



Local Council Briefing

Help inform the future Cornwall Local Plan

February 2025

The preparation of the next Local Plan will be a significant task, as the document has to create policies that cover all of Cornwall and address our major infrastructure needs – whilst addressing local priorities at parish or even site level.

At this stage, we cannot start the formal preparation of the plan because the legislation won't be in force until later this year. However, there is a lot of work we can do to assemble evidence for the plan whilst we are waiting for the new system to start.

Call for Sites – your chance to tell us about sites in your area

Part of this evidence that we need to collect includes understanding what land may be available for development now and in the future. Choosing locations for growth can often be controversial and we appreciate that it is a complex task that requires dialogue and negotiation to choose the right sort of site, in the right place and with a willing landowner. It is vital that we involve a wide range of people in that process.

To understand what the opportunities are, we have been running a “call for sites” for almost a year. Landowners and other interested parties have put land forward across Cornwall for particular uses that we must review including:

- Looking at constraints – we are considering submitted sites against constraints such as landscape designations.
- A practical review of whether sites can be delivered – we have a panel of development experts helping us to consider sites in terms of the Government criteria of suitability, availability and achievability. The use of such panels is standard practice within Cornwall and other planning authorities to make sure that sites can be delivered by developers.

We are also keen to understand local perspectives on developability and whether there are other sites that you or others think should be considered in terms of the Government criteria.

For that reason, we are sharing with you the [WebMap](#) of sites which have been put forward for consideration in your area and not yet sifted out. To view the sites you will need to click the link and then select the “toggle layers” in the top left of the map. The map shows all of the sites across Cornwall. Please note that these have not yet been reviewed in terms of sustainable travel / relationship to settlements for example – this will happen at a later stage.

Because this is an early stage of considering sites, we are not yet ready to ask whether people support or oppose the sites like we would for formal allocations or planning applications. This is because there are many further steps before we progress towards formal allocation of sites. We are also keeping our ‘call for sites’ open to encourage more suggestions to come forward so that there is a good choice of locations. Please note that not all parishes have received site submissions, so you may not have suggested sites to look at.

From what we can tell by talking to other planning authorities, it is relatively unusual to seek parish feedback at this early stage, but we think that it is the right thing to do to gain your valuable insight about the sites being suggested. Therefore, we are asking you to help with the following four things please:

We are particularly keen to have your views on the following please:

- **Firstly, we are keen to hear if you think that the sites that have been submitted through the call for sites have potential to come forward in the next 3 years.**

Where applicable, please let us know whether sites can be delivered (regardless of whether or not you might support the site or location) by filling out the survey. We appreciate your council’s support may be subject to quality or infrastructure expectations and we will be collecting that information later in the process. Feedback on an existing site here: [HELAA local council consultation](#).

- **Secondly, are there any sites shown that you think could come forward ahead of your next Neighbourhood Plan or the next Local Plan with your support to help meet housing needs?**

There may be sites that landowners have submitted through the call or that you have identified that your Council might wish to support for development sooner to meet housing needs. Even if that site might not be specifically supported by current Local Plan or Neighbourhood Plan policy, we would like to help if the site is suitable and can help meet housing needs. The Portfolio Holder for Planning and Housing, Cllr Monk is particularly interested in conversations with parishes who wish to explore sites which have potential to come forward in the short term. Feedback on an existing site here: [HELAA local council consultation](#).

- **Thirdly, we would be grateful if you can flag any particular risks or issues you think that may impede deliverability of individual sites shown on the map.**

This is about practical observations, and issues that may not otherwise be obvious to us from a map. At this stage we are purely considering practical challenges and opportunities that sites might have – we are not asking you to support or object to these sites like a planning application and cannot take those type of comments into consideration at this stage. Some of your feedback may need to be banked for later stages in our evidence preparation. Feedback on an existing site here: [HELAA local council consultation](#).

- **Finally, we invite you to identify land which has not yet been put forward to the call for sites:**

If you think that there is further land that should be considered (either in addition or instead of the mapped sites) and where you could work with landowners to bring the land forward please let us know through the survey. We will be grateful for your much more detailed knowledge of your area, landowners and opportunities for suitable growth. Where possible, please indicate when you think these sites can come forward, especially where you consider this is possible within the next 3 years. Suggest new sites here: [Call for Sites](#) (please select City/Town/Parish Council Consultation).

Your input to this important first stage of evidence gathering is important to help us get ready for a new Local Plan. It will also help us to understand your area in greater detail.

We are asking for your comments by **19th March 2025** – this will allow your comments to be included in an update to the Growth Board on 27th March 2025.

The information that we are seeking from you is just a first step of gathering evidence about your area. There will be further formal stages of engagement and consideration before sites get close to being allocated or taken forward in a new Local Plan.

However, it is really important to note that the call for sites process is simply about information gathering – it does not prevent anyone putting forward sites directly for a planning application now or at any time, irrespective of the steps within the call for sites process. Indeed, recent changes to the National Planning Policy Framework may make that more likely. It still remains important for us to understand the potential stock of sites to create the evidence base for our new Local Plan. It is also important to note that people can withdraw sites at any time, or indeed submit further sites. The point of the process at present has been to try to give some particular focus to understand the scope and scale of what is out there – it is not a fixed window.

Our draft [Interim Policy Position Statement](#) explains which policies we will place particular emphasis on to give clarity to case officers, elected members, parishes and applicants alike.

Neighbourhood Priority Statements

We are currently trialling a new route to preparing a plan for your area called a [Neighbourhood Priority Statement](#). As well as these being a useful basis for future neighbourhood plans, we think that these are a very useful way of local councils helping to contribute evidence, opportunities and locally specific priorities to the next Local Plan.

Whilst these do not create policies or allocations, we can use them to help prepare policies in the Local Plan and as such they are probably one of the most important ways of creating a route for local knowledge and priorities to get in to the Local Plan and to help it reflect your area better. We are running a pilot with a small number of parishes to develop an approach and templates that make it easier to create a plan for your area. These should be largely ready by summer 2025. For more information on these statements and to express your interest in preparing one please see: [Neighbourhood Planning Newsletter - January 2025](#) and contact neighbourhoodplanning@cornwall.gov.uk.

We are also going to be conducting a survey in the spring to help develop evidence across Cornwall that can inform Neighbourhood Priority Statements and the next Local Plan. This will help inform us on a range of issues and to help us understand more about each area. We will write to you again when this survey is ready to go live.

Thank you in advance for all your help. Please do let us know if you would like any further information or help by contacting us at: localplan@cornwall.gov.uk.