

Cornwall Local Development Scheme

Effective from 20 December 2017

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1. Introduction

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

1.1. Background to Local Planning Documents

Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. The development plan must take into account the Government's [National Planning Policy Framework](#).

The development plan consists of:

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

Related documents include:

- **Statement of Community Involvement (SCI):** This explains how we will involve local communities, businesses, and other interested parties when we prepare our planning policies and determine planning applications.
- **Developer Contributions / Community Infrastructure Levy (CIL):** There are a number of mechanisms for levying developer contributions, including Section 106 and the Community Infrastructure Levy (CIL). Local authorities in England and Wales can choose to use CIL for infrastructure funding, alongside Section 106 developer contributions although the two funding mechanisms should not overlap. The CIL is not a DPD, but is subject to public consultation and an Examination in Public by an independent inspector.
- **Supplementary Planning Documents (SPDs):** These documents provide additional advice and information relating to one or more specific policies or proposals in a DPD. Although not forming part of the development plan or being subject to independent examination they will be subject to rigorous procedures of community involvement. Details of the SPDs to be prepared are set out at

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

Further information on the development plan system is provided by the [Department for Communities and Local Government](#).

2.Existing Planning Policy Documents

2.1. Extant Development Plan Documents

The [Cornwall Local Plan: Strategic Policies DPD](#) was adopted in November 2016. This sets out the overarching planning approach and policies for Cornwall to 2030. The saved policies¹ in the Minerals Local Plan and former district council plans that were not replaced by the adoption of the Strategic Policies DPD will continue to form part of the development plan and will continue to be used in conjunction with the Cornwall Local Plan (see Table 1). The remaining saved policies will be retained until they are reviewed as part of emerging Site Allocations DPD and Minerals Safeguarding DPD. The weight given to them will depend on their consistency with the National Planning Policy Framework.

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

¹ Saved under the Planning & Compulsory Purchase Act, 2004.

