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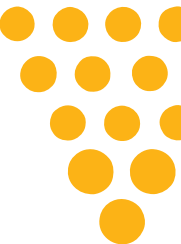
Welcome to our NEW LOOK Summer 2023 Planning news

We hope you like our new format and our 'What's inside' content list works to bring you the items you want to read. If you've any comments for feedback for the newsletter team, please contact us at positiveplanning@cornwall.gov.uk

This newsletter has been prepared by the Planning and Housing Service and Cornwall Local Planning Authority to bring you the latest updates on local and national planning-related issues. Information on our working practices, such as Planning Committee arrangements, and other planning information can be found by searching for a topic on our [website](#) or try our Planning chatbot. Our planning advice and guidance webpages are a good place to start if you know your topic:

- [Planning advice and guidance- Cornwall Council](#)
- [General planning advice and guidance- Cornwall Council](#)

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New Chief Planning Officer's Advice Note: Providing Homes



The Council has produced a new [Advice Note on Providing Homes](#). It sets out all the ways that the Local Planning Authority can support the provision of new homes. It puts all of the content in one place to aid planners and those working on schemes.

The note also includes guidance for dealing with applications for new affordable homes where these may not comply with the specific requirements of the local plan. For example, when the traditional model of exception site delivery will not deliver community aspirations. It is essential that the local community either lead on these schemes, or that they have had the opportunity to comment and that any material planning impacts identified have been made acceptable. The guidance doesn't change existing policy or approach to dealing with such planning applications. Each case will continue to be assessed on its own merits.

You can find all our Chief Planning Officer Advice Notes on our [Planning Policy Guidance](#) webpage.

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Climate Emergency DPD Policy SEC1: Sustainable Energy and Construction has introduced new energy standards

Cornwall Council is now implementing Climate Emergency DPD Policy SEC1 on Sustainable Energy and Construction. This applies to full applications received from 15th June 2023 and appearance reserved matters applications where the outline application was received from 15th June 2023.

For all new build homes this includes new net zero energy standards that are to be demonstrated by the applicant through an Energy Report and Energy Summary Tool which shows at a glance whether a proposal complies. There are also new water demand threshold and water reuse provisions.

For new major non-residential developments (1000m² or more), the policy requires BREEAM Excellent (based on a framework of sustainability credits) – or an alternative agreed prior to submission.

The policy also supports retrofitting existing development for energy efficiency and renewable energy, and seeks to limit the use of materials and waste in all schemes.

Guidance documents including on the implementation of the policy, transition arrangements, offsetting provisions and the Energy Summary Tools are available on the [Planning Policy Guidance](#) page. You can also check the submission requirements in the [Validation Guide](#).

Version 2.0 of the tools will be released in the next few weeks. These will be more user-friendly, accompanied by guidance and allow for SAP data to be used for bungalows and houses of any number of storeys (in schemes of up to 9 houses). Applications for flats and schemes of 10 more homes will continue to need to use PHPP data. The current version of the tools will be phased out over a period of 6 weeks from the date Version 2.0 of the tools is published.

If you have any questions, please email policysec1@cornwall.gov.uk

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New Travel Plan and Parking Standards

Advice for developers has been published: [Travel Plans- Cornwall Council](#). This supports the policies of the Cornwall Local plan (which already requires travel plans for major applications) and the provisions of the Climate Emergency Development Plan that was adopted in February 2023.

The Travel plan guidance sets out the thresholds for a travel plan and sets out under what circumstances a travel plan will be expected.

The parking standards guidance move away from maximum standards to expected standards with guidance on when it would be appropriate to deviate from the expected levels. This approach adheres to the “decide and provide” model of transport demand management used locally and nationally. The standards give flexibility to allow car free developments where circumstances are favourable, and provision for more parking than the expected levels where the case can be justified. Developers should justify any deviation from the expected standards by justifying the proposed provision/mixture of spaces using a number of factors and the consideration of specific attributes such as existing NP policy, provision of sustainable transport options in the area, availability of parking in the area, accessibility of the site, air quality levels, type of development and likely occupants.

