



HELSTON TOWN COUNCIL *Konsel an Dre Hellys*

The Guildhall, Helston, Cornwall, TR13 8ST
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Email: townclerk@helston-tc.gov.uk



30th January 2025

To: The Chair and Members of the Planning & Licensing Committee

cc: Members of the Council for information

Dear Councillor,

A meeting of the Planning & Licensing Committee will be held in The Guildhall, Helston on **THURSDAY 6TH FEBRUARY 2025 at 6.15 p.m.** for the purpose of transacting the under mentioned business.

Yours sincerely,

Pamela Lavelle
 Town Clerk

A G E N D A

1. Apologies for absence.
2. Declarations of Interests and Dispensations
 - (a) Members to declare interests in respect of any item on this Agenda.
 - (b) To consider requests from Members for dispensations.
3. To approve and sign the Minutes of the Planning & Licensing Committee Meeting held on 9th January 2025 (**Page 3**).
4. Matters Arising from the 9th January 2025 Minutes (for information exchange only).

5. At this juncture the Meeting will adjourn for a period of up to ten minutes to permit Cornwall Councillors present to make observations in respect of any items on this Agenda.
6.
 - (a) To receive planning applications listed as 'Category I' (**Page 5**).
 - (b) To consider planning applications listed as 'Category II' (**Page 6**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 7**).
 - (d) To receive a report on attendance at Planning Meetings.
 - (e) To receive correspondence and information relating to planning applications, appeals and other planning matters.
7. To consider premises licence applications as listed. (**None**)
8. To consider the Cornwall Interim Policy Position Statement consultation from Cornwall Council (**Page 9**)
9. Exclusion of the Press and Public
If there are any, the Committee is invited to pass the following resolution:-
"That pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act, 1960 the press and public be excluded from the Meeting for the following item of business by reason of the confidential nature of the business to be transacted."
10. To consider potential planning enforcement matters (if any).

MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE
HELD AT THE GUILDHALL
ON THURSDAY 9TH JANUARY 2025 AT 6.15 PM

Councillors: Councillor R J L Boase in the Chair

J Martin

D Willey

P E Williams

Officers: Miss A D Retallack (Deputy Town Clerk)

236. Apologies

Apologies for absence were received from Councillors Webb and M P Andrew.

237. Minutes

On the proposition of Councillor Martin, seconded by Councillor Willey, it was

RESOLVED – that the Minutes of the Meeting held on 5th December 2024 be approved and signed as a true record.

Voting: For – 2, Against – 0, Abstain – 2

238. Cornwall Councillor Observations

As a member of the Cornwall Council West Sub-Area Planning Committee, Councillor Martin advised that he reserved the right to change his view on an application in light of additional information at the time of the Cornwall Council Planning Committee meeting.

239. Planning Applications

Category I

Recommendation

a) *Application PA24/09115*

Approval

Application Type: Full Application

Replacement garage with extension over

Krefeld Hillcrest Helston

For: Combellack

b) *Application PA24/07941*

Approval

Application Type: Full Application

Construction of two dwellings and amended road

Position (Plots 59 and 63 – revised designs)

Land off Stag Road, Stag Road, Helston

For: C Hunt Marconi Builders & Developers

The delegated decisions of the Chair and Vice-Chair were noted and it was accepted that the Cornwall Council Planning Officer be notified of the recommendations accordingly.

Category II

- b) Application Number PA24/09032
Application Type: Full Application
Proposed extensions and general alterations
8 Pine Close, Clodgey Lane, Helston
For Mr and Mrs Mitchell***

Councillor R J L Boase gave a presentation.

It was proposed by Councillor R J L Boase, seconded by Councillor P Williams, and unanimously

RESOLVED – that the Town Council recommended Approval of Application PA24/09032.

240. Planning Decisions

Details of Planning Decision Notices received since the last Meeting were tabled and noted.

241. Correspondence

- a) The Deputy Town Clerk confirmed that an email from Cornwall Councillor Thomas had been circulated to Members regarding Planning Application PA24/07702.

242. Premises Licence Applications

- Licence Ref: LI24_007883
Licensable Activities: Late Night Refreshment and music for Spring Ball
Flambards, Clodgey Lane, Helston
For Fifty North***

Members considered the above Application and it was proposed by Councillor R J L Boase, seconded by Councillor Martin and unanimously

RESOLVED – that the Town Council had no objections.

Meeting closed at 6.32 pm.

Confirmed

Chair

PLANNING APPLICATIONS

CATEGORY I

Recommendation

- | | |
|---|----------|
| 1. Application PA25/00433
Application Type: Full Application
Proposed alterations and two storey extension.
56 Bulwark Road Helston
Applicant: - Mr Sam Faulkner | Approval |
| 2. Application: - PA25/00530
Application Type: - Full Application
Proposed Extension and Garden Office along with
paring area to front.
25 Forth Gwedhen Helston
Applicant Mr & Mrs Wilcox | Approval |

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CATEGORY II

Assigned to

3. Application PA25/00360

Application Type: Advertisement Consent

Advertisement consent for: - Banking hubs branding and Logo with 1 no. illuminated fascia sign and 1 no. illuminated Projecting sign positioned above the fascia. Within the ground floor windows, 1 no. suspended illuminated Directory of Services, and 1 no. illuminated marketing posters, 1 no. A4 opening hours and 1 no. CCTV sign.

Peacocks 22 Coinagehall Street, Helston.

Applicant: - Mr Benjamin Budd Nelson Land Limited

Cllr Martin

PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**APPROVED****PA24/07563 APPROVED**

Applicant: - Mr Hendy
Helston Football Club Clodgey Lane Helston
Proposal Proposed grandstand, turnstiles and proposed PV panels to roof of existing clubhouse.

PA24/09115 APPROVED

Applicant: - Combellack
Krefeld Hillcrest Helston Cornwall TR13 8UN
Proposal Replacement garage with extension over.

PA24/09032 APPROVED

Applicant: - MR & MRS MITCHELL
Location: - 8 Pine Close Clodgey Lane Helston Cornwall TR13 8QG
Proposed extensions and general alterations at 8 Pine Close, Clodgey Lane, Helston.

PA24/08198 APPROVED

Applicant: - Mr And Mrs Grant
Land To The Rear Of 57 Godolphin Road, Sanctuary Lane, Helston.
Proposed new dwelling.

REFUSED**WITHDRAWN****SCREENING OPINION – EIA NOT REQUIRED****PRE-APPLICATION****DECIDED NOT TO MAKE A TPO****S52/S106 AND DISCHARGE OF CONDITION OF APPS****PRIOR APPROVAL – PLANNING APPLICATION REQUIRED****PRIOR APPROVAL NOT REQUIRED**

8

CLOSED ADVICE GIVEN

PA25/00075/PRE- Closed - advice given

Applicant: - Mr & Mrs Corbridge

Lismore 2 Cross Street Helston Cornwall TR13 8NQ

Proposal Exception notice for works to remove elder tree. The tree is dead and has fallen over and is being held up by the adjoining Pain Tree.

NOT ACCEPTABLE AS AMENDMENT

PREMISES LICENCE APPLICATIONS

Cornwall Interim Policy Position Statement

9

24 January 2025

Dear Consultee,

Cornwall Interim Policy Position Statement

Cornwall Council is publishing the following document for a four week consultation period between Friday 24th January and 5pm Friday 21st February 2025.

[Cornwall Interim Policy Position Statement](#)

Government's new National Planning Policy Framework (NPPF) came into force on 12th December 2024. This sets out revised guidance and policies for planning across England. Government published a standard housing method alongside the NPPF. This is the method that we must use to understand how many new homes should be built each year in Cornwall. We must now plan for 4,421 homes in Cornwall instead of the 2,707 that we have been planning for under the current Local Plan.

Where a plan is more than 5 years old, we must be able to show that the plan can meet the new housing requirement of 4,421 homes per year for it to remain 'up to date'.

