



**Cornwall
Local Development Scheme
February 2016**

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Cornwall Local Development Scheme (LDS)

Section 1: Introduction

- 1.1 The Government's National Planning Policy Framework and a suite of local planning documents provide the framework for planning decisions. The Local Plan can, where justified, be made up of a number of Development Plan Documents.
- 1.2 Because of the nature of Cornwall and the need to establish a clear strategic framework we intend to produce our Local Plan in a number of constituent parts which, when combined with neighbourhood plans prepared by Cornwall's city, town and parish councils, will form the statutory planning framework for planning decisions¹. In addition, supplementary guidance will provide greater detail around more complex subjects and areas of consideration.
- 1.3 The range of local planning documents is set out below.

Local Policy Documents and Guidance

- **Statement of Community Involvement (SCI):** This is a document which sets out how the Council will consult and involve the community in the preparation, alteration and continuing review of all Local Plan documents and significant planning application decisions.
- **Development Plan Documents (DPDs):** These documents make up the Local Plan and set out the Council's planning policies and proposals, which are subject to community involvement, consultation and independent examination. DPDs form the statutory development plan for Cornwall and are the starting point for the determination of planning applications. NB DPDs gain the full weight of legislation for planning decisions.
- **Neighbourhood Plans:** Made neighbourhood plans also form part of the statutory planning framework. They are a new tier of plan introduced by the Localism Act 2011 to be produced by parish, town and city councils to incorporate local priorities and policies. They are subject to a light touch 'examination' and have to be approved in a local referendum.
- **Supplementary Planning Documents (SPDs):** These documents provide additional advice and information relating to one or more specific policies or proposals in a DPD. Although not forming part of the development plan or being subject to independent examination they will be subject to rigorous procedures of community involvement.
- **Developer Contributions / Community Infrastructure Levy (CIL):** There are a number of mechanisms for levying developer contributions, including Section 106 and the community infrastructure levy (CIL). Local authorities in England and Wales can choose to use CIL for infrastructure

¹ In accordance with the Localism Act 2011

funding, alongside Section 106 developer contributions although the two funding mechanisms should not overlap. In Cornwall the decision to utilise CIL is still pending. If adopted, the money raised from CIL can be used to support development by funding infrastructure that the council, local community and neighbourhoods want, such as new or safer road schemes, footpaths and cycleways², park improvements or a new school or classroom. The developer contributions / CIL is not a DPD.

- 1.3 More details of the development plan system can be found on the Department for Communities and Local Government section of the Government website www.gov.uk.

Purpose of the Cornwall Local Development Scheme

- 1.4 The main purpose of the LDS is to provide the starting point for the local community and stakeholders to find out what documents the Council intends to produce as part of the Cornwall Local Plan over a three year period. It gives: a brief description of each document; the timetable for their production; key milestones; and monitoring arrangements.
- 1.5 The main priority will be to prepare the Cornwall Local Plan: Strategic Policies supported by Site Allocations DPD for the main towns and other sites in Cornwall. In addition, a Travelling Communities Site Allocations DPD and a Cornwall Minerals Safeguarding Plan DPD are to be produced.

Section 2: Existing & New Planning Policy Documents

Existing Development Plan Documents

- 2.1 The new Local Plan will provide the planning policy framework for Cornwall. However before then, Cornwall Council has inherited a number of existing local plans from the former districts, with the exception of Kerrier District Council which did not have an adopted local plan. Policies within these inherited documents that have been saved under the Act³ can still be given weight according to their consistency with the National Planning Policy Framework and form part of the development plan. Table 1 lists these documents.

² Footpaths and cycleways could be designated as public rights of way.

³ Planning & Compulsory Purchase Act, 2004.

Table 1: Existing Development Plan Documents containing 'saved' policies

Document	Area Covered	Dates	Status
Caradon District Local Plan	Former Caradon District	2007-2016	The first alteration to the Local Plan was adopted in August 2007. This contained both new policies and relevant policies from the previous Local Plan which was adopted in 1999.
Carrick District Local Plan	Former Carrick District	1998-2001	This document was adopted in April 1998. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in the new Local Plan.
North Cornwall District Local Plan	Former North Cornwall District	1999-2006	This document was adopted in April 1999. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in the new Local Plan.
Penwith District Local Plan	Former Penwith District	2004-2011	This document was adopted in February 2004. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in the new Local Plan.
Restormel Borough Local Plan	Former Restormel Borough	2001-2011	This document was adopted in October 2001. In September 2007, most of the policies were 'saved'. They will remain in place until replaced by policies in the new Local Plan.
Cornwall Minerals Local Plan	Cornwall	1997 - 2011	This document was adopted in July 1997. In September 2007, all the policies were 'saved' with the exception of the following: E1, E2, E6 & E7. The saved policies will remain in place until replaced by policies in the new Local Plan.
Cornwall Waste Local Plan	Cornwall	2002 - 2012	This document was adopted in 2002. In September 2007, all the policies were 'saved' with the exception of the following: S1, L1, E1 & E2. The saved policies will remain in place until replaced by policies in the new Local Plan.

2.2 A full list of the 'saved' policies is available on the Cornwall Council website. The Balancing Housing Markets DPD for the former Carrick District Council was adopted in 2008 and also forms part of the development plan. It should be noted that the Cornwall Structure Plan (2004) was revoked alongside the revocation of the draft Regional Spatial Strategy on 20 May 2013.

2.3 The saved policies of the existing development plan documents which are not being replaced by the Local Plan: Strategic Policies document will continue to form part of the development plan and will continue to be used in conjunction with the Local Plan. Some policies will be retained until they are reviewed as

part of subsequent emerging DPDs (i.e. the Minerals Safeguarding DPD and the Site Allocations DPD). Details of these policies are available on the Cornwall Council website. These are listed in the consultation papers of the Local Plan⁵.

