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Preparing a New Local Plan for Cornwall

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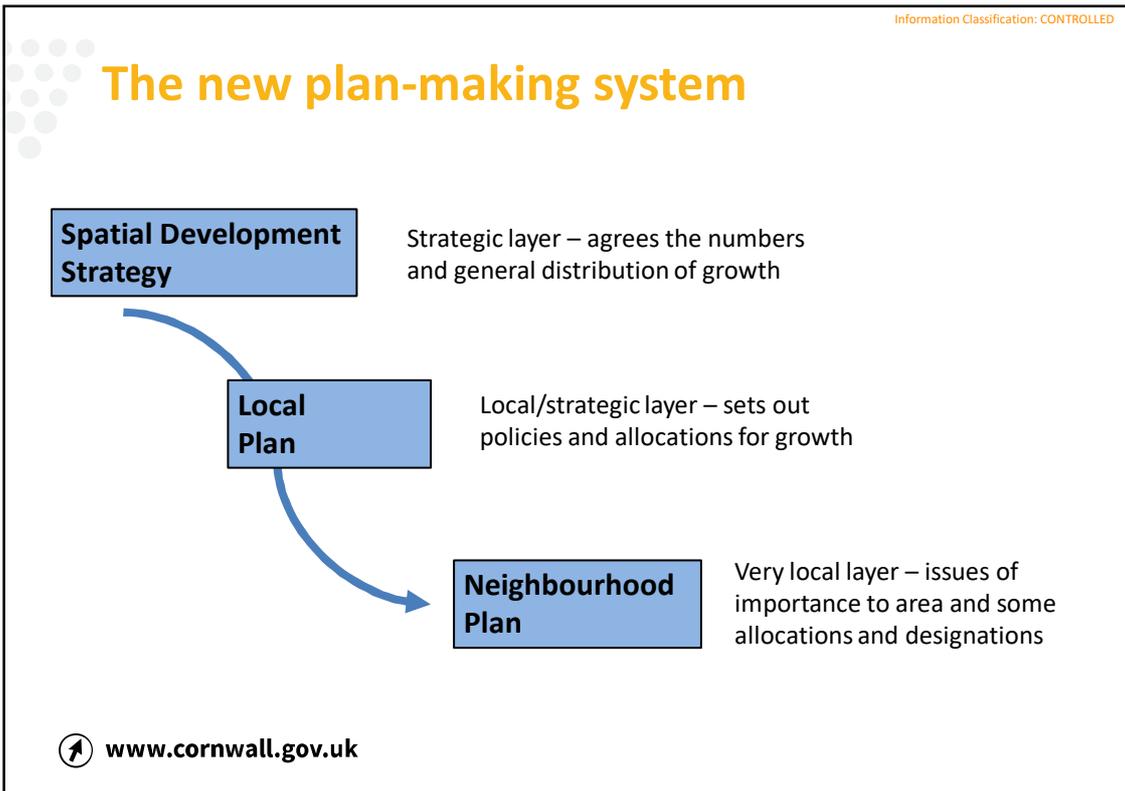
What is the Local Plan?

“Successful planning requires a combination of discretion to foster flexibility and rules to foster certainty”

