities and other public bodies to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. The Duty to Cooperate will in due course be replaced by an 'Alignment Test' to be confirmed through secondary legislation to the Levelling Up and Regeneration Act, 2023.

The neighbouring authorities that border or have key strategic interests with Cornwall are:

- Dartmoor National Park Authority,
- Devon County Council,
- Plymouth City Council,
- Torridge District Council,
- South Hams District Council,
- West Devon Borough Council, and
- Council of the Isles of Scilly.

The other public bodies are set out in Part 2 of the Town & Country Planning (Local Planning) (England) Regulations 2012:

- Environment Agency,
- Historic England,
- Natural England,
- Civil Aviation Authority,

- Homes England,
- Clinical Commissioning Group established under section 14D of the National Health Service Act 2006 (NHS Kernow),
- National Health Service Commissioning Board,
- Office of Rail Regulation,
- Highway Authorities, and
- Marine Management Organisation.

The above list excludes the Mayor of London, Transport for London and the Integrated Transport Authority as these are not considered relevant to the strategic matters for Cornwall.

In addition, the following will be treated as duty to co-operate partners:

- Local Enterprise Partnership, and
- Local Nature Partnerships.

#### ***(iv) Staff Resources***

The Planning Policy Team within the Planning & Housing Service of the Council is responsible for providing technical advice for the preparation of the development plan. Consultants will also be employed to supplement existing resources where studies are of a specialist nature and/or where there are benefits in terms of timing, or in providing a critical friend to the Council's teams.

#### ***(v) Financial Resources***

Recognising the time taken to produce such documents, the Local Plan has a fund which runs across financial years to support the development of Local Plan documents and projects. The budget is not however unlimited, hence the need to ensure the scheme focuses on providing a framework and supporting the communities' key priorities in the most cost effective manner. Any opportunities to secure external funding and support in kind have and will be exploited where they arise.

Partnership working across the Council will be essential to the success of the Local Plan due to the cross-cutting nature and relationship with other plans and strategies. Key internal partners such as Economy and Skills, Environment and Connectivity, Planning and Housing, Wellbeing & Public Health, Regulatory Services will be used to develop the evidence base and contribute to policy formulation. The Council will continue to involve shared financial resources to produce studies that are required across services.

#### ***(vi) Risk Assessment***

The development of a Local Plan for Cornwall presents a number of risks that are best addressed by robust project planning. Table 2 sets out the key risks and proposed mitigation measures that may need to be implemented in order to ensure that sound documents are prepared in a timely manner.

**Table 2: Key risks and mitigation**

<b>Issue</b>	<b>Risk / Implications</b>	<b>Mitigation</b>
Plan-making reform	Reforms prevent the Council from commencing a new local plan until advised by DLUHC. Plans must be submitted within a 24 month period. Both factors produce uncertainty and short timescale might impact content/support from community and members.	Commence evidence base gathering and engagement work to ensure that plan making can be front-loaded ready for commencement when the Council's permitted start date is known.
Timescales	A single Local Plan with multiple parts presents potential risks to its deliverability.	Robust scoping. Prioritised in LDS. Sound project planning. The progress made to date provides increasing confidence.
Available resources & skills	Continued pressure on financial resources with implications on service budgets.	Continued corporate commitment of the Council to resourcing this statutory function. Robust management of staff resources and cross service and partnership working.
National policy and guidance changes	Changes to national approaches which impact on local policy development and affect how up to date adopted policies are considered to be.	Robust scoping and review mechanisms. Monitor draft and adopted national policies. Respond to government consultations.
Evidence base	Inadequate / incomplete evidence risk to soundness. Financial risk to evidence gathering.	Early and thorough assessment of available evidence and need. Prioritise further work. Corporate commitment of the Council to resourcing.
Planning Inspectorate / legislation engagement	Abortive or inappropriate progress due to change in guidance / legislation, advice from the Planning Inspectorate.	Early and consistent engagement with the Planning Inspectorate and ensuring consistent and ongoing legal advice from within the Council.
Corporate engagement	Failure to secure corporate engagement and buy in of services across Cornwall Council.	The progress made to date provides increasing confidence. Prioritise alignment with corporate strategies.