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

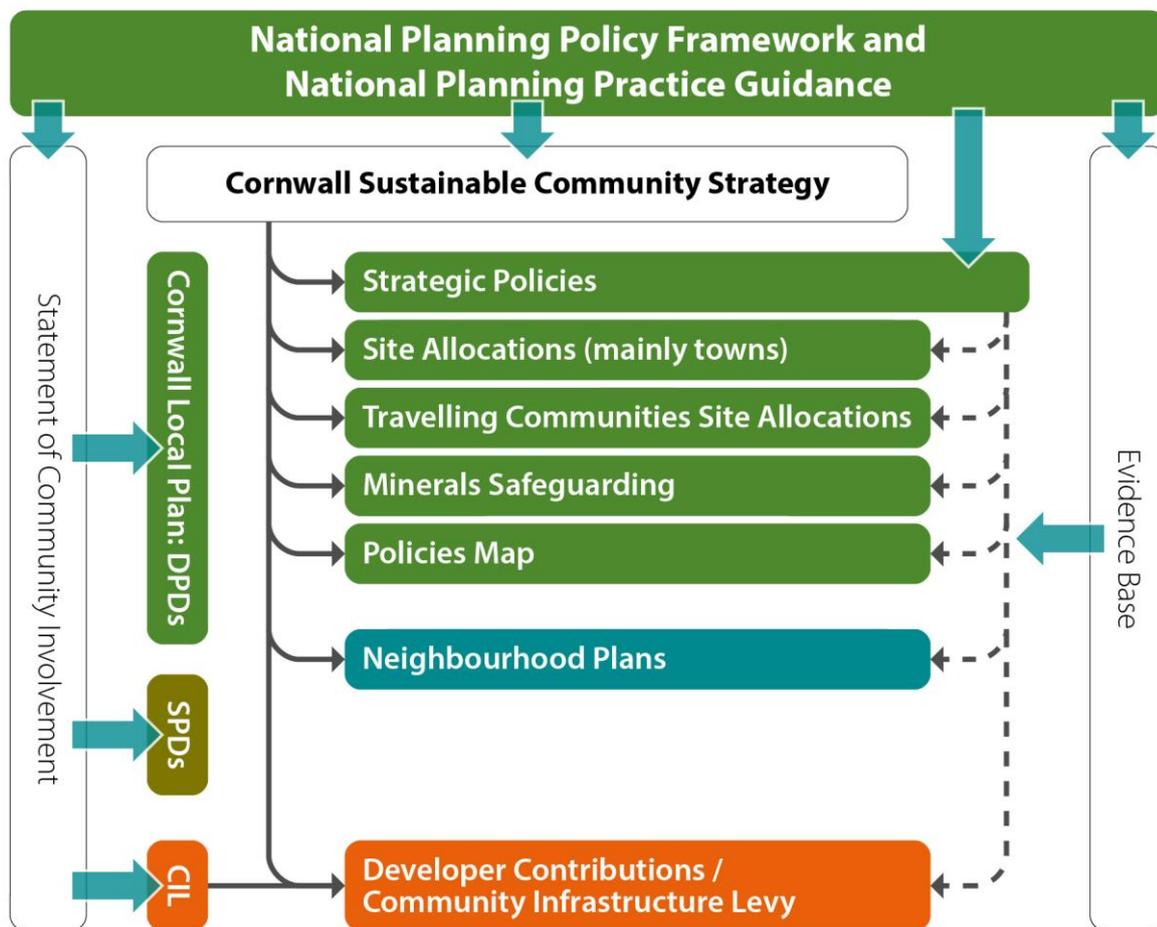
| Document | Area Covered | Dates | Status | Saved Policies not Replaced by the Cornwall Local Plan: Strategic Policies |
|------------------------------------|--------------------------------|--------------|---|--|
| Cornwall Minerals Local Plan | Cornwall | 1997 - 2011 | This document was adopted in July 1997. In September 2007, all the policies were 'saved' with the exception of the following: E1, E2, E6 & E7. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016. | E3, S1, CC3, CC5, CC6 & CC7. |
| Caradon District Local Plan | Former Caradon District | 2007-2016 | The first alteration to the Local Plan was adopted in August 2007. This contained both new policies and relevant policies from the previous Local Plan which was adopted in 1999. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016. | CL8, CL9, LISK5, LISK7, SA4 & W1. |
| Carrick District Local Plan | Former Carrick District | 1998-2001 | This document was adopted in April 1998. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016. | 5D, 5H & 11C. |
| North Cornwall District Local Plan | Former North Cornwall District | 1999-2006 | This document was adopted in April 1999. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016. | ENV1, BOD4, BOD5, BOD7, LAU1, LAU4, WAD5, WAD6, WAD7, WAD8 & WAD12. |
| Penwith District Local Plan | Former Penwith District | 2004-2011 | This document was adopted in February 2004. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016. | CC5, TVA, TV22, TV23, TV24, TVB, TVC, TVD, TVE, TV26, HA, HC, HD, HG, HJ, EE, EF & EG. |
| Restormel Borough Local Plan | Former Restormel Borough | 2001-2011 | This document was adopted in October 2001. In September 2007, most of the policies were 'saved'. The majority of remaining policies were then replaced by the Cornwall Local Plan: Strategic Policies in 2016. | 14, SA7D, N7 (sites 1, 2, 6, 8, & 9), N11, N12, N13, N15, N16, N17, N31 & N32. |

3. Completing and Maintaining the Cornwall Local Plan

3.1. Relationships between Documents

Figure 1 illustrates the DPDs that will make up the Cornwall Local Plan once complete, their relationships with each other and how they relate to other key planning documents. The Local Plan should also be closely aligned with other Council strategies and where possible strategies of other agencies such as the Local Enterprise Partnership and the Local Nature Partnership. Profiles and timetables for the SCI, Cornwall Local Plan DPDs and the CIL are provided in Appendix 1. Neighbourhood plan production is outlined at Appendix 2.

Figure 1: Cornwall Local Plan Document Conformity Relationships



The key priority will be to prepare the remaining DPDs and to undertake a review of the Local Plan’s Strategic Policies DPD. SPDs will also be used to support DPD policies by providing clarification and guidance.

