



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

Local Plan

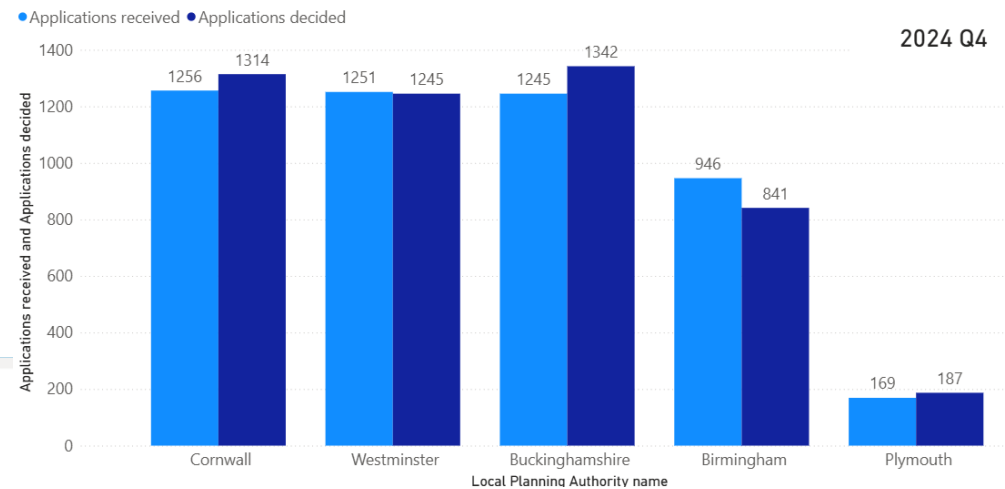
Specialist advice

CIL/S106

Unlocking stalled sites

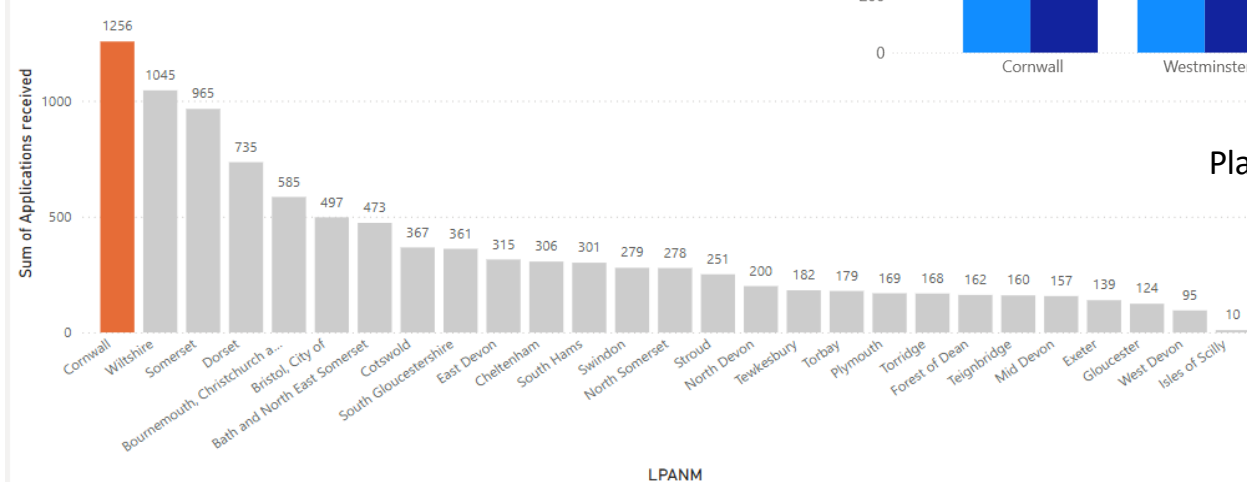
Strategic Sites