Political change	Potential changes in political support for all or elements of the Local Plan.	Early and ongoing engagement with Portfolio Holder for Housing and Planning and the Overview and Scrutiny Committee.
Tests of soundness	Risk of being found unsound and the potential resultant major delay to the implementation of the policies and proposals within a particular DPD.	Continuous soundness self-assessment. Consultation with the Planning Inspectorate before and during publication of a document. Self-assessment using Planning Advisory Service Tool Kit.
Introduction of significant changes	The inspector may suspend the process should there be significant changes made to a DPD which have not been consulted on.	Consultation on changes made following publication prior to submission to the Secretary of State.

### 3.3. Monitoring and Review

The [Cornwall Monitoring Report](#)<sup>7</sup> will be used to determine when the LDS should be updated and inform the extent of the Cornwall Local Plan Review. It will report on:

- progress on the preparation of the Statement of Community Involvement (SCI), Development Plan Documents (DPDs) and Community Infrastructure Levy (CIL) (Neighbourhood Development Plan (NDP) preparation is reported on separately), and
- the extent to which the policies set out in the Cornwall Local Plan are being achieved in relation to identified targets.

This January 2025 LDS update is primarily to provide some context on the likely programme for a future Local Plan as set out in Paragraph 1.2 of this document.

In addition, the following amendments have also been made to the LDS:

- Updating of document timescales,
- An update on Neighbourhood Planning progress (see Appendix 3), and
- Other minor changes to improve clarity.

<sup>7</sup> <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/cornwall-monitoring-report/>

## Appendix 1: Profiles of SCI, DPDs and Developer Contributions / CIL

### Profile 1: Statement of Community Involvement

<b>Role and Subject</b>	The SCI explains how we will involve local communities, businesses, and other interested parties when we prepare our planning policies and determine planning applications. It is a Local Development Document but not a DPD and independent examination is not required.
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	With prescribed regulations and national policy
<b>Key Milestones</b>	<b>Adopted: August 2024</b>
<b>Arrangements for Production/review</b>	Prepared by the Planning & Sustainable Development Service of Cornwall Council in 2018, but an update was published in August 2024.

### Profile 2: Cornwall Local Plan: Strategic Policies

<b>Role and Subject</b>	The Cornwall Local Plan (Strategic Policies) has established the vision, objectives and spatial strategy for Cornwall to 2030. It includes targets for growth, the strategic distribution of development, core policies covering key issues, policies to aid development management and a proposed monitoring framework. The Strategic Policies were reviewed to assess whether they needed updating by November 2021 and concluded to remain up to date in November 2021.
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	National Policy, the Cornwall Plan and Cornwall Council priorities
<b>Key Milestones</b>	<b>Adopted: November 2016</b> <b>Regulation 10a Review complete:</b> Accepted by Cabinet on <b>22nd September 2021</b> . The review concluded that the Plan remains up to date and continues to carry full weight in decision-making. This conclusion has now been superseded as a result of the revised Standard Methodology for Housing published 12 <sup>th</sup> December 2024.
<b>Arrangements for Production/review</b>	The Local Plan will be replaced under the new Plan-making system that is due to be enacted in late 2025 (earliest start expected to be early 2026 if allocated to that 'wave' by MHCLG. New plan will be prepared by the Planning and Housing Service of Cornwall Council. Other Council services involved will include: Economy and Skills, Environment and Connectivity, Planning and Housing, Wellbeing & Public Health, and Regulatory Services. Stakeholders and the community will be involved in the review of the Local Plan through direct contact with the relevant organisations, groups and individuals – including duty to co-operate requirements – and through formal publication procedures as set out in the Revised Local Planning (England) Regulations (to be advised).
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Cornwall Monitoring Report</li> <li>• Cornwall Council's population/demographic projections</li> <li>• Strategic Housing Market Assessments</li> <li>• Strategic Housing Land Availability Assessment</li> <li>• Employment Land Review</li> <li>• Retail Assessment Review</li> <li>• Settlement functions</li> </ul>

	<ul style="list-style-type: none"> <li>• Infrastructure</li> <li>• Transport Assessment</li> <li>• Traffic Modelling</li> <li>• Strategic Flood Risk Assessment</li> <li>• Waste Evidence Base</li> <li>• Minerals Safeguarding Evidence Base</li> <li>• Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall</li> <li>• Sustainability Appraisal</li> <li>• Habitat Regulations Assessment</li> </ul>
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### Profile 2A: Cornwall Local Plan

