



**Cornwall
Local Development Scheme
January 2014**

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Cornwall Local Development Scheme

Section 1: Introduction

- 1.1 Following on from the Planning & Compulsory Purchase Act 2004, further changes to the development plan system have been introduced through the Localism Act 2012 (see S180 of the 2008 Planning Act) and the publication of the National Planning Policy Framework, which provides the framework for making planning decisions. The phrase Local Plan is still with us, however since the 2012 Regulations it can now, where justified, be made up of a number of Development Plan Documents.
- 1.2 An online glossary has been developed to support the Local Development Scheme and the Local Plan. This is available at www.cornwall.gov.uk/localplancornwall. Terms used in this document which are defined in the glossary are to be suffixed with a "g" symbol in the Development Plan Documents. The Local Plan Glossary will be updated as new Local Plan documents are prepared.

Local Policy Documents and Guidance

- **Statement of Community Involvement (SCI):** This is a document which sets out how the Council will consult and involve the community in the preparation, alteration and continuing review of all Local Plan documents and significant planning application decisions. The SCI is not a DPD.
- **Development Plan Documents (DPDs):** These documents make up the Local Plan and set out the Council's planning policies and proposals, which are subject to community involvement, consultation and independent examination. DPDs form the statutory development plan for Cornwall and are the starting point for the determination of planning applications.
- **Supplementary Planning Documents (SPDs):** These documents provide additional advice and information relating to a specific policy or proposal 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.
- **Community Infrastructure Levy (CIL):** The community infrastructure levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money raised from the community infrastructure levy can be used to support development by funding infrastructure that the council, local community and neighbourhoods want, such as new or safer road schemes, footpaths and

cycleways¹, park improvements or a new health centre. The CIL is not a DPD.

- **Neighbourhood Plans:** A new tier of plan introduced by the Localism Act 2012 to be produced by parish, town and city councils to incorporate local priorities. They are subject to a light touch 'examination' and have to be approved in a local referendum.

- 1.3 More details of the Development Plan system can be found on the Department for Communities and Local Government section of the Government website www.gov.uk.

Purpose of the Cornwall Local Development Scheme

- 1.4 The main purpose of the LDS is to provide the starting point for the local community and stakeholders to find out what documents the Council intends to produce as part of the Cornwall Local Plan over a three year period. It gives: a brief description of each document; the timetable for their production; key milestones; and how it will be monitored.
- 1.5 The main priority will be to prepare the Cornwall Local Plan: Strategic Policies. It is also intended to prepare a Site Allocations DPD for the main towns and other sites in Cornwall, a Travelling Communities Site Allocations DPD and a Cornwall Minerals Safeguarding Plan DPD.

Section 2: Existing & New Planning Policy Documents

Existing Development Plan Documents

- 2.1 The new Local Plan will provide the planning policy framework for Cornwall. However before then, Cornwall Council has inherited a number of existing local plans from the former districts, with the exception of Kerrier District Council which did not have an adopted local plan. Policies within these inherited documents that have been saved under the Act² can still be given weight according to their consistency with the National Planning Policy Framework and form part of the development plan. The table below lists these documents together with additional information. A full list of the 'saved' policies is available on the Cornwall Council website. The Balancing Housing Markets DPD for the former Carrick District Council was adopted in 2008 and also forms part of the development plan. It should be noted that the Cornwall Structure Plan (2004) was revoked alongside the revocation of the draft Regional Spatial Strategy on 20 May 2013.

¹ Footpaths and cycleways could be designated as public rights of way.

² Planning & Compulsory Purchase Act, 2004.