Applications received and Applications decided by Local Planning Authority name



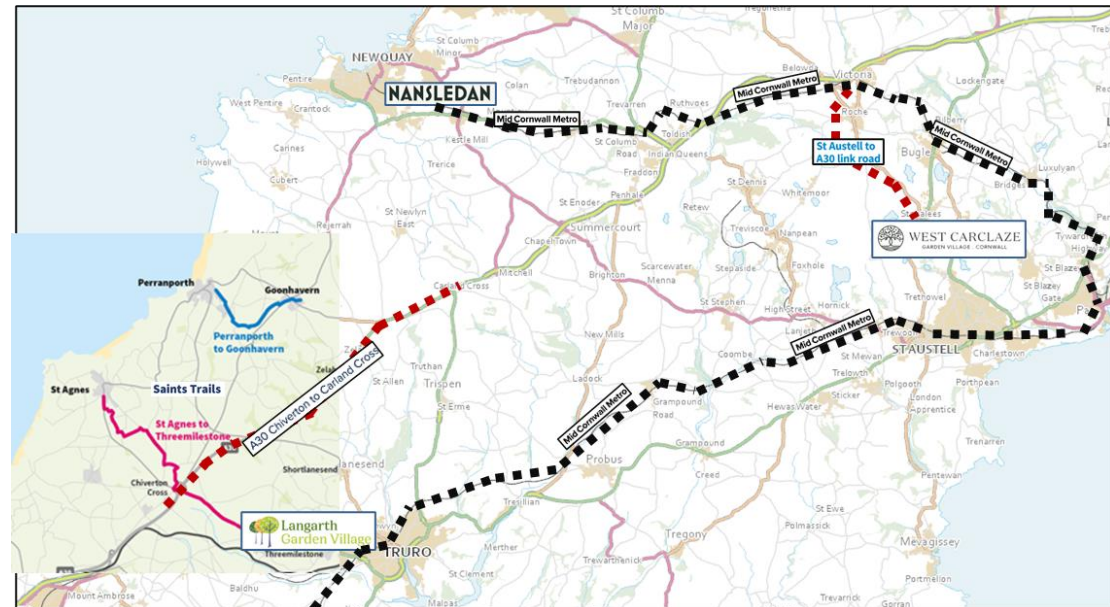
Planning applications in Q4 2024

Sum of Applications received by LPANM



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”