<b>Role and Subject</b>	The Cornwall Local Plan will be produced under the Levelling Up and Regeneration Act 2023. It will establish the vision, objectives and spatial strategy for Cornwall to 2050. It will include targets for growth, the strategic distribution and more detailed allocation of development, core policies covering key issues, policies to aid development management and a proposed monitoring framework.
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	National Policy, the Cornwall Plan and Cornwall Council priorities
<b>Key Milestones</b>	<p><b>Key milestones are approximate because we do not currently have guidance or regulations in respect of the new plan-making system. As a result, timings given equate to existing stages under the 2004 Act and associated Regulations. Timings assume a 30 month plan-making programme in accordance with the last published proposals.</b></p> <p><b>Regulation 18 (Gateway 1): January 2026</b>  <b>Regulation 19 (Gateway 2): June 2027</b>  <b>Submission (Gateway 3): January 2028</b>  <b>Adoption: August 2028</b></p>
<b>Arrangements for Production/review</b>	The Local Plan will be replaced under the new Plan-making system that is due to be enacted in late 2025 (earliest start expected to be early 2026 if allocated to that 'wave' by MHCLG). New plan will be prepared by the Planning and Housing Service of Cornwall Council. Other Council services involved will include: Economy and Skills, Environment and Connectivity, Planning and Housing, Wellbeing & Public Health, and Regulatory Services. Stakeholders and the community will be involved in the review of the Local Plan through direct contact with the relevant organisations, groups and individuals – including duty to co-operate requirements – and through formal publication procedures as set out in the Revised Local Planning (England) Regulations (to be advised).
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Cornwall Monitoring Report</li> <li>• Cornwall Council's population/demographic projections</li> <li>• Strategic Housing Market Assessments</li> <li>• Strategic Housing Land Availability Assessment</li> <li>• Employment Land Review</li> </ul>

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|  | <ul style="list-style-type: none"><li>• Retail Assessment Review</li><li>• Settlement functions</li><li>• Infrastructure</li><li>• Transport Assessment</li><li>• Traffic Modelling</li><li>• Strategic Flood Risk Assessment</li><li>• Waste Evidence Base</li><li>• Minerals Safeguarding Evidence Base</li><li>• Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall</li><li>• Sustainability Appraisal</li><li>• Habitat Regulations Assessment</li></ul> |
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**Profile 3: Cornwall Local Plan: Cornwall Site Allocations DPD**

<b>Role and Subject</b>	The Cornwall Allocations DPD sets out how and where housing, employment and retail development will be delivered in some of Cornwall's main towns and two eco-community sites up to the year 2030. It safeguards existing larger employment sites in some areas and sets out important infrastructure requirements by town e.g. highways, education and open space. The allocations and safeguarded sites are for those main towns without a neighbourhood plan adopted or in the pipeline which will cover these issues. Nevertheless, the Site Allocations DPD does not preclude a neighbourhood plan coming forward in any location. This DPD supports the targets in the Cornwall Local Plan: Strategic Policies document.
<b>Geographical Coverage</b>	Penzance/Newlyn, Hayle, Helston, CPIR, Falmouth-Penryn, Newquay, St Austell, Bodmin, Launceston, Saltash, West Carclaze and Par Docks; with strategies for other towns being delivered via other methods, such as neighbourhood plans. Safeguarding of strategic employment sites, in line with Policy 5 of the Cornwall Local Plan, extends beyond the named communities.
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies
<b>Key Milestones</b>	<b>Adopted: November 2019 – Regulation 10a Review reported to Cornwall Growth Board on 12<sup>th</sup> December 2024.</b> The review concluded that the Plan remains up to date pending commencement of the new standard housing methodology. This conclusion has now been superseded as a result of the revised Standard Methodology for Housing published 12 <sup>th</sup> December 2024.
<b>Arrangements for Production</b>	Prepared by the Planning & Sustainable Development Service of Cornwall Council. Stakeholders and the community have been involved throughout its development; and through formal publication procedures as set out set out in the Local Planning (England) Regulations (2012) as amended. The Council worked with the local town and parish councils in the development of proposals.
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Town Based Housing Evidence reports</li> <li>• Town Based Employment Evidence reports</li> <li>• Town Framework Plans</li> <li>• Retail Study</li> <li>• Employment Land Review</li> <li>• Transport Assessments/modelling</li> <li>• Sustainability Appraisal</li> <li>• Habitat Regulations Assessment</li> <li>• Heritage Impact Assessment</li> <li>• Flood Risk Assessments</li> <li>• Strategic Viability Assessment</li> </ul>

