



The Cornwall Local Plan: Strategic Policies was formally adopted by Cornwall Council on 22 November 2016; the Community Infrastructure Levy (CIL) Charging Schedule came into effect on 1 January 2019; the Minerals Safeguarding Development Plan Document (DPD) was adopted on 4 December 2018; and the Site Allocations DPD was adopted on 26 November 2019. These documents make up the Strategic Development Plan for Cornwall and other DPDs will be added as they are adopted, such as the emerging Climate Emergency DPD. You can view adopted plans here: [Adopted Plans - Cornwall Council](#)

What does this mean for communities preparing a neighbourhood plan?

The Cornwall Local Plan: Strategic Policies, and where geographically relevant, the Site Allocations DPD is 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, Site Allocations DPD and any 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 has checked these plans and issued 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, minor amendments can be made to update these plans, with the agreement of the Qualifying Body concerned. Major amendments can be made through a review, which would require written representations examination, and in some cases 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. You can find the most up to date position in the annual Cornwall Monitoring report: [Cornwall Monitoring Report - Cornwall Council](#)

Housing Figures

The [Cornwall Local Plan](#) Policy 3 Role and Function of Places identifies the housing apportionment 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 minimum level of development your plan should aim for and will supply the figures at area designation and update them on request. Groups can then refine their strategy 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:

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.

although communities may also plan to allocate sites, as planning powers are strongest when planning for development.