



Local Plan – Delivery, Housing Targets and Hope

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What we do

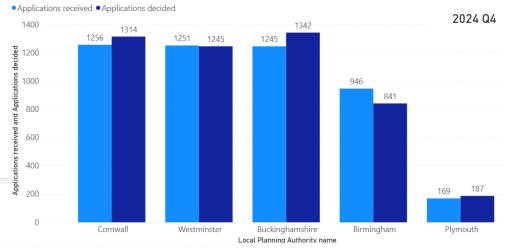


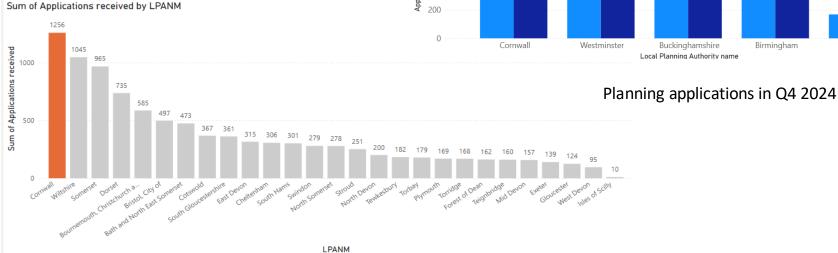
19,000 planning decisions last year which is 73 decisions a day (21,000 the year before!)

2000 enforcement enquiries received

Applications received and Applications decided by Local Planning Authority name

Local Plan
Specialist advice
CIL/S106
Unlocking stalled sites
Strategic Sites

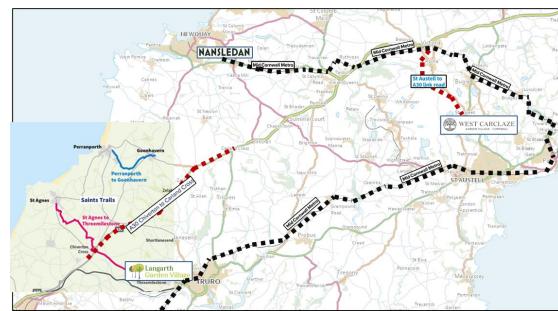




Our many and varied roles in development:

- Local planning authority
- Strategic planning and transport
- Highway authority
- Education authority
- Housing and social care
- Strategic flood risk authority
- Coordination with LAEP and LNRS
- Adoption of highways and open spaces
- Systems leadership with health organisations
- Community leadership with parishes
- Coordination of Investment







What is the Local Plan?

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

What do we need?

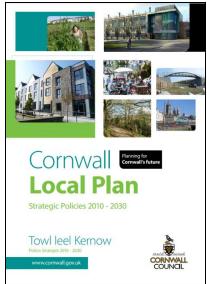
Where is it going to be built?

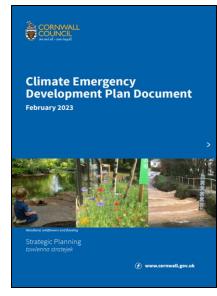
How will we get around?

- Provides the hooks for applicants and decision makers
- Sets targets based on evidence and distributes growth
- Shaped locally to national rules
- Provides a mixture of strategic and local policies
- (helps to) provide for infrastructure