**Profile 4: Cornwall Local Plan: Gypsy and Travelling Communities Site Allocations DPD**

<b>Role and Subject</b>	A DPD was proposed to include the identification and delivery of a network of sufficient, suitable and appropriately located sites across Cornwall. The Local Plan identifies a need for some 318 residential pitches, 60 transit pitches and 11 Travelling Showpeople plots
<b>Geographical coverage</b>	Cornwall
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies
<b>Key Milestones</b>	Update evidence base through GTAA: 2023 (reporting early 2025)
<b>Arrangements for Production/review</b>	Following the formal scoping of the DPD (2018) and establishing the direct and facilitated delivery options and project, the preparation of a DPD was paused to allow conclusions to be drawn from the cross-service direct delivery initiative and update of the evidence base. The Gypsy and Traveller Accommodation Assessment under production will underpin a new Gypsy, Roma, Traveller Strategy to be used alongside Policy 12 of the Cornwall Local Plan.
<b>Key documents in the evidence base</b>	<ul style="list-style-type: none"> <li>• Gypsy and traveling Communities DPD Scoping consultation 2016.</li> <li>• Gypsy and Travelling Communities Strategy (Cornwall Council) adopted March 2014 (NB pitch requirements included in the Strategy have been superseded) – currently subject to update</li> <li>• Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall (Southern Horizons with Plymouth University and Buckman Associates) November 2015</li> </ul>

**Profile 5: Cornwall Local Plan: Policies Map (DPD status)**

<b>Role and Subject</b>	It will be updated at the same time as respective elements of the Local Plan are adopted (including applicable reviews).
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies and all site specific Development Plan Documents
<b>Key Milestones</b>	As set out in respective Development Plan Documents
<b>Arrangements for Production/review</b>	Prepared by the Planning & Sustainable Development Service.

### Profile 6: Cornwall Local Plan: Minerals Safeguarding DPD

<b>Role and Subject</b>	This DPD sets out non-strategic safeguarding policy and includes sites to safeguard mineral resources and associated infrastructure. It supports Policy 18 of the Local Plan.
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies
<b>Key Milestones</b>	<b>Adopted: December 2018</b> <b>Regulation 10a review complete:</b> Accepted by Cabinet on <b>13th December 2023</b> . The review concluded that the Plan remains up to date and continues to carry full weight in decision-making. It is not considered that the publication of the revised Standard Methodology for Housing published 12 <sup>th</sup> December 2024 would change this conclusion.
<b>Arrangements for Production/review</b>	Prepared by the Planning & Sustainable Development Service of Cornwall Council and informed by public consultation including key stakeholders in accordance with the Local Planning (England) Regulations (2012). Review completed 2023.
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• China Clay</li> <li>• Local Aggregate Assessment</li> <li>• Building Stone</li> <li>• Metals</li> <li>• Mineral Infrastructure</li> <li>• The Identification of Heritage Quarries</li> <li>• Mineral and Infrastructure Resource Assessment</li> <li>• Mineral Site Profiles</li> <li>• Cross-Boundary Minerals</li> </ul>

### Profile 7: Climate Emergency DPD

<b>Role and Subject</b>	<p>In January 2019, Cornwall Council declared a climate emergency. In July, Cabinet approved the first iteration of a climate change action plan. Included within that action plan was for the Planning &amp; Sustainable Development Service to bring forward a development plan document (DPD) to cover the issue of climate change.</p> <p>The DPD concentrates on planning actions that will help achieve carbon neutrality in Cornwall, including renewable energy installations, coastal erosion and flooding protection, energy efficiency and enabling natural climate solutions. the document was submitted in November 2021, Examined in June 2022 and Adopted on 23<sup>rd</sup> February 2023.</p>
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies and Cornwall Council priorities.
<b>Key Milestones</b>	<p>Agree approach and future programme: winter 2019</p> <p>Scoping consultation: March 2020</p> <p>Pre-submission Publication: February 2021</p>