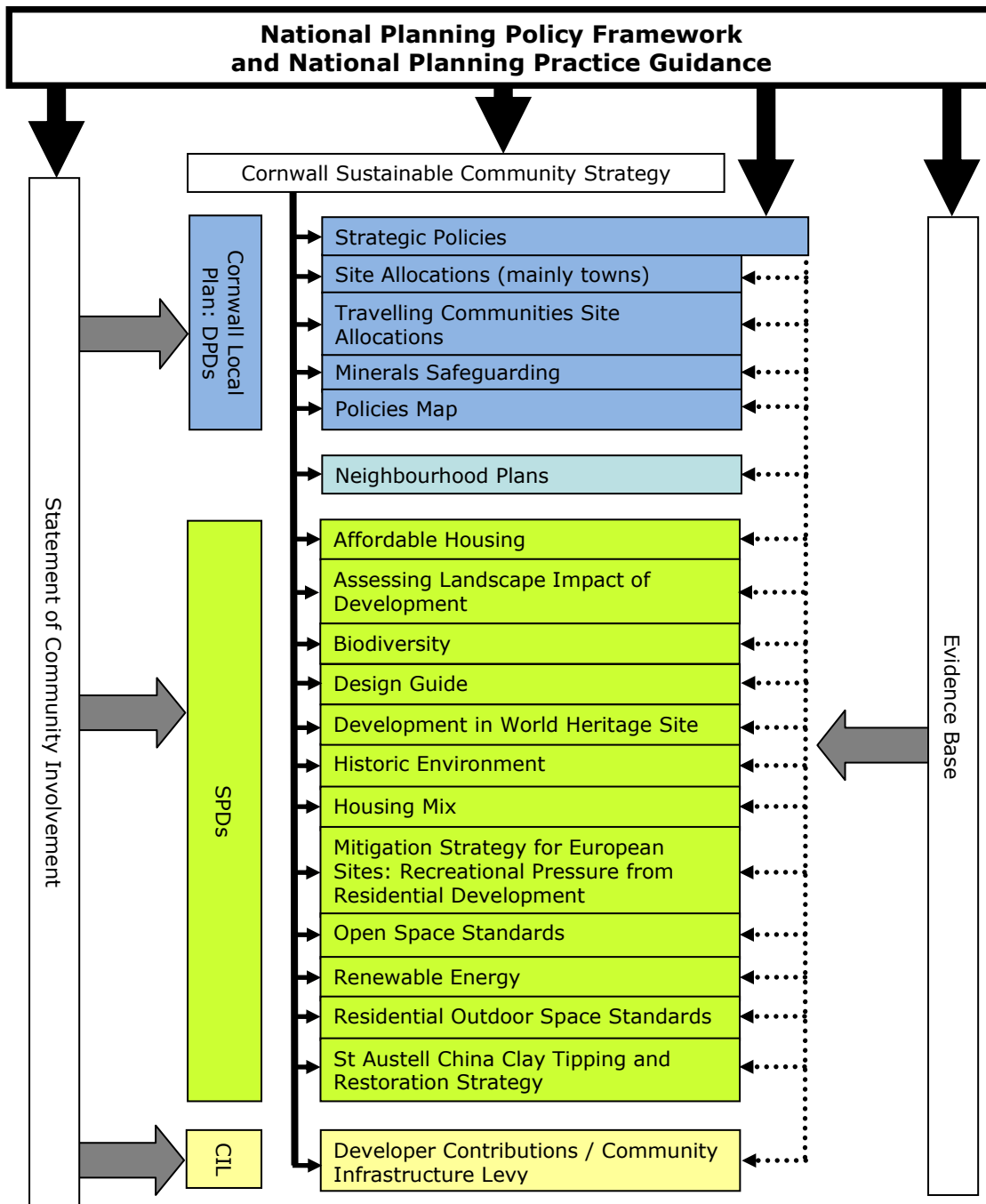
- 2.4 There are also a considerable number of supplementary planning guidance documents (SPGs) that support 'saved' policies within the documents listed above that will continue to be in place. Many were prepared under previous legislation. We intend to update/republish the St Austell China Clay Tipping and Restoration Strategy and Design Guide as SPD following the adoption of the Local Plan: Strategic Policies. More detail is available in Appendix 2.

New Local Plan Documents

- 2.5 A schedule setting out the Statement of Community Involvement and the proposed new Local Plan documents to be prepared by Cornwall Council is shown at Table 2. Figure 1 illustrates the relationship between the Local Plan documents and national planning documents and the conformity requirements. A detailed profile for each document is provided at Appendix 1 which sets out their role, geographical coverage, status, chain of conformity, timetable and brief details of production and preparation. It is recognised that, in addition to the Local Plan documents, it is crucial that plans and policies should be closely aligned with other Council strategies and where possible strategies of other agencies such as the Local Enterprise Partnership and the Local Nature Partnership.

⁵<http://www.cornwall.gov.uk/environment-and-planning/planning/adopted-plans/cornwall-local-plan/cornwall-local-plan-strategic-policies/>

Figure 1: Cornwall Local Plan Document Conformity Relationships



2.6 The Local Plan: Strategic Policies will establish the vision, key objectives and spatial strategy to 2030. The intention is to prepare two site allocations DPDs to complement the Strategic Policies. The first site allocations document will cover those towns where a specific requirement for growth in terms of housing numbers and town centre uses has been identified in the Local Plan. This may include sites outside these towns where it is considered an allocation is required. Furthermore, the DPD will look to identify retail, office and industrial development. The Council intends to work closely with the relevant town and

parish councils when preparing these documents to deliver their aspirations for their particular town.