Most of the parking thresholds are the same as previously with the following additions or changes:

- More detail on disabled parking provision by development type
- Increased cycle parking standards including the addition of standards for shower facilities to support those using active travel to access workplaces
- New standards for provision for electric vehicle charging
- Additional sections set out guidance on School Streets and Car Clubs.

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Historic Environment advice offer



Do you work with heritage assets and listed buildings? Do you have conservation projects or sites with archaeological potential? Are you keen to improve the thermal performance of historic buildings?

The Historic Environment Planning Team offers a 'Heritage Matters Only' pre-application service and can help with specialist advice and application submission guidance, all provided by our friendly team of officers. It's a flexible service and can be extended as your projects progress.

Further information is available from [Historic Environment and Planning- Cornwall Council](#) where there is also an updated section on energy efficiency and historic buildings.

Contact hep@cornwall.gov.uk if you would like to contact the Historic Environment Planning Team.

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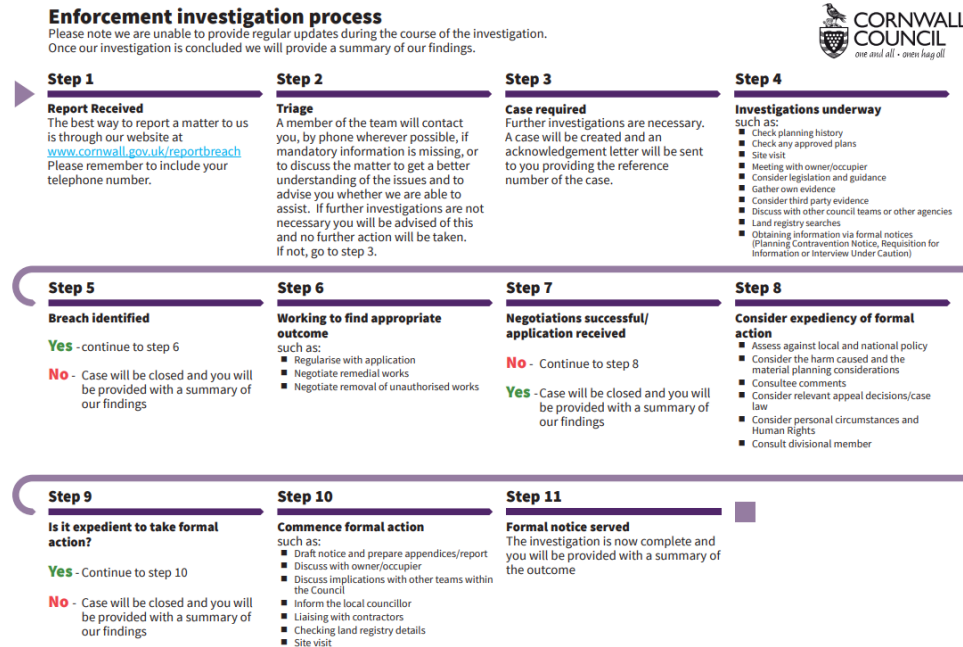
Help for local councils in receipt of enforcement queries

Cornwall Council's Planning Enforcement team have prepared a [short guide for local councils to help them when they receive enforcement-related queries](#). It sets out what the Council can do, can't do, possible outcomes and how long an investigation can take. Our [Enforcement Investigation flowchart](#) details the different steps which are part of the investigation process.

You can submit an enforcement complaint by completing our online form, available at [Report a breach of planning control- Cornwall Council](#).