3.2. Document Preparation

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

(i) Development of a Sound and Robust Evidence Base

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

(ii) Community and Stakeholder Engagement

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

(iii) Duty to Co-operate

The Localism Act 2011 established a duty to cooperate for local planning authorities to engage constructively, actively and on an ongoing basis with neighbouring local authorities and other public bodies to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. The neighbouring authorities that border or have key strategic interests with Cornwall are:

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

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

- Environment Agency;
- Historic England;
- Natural England;
- Civil Aviation Authority;
- Homes and Communities Agency;
- Clinical Commissioning Group established under section 14D of the National Health Service Act 2006 (NHS Kernow);
- National Health Service Commissioning Board;
- Office of Rail Regulation;
- Highway Authorities; and
- Marine Management Organisation.

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

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

- Local Enterprise Partnership; and
- Local Nature Partnerships.

(iv) Staff Resources

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

(v) Financial Resources

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

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

(vi) Risk Assessment

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

Table 2: Key risks and mitigation

| Issue | Risk / Implications | Mitigation |
|--|--|--|
| Timescales | A single Local Plan with multiple parts presents potential risks to its deliverability. | Robust scoping. Prioritised in LDS. Sound project planning. The progress made to date provides increasing confidence. |
| Available resources & skills | Austerity measures and the resultant pressure on financial resources with implications on service budgets. | Continued corporate commitment of the Council to resourcing this statutory function. Robust management of staff resources and cross service and partnership working. |
| Evidence base | Inadequate / incomplete evidence risk to soundness. Financial risk to evidence gathering. | Early and thorough assessment of available evidence and need. Prioritise further work. Corporate commitment of Cornwall Council to resourcing. |
| Planning Inspectorate / legislation engagement | Abortive or inappropriate progress due to change in guidance / legislation, advice from the Planning Inspectorate. | Early and consistent engagement with the Planning Inspectorate and ensuring consistent and ongoing legal advice from within the Council. |
| Corporate engagement | Failure to secure corporate engagement and buy in of services across Cornwall Council. | The progress made to date provides increasing confidence. Prioritise alignment with corporate strategies. |
| Political change | Potential changes in political support for all or elements of the Local Plan. | Early and ongoing engagement with Portfolio Holder for Planning and Economy and the Overview and Scrutiny Committee. |
| Tests of soundness | Risk of being found unsound and the potential resultant major delay to the implementation of the policies and proposals within a particular DPD. | Continuous soundness self-assessment. Consultation with the Planning Inspectorate before and during publication of a document. Self-assessment using Planning Advisory Service Tool Kit. |
| Introduction of significant changes | The inspector may suspend the process should there be significant changes made to a DPD which have not been consulted on. | Consultation on any changes made following publication prior to submission to the Secretary of State. |

3.3. Monitoring and Review

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

- progress on the preparation of the SCI, DPDs and CIL (NDP preparation is reported on separately); and
- the extent to which the policies set out in the Cornwall Local Plan are being achieved in relation to identified targets.

This 2017 update to the LDS is a response to the 2015 Local Development Scheme having been found to be out of date in the 2017 Development Plan Progress Report

(which reports on Cornwall Council produced documents and forms part of the 2017 Cornwall Monitoring Report). In addition to changes to the timetable, the following amendments have also been made:

- An additional DPD allocating sites in Bude (see Appendix 1, Profile 4).
- Removal of SPDs from the LDS. This is because of ongoing changes to the programmed documents. The Council's website will be kept up to date with the SPDs to be produced.
- The LDS text has been updated and simplified in the interests of making it clearer.