Table 1: Existing Development Plan Documents containing 'Saved' Policies

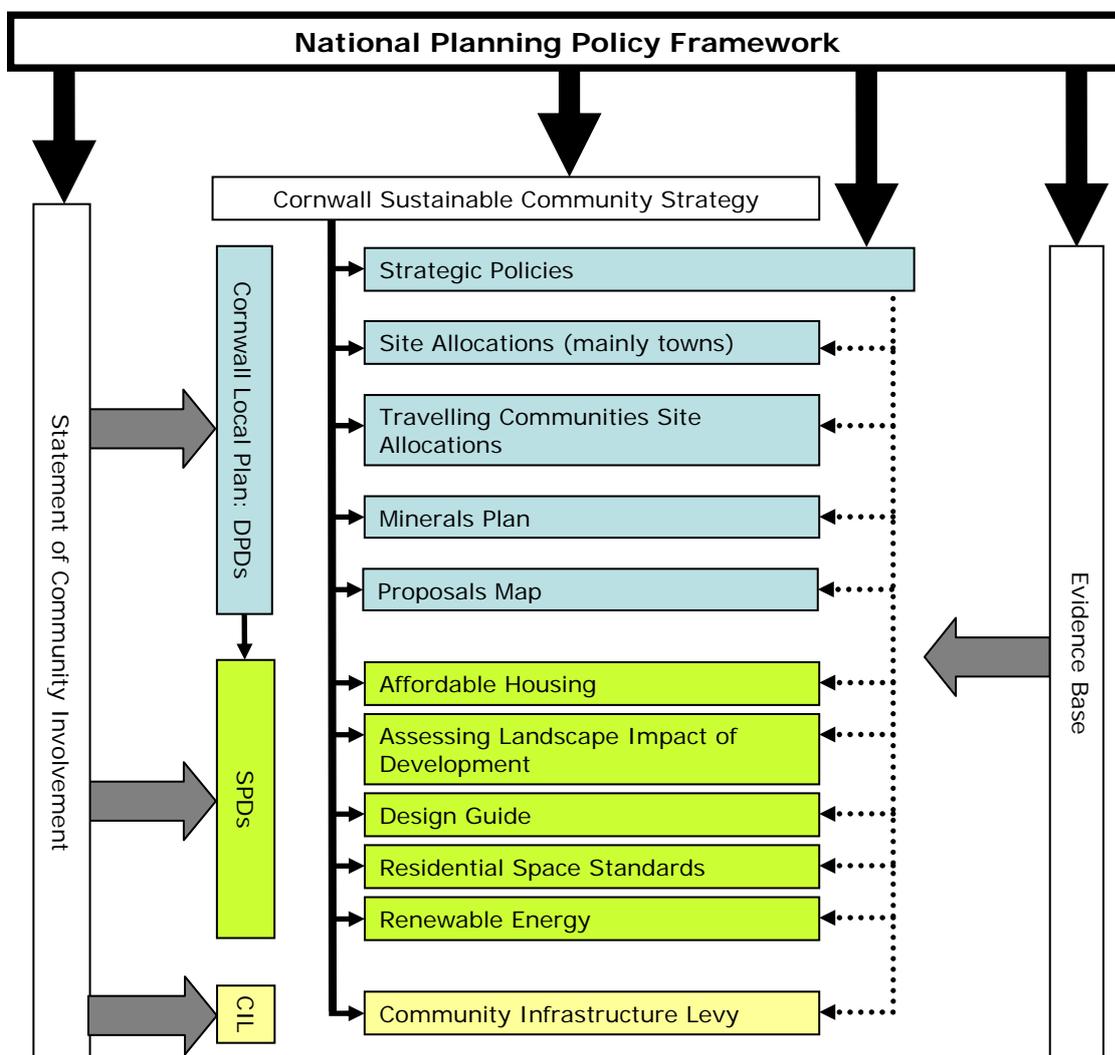
Document	Area Covered	Dates	Status
Caradon District Local Plan	Former Caradon District	2007-2016	The first alteration to the Local Plan was adopted in August 2007. This contained both new policies and relevant policies from the previous Local Plan which was adopted in 1999.
Carrick District Local Plan	Former Carrick District	1998-2001	This document was adopted in April 1998. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in the new Local Plan.
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'. They will remain in place until replaced by policies in the new Local Plan.
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'. They will remain in place until replaced by policies in the new Local Plan.
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'. They will remain in place until replaced by policies in the new Local Plan.
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 saved policies will remain in place until replaced by policies in the new Local Plan.
Cornwall Waste Local Plan	Cornwall	2002 - 2012	This document was adopted in 2002. In September 2007, all the policies were 'saved' with the exception of the following: S1, L1, E1 & E2. The saved policies will remain in place until replaced by policies in the new Local Plan.

2.2 There are also a considerable number of Supplementary Planning Documents (SPDs) that support 'saved' policies within the documents listed above that will continue to be in place. Many were prepared before the 2004 Act and are referred to as Supplementary Planning Guidance (SPG). The Council intends to undertake a review of all SPDs and SPGs to determine which are still relevant.

New Local Plan Documents

2.3 A schedule of the proposed new Local Plan Documents to be prepared by Cornwall Council is set out in Table 2. Figure 1 shows the relationship between the different documents and conformity requirements. A detailed profile for each document is provided at Appendix 1 which sets out their role, geographical coverage, status, chain of conformity, timetable and brief details of production and preparation. It is recognised that, in addition to the Local Plan documents, it is crucial that plans and policies should be closely aligned with other corporate strategies, notably the Sustainable Community Strategy. The importance of a shared vision and set of objectives requires close collaboration.