- 2.7 The second allocations document will identify specific sites to meet the needs of travelling communities, in accordance with the targets established within the Local Plan: Strategic Policies document. The focus will be on transit sites.
- 2.8 In looking to develop any allocations documents the Council will work with the local city, town and parish councils in the development of proposals. The Council welcomes the preparation of neighbourhood plans by local councils. Where communities wish to progress allocations through a neighbourhood plan the Council will work with them and revise the LDS.
- 2.9 To comply with the NPPF, Cornwall Council is required to define mineral safeguarding areas for resources and associated infrastructure. This will be done through the production of a Minerals Safeguarding Development Plan Document.
- 2.10 There is no requirement to include neighbourhood plans or SPDs in an LDS however the information is included to provide a fuller account of the documents to be prepared. In addition to those existing SPD which will be revised and re-adopted following the adoption of the Local Plan: Strategic Policies (see para 2.4 and Appendix 2), it is also intended that a series of new SPD will be prepared. These are listed below and set out in more detail in Appendix 3:
- Affordable Housing SPD;
 - Assessing Landscape Impact of Development SPD;
 - Biodiversity SPD;
 - Development in World Heritage Site SPD;
 - Historic Environment SPD;
 - Housing Mix SPD;
 - Mitigation Strategy for European Sites: Recreational Pressure from Residential Development SPD;
 - Open Space Standards SPD;
 - Renewable Energy SPD; and
 - Residential Outdoor Space Standards SPD.
- 2.11 The decision on how to raise developer contributions in Cornwall in the future is still pending. Currently, the mechanisms for securing contributions are on-site design, planning conditions, planning obligations (Section 106 obligations), highway contributions and sewer adoption (Section 104 agreements). The Community Infrastructure Levy (CIL) is a new option for collecting developer contributions towards infrastructure that is needed to support new development. It enables local authorities to raise funds from developers undertaking new building projects in their area. Again, there is no requirement

to include developer contributions / CIL in an LDS but the information has been provided for the benefit of all stakeholders.

Table 2: Schedule of Statement of Community Involvement, Proposed DPDs and Community Infrastructure Levy

Document Title	Status (once completed)	Brief Description	Chain of Conformity	Key Milestones (dates to be updated at www.cornwall.gov.uk/localplancornwall)		
				Publication	Submission to SOS	Adoption
Statement of Community Involvement (second review)	Local Development Document	Sets out standards for community and stakeholder engagement in the preparation, alteration and ongoing review of Local Plan documents as well as involvement in decisions on planning applications.	National Policy and prescribed regulations	Summer 2016	N/A	Autumn 2016
Cornwall Local Plan: Strategic Policies	DPD	Sets out the spatial vision, objectives and strategy for the spatial development of Cornwall and strategic policies and proposals to deliver the vision for the period 2010-2030.	National Policy and Cornwall Sustainable Community Strategy	March 2014 ⁶	February 2015 ⁶	Autumn 2016
Cornwall Local Plan: Site Allocations	DPD	Allocates sites required to meet growth targets in the Local Plan: Strategic Policies document.	National policy and Cornwall Local Plan: Strategic Policies	Autumn 2016	Spring 2017	Autumn 2017

⁶ The document was published in March 2014 with Focused Changes consulted in September 2014. Following the initial Examination period in May 2016, consultation on additional changes commenced in January 2016. The Examination is expected to resume in May 2016.

Document Title	Status (once completed)	Brief Description	Chain of Conformity	Key Milestones (dates to be updated at www.cornwall.gov.uk/localplancornwall)		
				Publication	Submission to SOS	Adoption
Cornwall Local Plan: Travelling Communities Site Allocations	DPD	Allocates sites to meet the needs of travelling Communities identified in the Local Plan	National policy and Cornwall Local Plan: Strategic Policies	Winter 2016 / 2017	Spring 2017	Autumn 2017
Cornwall Local Plan: Cornwall Minerals Safeguarding Plan	DPD	Sets out non-strategic policy for safeguarding	National policy and Cornwall Local Plan: Strategic Policies	Summer 2016	Winter 2016 / 2017	Autumn 2017
Cornwall Local Plan: Policies Map	DPD	Ordnance Survey based map representing site specific policies and proposals.	National policy and Cornwall Local Plan: Strategic Policies	As set out in the respective Development Plan Documents		
Neighbourhood Plans ⁷	Also part of the statutory development plan	Prepared by City, Town or Parish Councils to address local priorities and provide local policies and allocations as decided by the local council, best in consultation with Cornwall Council.	National policy and Cornwall Local Plan: Strategic Policies	Specific to each document	Specific to each document	Specific to each document

⁷ The latest position can be found via: <http://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/neighbourhood-planning-in-cornwall/>

Document Title	Status (once completed)	Brief Description	Chain of Conformity	Key Milestones (dates to be updated at www.cornwall.gov.uk/localplancornwall)		
				Publication	Submission to SOS	Adoption
Developer Contributions / Community Infrastructure Levy	Adopted mechanism for levying developer contributions	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.	National policy and Cornwall Local Plan: Strategic Policies	Autumn 2016	Winter 2016 / 2017	Spring 2017

Monitoring and Review

- 2.12 How well the Council has performed against the timetable set out in the LDS will be published in the Cornwall Monitoring Report⁸. This will identify any changes needed to maintain an up to date Local Plan and will determine the need to review the LDS.
- 2.13 This review of the LDS is a response to changes to the timetable following the suspension of the Local Plan: Strategic examination to enable further work in response to the Inspector's comments. The review also provides an opportunity to incorporate amendments to the programmed SPD coverage – namely the introduction of a Biodiversity SPD and an SPD Guide to Distribution of Housing in Rural Areas no longer being required due to amendments in the Local Plan: Strategic Policies.