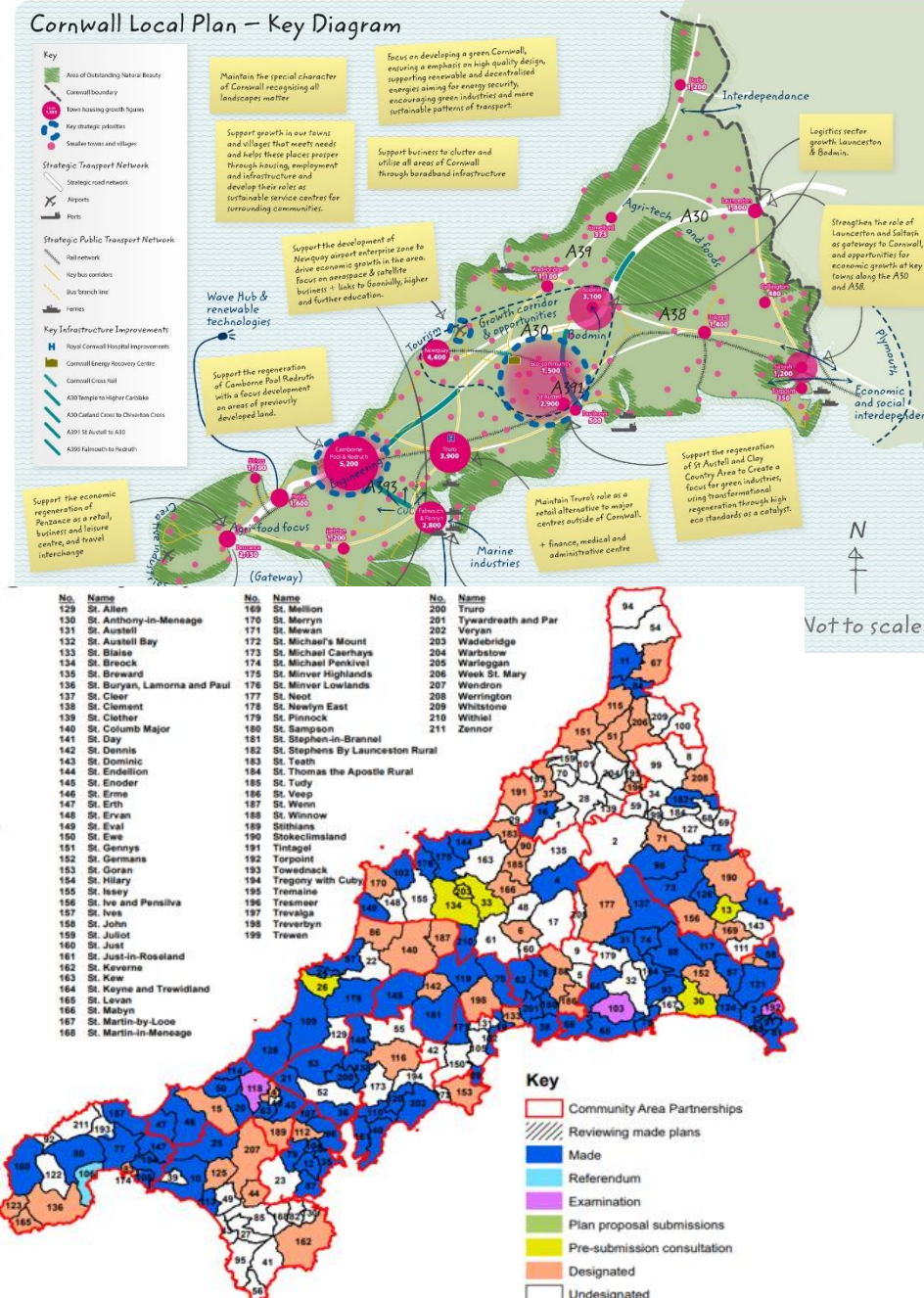
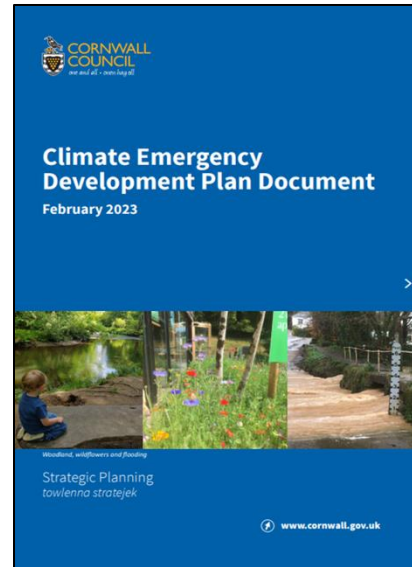
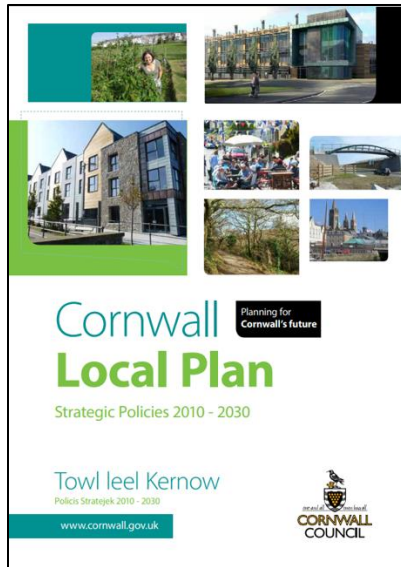
What do we need?