We have concluded that this is not currently possible and on that basis some of our policies in the Local Plan will be considered 'out of date' for decision making. However, where our policies remain consistent with the NPPF they can continue to be used for decision making. This is true of the majority of our policies across the Local Plan and Neighbourhood Plans.

We have now published an [Interim Policy Position Statement](#) for consultation.

We believe that most of our planning policies can continue to be used for planning decisions in conformity with the NPPF.

To help decision making under the 'Presumption in Favour of Sustainable Development' the '[Interim Policy Position Statement](#)' sets out:

- Which policies we think are out of date and which ones can still be used
- How our policies reflect national policies
- How we will make positive planning decisions
- Our principles for development
- Information about a new local plan

Consultation on the [Interim Statement](#) started on 24th January. It closes at 5pm on 21st February 2025. Comments received during this period will be considered by the Cornwall Growth Board.

You can view paper copies at:

- New County Hall, Treyew Road, Truro, TR1 1AY;
- Chy Trevail, Beacon Technology Park, Bodmin, Cornwall, PL31 2FR; and
- St John's Hall, Alverton Street, Penzance, TR18 2QW

Please submit your comment to: localplan@cornwall.gov.uk by 21st February 2025.

Please click here to [unsubscribe](#) from future Cornwall Council Planning Policy consultations and up



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Cornwall

Interim Policy Position Statement

DRAFT for consultation

January 2025



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Images courtesy of Cornwall Council, Dylan Thomas and ADAM Architecture

1. Background

1.1 Why have we produced this statement?

We have published this Interim Policy Position Statement to ensure the continued delivery of new housing by providing a clear and consistent approach to assessing and making decisions on development proposals during a period where the ‘presumption in favour of sustainable development’ will apply to Cornwall.

We want to ensure that new homes are delivered in the right places, and at an appropriate scale, to help meet Cornwall’s housing needs whilst we are preparing a new local plan. We’re using this statement to identify how to create sustainable new housing. This means using the vision and principles of both our existing local plan and emerging new local plan to inform how schemes are designed and determined.

1.2 Consultation process

This consultation seeks views on the Interim Policy Position Statement. The consultation commences 24th January 2025 and closes at 5pm on 21st February 2025. Comments received during this period will be considered and presented to the Cornwall Growth Board for consideration.

The document is available on the Council’s website and paper copies are made available at:

- New County Hall, Treyew Road, Truro, TR1 1AY;
- Chy Trevail, Beacon Technology Park, Bodmin, Cornwall, PL31 2FR; and
- St John’s Hall, Alverton Street, Penzance, TR18 2QW

Responses to this consultation should be submitted by email to: localplan@cornwall.gov.uk by the closing date of 21st February 2025. Comments received after that date may not be included in reporting to the Cornwall Growth Board.

1.3 What is the status of the Interim Policy Position Statement?

This Statement is not a Supplementary Planning Document. It cannot introduce new policies – those would need to be made through a new local plan.

It is meant to give clarity and guidance to applicants, local communities, and the Council as decision maker, and should be read alongside the NPPF as well as relevant Local Plan and Neighbourhood Plan policies for the area. It doesn’t set out the full range of relevant national or local planning policy and practice that may be applied by decision-makers when considering applications for the provision of housing.

We recognise the direction provided by Government in revisions to the NPPF and related guidance. As has been set out in previous decisions by the Council’s Cabinet and Growth Board, we want to positively engage with the development industry to provide the homes Cornwall clearly needs, but also want to be clear about what is important in addressing concerns of current residents and protecting the interests of future generations of residents.

This interim policy position statement will help guide pre-application and decision-making processes in the period between February 2025 and the later stages of production of the emerging Local Plan (which is likely to be around 2027/28) It will be used as a material consideration in the determination of planning applications. This will assist decision makers to come to a balanced judgement in assessing whether any adverse impacts of proposals would significantly and demonstrably outweigh the benefits (as required by the NPPF and set out below).

It is intended to provide clarity on the status of the different parts of the current development plan (Strategic Policies, Site Allocations DPD, Climate Emergency DPD and Minerals Safeguarding DPD) and the interpretation of emerging or completed strategies and how these might relate to the further local interpretation of the amended sections of any revised National Planning Policy Framework.

General advice is provided regarding the continued application of Neighbourhood Plans as part of the development plan, but each plan will need to be considered separately as drafting and intent of policies may differ between plans.

The document has been developed in a period of significant changes to planning. It may need to be updated or amended periodically to reflect further changes or case law established. When this happens, we will add a note to our website to make people aware, but unless the change is significant we may not formally consult on changes.

1.4 What is the presumption in favour of sustainable development?

We have a plan led system. Where a local plan is up to date (less than 5 years old) and provides for enough homes it must be used for making planning decisions. In order to remain up to date the National Planning Policy Framework (NPPF) requires us to identify a supply of development sites sufficient to meet five years' worth of local housing need calculated by the standard housing methodology.

Our 5 year supply is calculated using the standard housing methodology from Government. After changes to the Standard Housing methodology in December 2024, this is now based on increasing housing stock by 0.8% of the existing dwelling stock plus extra for areas with housing affordability issues. The new methodology would result in a revised housing number of 4,421 dwellings per year for Cornwall. This applies immediately after adoption of the revised NPPF. We have previously planned for around 2,600 homes per year. An increase to 4,421 results in the Council not being able to demonstrate a 5 year supply of housing land.

Because our plan is over 5 years old and unable to demonstrate a five-year supply of housing land against the relevant number of homes required, the NPPF states that "policies that are most important for determining the application" should be considered to be out of date and given little weight in decision making. The presumption in favour of sustainable development then applies, meaning that proposed developments should be granted planning permission unless their adverse impacts "significantly and demonstrably" outweigh their benefits (this is often referred to as the 'tilted balance').

But this does not mean that there isn't any policy framework for making planning decisions. The new NPPF clearly sets out that under "the presumption" an assessment of benefits and adverse impacts should still be undertaken across the policies of the NPPF as a whole but with particular regard to promoting sustainable transport and achieving well designed places and securing affordable homes. Policies of the local plan that are not 'housing supply policies' and do not relate to the principle of development would normally remain up to date.

Our interpretation of the NPPF focus is that where our local plan policies remain in general conformity with the NPPF that they should continue to be given full or substantial weight in decision making.

There may be some content within policies in the development plan (including Neighbourhood Plans) that could be considered 'important' to housing supply, but have limited conflict with other policies of the NPPF (particularly those sections listed below²) and may therefore still carry weight in decision making alongside the provisions of the NPPF.

- Chapter 5 (paras 66 and 84) - affordable housing mix and controls on rural housing
- Chapter 7 (para 91) - town centre sequential approach
- Chapter 9 (paras 101 and 115) - school infrastructure and sustainable transport and street design
- Chapter 11 (para 135) - design and layout
- Chapter 12 (para 139) - significant weight to good design

Table 1 in Appendix B sets out the general conformity of our strategic policies, whilst an assessment of the individual elements of policies 2 and 3 of the Local Plan is set out in the Planning Policy Context section below.

¹ Footnote 8 of the NPPF provides an example including applications involving the provision of housing being out of date. Our interpretation is that the policies which do not relate to the principle of development would remain up to date and should continue to be given appropriate weight.

² As listed in footnote 9, paragraph 11, NPPF, 2024

2. Planning policy context

2.1 Which documents make up the development plan (the 'local plan')?

The Development Plan is made up of the following documents:

- Cornwall Local Plan - Strategic Policies and Community Network Area Sections
- Site Allocations DPD
- Minerals Safeguarding DPD
- Climate Emergency DPD
- Neighbourhood Development Plans (All 'made' (i.e. adopted) Neighbourhood Plans form part of the development plan for their area).

Our development plan is supported through Supplementary Planning Documents and non-statutory Chief Planning Officer Advice Notes (CPOANs). The function of both these types of document is to help interpret our policies. These will continue to be used in helping decision making in line with the presumption in favour of sustainable development.

We are required to undertake a review of our Development Plan documents every 5 years to ensure that they remain up to date for decision making.