Figure 1: Cornwall Local Plan Document Conformity Relationships



2.4 The intention is to prepare two site allocations documents in addition to the Local Plan. These are firstly a site allocations document for those towns where a specific requirement for growth in terms of housing numbers and town centre uses has been identified in the Local Plan. This may include sites outside these towns where it is considered an allocation is required. Furthermore, the DPD will look to identify existing 'strategic' employment sites for protection

throughout Cornwall; as well as 'local' employment sites in need of protection within the main towns. The Council intend to work closely with the relevant town and parish councils when preparing these documents to deliver their aspirations for their particular town.

- 2.5 The second allocations document will identify specific sites to meet the needs of the travelling communities, in accordance with the targets established within the Local Plan: Strategic Policies document.
- 2.6 In looking to develop an allocations document 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.
- 2.7 To comply with the NPPF we are required to: define mineral safeguarding areas (to safeguard resources and associated infrastructure), identify land for extraction of minerals where necessary and set out detailed environmental criteria against which applications will be assessed. This will be done through the production of a Minerals Safeguarding Development Plan Document.
- 2.8 SPDs are to be prepared to provide additional detail on affordable housing, assessing landscape impact of development, design, residential space standards and renewable energy. There is no requirement to include SPDs in an LDS however the information is included to provide a fuller account of the documents to be prepared. The Design Guide³ was adopted for use by the Council on 13th March 2013. It is currently a material consideration and will be reviewed and published as SPD following the adoption of the Local Plan: Strategic Policies. The need for additional SPDs to those listed here will be considered following a review of the relevance and need for existing supplementary guidance.
- 2.9 The Community Infrastructure Levy (CIL) is a new instrument for collecting developer contributions towards infrastructure that is needed to support new development. It enables local authorities to raise funds from developers undertaking new building projects in their area. Again, there is no requirement to include the CIL in an LDS but the information has been provided for the benefit of all stakeholders.

³ <http://www.cornwall.gov.uk/default.aspx?page=34103>

Table 2: Schedule of Proposed DPDs, Statement of Community Involvement and Community Infrastructure Levy

Document Title	Status	Brief Description	Chain of Conformity	Key Milestones (dates to be updated at www.cornwall.gov.uk/localplancornwall)		
				Publication	Submission to SOS	Adoption
Statement of Community Involvement	Local Development Document	Sets out standards for community and stakeholder engagement in the preparation, alteration and ongoing review of Local Plan documents as well as involvement in decisions on planning applications.	National Policy and prescribed regulations	February 2011	N/A	Summer 2014 (re-adoption following review)
Cornwall Local Plan: Strategic Policies	DPD	Sets out the spatial vision, objectives and strategy for the spatial development of Cornwall and strategic policies and proposals to deliver the vision for the period 2010 -2030.	National Policy and Cornwall Sustainable Community Strategy	March 2013	Autumn 2014	Summer 2015
Community Infrastructure Levy	Adopted mechanism for levying developer contributions	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.	National policy and Cornwall Local Plan: Strategic Policies	Summer 2014	Winter 2015	Summer 2015
Cornwall Local Plan: Site Allocations	DPD	Allocates sites required to meet growth targets in the Local Plan: Strategic Policies document.	National policy and Cornwall Local Plan: Strategic Policies	Autumn 2014	Spring 2015	Autumn 2015
Cornwall Local Plan: Travelling Communities Site Allocations	DPD	Allocates sites to meet the needs of travelling Communities identified in the Local Plan	National policy and Cornwall Local Plan: Strategic Policies	Winter 2015	Spring 2016	Autumn 2016
Cornwall Local Plan: Cornwall Minerals Safeguarding Plan	DPD	Sets out non-strategic policy and site allocations including those for safeguarding	National policy and Cornwall Local Plan: Strategic Policies	Autumn 2015	Spring 2016	Autumn 2016
Cornwall Local Plan: Proposals Map	DPD	Ordnance Survey based map representing site specific policies and proposals.	National policy and Cornwall Local Plan: Strategic Policies	As set out in the respective Development Plan Documents		

Monitoring & Review

- 2.10 How well the Council has performed against the timetable set out in the LDS will be published in the Cornwall Monitoring Report. This will identify any changes needed to maintain an up to date Local Plan and will determine the need to review the LDS.
- 2.11 This review of the LDS is a response to changes to the timetable following the Council's consideration of responses to the consultation on the Pre-Submission version of the Local Plan: Strategic Policies. It is also an opportunity to incorporate additional information including details of the CIL and SPDs.