More information is available on the Council's Planning Enforcement webpages at: [Planning enforcement- Cornwall Council](#)

The quarterly Planning Enforcement Report for 1 April – 30 June 2023 is now available on our website at: [Planning Enforcement activity reports- Cornwall Council](#)



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Unauthorised flyposting

Please be aware that unauthorised flyposting on both public and private property is a criminal offence and can result in fines being given out by the Magistrates Court or a fixed penalty notice up to £80 being issued by the Council or Police. We would request your assistance in advising local residents of this if you are approached for advice, in addition if you are aware of flyposting and can identify the perpetrator you can report this to the Council for investigation using the following links:

On Council maintained land and buildings: [Report graffiti/flyposting](#)

On Private land: [Planning enforcement report a breach – an advertisement is being displayed](#)

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CIL Funding – Round 3 update

The third round of CIL Funding was launched in April, seeking Expressions of Interest from constituted community groups, not-for-profit organisations and local councils for community infrastructure projects that would benefit children and young people.

We received 55 Expressions of Interest and 35 of these have been invited to the next stage. These projects are now working on developing full applications which need to be submitted by 20 October. Final decisions on which projects will be supported from this year's funding round will be announced late December or early January 2024.

We are starting to see completion of the first projects awarded CIL funding in 2022, including the 'Pathways and Play' project delivered by the Town Council in Helston ►, and the '9+ to Climb Activity' project delivered by the Parish Council in Perranarworthal ▼◀.



The current and previous years CIL funding focused on infrastructure that will benefit to children and young people. It is likely there will be no specific focus in next year's round, rather we will be seeking Expressions of Interest for any type of community infrastructure project. However, confirmation and details on this will be published in Spring 2024.

More information will be published on our website at www.cornwall.gov.uk/cil once decisions have been made and project applicants have been informed of the outcome of their applications.

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Infrastructure Funding Statement

The Infrastructure Funding Statement (IFS) is an annually produced report which sets out information about developer contributions received and spent in the previous financial year.

The IFS for 2022/23 is now being finalised and will soon be available to view at www.cornwall.gov.uk/developercontributions.

The latest IFS sets out how much Community Infrastructure Levy (CIL) and s106 money has been collected, allocated to and spent on projects, and remains held by Cornwall Council up to 31 March 2023. Some of the headline figures from 2022/23 activity include:

- £5.97m in CIL payments collected – double the amount collected in 2021/22.
- Over £1m of CIL was passed to Town and Parish Councils as Neighbourhood CIL payments (including payments to zone 5 parishes) – this is nearly double the amount given to local Councils in 2021/22.
- The value of new s106 agreements entered into during 2022/23 totalled just under £7m – an increase of around 70% on the previous year.
- £7.1m of s106 payments were received and £5.3m of s106 contributions spent on infrastructure – both figures around 15-18% lower than 2021/22.

More information on s106 contributions collected, allocated and spent, can be seen on our interactive story map at [Section 106 and Community Infrastructure Levy mapping \(arcgis.com\)](http://Section 106 and Community Infrastructure Levy mapping (arcgis.com)), along with information on projects that have been delivered with s106 and CIL funding.