- The Strategic Policies document was reviewed in 2021 with the plan being considered up to date for decision making.
- Minerals Safeguarding document was undertaken in 2023 with the plan being considered up to date for decision making.
- The Cornwall Site Allocations DPD was reviewed in 2024.
- The Climate Emergency DPD was adopted in February 2023 and therefore will not automatically need a review prior to the making of a new Local Plan for Cornwall.



Whilst the Local Plan has been reviewed in 2021 and found to remain up to date, a similar review undertaken today would not reach the same conclusion. It would need to consider the extent of the housing challenges we are facing in Cornwall, the age of our plan policies, reductions in deliverable allocations remaining and the commitment from the new government to deliver 1.5 million homes over the parliamentary term. The Council cannot demonstrate a 5-year supply of deliverable housing sites against the new requirement of 4,421 calculated against the Standard Housing Methodology. Therefore, we do not believe that it is a sustainable position to argue that the 2021 review provides a robust basis for defending the existing housing targets in our Local Plan.

2.2 Working towards our new local plan – vision and principles

The Local Development Scheme sets out that Cornwall Council intends to commence the development of a new Local Plan under the Levelling Up and Regeneration Act (LURA), 2023 as soon as the necessary Regulations and Secondary Legislation are in place. The interim period will involve the collection and analysis of evidence in relation to the new plan.

A number of strategies have been developed that will inform the content and approach of the new plan. A number of these strategies provide up to date information and strategy that may be used in planning determinations as they support the position or approach of the revised NPPF. The strategies and outlines are set out in section 3.6.

In developing a new plan we must prepare a vision at an early stage. This will be drawn from and supported by a set of principles for development in Cornwall that was endorsed by the Cornwall Growth Board in December 2024 and scrutinised by the Sustainable Growth and Development Overview and Scrutiny Committee in January 2025. These are set out in appendix D and we will use the emerging vision and principles to help contribute to decision making on applications under this statement. We have set out in section 4.2 how these will be applied to current schemes. Additional positive weight will be given to suitable proposals that advance the principles, because they represent clear views expressed through our elected members by communities and need to be taken into account in decisions. They do not stand in the way of the principle of development, and in fact amplify positive statements about development within in our existing policies.



3. Policy position

3.1 Which of our policies are potentially impacted?

The NPPF refers to policies that are ‘most important for determining the application’ being out of date. Out of date policies in our context are most likely to be housing supply policies due to the increase in housing requirement. This includes those that set an overall requirement and/or make allocations and allowances for windfall sites.

Housing supply policies are contained in the following documents:

3.2 Cornwall Local Plan: Strategic Policies

Whilst a number of policies are allied to housing supply, only policies 2a and 3 of the Local Plan are considered to be fully or partially ‘out of date’ for decision making related directly to an insufficient housing supply and the approach of the revised NPPF.

Policy 2a – Key Targets – the requirement for about 2,625 homes per year and 52,500 are no longer up to date against the revised housing requirement of 4,421 per year.

The Gypsy and Traveller pitch requirement has been updated by additional Gypsy Traveller Accommodation Assessment (GTAA).

Revisions to the NPPF set out the importance of meeting the needs of older people and further underlined the need for additional bed spaces and other accommodation for older people and the 2,500 requirement set out in the plan would act as a minimum in this case. Further information about need for supported and specialist accommodation may be obtained from our monitoring website.

Policy 3 Role and function of places - this sets out the main spatial strategy for the plan and the hierarchy of places where development will be supported. The policy is set out into three distinctive parts:

- Hierarchy of named places where development may take place – This policy sets out that delivery of the higher proportion of new homes will be concentrated in the main named towns (through the Site Allocations DPD and Neighbourhood Plans).
- Standards for the Garden Villages at West Carclaze/Baal and Par Docks – these standards have been transferred into the Site Allocations DPD.



- How and where development will take place outside of the named towns – This part of the policy is flexible and allows for development through rounding off, infill and rural exception sites.

Whilst the detailed locational aspects of this policy are out of date due to an increase in housing requirement, much of the wording in policy 3 (3) and 3 (4), including the supporting text, help to provide a guide to suitable locations for growth and reflect the NPPF (including paragraph 98) by setting reasonable expectations for judging sustainable locations for development and should continue to inform applications and decisions. We therefore consider that this part of the policy should still be used in decision making as a guide to suitable locations for development. This interim policy position statement provides a further commentary at section 3.5 on how we intend to assess applications using this approach as a guide.

The following policies relate to housing supply, but are considered to have content that remains in general conformity with the national planning policy framework and will continue to be given significant weight in decision making:

Policy 6 – Housing mix - concerns the supply of housing, but its content is a repeat of provisions of the NPPF and would therefore be supported under paragraphs 63 - 66 of the NPPF.

Policy 7 – Housing in the countryside - concerns the supply of housing, but its content is a repeat of provisions of the NPPF and would continue to be supported under paragraphs 82 to 84 of the NPPF.

Policy 8 – Affordable Housing - remains supported by the NPPF and in particular paragraphs 11 (in respect of the presumption), 35 (the proportions of affordable housing have been recently viability tested³), 64, 65 and 66.

Policy 9 – Rural Exception Schemes - remains supported by the NPPF and in particular paragraphs 82 and 83. Government has confirmed that it intends to progress a national development management policy relating to rural exception sites. In the meantime our additional interpretation is set out in section 3.5 of this document.

Policy 11 – Gypsies, Travellers and Travelling Showpeople - this policy does not set any pitch numbers for gypsies and travellers (see Policy 2a), only criteria-based policy in relation to location of sites in accordance with national policy.

3.3 Cornwall Local plan: Site Allocations DPD

All policies of the Site Allocations DPD are housing supply policies other than those relating to the safeguarding of employment land. However, whilst the locational aspects of these policies (restricting growth only to allocated sites) can be considered out of date, the policy requirements for the development of those sites should still be used in decision making as they have been demonstrated to be both viable and necessary. Development proposals for other sites within the settlement should use the parameters applied to other site allocations as a baseline for the standards and infrastructure needs to be applied to further sites being taken forward.

3.4 Neighbourhood Plans

Neighbourhood Plans form part of the Development Plan for Cornwall once they have been 'Made' (adopted). They are generally subject to the same measures as the Local Plan for housing supply policies (with the exception of local green spaces).

However, Neighbourhood Plans that have been made in the last 5 years and have policies/allocations in place that will ensure that housing need for that area is met have some additional protection by the NPPF⁴. Plans will have to meet the criteria below for this protection to apply:

- The plan is less than 5 years old on the date that the decision is being made; and
- The plan has policies and site allocations to deliver sufficient housing to meet the housing requirement;

These protections will not apply once a plan is older than 5 years.

³ See evidence for the Climate Emergency DPD and work supporting our social housing expectations under policies 8 and 9 of the Cornwall Local Plan.

⁴ Paragraph 14 of the NPPF

As of Jan 2025 of the 79 made NDPs in Cornwall (covering 88 parishes), there are 42 that have been made since 2020 and we have identified that some of those plans could meet the criteria set out above. A list of these plans will be maintained on our Neighbourhood Planning webpages. NDPs that have simply drawn a tight development boundary that does not provide for the level of growth required are unlikely to meet the criteria in the NPPF.

In all other circumstances, housing supply policies of Neighbourhood Plans will become out of date in the same way as any other local plan supply policy.

The following types of housing supply policy in Neighbourhood Plans are likely to be affected;

- **Development boundaries** - many NDPs designate development boundaries, designed to contain new development within existing built-up areas. For NDPs where housing policies are now considered to be out of date, these development boundaries will be used as a means of understanding the form of a settlement but cannot be used alone to refuse development.
- **Locations and Directions of growth** - some NDPs identify preferred areas for future growth and locations where growth is not supported. In the event that their housing policies become out of date, so too will policies.
- **Green Buffers** - these do not have the same level of protection as Local Green Spaces. Where they prevent housing development from coming forward in locations that would otherwise be acceptable for development and don't result in coalescence of settlements, proposals may be approved.
- However, we consider that the key policy types below will continue to have weight;
- **Site allocations** - Any sites allocated for development will remain valid, including any requirements for development on allocated sites to deliver public open space or other infrastructure. However development cannot be restricted to only allocated sites.
- **Principal Residence** - Principal residence policies should continue to apply to all new development even if other policies become out of date.
- **Design Policies** - Design policies including those that refer to a design guide or code should continue to have weight in planning decisions.
- **Local Green Spaces** - LGS policies will continue to apply and these areas will continue to be protected from development.