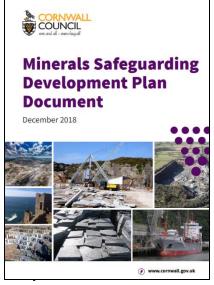


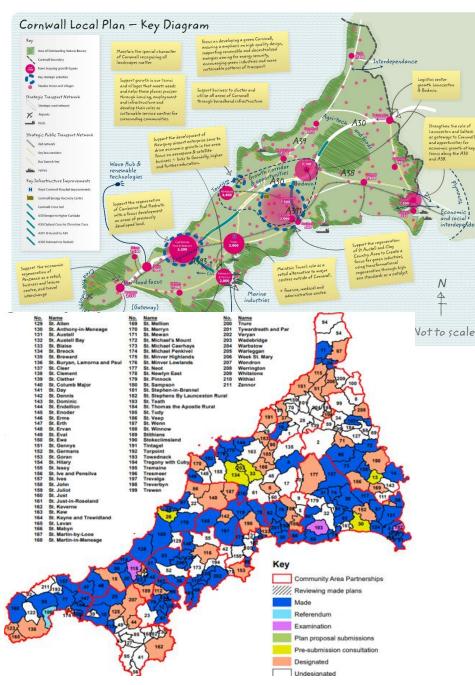
The Cornwall Local Plan











We are planning in a dynamic system

- New housing numbers up from 2,707 to 4,421 per year
- Presumption in favour (role of Interim guidance and Housing SPD)
- National DM policies coming but not here yet unknown depth and impact
- Neighbourhood planning changing role (positively probably)
- A need to move at speed but new plan making system(s) not quite live, no framework to accelerate planning and constant change
- Concept of medium sites and BNG
- Likely to be in a world of presumption for a considerable time
- Viability as major an issue as affordability





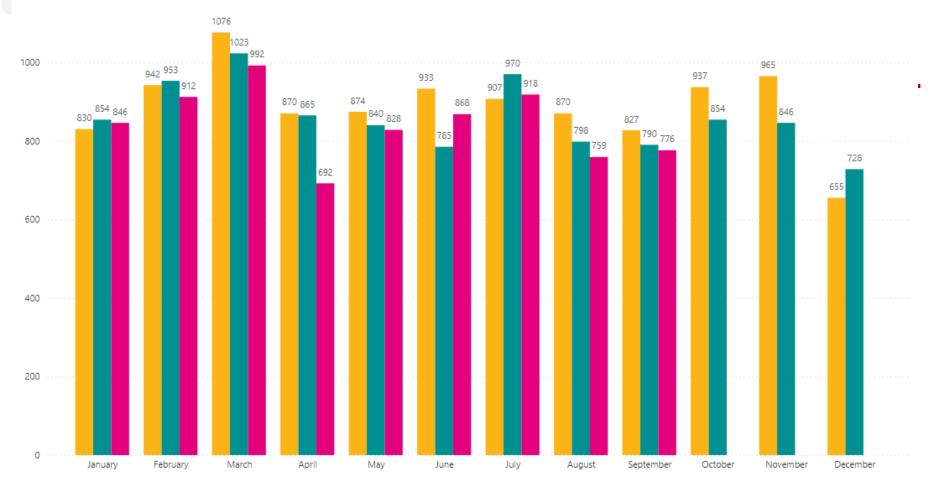
- High build costs and inflationary pressures
- High infrastructure and abnormal costs rural, brownfield, contamination
- The cost of external works is generally higher than the national average
- Smaller margins lower profit margins & higher cost of lending (9%)
- Funding gaps between grant and development costs cost to value issues
- Land availability and viability
- Planning obligations, standards and requirements adding to cost of development disproportionately affect small sites where economies of scale are limited
- Lack of capacity and competition in the sector e.g. skilled workforce and the number of contractors, SMEs and RPs



Not Pre-Apps

BY MONTH, YEAR

Year • 2023 • 2024 • 2025





We need to increase numbers, but also make sure that we meet needs...

960

Current number of households in emergency and temporary accommodation

4,454

New homes to be built in Comwall to meet government targets.

750

Affordable homes target for Cornwall each year.

21,513

Approximate number of households on the Homechoice register* 10,272

Number of people needing one bed accommodation.

1,170 Homes with planning permissions on sites considered stalled.

£251,000

Average price paid by first time buyers. (November 2024)

680,846

Expected population of Cornwall by 2050.

5,612

Estimated additional need for retirement/ sheltered housing by 2050

3,882

Estimated additional need for extra care housing by 2050^a

31,727

The number of accessible/adaptable homes needed by 2050° 389

The number of Gypsy and Traveller pitches to be provided10

Average house price in Cornwall. (November 2024)

Number of rough sleepers (MHCLG snapshot June 2024)

10,300

Approximate number of affordable homes owned by Comwall Council¹¹

1,200

Approximate number of social housing vacancies per year.

13,140

Second homes in Cornwall.

33,000

Social and affordable homes in Cornwall (11% of total housing stock compared to 18% nationally)

2,652

Number of long term empty properties in Cornwall.