Section 3: Supporting Statement

- 3.1 Local planning authorities are urged by the Government to ensure that effective programme management techniques are used in the delivery of their Local Plan and producing the supporting evidence base. This section of the LDS explains the arrangements being made to ensure delivery of the programme set out earlier. It is divided into the following sub-sections:
- Development of a sound and robust evidence base
 - Community and stakeholder engagement
 - Staffing and financial resources
 - Risk assessment

Development of a Sound & Robust Evidence Base

- 3.2 The Local Plan must be based on a sound and robust evidence base. In terms of Development Plan Documents, this is a key element of the test of soundness which will be central to their examination by an independent inspector. The Planning Advisory Service has developed an evidence base toolkit to assist councils during plan preparation. This toolkit has been used to review the evidence base and has informed additional work that needs to be undertaken to improve the evidence base further. A review of the evidence base to assess its adequacy following the publication of the National Planning Policy Framework has been undertaken.
- 3.3 The table below summarises the major elements of the technical evidence base required to prepare a robust Local Plan.

Table 4: Evidence base and other key documents

Evidence Required	Action
Strategic Housing Land Availability Assessment (SHLAA)	A SHLAA for Cornwall's main towns identifying the existing potential to meet identified housing targets and to assess their suitability and deliverability over the next 5, 10 and 15 year periods was completed in 2010. An update to the SHLAA reviewing the original work and expanding it to look at the whole of Cornwall has been completed in 2013. http://www.cornwall.gov.uk/SHLAA
Strategic Housing Market Assessment (SHMA)	A Strategic Housing Market Needs Assessment has been produced for Cornwall in conjunction with Plymouth City Council, South Hams District Council, West Devon Borough Council and Dartmoor National Park to provide an evidence base to ensure that each of the respective local plans meets the full, objectively assessed needs for market and affordable housing in the housing market area. http://www.cornwall.gov.uk/default.aspx?page=33218
Gypsy & Traveller Accommodation Needs Assessment by GVA January 2014 (part of the SHMNA)	This updates the Cornwall Gypsy & Traveller Accommodation Assessment 2006 (see below).
Cornwall Gypsy & Traveller Accommodation Assessment 2006	Whilst the needs figures are superseded by the SHMNA study by GVA (above) this was a comprehensive study and still contains some relevant and useful background information.
Gypsy and Travelling Communities Strategy, January 2014	This revised, post consultation, draft strategy is to be considered for adoption by the Communities PAC 6 February 2014. It brings together a range of Council policies and information regarding the needs of the Travelling community. It includes target provision figures for Cornwall to 2027 based on the GVA needs assessment January 2014, and the RSS evidence.
Employment Land Review	The Employment Land Review was prepared to establish the supply of employment land and assess its appropriateness in ensuring sufficient land is available of sufficient quality and in the right locations to ensure identified economic objectives can be met. This was completed in 2010. http://www.cornwall.gov.uk/default.aspx?page=26986
Retail Assessment Review	The Retail Assessment Review was prepared to establish the strategy for the distribution of retail development across Cornwall, for maintaining and enhancing town centres and to identify the capacity required to meet forecast needs. This was completed in 2010. http://www.cornwall.gov.uk/default.aspx?page=26564

Evidence Required	Action
Strategic Flood Risk Assessment (SFRA)	A Level 1 SFRA was completed in 2009 to assess the potential impact of proposed development across the county. More detailed flood profiles/strategies are currently being produced for areas of identified flood risk where there are pressures for development. http://www.cornwall.gov.uk/default.aspx?page=23707
Functionality of Settlements	The settlements work examines the role and function of settlements and the particular important role played by smaller rural communities in achieving sustainability objectives. This work will also help to inform the scale and nature of area based work within the Local Plan. http://www.cornwall.gov.uk/default.aspx?page=22894
Transport Assessment	Transport appraisal of relative sustainability for all areas across Cornwall in terms of accessibility to services, public transport provision and network capacity. http://www.cornwall.gov.uk/default.aspx?page=14541
Traffic Modelling	Traffic modelling work for key towns across the county to examine potential growth options. Locations modelled are Bodmin, Bude, Camborne/Pool/Redruth, Falmouth/Penryn, Hayle/St Ives, Helston, Launceston, Liskeard, Newquay, Penzance, Saltash, St Austell and Truro.
Infrastructure Needs Assessment	The Infrastructure Needs Assessment determines specific infrastructure requirements (i.e. transport, utilities, health, education, cultural & community) to support overall requirements of growth and strategic sites. http://www.cornwall.gov.uk/default.aspx?page=33997#evidence
Waste Evidence	The evidence considers the level of provision likely to be required for waste management facilities through a series of papers looking at future waste arisings, existing management capacity, additional waste management provision required and cross-boundary issues. http://www.cornwall.gov.uk/default.aspx?page=32813
Minerals Evidence	The evidence considers the level of provision likely to be required for key minerals through a series of papers looking at china clay, aggregates, building stone, metals, the ports of Fowey and Par, and safeguarding. http://www.cornwall.gov.uk/default.aspx?page=32813
Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)	The SA will appraise the impact of policies and proposals within Local Development Documents upon social, economic and environmental objectives. The SA will incorporate the requirements of undertaking a Strategic Environmental Assessment. http://www.cornwall.gov.uk/default.aspx?page=24899
Habitats Regulations Assessment	The Habitats Regulations Assessment assesses the emerging potential impact of policies and strategic site options upon the integrity of Special Areas of Conservation and Special Protection Areas. http://www.cornwall.gov.uk/default.aspx?page=24899