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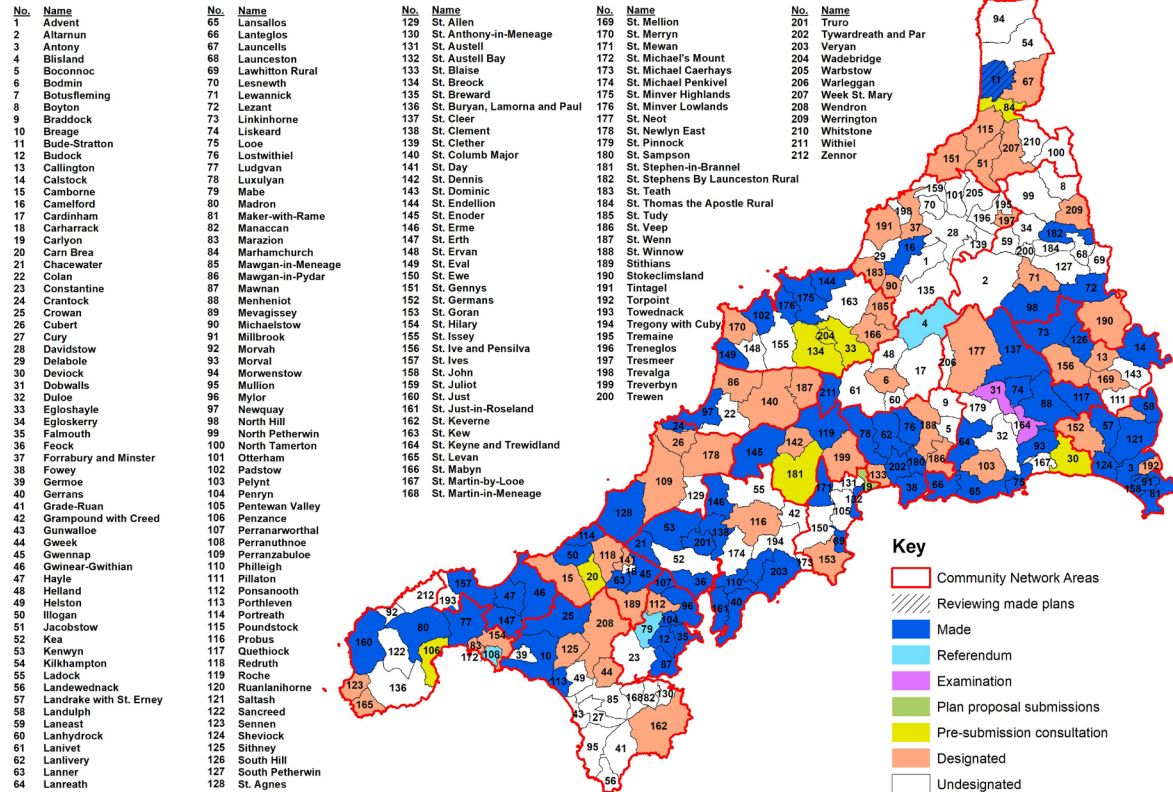
Hot off the Press – Applying for Funding- The Department for Levelling Up, Housing and Communities (DLUHC) has confirmed that funding has been made available for the full continuation of the Neighbourhood Planning Support Programme run by Locality on behalf of DLUHC for a further year, 2023-2024.

Applications for both grants and Technical Support are now open. Please note that grants will need to be spent by the end of March 2024 and you should apply for activity that can be delivered by this date.

Previously submitted applications for Technical Support will now also be processed by DLUHC. For more information on how to apply, please see the Locality website.

Neighbourhood Planning Newsletters- We publish these on our News and Updates- Cornwall Council webpage, and the July 2023 edition is now available.

Neighbourhood planning activity map June 2023



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Strategic Developments and Policy\23_001

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Cornwall Monitoring Report 2022-2023

The Cornwall Monitoring report has now been updated and published for 2022-2023. Cornwall Housing Trajectory 2023 sets out the progress made towards delivering the Local Plan Housing requirement.

- [Cornwall Housing Implementation Strategy 2023](#)
- [Appendix 1 Cornwall Housing Trajectory 2023](#)
- [Appendix 2 Summary Trajectories 2023](#)

Five Year Housing Land Supply Statement 2023: The results for the year ending 31 March 2023 are now available. This shows that Cornwall Council is able to demonstrate a 6.6 year supply of land for housing.

- [Cornwall Five Year Housing Land Supply Statement 2023](#)

Supporting documents

- [Appendix 3 Summary Trajectory Lead in Times and Delivery Rates Methodology](#)
- [Appendix 4 Deliverable outline permissions](#)

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Planning Agents events

Our next Planning Agents Forum event will be held in the morning of 31 October 2023. It will include the usual Development Management and Policy updates as well as a more detailed look at other topics that may include: Government consultations and planning changes coming through the Levelling Up and Regeneration Bill, Climate Emergency DPD and Sustainable Construction Policy SEC1, Local Plan call for sites, design coding, air quality. The programme is being finalised and of course depends on the latest news from Government.