Section 3: Supporting Statement

- 3.1 The Council will use effective programme management techniques in the delivery of their Local Plan and producing the supporting evidence base. This section of the LDS explains the arrangements being made to ensure delivery of the programme set out earlier. It is divided into the following sub-sections:
- Development of a sound and robust evidence base
 - Community and stakeholder engagement
 - Duty to co-operate
 - Staff resources
 - Financial resources
 - Risk assessment

Development of a Sound and Robust Evidence Base

- 3.2 The Local Plan must be based on a sound and robust evidence base. In terms of development plan documents, this is a key element of the test of soundness which will be central to their examination by an independent inspector. The Planning Advisory Service toolkit has been used to review the evidence base and has informed additional work undertaken to improve the evidence base further. A review of the evidence base to assess its adequacy following the publication of the National Planning Policy Framework has been undertaken.
- 3.3 The Local Plan evidence is available online⁹. Appendix 1 includes details of the key documents that are expected to contribute to the evidence base for each Local Plan document. The views of the local community and other stakeholders

⁸<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/cornwall-monitoring-report/>

⁹<http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/>

will also be an important part of the evidence base. This is discussed further below.

Community and Stakeholder Engagement

- 3.4 Effective and useful engagement with the local community is key from the outset. This is particularly relevant given the size of Cornwall. This will continue to be undertaken on a community network basis and in association with the Council's Localism service and Partnership team.
- 3.5 A Statement of Community Involvement¹⁰ (SCI) has been adopted by Cornwall Council. Engagement will be undertaken in accordance with the SCI and a Statement of Representations¹¹ produced for the Local Plan outlining what engagement has taken place. The SCI is programmed for review, as set out in Appendix 1, Profile 1.

Duty to Co-operate

- 3.6 The Localism Act 2011 established a duty to cooperate for local planning authorities to engage constructively, actively and on an ongoing basis with neighbouring Local Authorities and other public bodies to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. The Local Authorities and other public bodies subject to the duty to co-operate are:

- Council of the Isles of Scilly;
- Dartmoor National Park Authority;
- Devon County Council;
- Plymouth City Council;
- South Hams District Council;
- Torridge District Council;
- West Devon Borough Council;
- Environment Agency;
- Historic England;
- Natural England;
- Civil Aviation Authority;
- Homes and Communities Agency;
- each clinical commissioning group established under section 14D of the National Health Service Act 2006;
- National Health Service Commissioning Board;
- Office of Rail Regulation;
- each Integrated Transport Authority;
- each highway authority within the meaning of section 1 of the Highways Act 1980 (including the Secretary of State, where the Secretary of State is the highways authority); and
- Marine Management Organisation.

In addition, the following will be treated as a duty to co-operate partner:

¹⁰ <http://www.cornwall.gov.uk/default.aspx?page=30215>

¹¹ <http://www.cornwall.gov.uk/default.aspx?page=22887>

- Local Enterprise Partnership; and
- Local Nature Partnerships.

Staff Resources

- 3.7 The Local Planning Team within the new Economy, Enterprise and Environment Directorate of the Council is responsible for providing technical advice for the preparation of the Local Plan. The Local Planning Team will initially focus on the Cornwall Local Plan: Strategic Policies, closely followed by the Cornwall Local Plan: Site Allocations, the Cornwall Local Plan: Minerals Safeguarding Plan and the Cornwall Local Plan: Gypsy and Travellers Site Allocations.
- 3.8 Consultants will also be employed to supplement existing resources where studies are of a specialist nature and/or where there are benefits in terms of timing to outsource the work, or in providing a critical friend to the Council's teams.

Financial Resources

- 3.9 Recognising the time taken to produce such documents, the Local Plan has a fund which runs across financial years to support the development of the local development scheme projects. However, the budget is not unlimited, hence the need to ensure the scheme focuses upon providing a framework and supporting the communities' key priorities in the most cost effective manner.
- 3.10 Any opportunities to secure external funding and support in kind have and will be exploited where they arise – for example by working with Cornwall's Local Enterprise Partnership which is responsible for distributing EU Structural and Investment Funds.
- 3.11 Partnership working across the Council will be essential to the success of the Local Plan due to the cross-cutting nature and relationship with other plans and strategies. Key internal partners such as Planning, Housing and Regeneration; Economic Development and Culture; Place Shaping and Strategy; Transportation; Waste; Property and Education, Health and Social Care will be used to develop the evidence base and contribute to policy formulation. It has will continue to involve shared financial resources to produce studies that are required across services.

Risk Assessment

- 3.12 The development of a Local Plan on this scale is unprecedented. This presents a number of risks that are best addressed by robust project planning. The resources available for this task, in particular, are not fully defined. Table 3 below sets out the key risks and proposed mitigation measures that may need

to be implemented in order to ensure that sound documents are prepared in a timely manner.