- 3.4 Appendix 1 sets out details of the key documents that are expected to contribute to the evidence base for each Local Plan Document.
- 3.5 The views of the local community and other stakeholders will also be an important part of the evidence base. This is discussed further below.

Community & Stakeholder Engagement

- 3.6 Effective engagement with the local community will be key from the outset. This is particularly relevant given the size of Cornwall. It is anticipated that this will need to continue to be undertaken on a community network basis and in association with the Council's localism service and Partnership team.
- 3.7 A Statement of Community Involvement⁴ has been adopted by Cornwall Council. Engagement will be undertaken in accordance with the SCI and a Statement of Representations⁵ produced for the Local Plan outlining what engagement has taken place. The SCI is to be reviewed during the spring and summer 2014. As the SCI is not a DPD there is no requirement to include details of it in an LDS but the information has been included for completeness.

Duty to Co-operate

- 3.8 The Localism Act 2011 established a duty to cooperate for local planning authorities to engage constructively, actively and on an ongoing basis with other public bodies to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. The other public bodies subject to the duty to co-operate are:
- the Environment Agency;
 - English Heritage;
 - Natural England;
 - the Civil Aviation Authority;
 - the Homes and Communities Agency;
 - each clinical commissioning group established under section 14D of the National Health Service Act 2006;
 - the National Health Service Commissioning Board;
 - the Office of Rail Regulation;
 - each Integrated Transport Authority;
 - each highway authority within the meaning of section 1 of the Highways Act 1980 (including the Secretary of State, where the Secretary of State is the highways authority); and
 - the Marine Management Organisation.

⁴ <http://www.cornwall.gov.uk/default.aspx?page=30215>

⁵ <http://www.cornwall.gov.uk/default.aspx?page=22887>

Staffing & Financial Resources

Staff Resources

- 3.9 The Planning, Housing & Regeneration Service of the Council is responsible for the preparation of the Local Plan. The Head of Service reports to the Chief Executive Directorate. The Local Planning Team within the Planning, Housing and Regeneration Service will initially focus on the Cornwall Local Plan: Strategic Policies closely followed by the Cornwall Local Plan: Site Allocations, the Cornwall Local Plan: Minerals Safeguarding Plan and the Cornwall Local Plan: Gypsy and Travellers Site Allocations.
- 3.10 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 to outsource the work, or in providing a critical friend to the Council's teams.

Financial Resources

- 3.11 Recognising the time taken to produce such documents, the Local Plan has a fund which runs across financial years to support the development of the local development scheme projects. However, the budget is not unlimited, hence the need to ensure the scheme focuses upon providing a framework and supporting the communities' key priorities in the most cost effective manner.
- 3.12 Any opportunities to secure external funding and support in kind have and will be exploited where they arise – for example by working with Cornwall's Local Enterprise Partnership which is responsible for distributing EU Structural and Investment Funds.
- 3.13 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 Housing, Transportation, Economic Development, Children, Schools & Families and Environment will be used to develop the evidence base and contribute to policy formulation. It has already, and will involve shared financial resources to produce studies that are required across services.

