The Cornwall Local Plan and Status of the St Sampson Parish Neighbourhood Development Plan.

1. **The New Cornwall Local Plan**

Cornwall Council has started work on developing a new Local Plan "Cornwall Local Plan 2050". Information on the creation of this Plan is available at: https://www.cornwall.gov.uk/planning-and-building-control/cornwall-local-plan-2050/. It is planned that the new Plan will be published in 2029.

A formal 6 week consultation, running between 5 October and 16 November 2026, has been set up by Cornwall Council on issues to be covered by the Plan. This is described at https://letstalk.cornwall.gov.uk/cornwall-local-plan-scoping-consultation. The consultation page includes links to current documents setting out the principles behind the development of the Plan. The documents (there are twelve of them) each include questions that can be responded to in a questionnaire available from the consultation web page. Input to the scoping consultation can be made by both organisations and individuals.

St Sampson Parish Council will consider the questions in the consultation documents, and provide a response to those that may have implications within the Parish. Parishioners who have comments to make may do this themselves, or pass comments to clerk@stsampsonparishcouncil.gov.uk for the Parish Council to consider for incorporation in our response.

2. **Impact of the New Cornwall Local Plan on the St Sampson Neighbourhood Development Plan**

The Neighbourhood Development Plan (NDP) for St Sampson Parish was developed after a period of consultation between 2015 and 2020, and was published in 2021.

The housing policies set out in the Cornwall Local Plan are now out of date due to changes in government housing policy and targets. The 2024 National Planning Policy Framework established a 'presumption in favour of sustainable development' and set a housing need for Cornwall of 4,421 homes instead of the 2,707 figure in the current Cornwall Local Plan.

This has the effect that the housing policies in most NDPs are considered out of date. A small number of NDPs in Cornwall currently remain valid for Planning Purposes, because they identified specific sites for development. However, these NDPs remain valid only for a period of 5 years from the date they were made.

As a result, the statements relating to Housing Development in the St Sampson NDP only have limited weight in the planning decision process. They still have some relevance and may be quoted in relation to planning applications, but Planning Officers are able to disregard any specific constraints. Development in our area remain constrained by the guidance on development within National Landscapes (AONBs).

NDPs cannot be updated until the new Cornwall Plan is finalised. In the meantime, the Parish has the option of developing a Neighbourhood Priorities Statement (NPS).

Neighbourhood Priorities Statements were introduced by The Levelling-Up and Regeneration Act 2023 as a simpler alternative to neighbourhood plans, setting out local priorities for growth, change and investment over the longer term.

Producing an NPS is optional. The process involves a local consultation process similar to the one carried out for the NDP. Statements in the NPS that meet specified requirements will be published by Cornwall Council and are legally required to be taken into account when the new Cornwall Local Plan is produced. An NPS would have no impact in relation to individual planning applications.

The Parish Council has examined the potential benefits of producing an NPS. Examining the small number of NPS already produced, it is clear that there is a benefit for communities that actively want to expand and attract new services. For example, defining areas offered for substantial new build housing and requesting new schools, surgeries, bus services etc. The draft NPS for Lostwithiel Town Council is an excellent example of this.

The Vision and Objectives for St Sampson Parish set out in the NDP remain valid. The Parish Council has not identified any new priorities that might benefit from being set out in an NPS. As the NPS would also not have any impact on the Planning Process, the Parish Council has concluded that currently the complexity and cost involved in creating an NPS cannot be justified.

For those of you wanting more information on this issue, here are links to the key topics:

Neighbourhood Priorities Statements in Cornwall

https://www.cornwall.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-priorities-statements-pilot/

Guidance on Development in National Landscapes

https://national-landscapes.files.svdcdn.com/production/assets/images/Documents/Briefings/BRIEFING-20260501-Housing-in-NLs.pdf?dm=1777708090

Lostwithiel draft Neighbourhood Priorities Statement

https://www.lostwithieltowncouncil.gov.uk/nps.php