Invitations will be sent to our Agent event subscribers nearer the date. All presentations are available on our [Planning Agents Forum](#) webpage.

If you have suggestions for topics or training on future forums, then please email them to positiveplanning@cornwall.gov.uk

We publicise our events for agents on our website but if you'd like to join our subscriber list of agents who receive invites/notifications direct by email, then please contact positiveplanning@cornwall.gov.uk to arrange this.

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Local Council Planning Summer event

We offer Local Council Planning Induction Training events following local elections in Cornwall. These were last held in June 2021 so we also hold planning refresher training sessions at around 2 year intervals. Our summer training event was held on 11 July and had over 90 local councillors attending. For those who couldn't attend, the presentations from this latest planning refresher training are:

[National, local and neighbourhood planning policy](#)

[Development Management](#)

[Getting involved](#)

[Planning Enforcement](#)

[Appeals](#)

All our presentations are available on our [Local Council Planning Training](#) webpage.

If you have any requests for our Autumn session for Local Councils, please send your suggestions to positiveplanning@cornwall.gov.uk

Local Council planning training

All planning training resources are now on the same training webpage: [Local Council Planning Training- Cornwall Council](#).

This includes:

Presentations from our planning training topics for local councils 2020-2023

Single topic training videos- You can find these training videos for local councils. These are uploaded to YouTube and are available for clerks and councillors to use for themselves and for training others on the '[More Training resources](#)' section on this page, such as Enforcement and Appeals videos.

[Day in the life of a planning application: online resource covering the planning process end-to-end with links to resources and CC webpages](#)

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Pre applications and confidentiality

Pre applications are a discretionary service, there will be a fee payable, and they are led by the applicant/agent.

We advise pre applications should be submitted if you know planning permission is required for proposed works and you are seeking advice/guidance prior to the submission of a formal application. Please note there are certain descriptions/proposals that we would not accept through this process.

Proposals should relate to one development proposal in respect of the site. We will not accept multiple options for development under a single pre-application enquiry.

Advice given to a pre-application enquiry relates to the merits of the proposal and planning material considerations only.

Please remember that all pre applications will be publicly available unless the confidential/commercially sensitive form is completed. The reason provided for confidentiality will be checked at the validation stage, it may be questioned and we may request amendments.

If you wish for the enquiry to be dealt with confidentially, it will be necessary to submit a completed checklist setting out why your pre-application enquiry should not be publicly viewable. The completed checklist will be reviewed and a final decision made by the Council as to whether sufficient justification has been provided to deal with the enquiry confidentially.

Please be aware that if we receive requests to disclose information under the Freedom of Information Act (FOI) or the Environmental Information Regulations (EIR), we may have to provide this information unless the information is exempt. We will only withhold information if the information falls under one of the exemptions (FOI) or exceptions (EIR) set out within the relevant legislation.

You can request some consultees through the pre application process, but these are limited due to the timescales involved and the capacity of some teams. Payment for any additional consultees will be required prior to validation.

The pre application process takes 30 working days from validation (the date we have received the form, plans and fee), this can take longer during busy periods.

If the level of service you have requested includes a telephone/Teams call or unaccompanied site visit, then this should be provided within the 30 working days before the determination date, if there are delays then the agent/applicant should be contacted direct, or you can contact the validation officer to receive an update.

You can find more information at: [Pre-application advice- Cornwall Council](#)

If you have any questions regarding the pre app procedures and fees the validating staff dealing with these queries are happy to help. You can contact them at planning@cornwall.gov.uk or by calling 01872 322222 and ask for Karen Udy or Lynda Rackham-Godbold.

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Validation Team Update

On the 1 April Planning published its up-to-date Validation Guide including local list of requirements. This document can be found on our website here: [Make a planning application- Cornwall Council](#) under the heading 'Guidance'.

