



Local Plans and planning change – what does it all mean?

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What we'll be covering...

- National changes and what they mean for us
- What's next for the Local Plan
- Neighbourhood Plans
- Call for sites

What is the Local Plan?

“Successful planning requires a combination of discretion to foster flexibility and rules to foster certainty”

- Provides the hooks for applicants and decision makers
- Sets targets based on evidence and distributes growth
- A mixture of strategic and more local policy
- Read as a whole (locally and nationally)
- (Attempts to) provide for infrastructure

The current situation

- Cornwall Local Plan remains up to date
- 6.6 years supply of Housing Land
- Climate Emergency DPD adopted February 2023

But also ...

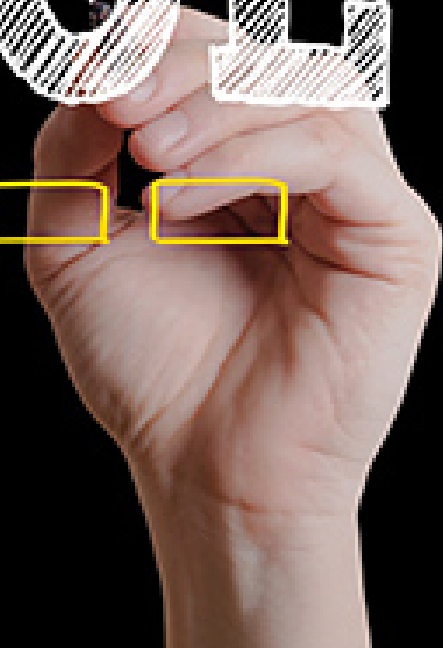
- Population keeps growing and climate is changing
- Urgent need to keep delivering against needs
- Planning changes coming into force

Quick Update

CHANGE



loading...



What we know about planning change

Plan content/function

- One single plan
- Vision led
- Digital and visual
- Sits alongside national policy so local policy only
- Enhanced engagement requirements

Timetable

- Set out in a PID
- Statutory 2 year timetable
- Will be given a slot to start the plan



Current and proposed plan elements

Now (2004 onwards)

National Planning Policy Framework
(mix of guidance and policy)



Local plan

(mainly strategic policies and allocations spread across a number of planning documents)

NDPs

(provide local policies)

- One single plan, not a mix of DPDs etc
- Introduction of generic national planning policies will reduce strategic policy content of the local plan.
- Local plans will have more detailed policies and include site allocations – may provide content currently left to Neighbourhood Plans
- Neighbourhood Priority Statements produced at parish level and must be taken into account in producing new local plans
- Mandatory Design Code for Cornwall included in the Local Plan
- NDPs still form part of the Local Plan will still provide very local policy and not repeat Local Plan policies - increased focus on design coding and setting out character etc
- Supplementary Plans have the same status as local plans and can be used to add detail, site allocations and design codes at a later date

Future (2024+)

National Development Management Policies



Local plan

(mix of strategic and locally specific policies)

NDPs

(very local policies/codes)

Mandatory Design Code

Supplementary Plans

(detail, design codes, site allocations)

Infrastructure Delivery Strategy

NPSs



Some uncertainty remains ...

- Detail from Government not expected until Autumn 2024
- Majority of Local Planning Authorities will be trying to do their plans at same time – all require Planning Inspectorate resources – so plans will be phased
- No indication that the normal evidence burden will be reduced
- Reduced duplication welcome, but no clarity on what “locally specific policies” means

What can we do now?

- We still need to plan and maintain flexibility
- Opportunity to prepare and to take a fresh look at Cornwall's infrastructure needs and opportunities
- Develop a creative space to engage communities and stakeholders to understand Cornwall's needs
- Understand stakeholder experience of policies and allocations
- Evidence gathering (increasing qualitative evidence)
- Call for sites



Neighbourhood Planning

What's new? Content in NDPs

New requirements limiting the content of NDPs to:

- Policies relating to the **type, location and timetable for development**
- Other policies relating to the **use of land designed to achieve objectives** relating to the characteristics of the area or to specific sites
- **Infrastructure requirements** arising from planned or supported development
- **Design**

Neighbourhood Priority Statements

- New – detail on these is still limited
- Less complex (and quicker) than a NDP (will not contain planning policies)
- We don't yet know what the process is for NPS (awaiting regulations) but they will require:
 - public consultation
 - endorsement from the LPA
- Cornwall Council will be required to consider the content of any NPS in effect when developing the next Local Plan.