Table 3: Key risks and mitigation

Issue	Risk / Implications	Mitigation
Timescales	The scale and uncertainty of the content of a single Local Plan with multiple parts presents potential risks to its deliverability.	Robust scoping. Prioritised in LDS. Sound project planning. The progress made to date provides increasing confidence.
Available resources & skills	Austerity measures and the resultant pressure on financial resources with implications on service budgets.	Continued corporate commitment of the Council to resourcing this statutory function. Robust management of staff resources and cross service and partnership working.
Evidence base	Inadequate / incomplete evidence at Cornwall level risk to soundness. Financial risk to evidence gathering.	Early and thorough assessment of available evidence and need. Prioritise further work. Corporate commitment of Cornwall Council to resourcing.
Planning Inspectorate / legislation engagement	Abortive or inappropriate progress due to change in guidance / legislation, advice from the Planning Inspectorate.	Early and consistent engagement with the Planning Inspectorate and ensuring consistent and ongoing legal advice from within the Council.
Corporate engagement	Failure to secure corporate engagement and buy in of services across Cornwall Council.	Progress of local planning documents through the Portfolio Advisory Committee process and ongoing engagement on integration of strategies. Prioritise alignment with the Sustainable Community Strategy and other related strategies.
Political change	Potential changes in political support for all or elements of the Local Plan.	Portfolio Advisory Committee established to oversee / steer the development of the Local Plan.
Tests of soundness	Risk of being found unsound and the potential resultant major delay to the implementation of the policies and proposals within a particular Development Plan Document.	Continuous soundness self assessment. Consultation with the Planning Inspectorate before and during publication of a document. Self assessment using Planning Advisory Service Tool Kit.
Introduction of significant changes	The inspector may suspend the process should there be significant changes made to a DPD which have not been consulted on.	Consultation on any changes made following publication prior to submission to the Secretary of State.

Appendix 1: Profiles of SCI, DPDs, Neighbourhood Plans and Developer Contributions / CIL

Profile 1: Statement of Community Involvement

Title	Statement of Community Involvement (second review)
Role and Subject	Sets out standards for community and stakeholder engagement in the preparation, alteration and ongoing review of Local Plan documents as well as for the consideration of planning applications.
Geographical Coverage	Cornwall
Status	A Local Development Document. It is not a Development Plan Document and independent examination is not required.
Chain of Conformity	With prescribed regulations and national policy
Key Milestones	Consultation: Summer 2016 Adoption: Autumn 2016
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council.

Profile 2: Cornwall Local Plan: Strategic Policies

Title	Cornwall Local Plan: Strategic Policies
Role and Subject	<p>The Local Plan will establish the vision, key objectives and spatial strategy for Cornwall to 2030 which will be derived from the outcomes identified in the Sustainable Community Strategy, national guidance and from the Corporate priorities of Cornwall Council.</p> <p>It will address levels of growth and the strategic distribution of development and will provide core policies covering key issues and policies to aid the development management process including a clear strategy for the delivery of its objectives. The Local Plan: Strategic Policies will include a key diagram identifying the spatial elements of the strategy.</p>
Geographical Coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	National policy
Key Milestones	<p>Consult on Scope of the SA: May 2009</p> <p>Preferred Spatial Strategy and Strategic Site Options: January 2012</p> <p>Publication of DPD: March 2013</p> <p>Consultation on amendments: March 2014</p> <p>Consultation on focussed changes: September 2014</p> <p>Submission to the Secretary of State: February 2015</p> <p>Examination Commenced and Suspended: May 2015</p> <p>Consultation on Changes: January 2016</p> <p>Examination Resumption: May 2016</p> <p>Adoption: Autumn 2016</p>
Arrangements for Production	<p>To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council. Other key areas will include: Planning, Housing and Regeneration; Economic Development and Culture; Place Shaping and Strategy; Transportation; Waste; Property and Education, Health and Social Care. Stakeholders and the community will be involved in the preparation of the Local Plan through direct contact with the relevant organisations, groups and individuals – including duty to co-operate requirements (see para 3.6) – and through formal publication procedures as set out in legislation.</p>
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Employment Land Review • Strategic Housing Land Availability Assessment • Cornwall Council’s population/demographic projections • Strategic Housing Market Assessments • Strategic Flood Risk Assessment • Infrastructure • Settlement functions • Retail Assessment Review • Transport Assessment • Traffic Modelling • Waste Evidence Base • Minerals Safeguarding Evidence Base • Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall

Profile 3: Cornwall Local Plan: Cornwall Site Allocations Development Plan Document

Title	Cornwall Local Plan: Cornwall Site Allocations Development Plan Document
Role and Subject	To allocate sites to meet the housing provision identified in the Local Plan for the main Cornwall towns (that are not seeking to do so through Neighbourhood Plans) and to allocate a range of suitable sites to meet the scale and type of retail, office and industrial development. It may also allocate sites outside the main towns where this is required to meet the Local Plan requirements. Furthermore, the DPD will look to identify existing 'strategic' employment sites for protection throughout Cornwall.
Geographical Coverage	Cornwall wide, which will allocate sites to deliver the housing and commercial targets within the Cornwall Local Plan: Strategic Policies document. Whilst the document will cover the whole of Cornwall, there will be particular focus on Penzance/Newlyn, Hayle, Helston, CPIR, Falmouth-Penryn, Newquay, St Austell, Bodmin, Launceston, Saltash; with strategies for other towns being delivered via other methods, such as neighbourhood plans. Nevertheless, the Site Allocations DPD will not preclude a neighbourhood plan coming forward in any location.
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Consult on scope of DPD: November 2013 Publication of DPD: Autumn 2016 Submission to the Secretary of State: Spring 2017 Examination: Summer 2017 Adoption: Autumn 2017
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation. In looking to develop an allocations document the Council will work with the local city, town and parish councils in the development of proposals. Where a local community wish to progress allocations through a neighbourhood plan the Council will consider a review of its LDS.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Town Framework Plans • Retail study • Employment land review • Transport Assessment • Traffic Modelling • Conservation Area Appraisals/Management Plans • Strategic Housing Land Availability Survey • Strategic Viability Assessment • Infrastructure Delivery Plan • Sustainability Appraisal • Habitat Regulations Assessment • Heritage Impact Assessment • Flood Risk Assessments