The document sets out information which is required to accompany planning applications, without this published local list we would not be able to request the information.

The document has been developed following a period of consultation which included internal and external consultees, parish and town councils, local members, applicants and agents and internal officers from Development Management and Planning Policy.

Over 50% of applications received are invalid on receipt due to missing or incorrect information. We hope that this new guide will increase the number of applications which are valid on receipt.

The new guide has:

- **A better format** – the new guide is broken down into application types which means users of the guide will not have to look through information which is not relevant. It also means the guide can be used as a checklist and we would encourage agents to do this.
- **More guidance** – helping applicants and agents know when information is required and what information is required.
- **Advanced guidance** – the guide also includes new requirements emerging from the Climate Emergency DPD which will be implemented over the coming months.

It is important that planning and applicants/agents work together to try and reduce the number of invalid applications. By reducing invalid applications:

- validation officer time freed up to process new applications
- applications processed quicker which benefits applicants

More information about our top invalidity reasons can be found on the [Make a better application- Cornwall Council webpage](#).

The validation team are currently averaging at around 3 working days to validate planning applications. This is indicative of when most applications are validated, some applications may be processed earlier or later due to case officers front screening certain application types.

Invalid rates are still on the increase with missing information on plans being quite high on the list:

Two of the most common errors are the use of 'Do Not Scale' and 'Use Figured dimensions only' stated on plans. This wording implies the scale provided cannot be relied upon. It is a National requirement that the LPA can scale from the plans.

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The second most common error is missing scale bars, these are not only for validation purposes but they also aid consultees and interested parties when viewing plans electronically. Therefore please ensure all plans submitted have a scale bar.

Figure 1 shows the number of applications received and the number of invalid applications received per month between January and May this year. Between 56% and 67% are invalid each month. Figure 2 demonstrates the overall totals.

Figure 1

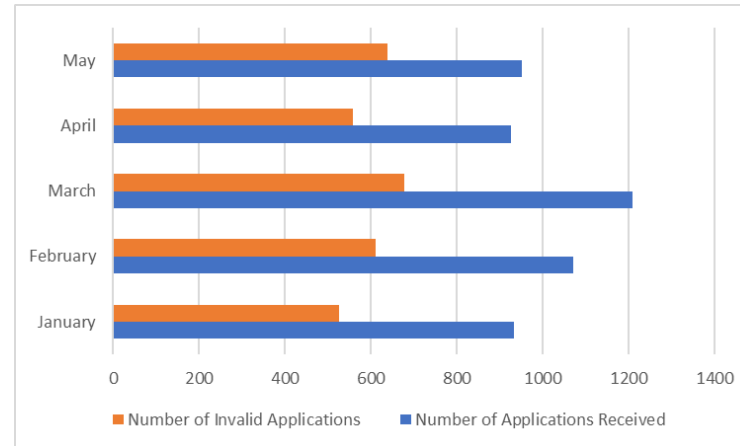
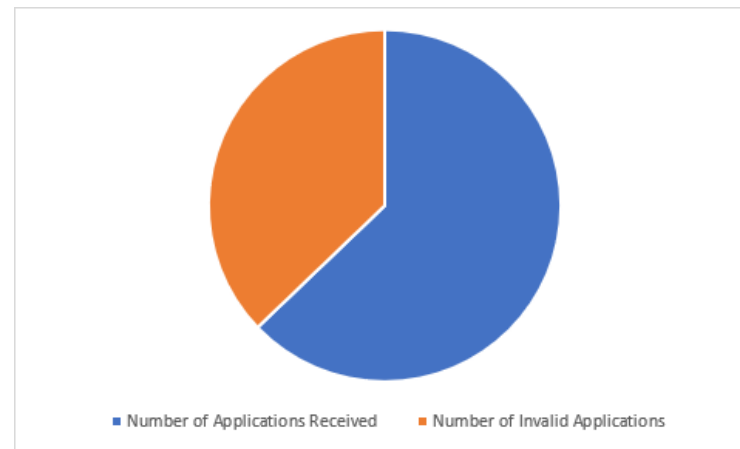


Figure 2



This has been reflected in our validation times which did increase to 12 working days at times. Not only this we have also seen the number of enquiries to the team increase and the number of invalid reasons per application increase some applications being submitted with minimal detail for example only form, fee and location plan.