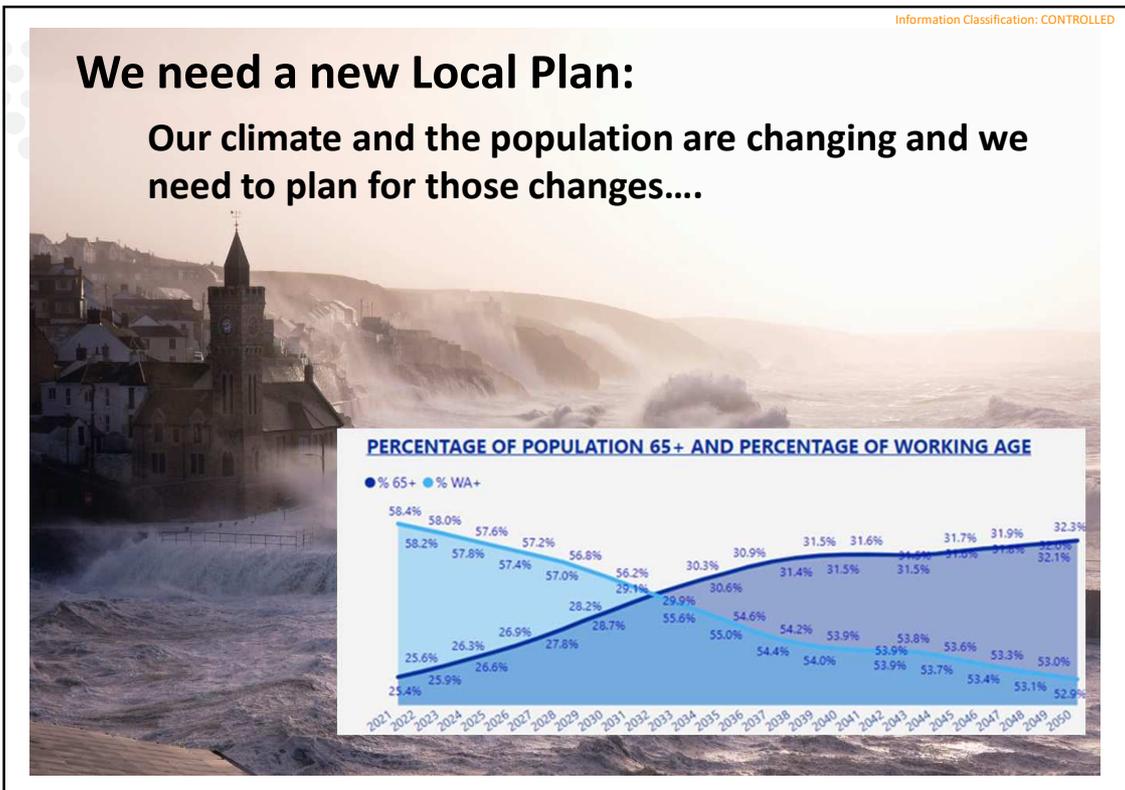
- Provides the hooks for applicants and decision makers
- Sets targets and distributes growth based on evidence
- A mixture of strategic and more local policy
- Read as a whole (locally and nationally)
- (Attempts to) provide for infrastructure

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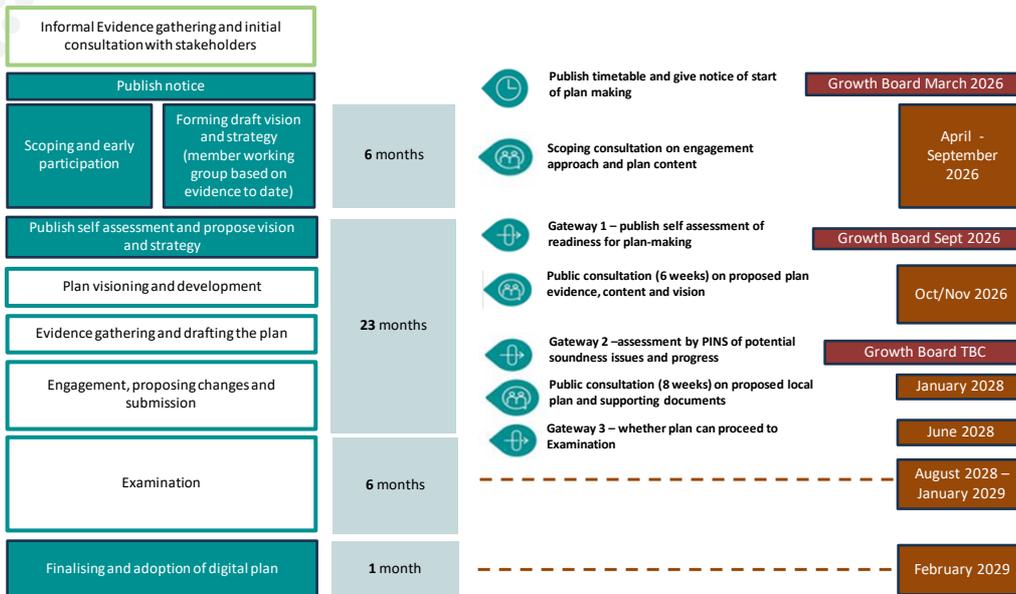
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We are planning in a dynamic system

- New housing numbers – up from 2,707 to 4,421 per year!
- Presumption in favour (Interim guidance)
- New systems (not quite) live
- Neighbourhood plans
- Call for sites and understanding reasonable alternatives
- A need to move at speed

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Note: All times are approximate and depend on confirmation of final detail of proposals for launch of new plan-making systems by MHCLG