£943

Average private rent per month.

Age and Gender

Population of 570,305 people: 51% women and 49% men

- Projected to increase by 10% to 627,300 by 2030 (England 5%)
- 16.3% are aged 0-15 (England 18.6%)
- 25.3% are aged over 65 (England 18.4%)

Ethnicity and sexual identity

- 3.2% Black/Asian/Mixed/ Other ethnic groups (England 19%)
- 3.2% White non-British (England 7.5%)
- 0.2% Gypsy/Roma/ Traveller (1,000 people)
- 3.2% Lesbian, Gay or Bisexual (England 3.2%)

Vulnerable Groups

- 70,200 (12.3%) live in areas defined as the 20% most deprived in England
- 25,420 children (21%) in relative low income families (England 19%)
- 34,499 households (14.1%) in fuel poverty (England 13.3%)

Housing

- On average 2,663 new homes built each year.
- On average 754 affordable homes delivered a year.
- Developed 190 Council homes (with a pipeline of 108 further homes)
- Treveth delivered 243 homes (160 are long term rental)
- **Our Private Lettings** Team manage over 100 properties on behalf of Cornwall Landlords.

Economy

- Annual household income
- 85% England average 3.1% unemployed (England 4.4%)
- 56,674 people claiming Universal Credit
- 23.3% economically inactive (England 21.6%)

Health and Wellbeing

- 10.2% claiming Personal Independence Payment (PIP) (England 8.7%)
- 21.1% of people have a limiting long-term illness (England 17.3%)
- 16.1 suicides per 10,000 (England 10.9 (ONS 2021-



- We will need volume, but also cumulative wins
- There is a role for different tenures and types
- Encouraging innovation
- Maintaining quality and efficiency in our housing supply
- Working to understand what will help, particularly small builders





f. Design standards and keeping Cornwall distinctive: The proposed development should make the best and most efficient use of land, responding appropriately to the existing character and distinctiveness of the settlement. Higher densities will be particularly appropriate where they are close to facilities and good quality public transport hubs.

Development proposals must demonstrate high standards of sustainable construction to address carbon reduction and climate change in line with policy SEC1 and paragraph 163 of the NPPF. Development proposals should be high-quality design that creates distinctive places of high architectural and built quality and be a good neighbour to existing homes.

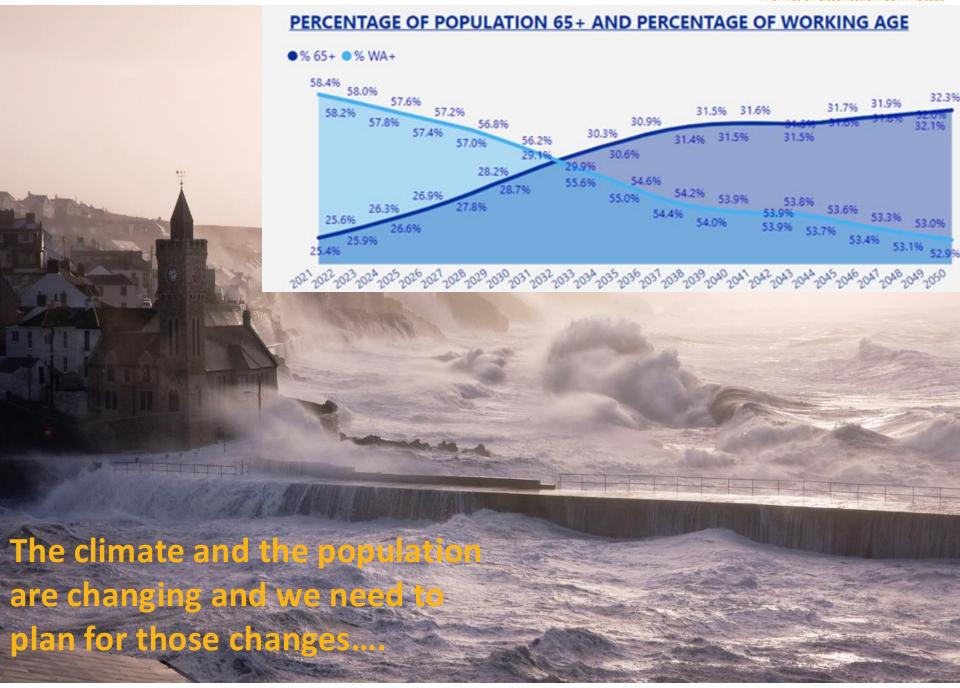
Development proposals should take account of the Cornwall Design Guide SPD, in line with paragraphs 133 - 135 of the NPPF and any local design guide or code that has been endorsed by CC. Proposals should conserve and enhance the special interest and settings of designated and non-designated heritage assets, as demonstrated through the submission of a Heritage Impact Assessment or a Design and Access Statement.

