

CORNWALL COUNCIL LOCAL PLANNING UPDATES held online, 23rd November 2023

Chaired by Chris Daly, Cornwall Council (CC) Strategic Planning and Training Manager

All slides will be available at www.cornwall.gov.uk/planning-and-building-control/local-councils/local-council-planning-conferences/#previous (they don't seem to have been uploaded at present)

Levelling Up and Regeneration Act 2023 (LURA) enacted in October, but parts still need to be put in place after consultations and secondary legislation passed. National Planning Policy Framework to be replaced with National Development Management Policies (NDMP). Includes proposed changes to permitted developments, registration scheme for short-term lets (eg AirBnB) with a use class, renewable energy (eg wind turbine) schemes to be welcomed etc

Will make it easier to change Class E commercial property (now includes hotels, guest houses etc) to residential (class MA), and agricultural buildings into residential (class Q). Higher thresholds for new agricultural buildings and operations before planning permission required.

Principles of LURA

Led by vision with measurable outcomes – strong and detailed vision of changes over the medium/long-term

Sustainable developments

Local specific Development Management Policies, supported by Supplementary Plans to focus on local issues

Digital and interactive access to resources, plans etc and clearer engagement process

Planning process to be streamlined (completed within 30 months)

Local Plans to remain in force. CC can't start a new plan yet but are gathering evidence etc for when they can, so there will be a call for new sites in January 2024 to get some idea of what land is available in Cornwall for development (housing and employment). Interim report on current plan due April 2024.

Neighbourhood Development Plans

In Cornwall there are 211 parishes – 70 have NDPs in place, 70 are in process and the remainder yet to start.

New requirements in place. The main things a NDP can do are

- allocate land for development in the neighbourhood area
- setting out the amount, type and location, and timeframe for delivery of that development
- include other land use or development related policies
- detail any infrastructure and affordable housing
- set specific design requirements
- contribute to the mitigation of, and adaption to, climate change (CC's Climate Emergency Development Plan Document, local nature plans)
- not be inconsistent with or repeat policy that already exists in NDMP

Introduction of Neighbourhood Priority Statements - to allow communities to identify their key priorities for their local area, including their development preferences, providing a simpler and more accessible way for them to participate in neighbourhood planning. (Meant for areas where the take-up of neighbourhood plans is low).
At present no guidance from the government on how these will work.

CC continues to update its NDP webpages, making sure guidance is up-to-date etc.

Sharron Kelsey