Profile 4: Cornwall Local Plan: Travelling Communities Site Allocations Development Plan Document

Title	Cornwall Local Plan: Travelling Communities Site Allocations Development Plan Document
Role and Subject	Identification and delivery of a network of sufficient, suitable and appropriately located sites across Cornwall to meet the accommodation requirements of travelling communities (Gypsies, Travellers and Travelling Showpeople). The Cornwall Local Plan identifies a need for some 318 residential pitches, 60 transit pitches and 11 Travelling Showpeople plots. The initial focus will be on publicly provided residential pitch sites together with transit sites and emergency stopping places.
Geographical coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Consultation on scope of DPD: Spring 2016 Publication of DPD: Winter 2016 / 2017 Submission to the Secretary of State: Spring 2017 Examination: Summer 2017 Adoption: Autumn 2017
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council (in liaison with the Gypsy and Traveller Liaison Officer and other Council officers as necessary and appropriate). The Travelling community and other stakeholders will be involved throughout the process of production of the DPD, including through active engagement with specific Gypsy, Traveller and Travelling Showpeople groups and representatives, relevant agencies and delivery stakeholders, and the wider community.
Key documents in the evidence base	<ul style="list-style-type: none"> • Gypsy and Travelling Communities Strategy (Cornwall Council) adopted March 2014 (NB pitch requirements included in the Strategy have been superseded) • Supporting an Assessment of the Accommodation Needs of Gypsies and Travellers in Cornwall (Southern Horizons with Plymouth University and Buckman Associates) November 2015

Profile 5: Cornwall Local Plan: Minerals Safeguarding Development Plan Document

Title	Cornwall Local Plan: Minerals Safeguarding Development Plan Document
Role and Subject	This DPD will set out non-strategic safeguarding policy and will include sites to safeguard mineral resources and associated infrastructure.
Geographical Coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Options Consultation: February 2011 Scoping Consultation: November 2013 Pre-submission consultation: Summer 2016 Submission to the Secretary of State: Winter 2016 / 2017 Examination: Spring 2017 Adoption: Autumn 2017
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation.
Key Documents in the Evidence Base	A series of papers: <ul style="list-style-type: none"> • M1 China Clay • M2 Local Aggregate Assessment • M3 Building Stone • M4 Metals • M5 Fowey / Par Bulk Transport Study • M6 Heritage Stones of Cornwall • M7 Mineral Safeguarding Areas

Profile 6: Cornwall Local Plan: Policies Map

Title	Cornwall Local Plan: Policies Map
Role and Subject	An Ordnance Survey based map representing site specific policies and proposals. It currently consists of the former district, mineral and waste local plans' proposals maps showing the spatial extent of the saved policies. It will be updated at the same time as respective elements of the Local Plan – such as the Local Plan: Strategic Policies, Site Allocations and Minerals Safeguarding DPDs – are adopted so as to illustrate spatially the application of the policies in the DPD or revision.
Geographical Coverage	Cornwall
Status	Development Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies and all site specific Development Plan Documents
Key Milestones	As set out in respective Development Plan Documents
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service.

Profile 7: Neighbourhood Development Plans

Title	Neighbourhood Development Plans
Role and Subject	Community led plans dealing with local issues, prepared by the local community with the support of Cornwall Council. Plans commonly deal with local housing distribution, whether through site allocations or by use of settlement boundaries.
Geographical Coverage	Available to all communities in Cornwall.
Status	'Made' as part of the statutory development plan.
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Progress as at January 2016	<ul style="list-style-type: none"> • 69 area designations made • 2 area applications pending • 5 neighbourhood plan areas comprised of more than one parish – 83 active parishes overall • 6 draft plan proposals submitted • 4 plans successful at examination • 3 plans successful at Referendum • 3 plans are adopted: St Eval, Roseland Peninsula and Quethiock Neighbourhood Plans <p>The latest position can be found via: http://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/neighbourhood-planning-in-cornwall/</p>
Arrangements for Production	<ul style="list-style-type: none"> • The City, Town or Parish Council is the qualifying body who can instigate the plan process and submit plans to Cornwall Council for independent examination and referendum. • Cornwall Council provides support in the early stages through an online toolkit, regeneration officer, community network manager and dedicated planning officer support. • All evidence base information held by Cornwall Council is made available to communities and expert advice from highways, economic development, landscape, affordable housing and other services is provided. • Once plans are drafted a planning officer will carry out SEA screening and assist with policy testing and writing.
Key documents in the Evidence Base	<ul style="list-style-type: none"> • Town Framework Plans where appropriate • Conservation Area Appraisals / Management Plans • Strategic Housing Land Availability Survey • Local Surveys • Any other relevant Cornwall Council evidence base documents • ONS data at parish level

Profile 8: Developer Contributions / Community Infrastructure Levy

Title	Developer Contributions / Community Infrastructure Levy
Role and Subject	An instrument for collecting developer contributions towards infrastructure that is needed to support new development.
Geographical Coverage	Cornwall
Status	Adopted mechanism for levying developer contributions
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Preliminary Draft Charging Schedule consultation: March 2013 Publication: Autumn 2016 Submission to the Secretary of State: Winter 2016/2017 Examination: Winter 2016/2017 Adoption: Spring 2017
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council. Evidence is currently being updated to reflect the infrastructure needs and development viability associated with the Local Plan. The responses from the Preliminary Draft Charging Schedule, the emerging Local Plan and Member discussions will inform the next stage of the CIL.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Housing Strategic Viability Assessment • Non-Housing Strategic Viability Assessment • Infrastructure Needs Assessment • Emerging Local Plan (housing numbers, affordable housing percentages etc)