3.5 Which policies of the development plan will continue to apply?

This commentary is a starting point for understanding the context for bringing forward and assessing the suitability of housing sites and types of schemes in the context of the NPPF and the presumption in favour of sustainable development.

The presumption in favour of sustainable development does not apply to planning applications for sites that fit the criteria for accommodation for agricultural and other rural workers, the conversion of redundant rural buildings to residential use, Alternative Living applications or the replacement of existing dwellings in the countryside. Such applications will continue to be determined in accordance with paragraph 84 of the NPPF and adopted planning policies 7 and AL1.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making⁵. It does impact the weight given to relevant policies of the development plan and to the NPPF where policies are deemed out of date. However, the NPPF is clear that development should be directed to sustainable locations. In this context, policies 2 and 3 of the Local Plan still help to clarify how decision makers should determine which are the most sustainable locations for growth. This is stated by policy 2 to be in order to “maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place”.

Whilst we have concluded that Policy 3 is out of date in terms of restricting growth to certain named settlements, the approach to understanding the role and function of place remains important for decision making. This helps to ensure that the scale and type of development is appropriate to meeting the housing needs of that settlement – and that more sustainable locations meet a greater proportion of our housing needs.

⁵ Paragraph 12 of the NPPF

We consider that more sustainable locations will be generally characterised by settlements that have a wider range of services and facilities and employment opportunities. These might particularly include, but are not limited to, a mix of essential services like convenience stores and primary schools. These places are more likely to be able to support major development (i.e. more than 10 dwellings, as defined in the NPPF) and higher proportions of market housing under policy 8 than smaller communities, which are more suitable to prioritise affordably led schemes under policy 9.

Policy 9 relating to Rural Exception Schemes will continue to be applied, but with an amended approach to ensure continued compliance with the NPPF and to help meet the new housing requirement.

We recognise that a number of our smaller or more rural settlements will be able to support proportionately less growth due to proportionately fewer services, facilities and opportunities for active travel than might be expected in our larger settlements. But it is important that local housing needs are still met in these settlements, so we will prioritise affordable-led (rural exceptions) or community-led sites to support the delivery of more local needs housing (a mix of affordable and market housing) in line with existing Policy 9 of the Local Plan and paragraphs 73, 76, 82 and 83 of the NPPF. These sites should be proportionate to the scale of the existing settlement.

To promote vibrant local communities and support local services, an appropriate level of growth and investment will be encouraged in our larger and more complete and well-connected settlements to reinforce their role as providers of employment, community, leisure and retail facilities. These settlements include for example, the named towns of Policy 3 of the Local Plan but also other larger settlements with a good range of services, shops and facilities.

Because these settlements will have a more complete range of shops, services and opportunities for active travel they will generally be suitable for larger scale growth in proportion to the settlement and be dealt with in the line with existing Policy 8 of the Local Plan.

In these larger settlements with a larger range of services and sustainable connections to other places it may also be appropriate to approve rural exception sites or community-led developments to meet additional housing needs beyond the edge of the settlement where the site is well related to the settlement and may be made accessible via active travel or public transport to facilities in the settlement or would be adjacent to development that has been permitted or at an advanced stage of positive consideration.

3.6 Which strategies should be taken account of?

Our emerging and adopted strategies help to add further detail to what sort of development is most needed in Cornwall and how developments can best meet the requirements of the NPPF that provide positive benefits for Cornwall (and are therefore most likely to be provide benefits as per paragraph 11 of the NPPF).

More details of these strategies can be found in Appendix C, but in summary they are:

a. Cornwall Supported and Specialist Housing Strategy

The Cornwall Supported and Specialist Housing Strategy: 2023 – 2050 sets out the requirements for supported and specialist housing in Cornwall up to 2050 to facilitate a wide range of supported housing options that meet identified need. It was adopted by Cornwall Council in November 2023 and is a material consideration in the determination of planning applications in line with Policy 6 of the Cornwall Local Plan and paragraph 63 of the NPPF which seeks to make provision for different groups in the community.

See Policy 6 of the Local Plan and the revised Housing Supplementary Planning Document

b. Cornwall Housing Supplementary Planning Document

The Housing Supplementary Planning Document is in the process of being updated to better reflect the Supported and Specialist Housing Strategy and to provide additional clarity on the types of homes required to support our residents with needs for specialist or supported living. The Housing SPD cannot set thresholds beyond those set out in Policy 6 of the CLP but will set out clearly the delivery expectations in terms of size and nature for these types of homes and provide the necessary information to developers.

The revised Housing SPD will also support the provision of affordable housing to meet needs, self and custom build, co-housing, community led development and schemes to meeting employee needs.

See Policy 6 of the Local Plan and the revised Housing Supplementary Planning Document

c. Cornwall Local Nature Recovery Strategy

The Local Nature Recovery Strategy was published for public consultation between 15th November and 6th January. The strategy will be adopted by the Council in March 2025 at which point Policy G4 of the Climate Emergency Development Plan Document will come into force. Further guidance will be published on our guidance pages as the policy is brought into use.

The LNRS provides opportunity mapping for priority habitats as well as priority statements and actions to influence delivery and development. There are 36 priority habitats, across 9 themes and 77 priority species. There are also actions set out to help deliver the identified 21 priorities.

See Policies 23 of the Local Plan and G4 of the Climate Emergency DPD

d. Cornwall Adaptation Strategy

The Cornwall Adaptation Strategy will set out a framework for how Cornwall will manage climate risks. There will be a particular focus on the interaction with climate change. The aim is to reduce the impacts on our economy, society and environment. It will build on [the Devon, Cornwall and Isles of Scilly climate adaptation strategy](#) and existing Cornwall Council policy.

The strategy will provide principles and strategic direction for adaptation action. The emphasis will be on the local level for Cornwall's highest risks. It will include a blueprint for community adaptation plans. These will support detailed community level planning, based on each community's priorities and vulnerabilities. Evidence for these is being built through pilot locations. The strategy's development is currently taking place and will be finalised in 2025.

At this stage the Strategy is still in draft so does not impact on how planning applications related to coastal change or flooding should be considered. However, once adopted it will provide further detail on the development of adaptation strategies and how these should be considered when considering planning applications.

There are no changes proposed within the revised NPPF regarding coastal change or flooding. The planning practice guidance around Coastal Change and the Climate Emergency Policies CC1-CC4 (Coastal Change, Flood Risk and Surface Drainage) should continue to be used.

See Policies 23 and 26 of the Local Plan and CC1 – CC4 of the Climate Emergency DPD

e. Local Area Energy Plan (LAEP)

This is an emerging strategy that will detail the changes to the local energy system needed to reach net-zero emissions. It will recommend a set of interventions to support the decarbonisation of energy supply and demand in Cornwall and the Isles of Scilly, along with estimated costs and potential benefits.

The LAEP supports policies of the Climate Emergency DPD including Policies C1 (Climate Change Principles), T1 (Sustainable Transport), RE1 (Renewable and Low Carbon Energy), RE2 (Safeguarding Strategic Renewable Energy Sites) and SEC1 (Sustainable Energy and Construction).