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Our website has a wealth of guidance for planning applicants and agents. The agents area of our website <https://www.cornwall.gov.uk/planning-and-building-control/planning-agents-area/> is kept up to date with any significant updates you need to be aware of.

I hope you find the above information useful and your co-operation in reducing the number of invalid applications received is appreciated. If you have any feedback or queries about the above email then please email Sam Hunkin – Validation Team Leader at planning@cornwall.gov.uk

[Validation updates- Cornwall Council](#)

[Make a planning application- Cornwall Council](#)

Cornwall Homechoice Scheme Review



The Cornwall Homechoice Scheme is a common housing register where local households can register and apply for affordable homes owned and managed by the Council and its Partners. The Cornwall Homechoice Partnership are clear that applicants should have an open, simple and transparent route to apply and bid for affordable homes; that applicants can exercise a degree of choice; that there will be appropriate advice and guidance available on alternative housing options and that available homes are better matched to applicants in housing need.

We are currently reviewing Homechoice. [Tell us about your experience of using it to find a home for yourself or a client you support](#) and help to improve the system. We're also very happy to hear from anyone who has an interest in social homes in Cornwall.

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Public Rights of Way Update

Our Countryside Access Team have an over-arching statutory duty to assert and protect our Public Rights of Way (PRoW) enabling people to enjoy our green and blue spaces, whilst preserving our national heritage. Did you know that Cornwall has one of the largest networks of PRoW in the UK? More than 4,500km of paths recorded, with another estimated 3,500 paths yet to be recorded.

The Definitive Map is the legal record of all public rights of way and is conclusive evidence in law of their existence. We work constantly with our user groups, town and parish councils, land owners and other partners to keep the network open and available for our communities to enjoy whilst walking, cycling, horse-riding, carriage driving and even (on certain routes) driving a motor propelled vehicle!

Using our statutory duties, and some discretionary powers, paths can be created, improved, diverted and on rare occasions, removed, enabling us to enhance the public network. This area of work is known as Public Path Orders (PPO).

Often the easiest way to deal with a PPO is at the planning stage, using the Town and Country Planning Act 1990. It would assist us if all applications are accompanied by a development that includes the legal lines of PROW (not necessarily the path used on the ground).

Due to the backlog of PPOs currently in the system, we have placed a moratorium on all new PPO applications until 1 April 2024, to enable us to both deal with our current backlog and implement new systems to help us improve our service delivery.

Exceptions to the moratorium will be where:

- The Public Path Order would enable the delivery of Major Development or affordable-led housing schemes where planning permission has already been granted, or a planning application has been made to the Local Planning Authority
- The Public Path Order would improve public safety. For example, diversions or extinguishments for schools, rail crossings or for the purpose of crime prevention.

If you have any questions, please contact us at countrysideaccess@cornwall.gov.uk

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Top tips for using the Online Planning Register

[Online Planning Register](#) – Searching By Parish: When using the online planning register to search for all planning applications within a Parish please use the advanced search option:

Click advanced on the tab



[Home Page /](#)

Online planning register

[Search](#) [My Profile](#) [Login](#)

Planning – Applications Search

[Help with this page](#)

Search for Planning Applications, Appeals and Enforcements by matching at least one search option in the form below.

[Simple](#) **[Advanced](#)** [Weekly/Monthly Lists](#) [Property](#) [Map](#)

Applications [Appeals](#) [Enforcements](#)

Reference Numbers

Application Reference:
 Planning Portal Reference:
 Alternative Reference:

Application Details

Description Keyword:
 Applicant Name:
 Application Type:
 Ward:
Parish:
 Conservation Area:
 Agent:

The advanced search has greater functionality and allows to filter by status and between dates.