Appendix 2: Profiles of Supplementary Planning Guidance to be Revised as Supplementary Planning Documents

Profile 9: Design Guide Supplementary Planning Document

Title	Design Guide Supplementary Planning Document
Role and Subject	The Cornwall Design Guide should assist householders, professionals, developers and communities in designing and assessing proposals. It promotes the importance of a robust design process and good design practice. It will support policy 13 plus other related elements in the Cornwall Local Plan: Strategic Policies document.
Geographical Coverage	Cornwall
Status	Supplementary Planning Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Consultation: December 2012 Adoption as a Material Consideration: March 2013 Adoption as SPD: Autumn 2016
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Building for Life 12 • Code for Sustainable Homes • Lifetime Homes

Profile 10: St Austell China Clay Tipping and Restoration Strategy

Title	St Austell China Clay Tipping and Restoration Strategy
Role and Subject	The Strategy was developed to accompany Minerals Local Plan Policy. The guidance will be revised to support policy 18 of the Cornwall Local Plan: Strategic Policies document.
Geographical Coverage	St Austell China Clay Area
Status	Supplementary Planning Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies, Minerals Safeguarding DPD
Key Milestones	Approved and adopted formally in 2003 and used as material consideration. Consultation: Autumn 2016 Adoption as SPD: Winter 2016/2017
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council. Stakeholders and the community will be involved through direct contact with the relevant organisations, groups and individuals and through formal publication procedures as set out in legislation.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • M1 China Clay • M5 Fowey / Par Bulk Transport Study

Appendix 3: Profiles of Additional Supplementary Planning Documents

Profile 11: Affordable Housing Supplementary Planning Document

Title	Affordable Housing Supplementary Planning Document
Role and Subject	The purpose of the SPD is to provide the detailed requirements and arrangements for how developments will contribute towards affordable housing provision. It will set out how policies 8-11 in the Local Plan: Strategic Policies documents will be implemented.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	<p>Consultation on draft SPD: January 2014</p> <p>Publication of revised draft SPD: Summer 2014</p> <p>Cabinet approval of SPD as supporting document for Local Plan: Strategic Policies examination: September 2014</p> <p>Adoption as SPD: Autumn 2016</p>
Arrangements for Production	The SPD is being prepared by the Planning and Enterprise Service and Strategy, Economy, Enterprise and Environment Service of Cornwall Council, by a collaboration of the Affordable Housing and Local Plan teams, with public consultation including key stakeholders.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Housing Strategic Viability Appraisal (SVA) • Cornwall Strategic Housing Market Needs Assessment (SHMNA)

Profile 12: Assessing Landscape Impact of Development Supplementary Planning Document

Title	Assessing Landscape Impact of Development Supplementary Planning Document
Role and Subject	The SPD provides an assessment methodology for the impact of development on Cornwall's landscape. It uses mapped evidence based on landscape character work and combines it with the best available evidence of landscape value and quality.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: Summer 2016 Adoption as SPD: Autumn 2016
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council and to be informed by public consultation including key stakeholders.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Landscape Character Assessment • Areas of Great Landscape Value • Areas of Great Scientific Value • AONB Management Plans • Cornish Mining WHS Management Plan (2013 – 18) and appendices

Profile 13: Biodiversity Supplementary Planning Document

Title	Biodiversity Supplementary Planning Document
Role and Subject	<p>The SPD will set out the standards Cornwall Council expects for the ecological elements of planning submissions. It will give best practice examples and include how we expect key ecological features, such as hedges, to be designed into developments.</p> <p>It will introduce a new checklist for planning applications, enabling a quick summary of ecological constraints and opportunities for applicants, case officers and stakeholders. This will act as an enabling mechanism to deliver policies 23a and 23 from the Local Plan.</p>
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: Spring 2016 Adoption as SPD: Autumn 2016
Arrangements for Production	To be prepared by the Environment Service of Cornwall Council and to be informed by public consultation including key stakeholders, planning officers and conservation groups within Cornwall.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • BS24040 – the British Standard for Biodiversity • Chartered Institute of Ecology and Environmental Management Guidelines for Ecological Report Writing • Best practice

Profile 14: Development in World Heritage Site Supplementary Planning Document

Title	Development in World Heritage Site Supplementary Planning Document
Role and Subject	This document will provide guidance on appropriate planning measures applied to development in World Heritage areas. It will support policies 18 and 19 of the Local Plan: Strategic Policies document.
Geographical Coverage	Areas of Cornwall within the World Heritage Site designation
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: January/February 2016 Adoption as Material Consideration: Spring 2016 Adoption as SPD: Autumn 2016
Arrangements for Production	Prepared by the Cornish Mining WHS Partnership in consultation with the three partner local planning authorities – Cornwall Council, Devon County Council and West Devon Borough Council – and to be informed by public consultation including key stakeholders.
Key Documents in Evidence Base	<ul style="list-style-type: none"> • UNESCO Convention for the protection of World Natural and Cultural Heritage (1972) • UNESCO Operational Guidelines for the Implementation of the World Heritage Convention (2013) • Cornish Mining WHS Nomination Document (2005) • Cornish Mining WHS Management Plan (2013 – 18) and appendices