The NPPF revisions support the LAEP through the following paragraphs:

- transport decarbonisation (para 87)
- a vision led approach to sustainable travel (para 118)
- plans should identify suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would secure their development (para 165)
- energy efficiency and low carbon heating improvements to existing buildings (para 167)
- all forms of renewable and low carbon development – giving significant weight to renewable energy generation and a net zero future and recognising community-led projects provide a valuable contribution to cutting greenhouse gas emissions (para 168)

See: Policy 28 of the Local Plan and Policies RE1, RE2 and CC1 – CC4 of the Climate Emergency DPD

f. Infrastructure Delivery Strategy

We are producing an Infrastructure Delivery Strategy to support the development of our new Local Plan. This is being developed in three stages with the first stage (baseline) published in December 2024. As the strategy develops, applicants will be expected to use the emerging evidence, responses from infrastructure providers and local councils and their own investigations to provide a strategy for how those needs can be met through the development proposed.

See: Policy 28 of the Local Plan

g. Homechoice Allocation Policy

Although Homechoice relates to the day to day management of affordable housing, it is recognised that the views of stakeholders and parishes about the implementation of the Homechoice policy impacts on confidence in the delivery and support for new properties.

The Council has recently updated its Homechoice Allocation Policy. A key aim of the changes to that policy are to increase flexibility, subject to an Annual Letting Plan, in order to respond more dynamically to pressures on the circa 31,000 homes that are encompassed within Homechoice. The ability for local councils to seek very tight local occupancy conditions on new build property is respected, and has been tested and explored through the development of the policy. This creates issues of tension in different directions whatever solution is derived (between providing for those people with highest housing need as defined in law, versus those with lower statutory need but often with very real local practical need – all within the context of very low turnover of properties in the system).

In response, we have sought to find a balanced compromise to ensure that support remains available for new affordably led schemes. We think this could be achieved through prioritising allocation to people with a specified connection to the specific parish on first letting, whilst creating a stock which will be slightly more flexible in the long term through broadening letting to adjoining parishes on future letting – subject to controls in circumstances where parishes adjoin other urban areas for instance. In order to achieve consistency, we also think that this approach should be applied to existing stock. In some cases, this would lead to a slight loosening of control (but only to adjoining parishes and subject to the checks and balances referred to above), but in many more cases would tighten control around stock that previously simply had a Cornwall wide restriction. For transparency it is highlighted that this is distinct from the envelope to allow direct matching to those in most need in up to 20% of lettings each year.

See: Housing Supplementary Planning Document

h. Transport Decarbonisation Strategy

The Council is currently assembling an evidence base to inform the future decarbonisation of transport. This will draw on key sources of evidence, best practice, industry carbon quantification tools and stakeholder engagement. Building on the Local Area Energy Plan it will explore a range of scenarios which will help inform politicians and stakeholders on the likely scale and nature of future transport interventions needed to establish a pathway to transport decarbonisation. It is anticipated that government guidance will follow in 2025 and the Council will draw on this and the evidence base to develop a Transport Decarbonisation Plan which in turn will inform our Local Plan, future Local Transport Plans, and other key Council strategies.

See: Policy 27 of the Local Plan and Policies T1, T2 and T3 of the Climate Emergency DPD

i. Housing Decarbonisation Strategy

The Housing Decarbonisation Strategy sets out practical measures and strategic actions to reduce emissions from housing in Cornwall. The Strategy highlights key principles, which means for most homes replacement of carbon-based heating systems; energy efficiency improvements and fabric retrofit; installing renewable energy and/or access to cheap electricity. It is supported by paragraph 163 of the NPPF and policies in the Climate Emergency DPD, in particular policy SEC1 which encourages new residential development to achieve net zero carbon and in existing buildings to reduce carbon emissions and improve energy efficiency. Where housing retrofit and refurbishment needs planning permission, we will expect schemes to comply with the requirements of adopted policies in the Climate Emergency DPD.

See: Policies C1 and SEC1 of the Climate Emergency DPD

4. Sustainability Appraisal and Strategic Environmental Assessment

The Interim Policy Position Statement will be used in the determination of planning applications. It will assist in the balanced judgement for decision makers assessing whether any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The Interim Policy Position Statement does not form part of the Local Plan and it does not create planning policies. It is not a Supplementary Planning Document (SPD), nor does it set out the full range of relevant national or local planning policy and practice that may be applied by decision-makers when considering applications for the provision of housing. For these reasons, Strategic Environmental Assessment or Sustainability Appraisal (SEA/SA) are not required or appropriate.

In order to consider the potential effects of the Interim Policy Position Statement, maximising positive outcomes and minimising negative outcomes, it has been subject to assessment using the Cornwall Development and Decision Wheel (CDDW). The CDDW is a Cornwall Council tool based on the Kate Raworth 'Doughnut Economics' model. CDDW allows us to take a holistic view of how planning policy can positively influence Cornwall by considering plans and decisions against 37 issues which fall under the categories of environment, social, equality and inclusion.

Work is currently underway developing the SA Framework in readiness for the preparation of the new Local Plan. This is to ensure the SA can be used to influence the plan development and the full consideration of options and alternatives from the start.



5. Our approach - How will we properly plan for a mandated 5 year housing supply?

5.1 Proposed framework

The delivery of additional housing will help to provide a range of new homes to meet the significant housing need in Cornwall. However, the increase in the supply of housing requires a fundamental shift in delivery rates and building of capacity to ensure that homes are delivered, rather than simply granting permissions that may not be delivered in time.

This positive framework is designed to help meet Cornwall's housing needs and ensure that in a period where a greater number of more speculative planning applications are anticipated, the right homes are built to the right standard and in the right places.

In setting a positive framework we emphasise that those homes must be delivered at the rate that they are needed and to the right standard. We expect that all involved in permitting and delivering homes will act responsibly, will meet the right standards and deliver in a timely way to ensure that housing needs are met.

We will:

- Work with people that want to deliver homes that meet our standards in the right places and meet the needs of our communities;
- Continue to build our knowledge on the availability of land through the Call for Sites and Housing Land Availability Assessment process. This will provide positive confirmation of the intention to bring land forward and can help with the engagement of local councils and stakeholders in the process of assessing sites;
- Work with local councils and communities to identify suitable development sites (including those that have been given permission, but not been developed and through the Call for Sites process) and support them coming forward;
- Invest in Council-led housing sites to provide more affordable housing; accelerate and expand Treveth's development programme to provide market rented and affordable housing;
- Ensure greater engagement between consultation bodies, planning committees, developers and their planning agents to increase confidence and certainty in decision making;
- Produce a 'Developer Led Consultation' document to clearly set out our expectations in terms of community engagement. Submissions will need to demonstrate how schemes have gained and responded to community views.
- Raise the standard of development to ensure that it is distinctive and of the highest quality. We will promote the use of the Cornwall Design Review Panel, an independent body comprising architects, urban designers, landscape architects, engineers, transport planners, heritage experts and other design-related professionals to provide design support in the assessment of development proposals.

5.2 Pre-application process

Our new pre-application process for major applications will help to achieve the best applications possible. This will include an initial free 30 minute discovery call to establish the most appropriate pre-application service available depending upon the complexity of the proposal. The services available will range from a site visit and meeting (with consultee input) to Planning Performance Agreements which will provide collaborative working with consultees and the ability to present schemes at pre-application stage to Planning Committees.

5.3 Our Positive approach and what we expect from development proposals

We will positively support well founded proposals that can provide homes that meet our needs. To provide clarity for applicants and other parties, the following criteria set out what we consider good quality development to be, in sustainable locations, in line with the National Planning Policy Framework, national planning policy guidance and, where appropriate, the current Development Plan. Development should continue to comply with policies of the plan that remain up to date.

a. The right development in the right place:

Sites should be within or well related to a settlement, A useful guide is to use locational factors as described in Policy 3 (3) of the Local Plan and the NPPF, but proposals should have access to the facilities and services that are generally likely to be used by new residents.

Sites should be of a scale and density appropriate to the settlement in which they are proposed, taking account of evidence on services and facilities within settlements (see also point c below). The scale of development for sites within or well-related to the settlement, should be appropriate to the size, character, and role of the settlement in which they are proposed and can be determined through pre—application processes. In deciding whether the scale is appropriate, we will take account of the cumulative impact of extant unimplemented permissions, development plan allocations or other planning applications in the relevant settlement. For significant scale development or where there are multiple development proposals, there must be collaboration between applicants and with affected communities to develop a masterplan that share infrastructure and facility provision for the benefit of the residents.