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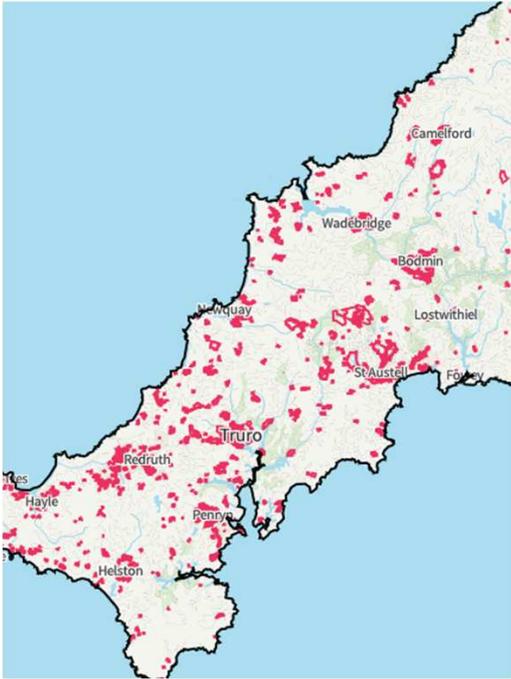
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Call for sites

- Collection started April 2024
- 900+ sites subject to further testing
- Parish engagement (2 rounds)
- Completion of mapping and publication
- Not allocations, but evidence
- Allocations and reasonable alternatives process
- Still receiving site suggestions

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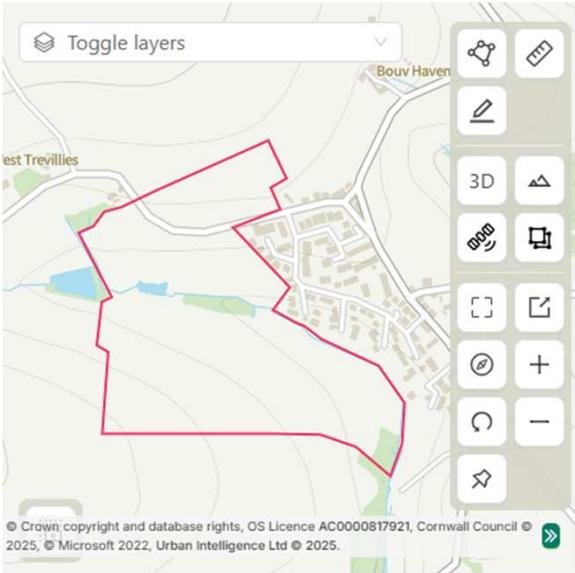
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Valley View, St Keyne

- 16.7 hectares (over 3 parcels)
- 350 homes
- Years 5 – 10
- 150 sq metres of community facility/ies
- Based on land ownership
- Passes initial checks
- Will need to be tested alongside development of the local plan

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Housing & Economic Land Availability Assessment (HELAA) - purpose

Purpose of HELAA

- Required by government – following a methodology (drafted 2024)
- Identifies land that **might be suitable, available and achievable** for housing or economic development.
- Is a guide to potential housing capacity and non-residential floorspace
- Informs growth distribution and allocations in the **Local Plan**

Important to know

- It's a **technical study**, not a policy.
- HELAA **does not decide** which sites will be developed and **does not change the planning status of any sites**.
- Decisions on distribution and allocations are made through the **Local Plan process**, with public consultation.

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What it does and why it matters

What HELAA Does

- **Assesses sites** submitted by landowners, developers, or found by the council.
- Due to Cornwall's scale, some sites will only have a very basic assessment, those with more significance will have a more detailed assessment
- It isn't a judgement against policy, but site assessments consider things like:
 - Relationship to settlements
 - Access to roads and services
 - Environmental constraints
 - Planning history
- **Includes planning consents and windfall allowance**
- **Creates a register of land with willing land owners**

Why It Matters

- Enables distribution options to be developed and tested.
- Helps meet **housing and job needs**.
- Supports **sustainable growth** in your area.

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Local Plans and site allocation

There are many factors involved in choosing locations for development:

- General distribution - Broad options before local detail

Then:

- Settlement classification and hierarchy
- Facilities and infrastructure capacity
- Connectivity
- National guidance

And then:

- Need and demand
- Deliverability
- Viability
- Proportional appropriateness

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We need to act swiftly to secure a new plan

March Growth Board Report

- Updating on progress
- Determining
- Setting a timetable and giving formal notice

April 2026

- Formally start a new plan
- Establish the scope and baseline of the plan
- Consult on our approach

And in the meantime?

- Work through evidence and priorities
- Await further detail of the new system
- Collectively agree the main issues and opportunities
- Continue to engage with towns, parishes and CAPs



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Thank you

If you have any questions or
comments

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