



The Cornwall Local Plan: Strategic Policies was formally adopted by Cornwall Council on 22nd November 2016.

What does this mean for communities preparing a neighbourhood plan?

The Cornwall Local Plan: Strategic Policies is now the development plan that provides the local strategic policies for the area. It replaces the saved policies from the former district and borough Local Plans, except for a small number of policies relating to the AGLV and specific site allocations that continue to be saved. At Examination neighbourhood plans will be tested for general conformity with the Cornwall Local Plan and Basic Conditions Statements should reflect this.

When developing their policies, neighbourhood planning groups should consider the existing policy framework given by the National Planning Policy Framework (NPPF), Cornwall Local Plan: Strategic policies and other Development Plan documents being produced and only develop policies that add to the adopted policy framework. Neighbourhood plan policies that repeat existing higher level policies should be removed.

What about the neighbourhood plans that were examined or 'made' prior to the adoption of the Cornwall Local Plan?

Cornwall Council will check these plans and issue a statement confirming whether or not the policies are still in general conformity with the Cornwall Local Plan.

If plans need to be amended to meet conformity, new powers that will be granted when the Neighbourhood Planning Bill is enacted will allow minor amendments to be made to update these plans, with the agreement of the Qualifying Body concerned. Major amendments can be made through a written representations examination, without the need for a further referendum.

In the interim the statement will identify if there are policies that cannot be used until the update can be made. In these cases the Local Plan Policy, being more up to date, will take precedence.

Five Year Land Supply

The NPPF requires that 5 years' worth of housing can be delivered against the adopted target. Cornwall Council can demonstrate a five year land supply and housing policies in neighbourhood plans can be considered up to date, but this supply needs to be maintained with planning permissions..

Housing Targets

The [Cornwall Local Plan](#) Policy 3 Role and Function of Places identifies housing targets for main towns and a figure that needs to be provided by the rural areas of each community network area.

Neighbourhood plans will need to demonstrate how they are meeting their share of this distribution in order to be in general conformity with the Local Plan. We can help you to understand the basic level of development your plan should aim for, which groups can then refine through consultation and evidence gathering, for example local housing need.

The majority of parishes that do not have a town or village named in Policy 3 can meet the remaining housing requirement through:



Neighbourhood Planning Adoption of Cornwall Local Plan



1. Existing sites with planning permission;
2. Infill;
3. Small scale rounding off;
4. The development of previously developed land within or adjoining settlements;
5. Rural exceptions sites.

Some areas, where past rates of delivery have been low, will need to allocate to meet housing need and be in general conformity. These are parishes in the rural areas of Bude, Camelford, China Clay and Cornwall Gateway. We will be contacting active neighbourhood planning groups and Parish Councils where no plan has been initiated in these CNAs, to make sure you are aware of the need to allocate and the level of development required.