Where development proposed is so substantial, or its cumulative effect would be so significant that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development and would be central to the emerging local plan or require the development of strategic infrastructure this must be planned for strategically with consideration for reasonable alternatives and should therefore be advanced through the new Local Plan. This is most effectively done through a submission to the Call for Sites in the first instance. Pre-application discussions can establish the right path to be taken for promoting significant scale development proposals.

In villages, smaller scale sites, which provide for the gradual growth of settlements, are more likely to be suitable in the short term than sites that would significantly change the character of a place unless that growth is planned for collaboratively with the community and meets their needs through a master planned approach.

See: NPPF Chapter 5 (paras 61 – 69, 82-84), Chapter 11 (paras 124-130)

b. Meeting our housing needs:

Affordable housing should continue to be provided in line with Council policies (which reflect national guidance).

Larger sites (of 10 or more dwellings) will be expected to include a range of housing types, sizes and tenures to ensure that the needs the community are met. This includes needs set out in the Specialist and Supported Housing Strategy, the Housing Supplementary Planning Document and paragraph 63 of the NPPF. These needs include both social rent and intermediate homes for sale through to discounted sale homes alongside market homes. Cornwall's housing needs are not binary – e.g. market versus social rent, but rather are a mix of requirements for all income groups. We therefore recognise the value of a broad range of tenures and housing affordability including low-cost market housing or making sure that there is a full range of dwelling sizes. To this end, proposals that provide a broad range of tenures and housing mix that are therefore accessible to more people in Cornwall will be supported.

Where a proposal would meet the definition of an exception site (see section 3.5), it must continue to provide a majority of affordable homes in line with Policy 9 of the Cornwall Local Plan.

The Site Allocations Development Plan Document (SADPD) allocates development sites across the majority of our main towns. The evidence used in developing that document remains up to date and proposals should continue to demonstrate compliance with the policy requirements for each of the allocated sites. The evidence developed for the SADPD (including infrastructure needs, landscape impact etc) that remains up to date should continue to inform the development of proposals for additional sites in the named towns.

Development proposals must be developed in such a manner to avoid sterilising future additional development opportunities. Pre-application processes should help to identify where particular settlements are likely to have additional development opportunities that should be enabled through provision of road, active travel or other network connections beyond the site boundaries.

See: NPPF Chapter 5 (paras 61 – 69)

c. Make best use of land

We want to make sure that additional land being released for new homes is used effectively and efficiently. Development proposals should make the best use of land, raise densities (judgements of where this is appropriate will be based on the living conditions and neighbourliness of the proposals rather than simply prevailing densities) and reuse previously developed land and/or existing buildings. All proposals should be able to demonstrate that the need for different types of housing to meet needs identified has been taken into account and that the scheme makes the best use of land.

We will not tolerate artificially low densities or artificial sub-division of sites to avoid the provision of affordable housing.

The importance of increasing housing supply to meet our needs will be taken into account in determining the appropriate scale of sites. Increases in scale or density of site where this would support the delivery of affordable housing and other needs across the housing market and be appropriate to the settlement will be encouraged through pre-application discussions. A careful balance will need to be made regarding increasing densities to make best use of land versus predominant character of a settlement or area, often raising densities can be achieved through greater use of terraced housing and maisonette type approaches.

See: NPPF Chapter 11 (paras 124 – 130)

d. Infrastructure:

The development must help provide the required infrastructure and housing needs of the area. We will not accept developments that fail to provide the appropriate infrastructure. We recognise that housing is also infrastructure provision and that an adequate supply of housing is important to support the housing needs of those working in key worker roles. All applications should demonstrate that the proposed development is deliverable and viable, and can provide the necessary on-site and off-site infrastructure, including affordable housing, green infrastructure, biodiversity net gain, social infrastructure and other requirements. Pre-application processes can help establish the infrastructure needs of sites and settlements.

The success of new development often relates to basic connections, including pedestrian and cycle connectivity and the ability for residents of new developments to be able to physically and socially become part of an existing community. Development should link into or contribute to the creation of complete and connected places that can meet the majority of their day-to-day needs. Planning decisions and infrastructure investment will help communities to build and maintain their services, active travel opportunities and reduce car dependence. This can include the development of community facilities and day to day shopping facilities necessary to reduce the need to travel.

For sites that may not have otherwise been supportable in the past but might come forward now, we note the substantial uplift in land value that would result, and believe it is only fair and equitable that a due proportion of that uplift is used to address the infrastructure burden arising, including local connectivity and affordable housing that meets at least our policy expectations, as enshrined in our existing policies, which (for the avoidance of doubt) we assess to be in conformity with the NPPF.

See: NPPF chapter 8 (paras 96 – 102), Chapter 9 (para 109 – 118),

e. Accessibility:

Development should be sustainably located and accessible, including vehicular, pedestrian and cycle links to the settlement and networks and, where appropriate, providing opportunities for new and upgraded linkages. Proposals should provide for safe and convenient pedestrian and cycle access to key community facilities and services within the settlement or nearby settlement.

Developments must be walkable and encourage active travel and use of public transport. All development and development locations should help to reduce car dependence.

The provision of accessible homes continues to be very important to meeting the needs of our communities. The Housing Supplementary Planning Document provides further guidance on the requirements of Policy 13 of the Cornwall Local Plan.

See: NPPF Chapter 9

f. Design standards and keeping Cornwall distinctive:

The proposed development should make the best and most efficient use of land, responding appropriately to the existing character and distinctiveness of the settlement. Higher densities will be particularly appropriate where they are close to facilities and good quality public transport hubs.

Development proposals must demonstrate high standards of sustainable construction to address carbon reduction and climate change in line with policy SEC1 and paragraph 163 of the NPPF.

Development proposals should be high-quality design that creates distinctive places of high architectural and built quality and be a good neighbour to existing homes. Development proposals should take account of the Cornwall Design Guide SPD, in line with paragraphs 133 - 135 of the NPPF and any local design guide or code that has been endorsed by CC. Proposals should conserve and enhance the special interest and settings of designated and non-designated heritage assets, as demonstrated through the submission of a Heritage Impact Assessment or a Design and Access Statement.

Development will meet requirements for biodiversity net gain and nature recovery in line with policies 23 of the Local Plan and policies of the Climate Emergency DPD.

See: NPPF Chapter 11 (124-128), Chapter 12 (Paras 131-135), Chapter 14

g. Deliverability:

The presumption is triggered by a need to deliver more homes. Applications must demonstrate that they are “deliverable” at the time that the site is put forward for planning permission. They should be capable of delivering completed dwellings within 5 years and all land required to deliver the proposed housing should be fully in the applicant’s control. The deliverability of schemes will be a key question to be addressed in pre-application discussions.

Demonstration of deliverability and the intention to develop (for example, through the requirement to submit an implementation and/or phasing plan) will be required to support planning applications. In the first instance, the Council would encourage applications for full planning permission to be made, rather than outline consent. Where necessary, the Council would encourage the submission of hybrid applications for larger sites (part full and part outline).

We will use time limited planning conditions as appropriate to maximise the likelihood of delivery of housing to meet our housing needs in the short term. Where outline permission is granted, the Council will take a similar approach in reducing the implementation period to ensure expedient delivery of sites.

See: NPPF Appendix 1 definitions.

Note: Further measures are proposed to be introduced through the Planning and Infrastructure Bill to ensure timely build out of schemes and these should be reflected in proposals as they are introduced.

h. Relevant evidence:

This Interim Policy Position Statement does not set out in full the range of relevant national and local planning policy and practice which will be applied when considering planning applications for residential development. It has been prepared to provide further guidance for applicants but should be read alongside other relevant national and local policy.

i. Local engagement – engaging everyone:

We will expect applicants to undertake early and meaningful engagement with the local community and relevant stakeholders regarding their proposals for development. In particular, early and direct engagement with relevant Town and Parish Councils at an early stage prior to submission.