	<p>Submission: November 2021</p> <p>Examination: June 2022</p> <p><b>Adopted: February 2023</b></p>
<b>Arrangements for Production/review</b>	<p>The development of a scoping stage with key partners and stakeholders as well as: Economic Growth &amp; Development, Transport &amp; Infrastructure, Housing, Wellbeing &amp; Public Health, Environment, and Neighbourhood &amp; Public Protection. Stakeholders and the community will be involved in the development of the scope and subsequent stages through direct contact with the relevant organisations, groups and individuals – including duty to co-operate requirements as required – and through formal publication procedures as set out in the Local Planning (England) Regulations (2012) as amended.</p>
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Cornwall Local Plan</li> <li>• Cornwall Design Guide</li> <li>• Falmouth Bay to St Austell SPA Factsheet.pdf</li> <li>• Climate Change Act 2008</li> <li>• Cornwall-council-whole-house-retrofit-innovation-project</li> <li>• Nature Recovery Strategy</li> <li>• Forest for Cornwall</li> <li>• One-planet-development-practice-guidance</li> <li>• The Agriculture Act 2020</li> <li>• Use Classes Amendment 2020</li> <li>• Local-cycling-and-walking-infrastructure-plans-technical-guidance-and-tools</li> <li>• The Cornwall and West Devon Mining Landscape World Heritage Management Plan</li> <li>• Shoreline Management Plan-2011</li> <li>• Local-landscape-character-assessment</li> <li>• Environmental Growth Strategy</li> <li>• Cornwall Council's population/demographic projections</li> <li>• Infrastructure assessments</li> <li>• Transport Assessments</li> <li>• Biodiversity Net Gain approaches and Environment Bill/Act</li> <li>• Renewable energy strategies and energy needs assessments</li> <li>• Biodiversity and natural climate solutions opportunity mapping and assessments</li> <li>• Landscape Sensitivity Study</li> <li>• Future Homes Standard and Building regulations consultations</li> <li>• Sustainability Appraisal</li> <li>• Viability assessment</li> <li>• Habitat Regulations Assessment</li> </ul>

**Profile 8: Community Infrastructure Levy (Charging Schedule)**

<b>Role and Subject</b>	An instrument for collecting developer contributions towards infrastructure that is needed to support new development.
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies
<b>Key Milestones</b>	<p><b>Adopted: July 2018</b></p> <p>Commenced charging: 1 January 2019</p> <p>Currently scoping production of Infrastructure Delivery Strategy</p> <p>Commence CIL update concurrently with new Local Plan</p>
<b>Arrangements for Production/review</b>	Prepared by the Planning & Sustainable Development Service of Cornwall Council and informed by public consultation including key stakeholders in accordance with the formal publication procedures set out in the CIL Regulations (2010) as amended.
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Development Viability Assessment (December 2016)</li> <li>• Infrastructure Needs Assessment Schedules (January 2016)</li> <li>• Adopted Strategic Policies DPD (including housing targets and affordable housing percentages)</li> <li>• Site Allocations DPD (see Profile 3)</li> </ul>

## Appendix 2: Profiles of SPDs

For details of the full range of SPDs adopted and being prepared please see Cornwall Council's [website](#)<sup>8</sup>.

### Profile 9: Cornwall and West Devon Mining Landscape World Heritage Site SPD

<b>Role and Subject</b>	This SPD sets out advice for all decision makers, developers and the public on ensuring that the responsibilities conferred by World Heritage Site status are fully taken into consideration and opportunities are taken advantage of. It supports Policy 24 of the Local Plan: Strategic Policies.
<b>Geographical Coverage</b>	Areas of Cornwall within the World Heritage Site designation and its setting
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies
<b>Key Milestones</b>	<b>Adopted: May 2017</b>
<b>Arrangements for Production/review</b>	Prepared by the Cornish Mining World Heritage Site Partnership in consultation with Cornwall Council, Devon County Council and West Devon Borough Council and informed by public consultation including key stakeholders in accordance with the Local Planning (England) Regulations (2012).
<b>Key Documents in Evidence Base</b>	<ul style="list-style-type: none"> <li>• UNESCO Convention for the protection of World Natural and Cultural Heritage (1972)</li> <li>• UNESCO Operational Guidelines for the Implementation of the World Heritage Convention (2013)</li> <li>• Cornish Mining WHS Nomination Document (2005)</li> <li>• Cornish Mining WHS Management Plan (2013-18) and appendices</li> </ul>

### Profile 10: European Sites Mitigation SPD

<b>Role and Subject</b>	The SPD provides guidance on the mitigation measures that are required to safeguard European sites from adverse effects of increased recreational impacts associated with residential development. It will support Policy 22 and Policy 23 of the Local Plan: Strategic Policies.
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies
<b>Key Milestones</b>	<b>Adopted: February 2021</b>
<b>Arrangements for Production/review</b>	Prepared by the Planning & Sustainable Development Service of Cornwall Council and informed by public consultation including key stakeholders.
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Visitor surveys of eight key sites identified through the Habitats Regulations Assessment and agreed with Natural England, to establish a baseline</li> <li>• Further surveys to assess the impact of increased residential development and visitor behaviour</li> <li>• Analysis of the designated interest features of the European Sites and potential pathways of impact</li> </ul>

<sup>8</sup> <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/#SPD>.