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**

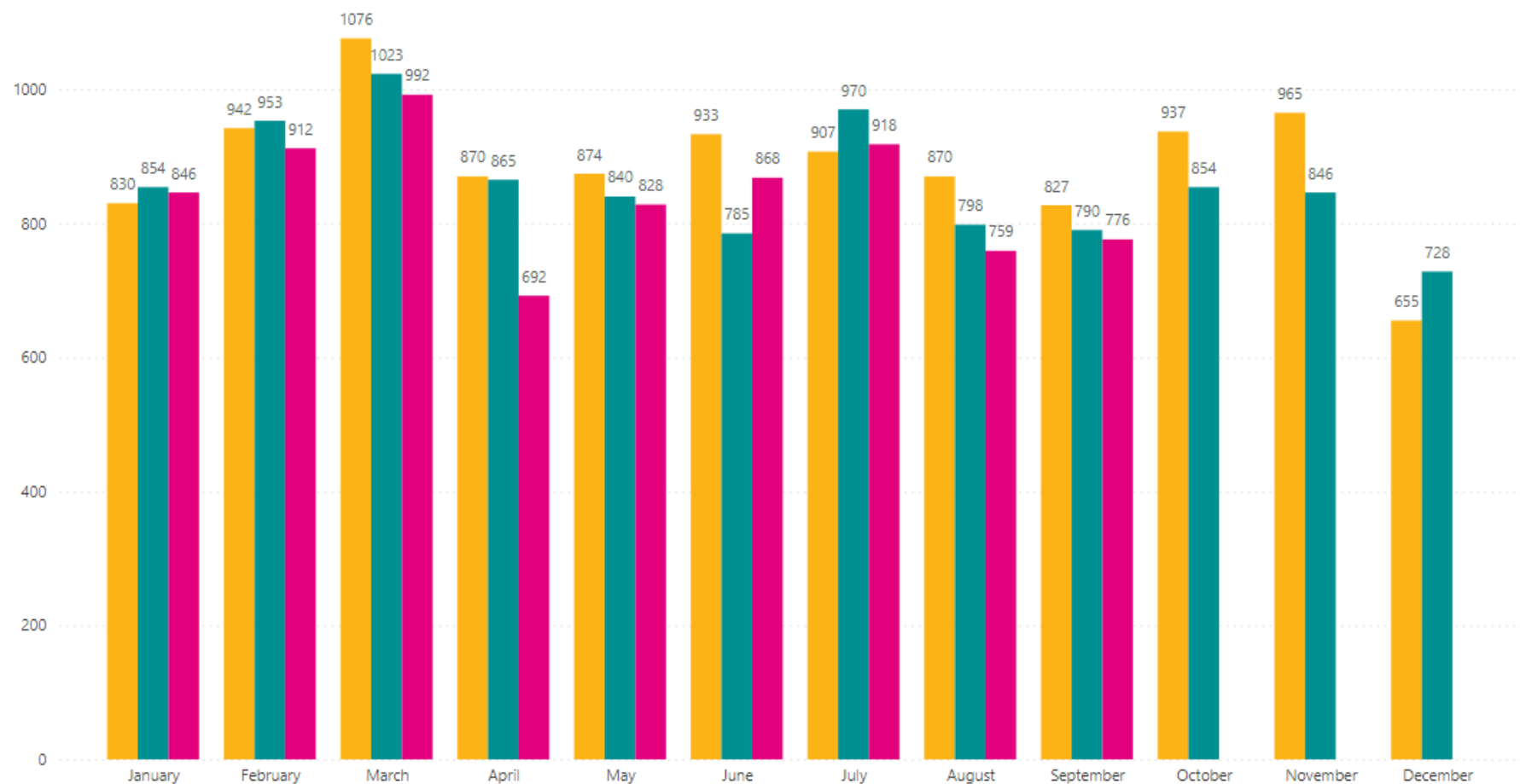
We recognise that it's tough out there

- 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

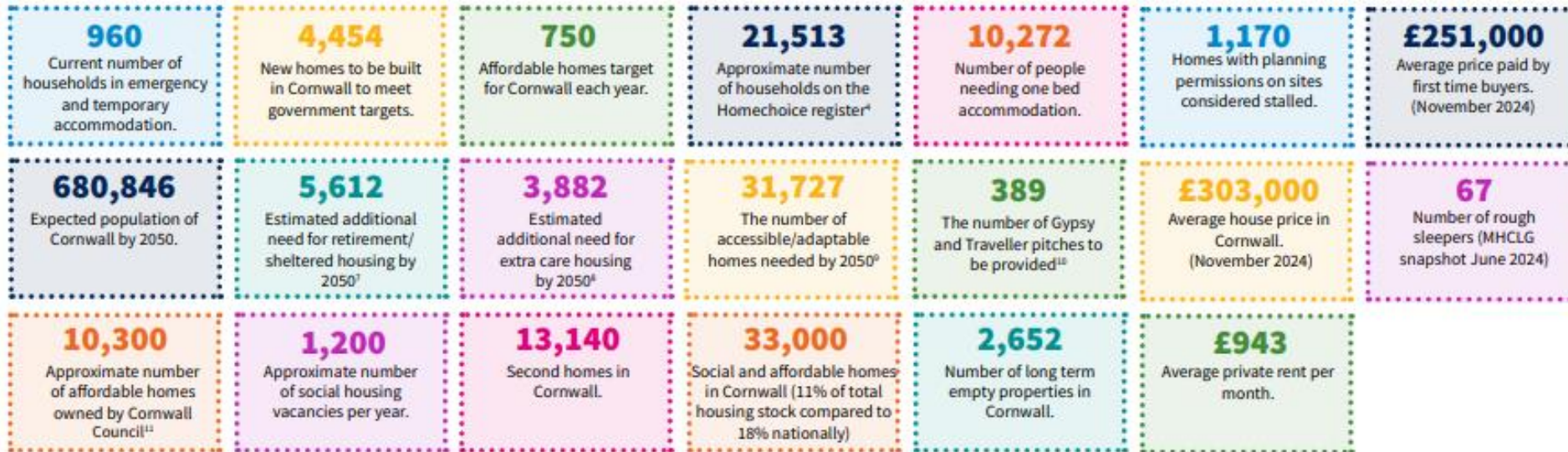
Not Pre-Apps

BY MONTH, YEAR

Year ● 2023 ● 2024 ● 2025



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





... and create variety in our housing supply

- 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

Interim policy statement

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.

④ See: NPPF Chapter 11 (124-128), Chapter 12 (Paras 131-135), Chapter 14