See: Chapter 4 (paras 40 – 43)

Appendix A – NPPF paragraphs 11-14

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.
12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply: a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68);

⁶ As established through statements of common ground (see paragraph 28).

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

⁸ This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 78; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227.

⁹ The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of Chapter 9; 129 of chapter 11 and 135 and 139 of chapter 12.

Appendix B – Conformity of Policies of the Development Plan

Interim policy review against National Planning Policy Framework

Policy has substantial conformity issues and would be mostly or fully out of date and should be given lesser weight in decision making

Remain in general conformity with or without additional guidance, more up to date strategy or some changes to the weight given or the way the policy is applied in decisions

Policy remains in general conformity (with or without very minor issues with interpretation) and can continue to be given significant weight in planning decisions

Policy	Conformity with (revised) national policy	Evidence, local circumstances and conclusion	Conclusion
Policy 1: Presumption in favour of sustainable development	The policy reflects the requirements of the NPPF.	Policy remains appropriate for decision-making.	
Policy 2: Spatial strategy	The policy has regard to the NPPF and sets out a spatial strategy for development.	Policy does not directly set out housing supply matters and can continue to be applied flexibly.	
Policy 2a: Key targets	The proposed Revised Standard method for calculating housing need will result in a requirement to deliver a significant level of housing in variance to the targets set out in the policy.	Housing supply policy- out of date	
Policy 3: Role and function of places	The proposed Revised Standard method for calculating housing need will result in a requirement to deliver a significant level of housing in variance to the targets and potential locations set out in the policy. More generic locational guidance relating to understanding settlement extent etc remains in general conformity with the NPPF.	Detailed locational aspects of this policy would be considered 'out of date' as a housing supply policy. More generic locational guidance relating to understanding settlement extent and identifying opportunities for infill and rounding off development remain in general conformity with the NPPF and can continue to be used in decision making alongside other policies of the plan.	
Policy 4: Shopping, services & community facilities	The policy has regard to the NPPF, although there have been numerous changes to legislation such as permitted development rights and use class orders which have not been reflected in the NPPF. Whilst these legislative changes indicate that elements of Policy 4 are technically out of date, these issues have been addressed via the Climate Emergency DPD and are not considered to present a conformity issue with national policy.	The policy wording is partially out of date in light of changes to the use class or order and other liberalisations but it has been updated by the Climate Emergency DPD (Policies TC1-4) and therefore appropriate for decision making in conjunction with those policies. Judgement should be applied to the marketing requirements in light of the Class MA changes.	
Policy 5: Business and tourism	The policy has regard to the NPPF and is considered to be in broad conformity with national policy. There has been a recent change to the use class order and permitted development rights which may result in changes to employment space.	The policy remains generally appropriate for decision-making with limited weight given to marketing periods in the light of liberalisations since the adoption of the CLP. Judgement should be applied to the marketing requirements in light of the Class MA changes.	

Policy	Conformity with (revised) national policy	Evidence, local circumstances and conclusion	Conclusion
Policy 6: Housing mix	The policy is in general conformity with the NPPF. enables schemes to be considered on a case-by-case basis. Housing SPD provides guidance on how the Council will achieve the right mix of housing on sites.	Whilst technically a housing supply policy it reflects national guidance on housing mix. The Housing SPD provides guidance on affordable housing mix, specialist housing and self-build to help support these forms of development proposals. The Cornwall Supported and Specialist Housing Strategy 2023 – 2050 has been produced more up to date evidence of needs since the policy was developed.	
Policy 7: Housing in the countryside	The NPPF retains controls over housing in the countryside.	Housing policy in the NPPF still supports restrictions on new housing in the countryside- policy is therefore still in general conformity and not out of date for decision making.	
Policy 8: Affordable housing	The NPPF requires affordable housing to be provided on major development and to be justified locally	Policy remains appropriate for decision-making. Further guidance on affordable housing is contained in the Housing SPD which will guide delivery.	
Policy 9: Rural exception sites	The NPPF retains policy for exception sites for affordable led housing	Policy remains appropriate for decision-making, subject to the scale and function of settlement.	
Policy 10: Managing viability	The policy remains in general conformity with the NPPF.	Policy remains appropriate for decision-making	
Policy 11: Gypsies, Travellers and Travelling Showpeople	Criteria based approach in general conformity with NPPF.	Policy remains appropriate for decision-making	
Policy 12: Design	Conforms with NPPF and national design guide and design code. The Cornwall Design Guide and Climate Emergency DPD help to address this.	Policy remains in general conformity with the NPPF and is based around Building for Life (now Building for a Healthy Life) as referred to in the NPPF.	
Policy 13: Development Standards	Conforms with NPPF and national design guide and design code. The Cornwall Design Guide and Climate Emergency DPD help to address this.	Policy remains in general conformity with the NPPF.	
Policy 14: Renewable and Low Carbon Energy	-	Policy replaced by Policy RE1 of the CEDPD.	
Policy 15: Safeguarding renewable energy	The policy remains in general conformity with national policy and guidance. However, parts have been updated by policy RE1 of the Climate Emergency DPD	Policy remains appropriate for decision-making. The policy has been expanded on by Policy RE2 of the Climate Emergency DPD	
Policy 16: Health and Well-being	Policy still consistent with NPPF and Guidance.	The policy is considered to be in general conformity with national policy and the Design Guide supports the policy approach.	
Policy 17: Minerals	The LP policy gives support for the minerals industry, setting a broad spatial strategy for different mineral sectors and includes consideration of progressive reclamation. The LP policy remains up to date and in conformity with the NPPF.	Policy remains appropriate for decision-making	
Policy 18: Mineral Safeguarding	The LP policy remains up to date and in conformity with the NPPF.	Policy remains appropriate for decision-making	

Policy	Conformity with (revised) national policy	Evidence, local circumstances and conclusion	Conclusion
Policy 19: Strategic Waste Management Principles	The policy has regard to the NPPF and should be read in conjunction with the National Planning Policy for Waste (NPPW). The policy remains in general conformity with national policy.	Policy remains appropriate for decision-making. Could be updated by the Waste Strategy once adopted.	
Policy 20: Managing the provision of waste management facilities	The policy remains in general conformity with national policy.	Policy remains appropriate for decision-making	
Policy 21: Best use of land and existing buildings	The policy remains in conformity with the NPPF and associated guidance.	Policy remains appropriate for decision-making	
Policy 22: European Protected Sites	The policy is achieving its objectives. Evidence has been developed as part of the SPD process including recreational visitor surveys to determine uses and visitor patterns.	The policy remains in conformity with the NPPF and associated guidance.	
Policy 23: Natural Environment	The LP policy remains in general conformity, additional detail provided through Climate Emergency DPD.	Policy remains appropriate for decision-making in conjunction with policies of the Climate Emergency DPD.	
Policy 24: Historic Environment	The NPPF content and approach to the historic environment has not changed significantly.	Policy remains appropriate for decision-making	
Policy 25: Green Infrastructure	Policy remains in conformity with NPPF as Cornwall Design Guide and Climate Emergency DPD have been adopted and address GI in detail.	Policy remains in conformity and appropriate for decision-making due to the adoption of the Cornwall Design Guide and Climate emergency DPD which address GI in more detail.	
Policy 26: Flood Risk Management and Coastal Change	The policy remains in conformity with the NPPF and associated guidance	Policy remains appropriate for decision-making in conjunction with Policies CC1-4 of the Climate Emergency DPD	
Policy 27: Transport and accessibility	The policy remains in general conformity with national guidance. Cornwall Council has adopted a 'decide and provide' approach to transport planning which is in conformity with the NPPF and associated guidance.	Policy remains appropriate for decision-making alongside policies of the Climate Emergency DPD	
Policy 28: Infrastructure	The policy is considered to be consistent with national policy. CIL adopted in Cornwall.	Policy remains appropriate for decision-making. Drafting of Infrastructure Delivery Strategy commenced.	