Risk Assessment

- 3.14 The development of a Local Plan on this scale is unprecedented. This presents a number of risks that are best addressed by robust project planning. The resources available for this task, in particular, are not fully defined. Table 5 below 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 5: Key risks and mitigation

Issue	Risk/ Implications	Mitigation
Timescales	The scale and uncertainty of the content of a single Local Plan presents potential risks to its deliverability.	Secondment of dedicated management team. Robust scoping. Prioritised in LDS. Sound project planning. The progress made to date provides more confidence.
Available resources & skills	Austerity measures and the resultant pressure on financial resources with implications on service budgets	Corporate commitment of Cornwall Council to resourcing what is a statutory function. Robust management of staff resources and cross service and partnership working.
Evidence base	Inadequate/ incomplete evidence at Cornwall level 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.	Delivery of Joint Implementation Team and ongoing engagement on integration of strategies. Prioritise alignment with the new Community Strategy.
Political change	Potential changes in political support for all or elements of the Local Plan.	Portfolio Advisory Committee established to oversee/ steer the development of the Local Plan.
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 Development	Continuous soundness self assessment. Consultation with the Planning Inspectorate before and during publication of a document. Self assessment using Planning

Issue	Risk/ Implications	Mitigation
	Plan Document	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.

Appendix 1: Profiles of Local Plan Documents

This appendix includes profiles of each of the documents identified in Table 2 in the main report other than neighbourhood plans which are to be produced by town and parish councils or neighbourhood forums.

Profile 1 – Statement of Community Involvement

Title	Statement of Community Involvement
Role and Subject	Sets out standards for community and stakeholder engagement in the preparation, alteration and ongoing review of Local Plan documents as well as for the consideration of planning applications.
Geographical coverage	Cornwall
Status	A Local Development Document. It is not a Development Plan Document and independent examination is not required.
Chain of Conformity	With prescribed regulations and National policy
Key Milestones	Public consultation: February 2011 Adopted: February 2012 Review: Spring/ Summer 2014 Consultation: Spring 2014 Re-adoption: Summer 2014
Arrangements for Production	Prepared by the Planning and Regeneration Service of Cornwall Council.

Profile 2 – Cornwall Local Plan: Strategic Policies

Title	Cornwall Local Plan: Strategic Policies
Role and Subject	<p>The Local Plan will establish the Vision, key objectives and spatial strategy for Cornwall to 2030 which will be derived from the outcomes identified in the Sustainable Community Strategy, national guidance and from the Corporate priorities of Cornwall Council.</p> <p>It will address levels of growth and the strategic distribution of development and will include core policies addressing key issues and policies to aid the development management process including a clear strategy for the delivery of its objectives.</p> <p>The Local Plan: Strategic Policies will include a key diagram identifying the spatial elements of the strategy.</p>
Geographical coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	National policy
Key Milestones	<p>Consult on Scope of the SA: May 2009</p> <p>Preferred Spatial Strategy and Strategic Site Options: January 2012</p> <p>Publication of DPD: March 2013</p> <p>Consultation on amendments: Spring 2014</p> <p>Submission to the Secretary of State: Autumn 2014</p> <p>Examination: Spring 2015</p> <p>Adoption: Summer 2015</p>
Arrangements for Production	<p>To be prepared by the Planning, Housing and Regeneration Service of Cornwall Council. Other key services will include: Economic Development; Transportation; Environment; Highways; Strategy, Localism and Communications; Integrated Waste Management; and Children, Schools and Families.</p> <p>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 (see para 3.8) – and through formal publication procedures as set out in legislation.</p>
Key documents in the evidence base	<ul style="list-style-type: none"> • Employment Land Review • Strategic Housing Land Availability Assessment • Cornwall Council's population/demographic projections • Strategic Housing Market Assessments • Strategic Flood Risk Assessment • Infrastructure • Settlement functions • Retail Assessment Review • Transport Assessment • Traffic Modelling • Waste Evidence Base • Minerals Safeguarding Evidence Base

Profile 3 – Community Infrastructure Levy

Title	Community Infrastructure Levy
Role and Subject	An instrument for collecting developer contributions towards infrastructure that is needed to support new development.
Geographical coverage	Cornwall
Status	Adopted mechanism for levying developer contributions
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Preliminary Draft Charging Schedule consultation: March 2013 Consultation on the Draft Charging Schedule: Summer 2014 Submission to the Secretary of State: Autumn 2014 Examination: Winter 2015 Adoption: Summer 2015
Arrangements for Production	Evidence is currently being updated to reflect the infrastructure needs and development viability associated with the Local Plan. The responses from the Preliminary Draft Charging Schedule, the emerging Local Plan and Member discussions will inform the next stage of the CIL. Further consultation and Member input will then underpin the final submission version of the Charging Schedule.
Key documents in the evidence base	<ul style="list-style-type: none"> • Housing Strategic Viability Assessment • Non-Housing Strategic Viability Assessment • Infrastructure Needs Assessment • Emerging Local Plan (housing numbers, affordable housing percentages etc)

Profile 4 – Cornwall Local Plan: Cornwall Site Allocations Development Plan Document