Housing Supplementary Document (SPD) – delivering homes that meet community needs.

- 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.

PERCENTAGE OF POPULATION 65+ AND PERCENTAGE OF WORKING AGE

● % 65+ ● % WA+



The climate and the population are changing and we need to plan for those changes....

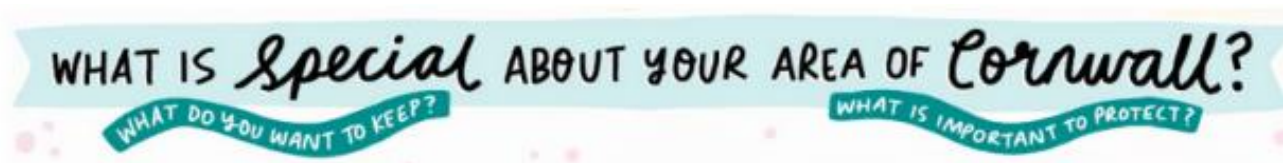
Developing the next local plan

- 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

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

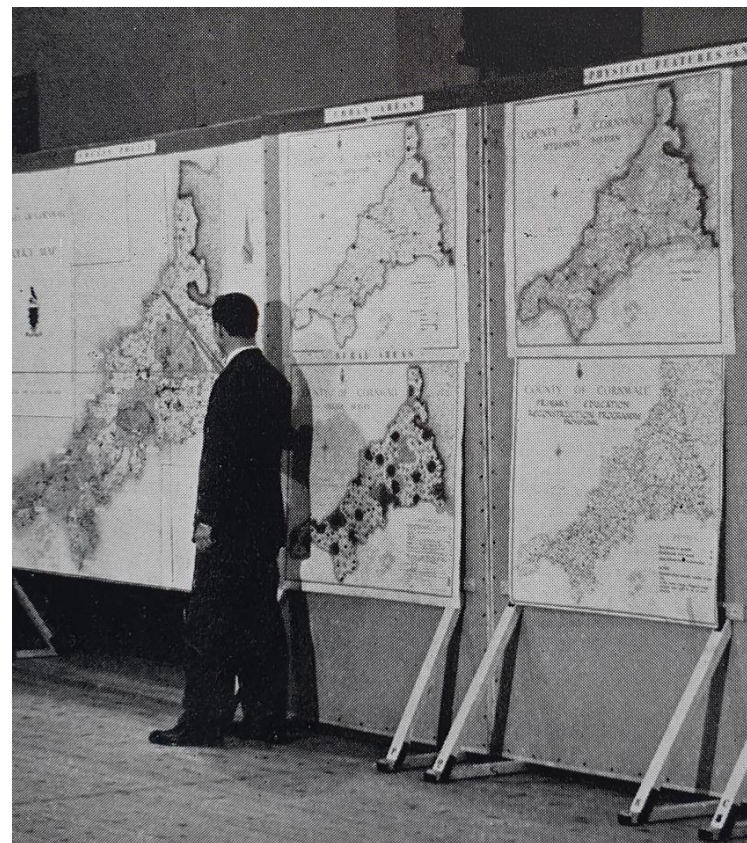
- Established a narrative and direction
- Updated on progress and establishing a baseline