Climate Emergency DPD

C1 – climate change principles	Policy reflects NPPF priorities	Policy remains appropriate for decision-making.	
G1 – GI design and maintenance	Policy reflects NPPF priorities for green infrastructure	Policy remains appropriate for decision-making.	
G2 – BNG	Policy remains in general conformity with NPPF and national mandating of BNG	Policy remains appropriate for decision-making.	
G3- Canopy	Policy reflects NPPF priorities for tree planting and BNG	Policy remains appropriate for decision-making	
G4 – Local nature recovery network	Policy reflects NPPF priorities and guidance for local nature recovery strategies	Policy remains appropriate for decision-making once LNRS adopted.	

Policy	Conformity with (revised) national policy	Evidence, local circumstances and conclusion	Conclusion
AG1 – rural development and diversification	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making	
AL1 – Regenerative, low impact development	Policy remains in general conformity with NPPF	Recently tested at Examination in public and found sound and inconformity with NPPF	
TC1- Town centre development principles	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	
TC2 – Place shaping vision and priorities	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	
TC3 – Diversification of uses in town centres	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	
TC4 – Density of development in town centres	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	
TC5 – rural service development	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	
T1 – Sustainable transport	Policy remains in general conformity with NPPF	Policy in general conformity and appropriate for decision-making. Cornwall Local Plan approach to transport is ‘vision lead’ in accordance with NPPF.	
T2- Parking	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making in conjunction with recently adopted parking standards.	
T3 – safeguarding transport infrastructure	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	
RE1 – renewable and low carbon energy	Policy remains in general conformity with NPPF, subject to withdrawal of Written Ministerial Statement regarding onshore wind.	Policy remains largely appropriate for decision making subject to exclusion of criterion 2(a)	
RE2 – Safeguarding strategic renewable energy sites	Policy remains in general conformity with NPPF	Policy remains appropriate for decision making	
SEC 1 – sustainable energy and construction	Policy remains in general conformity with NPPF	Policy remains consistent with NPPF paras 157, 160 – viability tested and appropriate for decision making.	
CC1 – Coastal Vulnerability Zone	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making	
CC2 – candidate CCMAAs	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	
CC3 – Reduction of flood risk	Policy remains in general conformity with NPPF	The policy remains appropriate for decision-making	
CC4- SUDS	Policy remains in general conformity with NPPF	The policy remains appropriate for decision-making.	

Policy	Conformity with (revised) national policy	Evidence, local circumstances and conclusion	Conclusion
Site Allocations DPD			
Policy 1 – Windfall Development	Policy 1 is a housing supply policy, but considerations remain in general conformity with NPPF	The policy remains in general conformity as a guideline to appropriate locations for development	
Allocation Policies (housing)	Detailed aspects of this policy that restrict development to only those in the allocated areas would be considered 'out of date' as a housing supply policy.	Detailed locational aspects of this policy limiting location of development would be considered 'out of date' as a housing supply policy. Criteria and guidance relating to infrastructure and design requirements should guide applications and remain in general conformity with the NPPF.	
Allocations Policies (employment)	Policies remain in general conformity with NPPF	The policy remains appropriate for decision-making.	
Minerals Safeguarding DPD			
MS1	Policy remains in general conformity with NPPF	Policy remains appropriate for decision-making.	

Appendix C - Strategies and other adopted documents

The following are links to the adopted and emerging strategies in Cornwall that add further detail to the National Planning Policy Framework and support the principles for the next Local Plan:

- Specialist and Supported Housing Strategy [Development of the Supported and Specialist Housing Strategy | Cornwall Council | Integrated People Commissioning](#)
- Housing SPD [Housing Supplementary Planning Document \(SPD\) - Cornwall Council](#)
- Cornwall Local Nature Recovery Strategy [Nature Recovery Strategy Public Consultation | Let's Talk Cornwall](#)
- Cornwall Adaptation Strategy (emerging) [Cornwall Adaptation Strategy - Cornwall Council](#)
- Local Area Energy Plan <http://letstalk.cornwall.gov.uk/laep>
- Infrastructure Delivery Strategy (emerging) [Developer contributions - Cornwall Council](#)
- Homechoice Allocation Policy [Council allocation scheme - Cornwall Council](#)
- Transport Decarbonisation Strategy (emerging)
- Housing Decarbonisation Strategy [Housing Decarbonisation Programme - Cornwall Council](#)

Appendix D – Principles for planning in Cornwall

“Creating happy, healthy, productive places will be central to what we do to ensure we deliver quality homes in the right locations.”

A Local Plan can create places that protect what people treasure, provide economic opportunities and improve the natural environment. To deliver for Cornwall in this way, we must change how we talk about growth in our preparations for Cornwall’s new Local Plan.

We must make it easier for people to find suitable homes while capturing opportunities to improve transport infrastructure, facilities and daily life in general.

A key action is to develop principles and ways of measuring the effects of our plan that reflect this.

The emerging principles for the Local Plan come from early visioning work carried out as part of the evidence gathering for the Plan. These principles also build in Cornwall Council’s and the Government’s priorities.

Emerging principles

Meet housing needs for all:

- Cornwall needs a wide range of housing types. This means providing more options, from social renting to buying homes, and building homes for every stage of life.
- Our homes are important pieces of infrastructure, as are roads, schools and health facilities. Infrastructure is not just buildings: people run our essential services and they should have homes to live in.
- A well-built, secure home is a foundation for a healthy life. We will write policies that make this clear.

Help people meet their needs where they are:

- Cornwall is made up of distinctive and dispersed places where people should have opportunities to socialise, be active and work.
- People are happier and healthier when they have what they need in their local area. We’ll develop complete and connected places with better access to services and facilities – for daily life with less travel.
- Increasing accessibility and flexibility of our homes also means people can stay in their homes for longer.
- Planning decisions and infrastructure investment will help build and maintain services, active travel opportunities, and reduce car dependence.
- We’ll support services and facilities to be more flexible and responsive.
- We will carefully plan growth so that everywhere is included in the work to develop vibrant and thriving places.

Make infrastructure delivery more predictable:

- We will make sure we understand what infrastructure people would like and need across Cornwall.
- We will make landowners aware of Cornwall’s infrastructure needs, from clean water to how and where we go to school and work. This includes setting reasonable expectations of what can be delivered, when and by whom.
- We will work with infrastructure providers and developers to ensure that infrastructure improvement keeps up with home and commercial development, so people feel the benefits of growth.
- Our infrastructure expectations and priorities will be made clear throughout the development process.

Grow our economy for all:

- Investment should take place across multiple areas, not just our biggest places. This also includes providing employment and facilities in rural areas to grow a working economy for everyone in Cornwall.
- We must find ways to increase our working-age population by providing good jobs for young people, including in the organisations that look after our increasing numbers of older people.
- We will positively plan for our growing sectors – from renewable energy to lithium extraction – to reduce the negative impacts on our places and environment.

Address our climate change and ecological emergencies:

- The climate is changing and we must help make Cornwall resilient to this. We will help people take positive actions to mitigate, and adapt to, climate change.
- We will make best use of our land, from increasing the number of homes in our towns to carefully choosing sites for new settlements where people can live well.
- We will help nature to recover, creating greener spaces for people and nature.
- And we will help deliver the Local Area Energy Plan and decarbonise Cornwall.

Keep Cornwall distinctive:

- To protect and cherish our unique environment, culture, language and communities, we'll continue to develop design approaches that recognise our geology, culture and shared history.
- We understand every place is different and has its own needs, our Plan will recognise this and reflect that in our policies.

Engage and involve everyone:

- We will work to actively engage everyone in the development of the Plan, from our youngest to our oldest residents.
- We will use different ways to engage people, ensuring that everyone that wants to be involved can be.
- This includes a new streamlined way for our parishes, towns and city to proactively shape our Local Plan for growth and development in Cornwall.

If you would like this information
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