Development will meet requirements for biodiversity net gain and nature recovery in line with policies 23 of the Local Plan and policies of the Climate Emergency DPD.

See: NPPF Chapter 11 (124-128), Chapter 12 (Paras 131-135), Chapter 14



- Housing SPD was first adopted February 2020
- SPD provides additional guidance on how policies in the LP should be implemented and helps set expectations
- Refreshing and updating the guidance to reflect current national policy position along with local priorities and market influences
- We want to develop a wide range of housing to meet our communities diverse needs and housing circumstances.
- We will work proactively with the sector to achieve this.



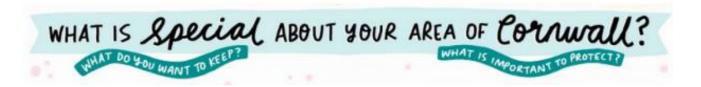
Developing the next local plan

- Cornwall as a peninsula at the very edge of Britain
- Tackling the Climate & Ecological Emergencies
- Decarbonisation and net zero
- Lessons learned from our plans
- Planning creates a framework for leadership
- Planning is a system, but relies on systems



Encouraging the right thing

- Meet housing needs to create thriving and sustainable communities
- Help people meet their needs where they are
- Make infrastructure delivery more predictable and certain
- Grow our economy to ensure thriving and sustainable communities
- Address our climate change and ecological emergencies:
- Keep Cornwall distinctive
- Include everyone





Lessons that we will apply to our plan

- Big changes need systemic thinking
- We need a positive and human related narrative that is coherent
- Engage early with a range of people for aspiration, innovation and reality checks
- Not everything will work and changes will be needed flexibility is key
- Consider the now/next and later it's not a one hit issue
- Learning and Sharing
- A balance between urban and rural centred
- www.cornwall.gov.uk



And we want to understand the opportunities for:

Good quality, low carbon, low embodied energy and distinctive homes as:

- Self build?
- Small scale sites?
- Co-housing?
- Alternative living?
- Energy efficiency?

We need your views and experience on how these work, what makes them difficult and ideas for how we can meet a variety of needs



We need to act swiftly to secure a new plan

Interim report – October

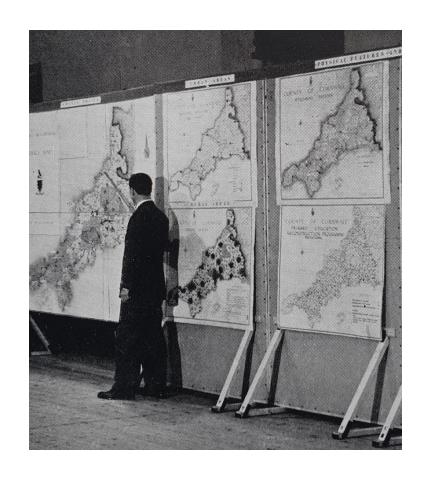
- Established a narrative and direction
- Updated on progress and establishing a baseline

January 2026

- Report on the survey of Cornwall
- Seeking to formally start a new plan

And in the meantime?

- Work through evidence and priorities
- Await further detail of the new system and which wave we will be in
- Collectively agree the main issues and opportunities
- Consult locally with towns, parishes and CAPs



Proactive Planning – Pre-application advice services

Proactive Planning Advice for Major Development Proposals - Cornwall Council





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Thank you

If you have any questions or comments

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