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

Profile 1: Statement of Community Involvement

| | |
|------------------------------------|---|
| Role and Subject | The SCI explains how we will involve local communities, businesses, and other interested parties when we prepare our planning policies and determine planning applications. It is a Local Development Document but not a DPD and independent examination is not required. |
| Geographical Coverage | Cornwall |
| Chain of Conformity | With prescribed regulations and national policy |
| Key Milestones | Adopted: December 2011 Consultation on Draft Revision: winter 2017/2018 Adoption of Revised SCI: early 2018 |
| Arrangements for Production | To be prepared by the Planning & Sustainable Development Service of Cornwall Council. |

Profile 2: Cornwall Local Plan: Strategic Policies DPD

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| Role and Subject | <p>The Strategic Policies has established the vision, objectives and spatial strategy for Cornwall to 2030. It includes targets for growth, the strategic distribution of development, core policies covering key issues, policies to aid development management and a proposed monitoring framework.</p> <p>The Strategic Policies will be reviewed by 2021 in line with the Inspector’s Report and guidance which considers that the plan should be reviewed within five years of adoption.</p> |
| Geographical Coverage | Cornwall |
| Chain of Conformity | National policy, the Sustainable Community Strategy and Cornwall Council priorities. |
| Key Milestones | <p>Adopted: November 2016</p> <p>Initiate review: spring 2018 Scoping consultation: winter 2018 Options consultation: summer 2019 Publication: spring 2020 Submission: spring 2021 Examination: summer 2021 Adopt Revised Local Plan: autumn 2021</p> |
| Arrangements for Production | <p>To be prepared by the Planning & Sustainable Development Service of Cornwall Council. Other Council services involved will include: Economic Growth, Transport & Infrastructure, Housing, Wellbeing & Public Health, Environment, and Neighbourhood & Public Protection. Stakeholders and the community will be involved in the preparation of the Local Plan through direct contact with the relevant organisations, groups and individuals – including duty to co-operate requirements – and through formal publication procedures as set out in the Local Planning (England) Regulations (2012).</p> |
| Key Documents in the Evidence Base | <ul style="list-style-type: none"> • Cornwall Monitoring Report • Cornwall Council’s population/demographic projections • Strategic Housing Market Assessments • Strategic Housing Land Availability Assessment • Employment Land Review • Retail Assessment Review • Settlement functions • Infrastructure • Transport Assessment • Traffic Modelling • Strategic Flood Risk Assessment • Waste Evidence Base • Minerals Safeguarding Evidence Base • Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall |

Profile 3: Cornwall Local Plan: Cornwall Site Allocations DPD

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| Role and Subject | <p>The Cornwall Allocations DPD will set out how and where housing, employment and retail development will be delivered in some of Cornwall’s main towns and two eco-community sites up to the year 2030. It safeguards existing larger employment sites in some areas and sets out important infrastructure requirements by town e.g. highways, education and open space. The allocations and safeguarding are for those main towns without a Neighbourhood Plan adopted or in the pipeline which will cover these issues. Nevertheless, the Site Allocations DPD will not preclude a neighbourhood plan coming forward in any location. This DPD supports the targets in the Strategic Policies DPD.</p> |
| Geographical Coverage | <p>Penzance/Newlyn, Hayle, Helston, CPIR, Falmouth-Penryn, Newquay, St Austell, Bodmin, Launceston, Saltash, West Carclaze and Par Docks; with strategies for other towns being delivered via other methods, such as neighbourhood plans.</p> |
| Chain of Conformity | <p>Cornwall Local Plan: Strategic Policies</p> |
| Key Milestones | <p>Consult on scope of DPD: November 2013 Preferred options consultation (Regulation 18): October 2016 Pre-submission consultation (Regulation 19): June 2017 Submission to the Secretary of State: October 2017 Examination: February 2018 Adoption: summer 2018</p> |
| Arrangements for Production | <p>To be prepared by the Planning & Sustainable Development Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out set out in the Local Planning (England) Regulations (2012). The Council will work with the local city, town and parish councils in the development of proposals. Where a local community wish to progress allocations through a neighbourhood plan the Council will consider a review of its LDS.</p> |
| Key Documents in the Evidence Base | <ul style="list-style-type: none"> • Town Based Housing Evidence reports • Town Based Employment Evidence reports • Town Framework Plans • Retail study • Employment land review • Transport Assessment • Traffic Modelling • Sustainability Appraisal • Habitat Regulations Assessment • Heritage Impact Assessment • Flood Risk Assessments • Strategic Viability Assessment • Infrastructure Delivery Plan |