Title	Cornwall Local Plan: Cornwall Site Allocations Development Plan Document
Role and Subject	To allocate sites to meet the housing provision identified in the Local Plan for the main Cornwall towns and to allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It may also allocate sites outside the main towns where this is required to meet the Local Plan requirements. Furthermore, the DPD will look to identify existing 'strategic' employment sites for protection throughout Cornwall; as well as 'local' employment sites in need of protection within the main towns.
Geographical coverage	Cornwall wide, where no relevant neighbourhood plan allocations are expected, with a particular focus upon Penzance/Newlyn, Hayle, St Ives, Helston, CPIR, Falmouth-Penryn, Newquay, St Austell, Wadebridge, Bodmin, Bude-Stratton-Poughill, Launceston, Liskeard, Saltash.
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Consult on scope of DPD: November 2013 Publication of DPD: Autumn 2014 Submission to the Secretary of State: Spring 2015 Examination: Summer 2015 Adoption: Autumn 2015
Arrangements for Production	To be prepared by the Planning, Housing and Regeneration 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 legislation. In looking to develop an allocations document 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.
Key documents in the evidence base	<ul style="list-style-type: none"> • Town Framework Plans • Retail study • Employment land review • Transport Assessment • Traffic Modelling • Conservation Area Appraisals/Management Plans • Strategic Housing Land Availability Survey • Strategic Viability Assessment • Infrastructure Delivery Plan • Sustainability Appraisal • Habitat Regulations Assessment

Profile 5 – Cornwall Local Plan: Travelling Communities Site Allocations Development Plan Document

Title	Cornwall Local Plan: Travelling Communities Site Allocations Development Plan Document
Role and Subject	Identification and delivery of a network of sufficient, suitable and appropriately located sites across Cornwall to meet the accommodation requirements of the travelling communities (Gypsies and Travellers & Travelling Show people).
Geographical coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	<p>Consultation on scope of DPD: Autumn 2014 Publication of DPD: Winter 2015 Submission to the Secretary of State: Spring 2016 Examination: Summer 2016 Adoption: Autumn 2016</p>
Arrangements for Production	<p>To be prepared by the Planning Housing and Regeneration Service of Cornwall Council (in liaison with the Gypsy and Traveller Liaison Officer and other Council officers as necessary and appropriate).</p> <p>The community and other stakeholders will be involved throughout the process of production of the DPD, including through active engagement with specific Gypsy and Traveller and Travelling Showpeople groups and representatives, relevant agencies and delivery stakeholders, and the wider community.</p>
Key documents in the evidence base	<ul style="list-style-type: none"> • Gypsy & Traveller Accommodation Needs Assessment, GVA, January 2014 (this forms part of the SHMNA). • Cornwall Gypsy and Travellers Accommodation Assessment (October 2006) (GTAA). • The Draft Revised Regional Spatial Strategy for the South West, July 2008. This included provision for Cornwall Travelling Communities based on evidence from the Cornwall GTAA 2006 (it slightly increased the Cornwall GTAA figures and added Travelling Showpeople figures). • Revised Draft Gypsy and Travelling Communities Strategy January 2014 to be considered by Communities PAC 6 February.

Profile 6 – Cornwall Local Plan: Minerals Development Plan Document

Title	Cornwall Local Plan: Minerals Safeguarding Development Plan Document
Role and Subject	This DPD will set out non-strategic policy and proposals for minerals and will include sites to safeguard mineral resources and associated infrastructure.
Geographical coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Options Consultation: February 2011 Scoping Consultation: November 2013 Preferred Options Consultation: Autumn 2014 Pre-Submission consultation: Autumn 2015 Submission to the Secretary of State: Spring 2016 Examination: Summer 2016 Adoption: Autumn 2016
Arrangements for Production	To be prepared by the Planning, Housing and Regeneration 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 legislation.
Key documents in the evidence base	A series of papers: <ul style="list-style-type: none"> • M1 China Clay • M2 Local Aggregate Assessment • M3 Building Stone • M4 Metals • M5 Fowey / Par Bulk Transport Study • M6 Heritage Stones of Cornwall • M7 Mineral Safeguarding Areas

Profile 7 – Cornwall Local Plan: Proposals Map

Title	Cornwall Local Plan: Proposals Map
Role and Subject	An Ordnance Survey based map representing site specific policies and proposals. It will be updated at the same time as respective elements of the Local Plan – such as the Site Allocations and Minerals DPDs – are adopted so as to illustrate spatially the application of the policies in the DPD or revision.
Geographical coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies and all site specific Development Plan Documents
Key Milestones	As set out in respective the Development Plan Documents
Arrangements for Production	To be prepared by the Planning and Regeneration Service of Cornwall Council.