Profile 15: Historic Environment Supplementary Planning Document

Title	Historic Environment Supplementary Planning Document
Role and Subject	The Supplementary Planning Document is intended to provide guidance on the interpretation and application of the policies in the emerging Cornwall Local Plan: Strategic Policies (in particular policies 13 and 24) and how they can be applied to the preservation and enhancement of the historic environment. The overarching aim is to protect and conserve the locally distinctive characteristics of Cornwall's existing townscapes and landscapes whilst also ensuring that new development respects and/or enhances the existing character of distinctive localities.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: Spring 2016 Adoption as SPD: Autumn 2016
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council and to be informed by public consultation including key stakeholders.
Key Documents in Evidence Base	<ul style="list-style-type: none"> • Historic England planning guidance at: https://historicengland.org.uk/advice/planning/planning-system/ including Good Practice Advice Note 1: The Historic Environment in Local Plans • Cornish Mining WHS Management Plan (2013 – 18) and appendices • AONB Management Plans • Cornwall Historic Environment Record • Historic Environment Data Sheets • Conservation Area Appraisals and Management Plans • Cornwall Historic Landscape Characterisation • Cornwall and Scilly Urban Survey • Cornwall Industrial Settlements Initiative • Improving Energy Efficiency in Cornish Historic Buildings Topic Paper

Profile 16: Housing Mix Supplementary Planning Document

Title	Housing Mix Supplementary Planning Document
Role and Subject	This Supplementary Planning Document will provide a framework and guide on the mix of housing required in Cornwall taking account of the changing and ageing nature of our population. It will support policy 6 of the Cornwall Local Plan: Strategic Policies, and as such will include guidance on housing for older people, student accommodation and self and custom build housing.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Scoping Report consultation: Winter 2016 Public consultation: Summer 2016 Adoption as SPD: Autumn 2016
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council and to be informed by public consultation including key stakeholders.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Cornwall Housing Strategy • Cornwall Strategic Housing Market Needs Assessment (SHMNA)

Profile 17: Mitigation Strategy for European Sites: Recreational Pressure from Residential Development Supplementary Planning Document

Title	Mitigation Strategy for European Sites: Recreational Pressure from Residential Development Supplementary Planning Document
Role and Subject	The Supplementary Planning Document is intended to provide guidance on the mitigation measures that will be required to safeguard European sites from adverse effects of increased recreational impacts associated with residential development. It will support policy 23a and policy 23 of the Cornwall Local Plan: Strategic Policies.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: Autumn 2016 Adoption as SPD: Spring 2017
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council and to be informed by public consultation including key stakeholders.
Key Documents in Evidence Base	<ul style="list-style-type: none"> • Visitor surveys of eight key sites identified through the Habitats Regulations Assessment and agreed with Natural England, to establish a baseline • Further surveys to assess the impact of increased residential development and visitor behaviour • Analysis of the designated interest features of the European Sites and potential pathways of impact

Profile 18: Open Space Standards Supplementary Planning Document

Title	Open Space Standards Supplementary Planning Document
Role and Subject	The SPD will provide guidance on open space requirements by identifying the amount and types of open space needed in a given locality and establishing the policies required to deliver the standards successfully. Work is underway on additional locations using the same methodology. This SPD will support policy 25 of the Local Plan: Strategic Policies document.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	The Open Space Strategy for the larger towns in Cornwall was adopted by Cabinet during July 2014, following a series of workshops, consultations and questionnaires and Portfolio Holder approval. Adoption as SPD: Autumn 2016
Arrangements for Production	The document has been prepared by the Open Space Team (now in Commissioning and Contracts Service).
Key Documents in the Evidence Base	As set out at: http://www.cornwall.gov.uk/environment-and-planning/parks-and-open-spaces/open-space-strategy-standards/

Profile 19: Renewable Energy Supplementary Planning Document

Title	Renewable Energy Supplementary Planning Document
Role and Subject	Provision of guidance to support the implementation of renewable energy-related policies within the Cornwall Local Plan.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation on An Assessment of the Landscape Sensitivity to On-Shore Wind Energy and Large-Scale Photovoltaic Development in Cornwall: November 2013. Public consultation on draft SPD: Winter 2014 / 2015. Adoption as SPD: Winter 2016 / 2017
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council in liaison with other services as necessary and appropriate. The community and other stakeholders will be involved throughout the process of production of the SPD.
Key Documents in the Evidence Base	The following documents will contribute to the development of the SPD. This list is not exhaustive. <ul style="list-style-type: none"> • An Assessment of the Sensitivity of the Landscape to Onshore Wind Energy and Large Scale Solar Photovoltaic Development in Cornwall. • Renewable Energy Planning Guidelines: <ul style="list-style-type: none"> ○ <50kW solar photovoltaic and solar thermal ○ >50kW solar photovoltaic arrays ○ Onshore wind ○ Anaerobic Digestion ○ Hydropower ○ Biomass ○ Heat Pumps ○ Deep Geothermal ○ Advanced Energy from Waste

Profile 20: Residential Outdoor Space Standards Supplementary Planning Document

Title	Residential Outdoor Space Standards Supplementary Planning Document
Role and Subject	This document will set the minimum performance and space standards expected in planning applications for residential curtilages. The SPD will not cover space inside the dwelling which will be covered by national guidance. It will support policy 14 of the Local Plan: Strategic Policies document.
Geographical Coverage	Cornwall
Status	Supplementary Plan Document
Chain of Conformity	Cornwall Local Plan: Strategic Policies
Key Milestones	Public consultation: Autumn 2016 Adoption as SPD: Winter 2016
Arrangements for Production	To be prepared by the Strategy, Economy, Enterprise and Environment Service of Cornwall Council and to be informed by public consultation including key stakeholders.
Key Documents in the Evidence Base	<ul style="list-style-type: none"> • Building regulations • Lifetime Homes Standard • Wheelchair Housing standards

Further Information

If you require any further information or clarification about the Cornwall Local Development Framework, or wish to obtain additional copies of this document, you can:

Visit the Council's website: www.cornwall.gov.uk; or

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