Profile 4: Cornwall Local Plan: Bude Site Allocations DPD

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| Role and Subject | The Bude Site Allocations DPD will set out how and where the remaining Cornwall Local Plan: Strategic Policies, housing and employment requirements will be met in Bude, up to the year 2030. It will also consider infrastructure requirements related to growth not already covered within the Bude Neighbourhood Plan. The DPD will focus on the allocation of sites and will dovetail with the strategy set out within the adopted Bude Neighbourhood Plan. This DPD supports the targets in the Strategic Policies DPD. |
| Geographical Coverage | Bude with Stratton, Flexbury and Poughill |
| Chain of Conformity | Cornwall Local Plan: Strategic Policies |
| Key Milestones | Consult on scope of DPD: July 2018 Preferred options consultation (Regulation 18): October 2018 Pre-submission consultation (Regulation 19): March 2019 Submission to the Secretary of State: September 2019 Examination: December 2019 Adoption: spring 2020 |
| Arrangements for Production | To be prepared by the Planning & Sustainable Development Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out set out in the Local Planning (England) Regulations (2012). The Council will work with the town council in the development of proposals. |
| Key Documents in the Evidence Base | <ul style="list-style-type: none"> • Town Based Housing Evidence report • Town Based Employment Evidence report • Adopted Bude Neighbourhood Plan • Retail study • Employment land review • Transport Assessment • Traffic Modelling • Sustainability Appraisal • Habitat Regulations Assessment • Heritage Impact Assessment • Flood Risk Assessments • Strategic Viability Assessment • Infrastructure Delivery Plan |

Profile 5: Cornwall Local Plan: Gypsy and Travelling Communities Site Allocations DPD

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| Role and Subject | This DPD will include identification and delivery of a network of sufficient, suitable and appropriately located sites across Cornwall to meet the accommodation requirements of travelling communities (Gypsies, Travellers and Travelling Showpeople). The Local Plan identifies a need for some 318 residential pitches, 60 transit pitches and 11 Travelling Showpeople plots. The initial focus will be on publicly provided residential pitch sites together with transit sites and emergency stopping places. |
| Geographical coverage | Cornwall |
| Chain of Conformity | Cornwall Local Plan: Strategic Policies |
| Key Milestones | Scoping consultation (Regulation 18): April 2016 Pending a review of direct delivery of sites as an alternative to a DPD including a larger number of smaller sites (as raised by scoping): winter 2017/2018 Conclude review of more direct delivery: summer 2018 Review timetable: summer 2018 |
| Arrangements for Production | To be prepared by the Planning & Sustainable Development Service of Cornwall Council (in liaison with the Gypsy and Traveller Liaison Officer and other Council officers as necessary and appropriate). The Travelling community and other stakeholders will be involved throughout the process of production of the DPD, including through active engagement with specific Gypsy, Traveller and Travelling Showpeople groups and representatives, relevant agencies and delivery stakeholders, and the wider community. Consultation will be in accordance with the Local Planning (England) Regulations (2012). |
| Key documents in the evidence base | <ul style="list-style-type: none"> • Gypsy and Travelling Communities Strategy (Cornwall Council) adopted March 2014 (NB pitch requirements included in the Strategy have been superseded) • Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall (Southern Horizons with Plymouth University and Buckman Associates) November 2015 |

Profile 6: Cornwall Local Plan: Minerals Safeguarding DPD

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| Role and Subject | This DPD will set out non-strategic safeguarding policy and will include sites to safeguard mineral resources and associated infrastructure. It will support Policy 18 of the Local Plan. |
| Geographical Coverage | Cornwall |
| Chain of Conformity | Cornwall Local Plan: Strategic Policies |
| Key Milestones | Options consultation: February 2011 Scoping consultation (Regulation 18): November 2013 Pre-submission consultation (Regulation 19): November 2016 Submission consultation (Regulation 19/20): June 2017 Submission to the Secretary of State: October 2017 Examination: January 2018 Adoption: summer 2018 |
| Arrangements for Production | To be prepared by the Planning & Sustainable Development Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in the Local Planning (England) Regulations (2012). |
| Key Documents in the Evidence Base | <ul style="list-style-type: none"> • China Clay • Local Aggregate Assessment • Building Stone • Metals • Mineral Infrastructure • The Identification of Heritage Quarries • Mineral and Infrastructure Resource Assessment • Mineral Site Profiles • Cross-Boundary Minerals |