Profile 8 – Affordable Housing Supplementary Planning Document

Title	Affordable Housing Supplementary Planning Document
Role and Subject	The SPD will provide detailed guidance on the issue of affordable housing. The purpose of the SPD is to provide the detailed requirements and arrangements for how developments will contribute towards affordable housing provision. It will set out how the Local Plan: Strategic Policies requirements will be implemented.
Geographical coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Consultation on draft SPD: Winter 2014 Publication of final SPD: Summer 2014 Adoption as SPD: Summer 2015
Arrangements for Production	The SPD is to be prepared by the Planning, Housing and Regeneration Service of Cornwall Council, by a collaboration of the Affordable Housing and Local Plan teams.
Key documents in the evidence base	<ul style="list-style-type: none"> • Strategic Housing Land Availability Assessment • Cornwall Council's population/demographic projections • Strategic Housing Market Assessments • Three Dragons Economic Viability Study

Profile 9 – Assessing Landscape Impact of Development Supplementary Planning Document

Title	Assessing Landscape Impact of Development Supplementary Planning Document
Role and Subject	The SPD will provide an assessment methodology for the impact of development on Cornwall's landscape. It will use mapped evidence based on landscape character work and combine it with the best available evidence of landscape value and quality.
Geographical coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: Autumn 2014 Publication: Autumn 2014 Adoption as SPD: Summer 2015
Arrangements for Production	To be prepared jointly by the Planning, Housing and Regeneration and the Environment Services of Cornwall Council.
Key documents in the evidence base	<ul style="list-style-type: none"> • Landscape Character Assessment • Areas of Great Landscape Value • Areas of Great Scientific Value • AONB Management Plan

Profile 10 – Design Guide Supplementary Planning Document

Title	Design Guide Supplementary Planning Document
Role and Subject	The Cornwall Design Guide will assist householders, professionals, developers and communities in designing and assessing proposals. It promotes the importance of a robust design process and good design practice.
Geographical coverage	Cornwall
Status	Supplementary Planning Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Adoption as a Material Consideration: March 2013 Consultation: Autumn 2014 Adoption as SPD: Autumn 2015
Arrangements for Production	To be prepared by the Planning, Housing and Regeneration Service of Cornwall Council.
Key documents in the evidence base	<ul style="list-style-type: none"> • Building for Life 12 • Code for Sustainable Homes • Lifetime Homes

Profile 11 – Cornwall Residential Space Standards Supplementary Planning Document

Title	Cornwall Residential Space Standards Supplementary Planning Document
Role and Subject	This SPD will set the minimum performance and space standards expected in planning applications for new residential properties and their garden spaces.
Geographical coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: Autumn 2014 Adoption as SPD: Autumn 2015
Arrangements for Production	To be prepared by the Planning, Housing and Regeneration Service of Cornwall Council.
Key documents in the evidence base	<ul style="list-style-type: none"> • Building Regulations • Draft Government Standards document • Habiteg documents on Lifetime homes and wheelchair housing

Profile 12 – Renewable Energy Supplementary Planning Document

Title	Renewable Energy Supplementary Planning Document
Role and Subject	Provision of guidance to support the implementation of renewable energy-related policies within the Cornwall Local Plan.
Geographical coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation on An Assessment of the Landscape Sensitivity to On-Shore Wind Energy and Large-Scale Photovoltaic Development in Cornwall: November 2013 Public consultation on draft SPD: Autumn 2014 Adoption as SPD: Summer 2015
Arrangements for Production	To be prepared by the Planning, Housing and Regeneration Service of Cornwall Council in liaison with other services as necessary and appropriate. The community and other stakeholders will be involved throughout the process of production of the SPD.
Key documents in the evidence base	The following documents will contribute to the development of the SPD. This list is not exhaustive. <ul style="list-style-type: none"> • An Assessment of the Sensitivity of the Landscape to Onshore Wind Energy and Large Scale Solar Photovoltaic Development in Cornwall. • Renewable Energy Planning Guidelines: <ul style="list-style-type: none"> ○ <50kW solar photovoltaic and solar thermal ○ >50kW solar photovoltaic arrays ○ Onshore wind ○ Anaerobic Digestion ○ Hydropower ○ Biomass ○ Heat Pumps ○ Deep Geothermal ○ Advanced Energy from Waste

Further Information

If you require any further information or clarification about the Cornwall Local Development Framework, or wish to obtain additional copies of this document, you can:

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This document is available on request in alternative formats (e.g. Braille, large type, on tape). We can also arrange to provide versions in other languages.