Content of Neighbourhood Priority Statements...

Local matters are:

- (a) **development, or the management or use of land**, in or affecting the neighbourhood area,
- (b) **housing** in the neighbourhood area,
- (c) the **natural environment** in the neighbourhood area,
- (d) the **economy** in the neighbourhood area,
- (e) **public spaces** in the neighbourhood area,
- (f) the **infrastructure, facilities or services** available in the neighbourhood area, or
- (g) **other features** of the neighbourhood area.

Do you need to review your plan at this stage?

There is no requirement in the LURA to update your NDP. We expect existing NDPs to be protected until their end date as part of the changes to the NPPF.

There are four questions that establish whether a review is necessary:

- Has there been a significant change in local circumstances?
- Has monitoring of your plan revealed an issue with policy wording? Is it delivering in the way that you expected?
- Could the housing policies be deemed 'out of date'? (there continues to be a strong supply of housing land in Cornwall so this is unlikely to be the case)
- Have updates to the National Planning Policy Framework or Ministerial Statement made your plan out of date?

SO ... Probably not, but ask yourself whether there are other actions that could deliver change outside of policy...

What is happening with NDPs in Cornwall?

- We are updating the NDP webpages – a clearer structure, more focused content
- We are reviewing all of our guidance
- A new policy library with model policy for different policy areas
- Aim is to make the process simpler, reflect forthcoming changes to the system, remove out of date content
- As we learn more about NPS, we'll also update our pages with relevant information



Call for Sites

 www.cornwall.gov.uk

The call for sites

- Duty to maintain supply of sites
- Opportunity to call for and meet specific needs (affordable housing, specialist and supported, biodiversity net gain) that might be needed sooner
- Sifts to reject unsuitable sites
- provides a snapshot of availability
- Doesn't confer permission or allocation!
- One of a number of tools to assess suitability for allocation.
- Launched 20th February





Call for sites

- Small sites for affordable led housing (<50)
- Urban capacity sites (urban densification)
- Specialist and supported housing
- Self-build
- Strategic scale development (new settlement or major urban extension)
- Alternative approaches to delivery of currently allocated strategic sites
- Opportunities for Conversion/replacement of caravan/tourism sites etc
- Employment land (including industrial and commercial uses)
- Gypsy and traveller sites as well as those for houseboats and van dwellers
- Land for off-site Biodiversity Net Gain (in line with Planning Advisory Service advice)

We will also actively invite parishes and other stakeholders to identify sites, especially where they have the explicit support of the relevant landowner

Call process and implications

- Doesn't prevent existing delivery
- Opportunity for anyone to bring forward land suggestions including nominations from stakeholders
- Allows scenario testing for evidence gathering
- Technical appraisal and assessment panel to provide over-view
- Increase in engagement to establish deliverability
- Creating some degree of certainty and clear parameters
- Building in flexibility (demand and supply)
- Early work should help setting of realistic expectations of value

What happens next?

- Conversations with CAPs as starting point... needs, trends, gaps
- Circulation of information
- Neighbourhood Priority Statement pilots
- Alongside CAPS we will allow for space for organic conversations with different communities (spatial or otherwise) and geographies to emerge

Some key points:

- Interim report July 2024
- Final (pre-launch) report December 2004

How can you contribute?

- Consider making a 'Call for sites' submission
- Contact us if you'd like to be a Neighbourhood Priority Statement pilot
- Join one of our CAP workshops and conversations – a timetable will be announced soon
- Carry on and complete your NDP if you are working on one



I have a suggestion for a site in Cornwall. I do not own the site, and I am not working on behalf of the owner.



I'm a landowner, developer or agent seeking to promote a site in Cornwall.



Thank you / Meur ras

If you have any further questions or comments,
please email:

localplan@cornwall.gov.uk