The simple search should not be used to search for all applications within a parish. Using the simple search when putting in an address or location will only search for what appears within the application address and the parish name may not always appear within the address given by the Address Management Team. Simple searches are really useful if you know the reference of what you are looking for or the name of a property.

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Online measuring tool: Did you know you can measure plans on the [online planning register](#) to find out the size of developments.

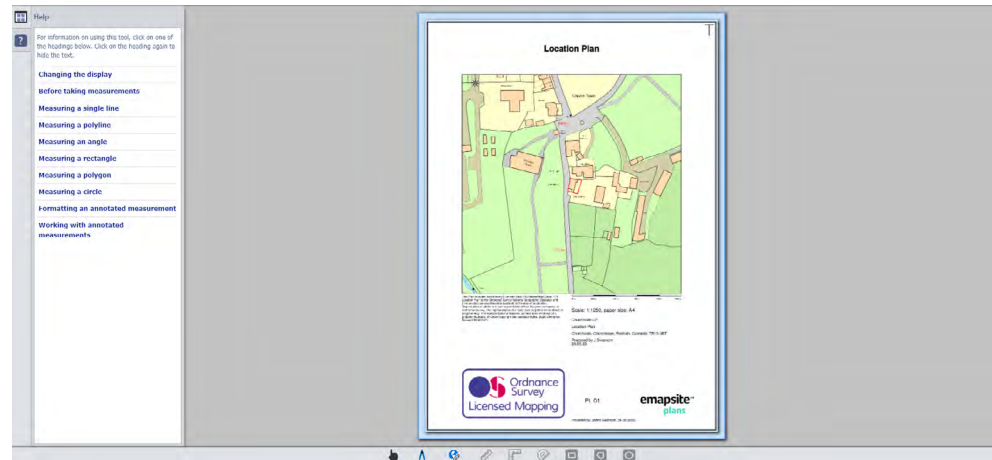
Simply go to the Documents Tab and click on the “Measure” Icon

Details Comments (1) Constraints (24) Documents (3) Map Related Cases (1)

Filter By: Document Type Document Type: Show All Apply

You can select up to 25 documents to download in one archive file at a time.

	Date Published	Document Type	Measure	Drawing Number	Description	View
<input type="checkbox"/>	25 Jan 2023	Correspondence Out			CL5DAZ - 5 DAY NOTICE REPLANTING COND	
<input type="checkbox"/>	03 Jan 2023	Application Form			EXCEPTION NOTICE FORM	
<input type="checkbox"/>	03 Jan 2023	Plan - Site Location			SITE LOCATION PLAN	



Make sure you set the page scale – this should be annotated on the plan, for example 1:1250 or 1:100 etc. Instructions on how to set this can be found on the “Before taking measurements” section on the left of the screen. Detailed instructions of all the functions are also provided on this section, allowing you to measure from plans.

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If you would like to receive notifications and a link to these newsletters when they are published, please contact us at positiveplanning@cornwall.gov.uk.

Useful links

Quick links to pages on our website you may find useful:

[Contact us](#) including the latest map for the area planning teams

[What's new in Planning](#)

[Online Planning Register](#)

[Planning Agents Area](#)

[Planning Agents Forums](#)

[Planning Committees](#) – link to main Committees webpage

[Neighbourhood Development Plans](#)

[Day in the Life of a planning application](#)

[Role of Local Councils in Planning](#)

[Local Council Planning Conferences](#)

[Planning Enforcement](#) (including the latest [quarterly activity reports](#))

[Community Area Partnerships- Cornwall Council](#)

We're always looking for ways to improve our communications with you so if you have any feedback on this newsletter, we'd love to hear it. Please send any comments to positiveplanning@cornwall.gov.uk

July 2023

www.cornwall.gov.uk