**PADSTOW TOWN COUNCIL: TUESDAY 25 FEBRUARY 2025**

## AGENDA ITEM 12: Future Cornwall Local Plan – "Call For Sites"

### 1. Overview

1.1 Following the introduction of Government's new National Planning Policy Framework (NPPF), Cornwall Council are preparing to develop a new Local Plan. This is expected to take 3-4 years.

1.2 In addition, Government published a standard housing method alongside the NPPF which, in short, means CC must now plan for 4,421 homes in Cornwall, instead of the 2,707 that had been planned for under the current Local Plan.

1.3 CC has published an Interim Policy Position Statement which it has been consulting on. This was taken to the Planning Committee meeting on 11 February 2025 were it was resolved not to respond.

### 2. "Call For Sites"

2.1 To assist in the development of the new local plan, CC is seeking to understanding what land may be available for development now and in the future across Cornwall in order to meet the new housing targets.

2.2 CC have been running a "call for sites" for a year. A map of the sites put forward for Padstow Parish will be emailed to members to view in order to consider the following questions which CC are now asking all town and parish councils to consider:

i) Whether the sites submitted through the call for sites have potential to come forward in the next 3 years;

ii) Whether there any sites shown that could come forward ahead of the next Neighbourhood Plan or the next Local Plan with the Town Council's support;

iii) If there are any particular risks or issues that may impede deliverability of individual sites shown on the map that should be flagged; and

iv) If they can identify land which has not yet been put forward to the call for sites.

2.3 Deadline for comments **is 19 March 2025.**

### 3. Impact on Neighbourhood Development Plans (NDPs)

3.1 A consequence of the increase in Cornwall's housing quota is that housing delivery policies in made plans that are older than 5 years will now be considered to be out of date. This means that all housing delivery policies, including development boundaries, green gaps, and other policies that restrict housing growth will be afforded low, or no weight in planning decisions and the presumption in favour of sustainable development will apply instead.

3.2 The Padstow Parish NDP is less than 5 years old, however it is not possible to say that this means Padstow is unaffected. The revised housing target means that currently housing is not being delivered at the Cornwall level, as a consequence all area quotas will need to be reassessed with past over delivery not a protection.

3.3 Beyond responding to the "call for sites", there is nothing for the Town Council to do at this stage in response to the changing landscape of NDPs as CC are still seeking clarification on a number of points. However, Council may wish to remain abreast of the changes and their impact. A suggestion is that a standing item be placed on the Planning Committee agenda to receive updates as they develop.

**4. Considerations**

4.1 Does Council wish to respond to CC's "call for sites" as outlined in 2.2 above and if so how does it wish to do so? Does it wish to delegate a response to the Town Clerk in consultation with appointed Councillors, a suggestion is this could be 3 members drawn from the former NDP Working Group.

4.2 Is Council satisfied that a standing item be placed on the Planning Committee agenda to receive updates on the changing landscape of Neighbourhood Development Plans?