January 2026

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

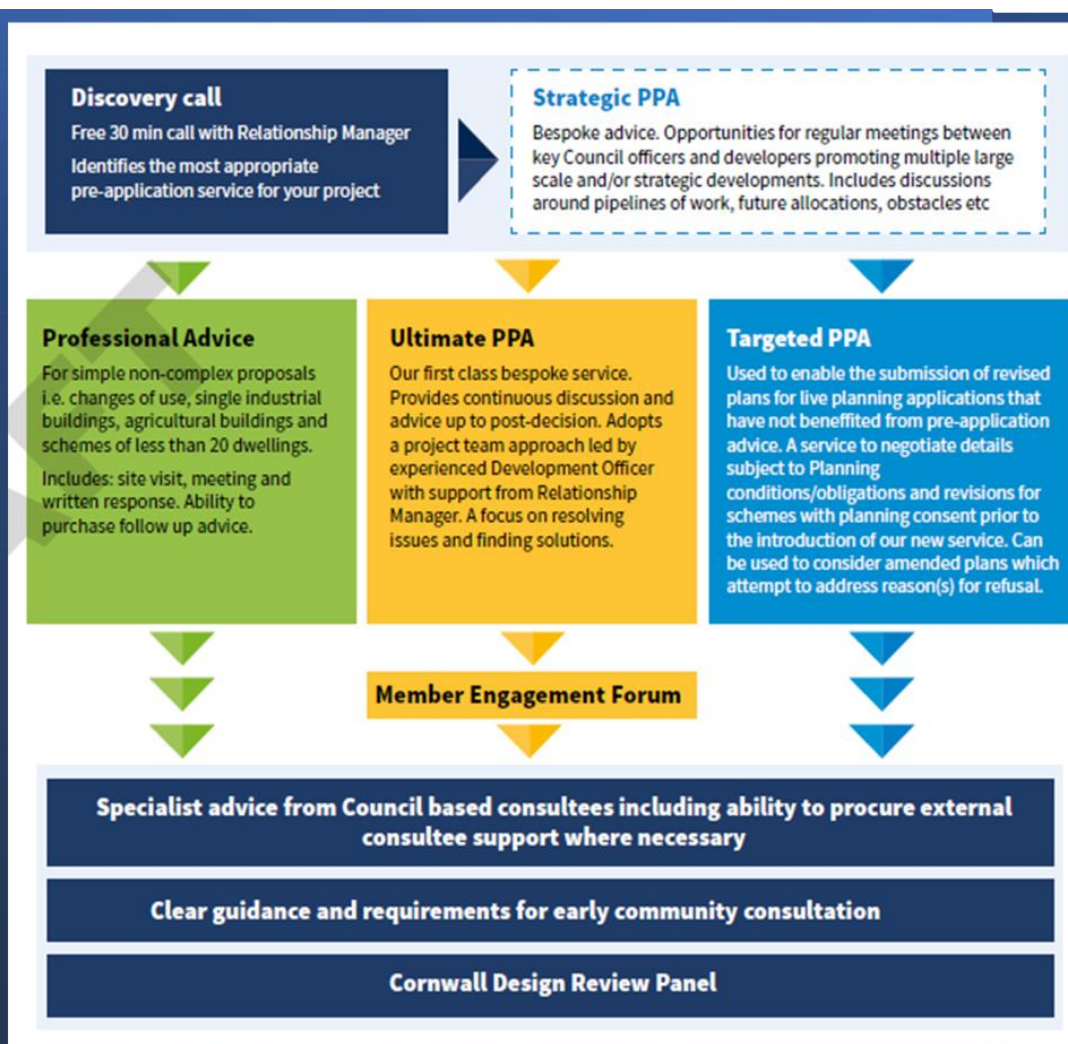
And in the meantime?

- 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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