## Profile 11: Housing SPD

<b>Role and Subject</b>	The SPD provides guidance on the types of development subject to affordable housing obligations; affordable housing products; the expected mix and tenure of developments; rural exception sites; specialist housing; how local need is defined; the design, size and accessibility of affordable homes; viability assessments and off-site contributions. It supports Policies 3, 6, 8, 9 and 10 of the Local Plan: Strategic Policies. This SPD is currently being reviewed.
<b>Geographical Coverage</b>	Cornwall
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies
<b>Key Milestones</b>	<b>Current Housing SPD adopted February 2020. Review ongoing.</b>
<b>Arrangements for Production/review</b>	To be prepared by the Planning & Housing Service of Cornwall Council and to be informed by public consultation including key stakeholders.
<b>Key Documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Cornwall Monitoring Report</li> <li>• Cornwall Council Chief Officer notes relating to housing</li> <li>• Cornwall Council Vacant Building Credit</li> <li>• Nationally Described Space Standards</li> <li>• Local Housing Allowance</li> <li>• Strategic Viability Assessments</li> <li>• Allocations Policy</li> <li>• RICs guidance and RICS professional Standard</li> <li>• Cornwall Council Supported Housing Strategy</li> <li>• Cornwall Council Self Build Register</li> <li>• National Planning Policy Framework</li> <li>• National Planning Policy Guidance</li> </ul>

## Appendix 3: Preparation of Neighbourhood Development Plans by Neighbourhood Plan Groups

### Profile 12: Neighbourhood Development Plans

<b>Role and Subject</b>	Community led plans dealing with local issues, prepared by the local community with the support of Cornwall Council. Plans commonly deal with local housing distribution, whether through site allocations or by use of settlement boundaries.
<b>Geographical Coverage</b>	Available to all communities in Cornwall.
<b>Status</b>	'Made' as part of the statutory development plan.
<b>Chain of Conformity</b>	Cornwall Local Plan: Strategic Policies Cornwall Site Allocations DPD (where appropriate)
<b>Progress (as of November 2023)</b>	<ul style="list-style-type: none"> <li>• 142 designated areas (including 5 pairs / groups of parishes working together)</li> <li>• 79 referendums held</li> <li>• 79 plans Made (adopted)</li> </ul> <p>The latest position can be found via: <a href="https://www.cornwall.gov.uk/neighbourhoodplanning">https://www.cornwall.gov.uk/neighbourhoodplanning</a></p>
<b>Arrangements for Production/review</b>	<ul style="list-style-type: none"> <li>• The City, Town or Parish Council is the qualifying body who can instigate the plan process and submit plans to Cornwall Council for independent examination and referendum.</li> <li>• Cornwall Council does not prepare neighbourhood plans but provides support through an online toolkit, community link officer and dedicated planning officer support.</li> <li>• All evidence base information held by Cornwall Council is made available to communities and expert advice from highways, economic development, landscape, affordable housing and other services is provided.</li> <li>• Once plans are drafted a planning officer will carry out Strategic Environmental Assessment screening and assist with policy testing and writing.</li> <li>• Produced in accordance with the Neighbourhood Planning (General) Regulations (2012) as amended.</li> </ul>
<b>Key documents in the Evidence Base</b>	<ul style="list-style-type: none"> <li>• Town Framework Plans where appropriate</li> <li>• Conservation Area Appraisals / Management Plans</li> <li>• Strategic Housing Land Availability Assessment</li> <li>• Local surveys</li> <li>• Any other relevant Cornwall Council evidence base documents</li> <li>• ONS data at parish level</li> </ul>

## Further Information

If you require any further information or clarification about Cornwall's development plan, or wish to obtain additional copies of this document, you can:

Visit the Council's website: [www.cornwall.gov.uk](http://www.cornwall.gov.uk); or

E-mail: [localplan@cornwall.gov.uk](mailto:localplan@cornwall.gov.uk)

Telephone: 0300 1234 151

This document is available on request in alternative formats (e.g. Braille, large type, on tape). We can also arrange to provide versions in other languages.