Profile 7: Cornwall Local Plan: Policies Map (DPD status)

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| Role and Subject | An Ordnance Survey based map representing site specific policies and proposals. It currently consists of the former district and mineral local plans' proposals maps showing the spatial extent of the saved policies and the proposals map for the Strategic Policies DPD. It will be updated at the same time as respective elements of the Local Plan are adopted (including applicable reviews). |
| Geographical Coverage | Cornwall |
| Chain of Conformity | Cornwall Local Plan: Strategic Policies and all site specific Development Plan Documents |
| Key Milestones | As set out in respective Development Plan Documents |
| Arrangements for Production | To be prepared by the Strategy, Economy, Enterprise and Environment Service. |

Profile 8: Community Infrastructure Levy (Charging Schedule)

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| Role and Subject | An instrument for collecting developer contributions towards infrastructure that is needed to support new development. |
| Geographical Coverage | Cornwall |
| Chain of Conformity | Cornwall Local Plan: Strategic Policies |
| Key Milestones | <p>Preliminary Draft Charging Schedule consultation (CIL Regulation 15): March-April 2013</p> <p>Revised Preliminary Draft Charging Schedule consultation (CIL Regulation 15): January-February 2017</p> <p>Draft Charging Schedule consultation (CIL Regulation 16): June-August 2017</p> <p>Submission to the Secretary of State (CIL Regulation 19): October 2017</p> <p>Examination: January 2018</p> <p>Adoption: autumn 2018</p> |
| Arrangements for Production | To be prepared by the Planning & Sustainable Development Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals, and through formal publication procedures as set out in the CIL Regulations (2010). |
| Key Documents in the Evidence Base | <ul style="list-style-type: none"> • Development Viability Assessment (December 2016) • Infrastructure Needs Assessment Schedules (January 2016) • Adopted Strategic Policies DPD (including housing targets and affordable housing percentages) • Site Allocations DPD (see Profiles 3) |

Appendix 2: Preparation of Neighbourhood Development Plans by Neighbourhood Plan Groups

Profile 9: Neighbourhood Development Plans

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| Role and Subject | Community led plans dealing with local issues, prepared by the local community with the support of Cornwall Council. Plans commonly deal with local housing distribution, whether through site allocations or by use of settlement boundaries. |
| Geographical Coverage | Available to all communities in Cornwall. |
| Status | 'Made' as part of the statutory development plan. |
| Chain of Conformity | Cornwall Local Plan: Strategic Policies Cornwall Site Allocations DPD (where appropriate) |
| Progress (as of 30 November 2017) | <ul style="list-style-type: none"> • 116 town and parish councils submitted designation applications • 103 designated areas (including 5 pairs / groups of parishes working together) • 24 pre-submission consultations held • 21 draft plan proposals submitted • 13 examinations held • 11 referendums held • 11 plans adopted <p>The latest position can be found via: https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/neighbourhood-planning-in-cornwall/#-tab-357841</p> |
| Arrangements for Production | <ul style="list-style-type: none"> • The City, Town or Parish Council is the qualifying body who can instigate the plan process and submit plans to Cornwall Council for independent examination and referendum. • Cornwall Council does not prepared neighbourhood plans but provides support in the early stages through an online toolkit, community link officer and dedicated planning officer support. • All evidence base information held by Cornwall Council is made available to communities and expert advice from highways, economic development, landscape, affordable housing and other services is provided. • Once plans are drafted a planning officer will carry out SEA screening and assist with policy testing and writing. • To be produced in accordance with the Neighbourhood Planning (General) Regulations (2012). |
| Key documents in the Evidence Base | <ul style="list-style-type: none"> • Town Framework Plans where appropriate • Conservation Area Appraisals / Management Plans • Strategic Housing Land Availability Survey • Local Surveys • Any other relevant Cornwall Council evidence base documents • ONS data at parish level |

Further Information

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

Visit the Council's website: www.cornwall.gov.uk; or

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