

Neighbourhood Planning

Update • July 2019

Quick links

- [Current Consultations](#) • [Government Legislation](#)
- [Toolkit and guide notes](#) • [Other Information](#)
- [Town, Parish & City Council Online Mapping](#)



Welcome to the Neighbourhood Planning e-bulletin for July 2019

This month, four plans have been formally submitted, another plan has been through examination and there are details on the next round of Neighbourhood Planning Surgeries being held in September.

There is an update on the Regulations for the Community Infrastructure Levy and new and updated guidance notes available on the toolkit.

Neighbourhood Planning Team

www.cornwall.gov.uk

Neighbourhood Planning Surgeries

The next round of Neighbourhood Planning surgeries will be held in September. This will provide Steering Groups with an opportunity to speak to Neighbourhood Planning officers about any queries and be provided with some guidance on the development of their plan.

Each steering group can book a 45 minute slot, which will need to be booked in advance. There will be an opportunity to speak to officers from other services within Cornwall Council if you book well in advance, and subject to officer availability.

If you are interested in attending one of the surgeries please e-mail the Neighbourhood Planning Team at Neighbourhoodplanning@cornwall.gov.uk.

The next round of surgeries will be held on the following dates, between 9am and 4pm:

- Friday 13th September- Dolcoath Offices, Camborne
- Monday 2nd September - Pydar House, Truro
- Friday 6th September - Penwinnick House, St Austell
- Friday 13th September - Chy Trevail, Bodmin
- Friday 6th September - Luxstowe House, Liskeard
- Wednesday 11th September - St John's Hall, Penzance

Neighbourhood Planning in Cornwall

132

Town and Parish Councils submitted Designation Applications

120

Designated Areas

This includes 5 cluster Neighbourhood Plans where two or more parishes are working together.

47

Pre-Submission Consultations held

St Eval, Quethiock, Roseland Peninsula, St Ives, St Cleer, Bude-Stratton, St Minver Parishes, Rame Peninsula, Roche, Mevagissey, Gwinear-Gwithian, Feock, Withiel, North Hill, South Hill, St Erth, Liskeard, Falmouth, Lanlivery, Lanreath, St Mewan, Crantock, Hayle, Landrake and St Erney, Newquay, Lanner, Wadebridge with Egloshayle and St Breock, Illogan, Lostwithiel, Luxulyan, Polperro and Lansallos, St Agnes, Landulph, St Stephens by Launceston, Gwennap, Crowan, Chacewater, St Erme, Fowey, St Enoder, Looe, St Cleer, Ludgvan, Lezant, St Clement, St Endellion, Camelford

Designations:

From the 1st October 2016, local authorities no longer need to publish designation applications and consult people who live, work or carry out business in the area as long as the application is in conformity with the parish boundary as set out in the Neighbourhood Planning Regulations 2012/16 5A (3).

Cornwall Council will continue to consult statutory organisations when designation applications are submitted. A report will be collated providing initial information and guidance from these organisations to support town or parish councils during the early stages of developing their Neighbourhood Plan.

[Mabe](#) Parish Council have designated their Neighbourhood Area.

Strategic Environmental Assessment Screening (SEA):

[Lanteglos by Fowey NDP](#) is currently being screened for SEA.

42

Plan Proposals Submitted

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Bude-Stratton, Roche, Rame Peninsula, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Mevagissey, St Erth, Withiel, Liskeard, St Mewan, Crantock, Hayle, Lanlivery, Landrake with St Erney, Newquay, Lanner, Polperro and Lansallos, Illogan, Lostwithiel, St Agnes, Chacewater, Luxulyan, Landulph, Crowan, St Stephen by Launceston, Fowey, Gwennap, St Erme, St Enoder, Lezant, Ludgvan, Falmouth, St Clement

34

Examinations held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, St Minver Parishes, Roche, Bude-Stratton, Rame Peninsula, Gwinear – Gwithian, North Hill, Lanreath, South Hill, Feock, Withiel, St Mewan, Mevagissey, Crantock, Hayle, St Erth, Liskeard, Landrake with St Erney, Lanlivery, Polperro and Lansallos, Lanner, Lostwithiel, Illogan, Newquay, Landulph, St Agnes, Luxulyan, Crowan, Chacewater, St Erme

28

Referendums held

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro & Kenwyn, Bude–Stratton, Rame Peninsula, Withiel, St Mewan, Crantock, Hayle, St Erth, Mevagissey, Liskeard, Landrake with St Erney, Lanlivery,

Made Plans

St Eval, Quethiock, Roseland Peninsula, St Ives, Truro and Kenwyn, Bude – Stratton, Rame Peninsula, Roche, St Minver Parishes, Gwinear-Gwithian, North Hill, South Hill, Lanreath, Feock, Withiel, St Mewan, Crantock, Hayle, St Erth, Mevagissey, Liskeard, Landrake with St Erney, Lanlivery, Polperro & Lansallos, Lostwithiel, Lanner, Newquay, Illogan

For more information or if you would like to contact us please email the [Neighbourhood Planning Team](#).

Pre-Submission Consultation:

[Lanteglos by Fowey NDP](#) consultation runs until 30th August

[Saltash NDP](#) consultation runs until 14th August

Plan Proposals Statutory Consultation:

The [Lezant](#), [Ludgvan](#), [Falmouth](#) and [St Clement](#) NDP'S have been formally submitted and are currently going through a legal compliance check.

[St Ender NDP](#) six week statutory consultation ends on 1st August 2019

Examination:

[Gwennap NDP](#) is currently at examination. The independent examiner appointed is Liz Beth.

[Fowey NDP](#) is currently at examination. The independent examiner appointed is Deborah McCann

[St Stephen by Launceston Rural NDP](#) is currently at examination and the independent Examiner is Martin Lee

[Chacewater NDP](#) is currently out to a statutory consultation on the proposed alternative modifications following the examination of the plan until 22nd

Referendum:

[St Erme NDP](#) examination is complete. The Referendum is currently being organised.

The [Crowan](#) NDP Referendum will be held on 22nd August 2019.

The [St Agnes](#), [Luxulyan](#) and [Landulph](#) NDP Referendums will be held on 8th August 2019.

Made Neighbourhood Plans:

No further plans have been made

Neighbourhood Planning Toolkit links

- [Neighbourhood Planning in Cornwall](#)
- [Neighbourhood Development Plan Proposals](#)
- [Neighbourhood Planning Examinations and Referendums](#)
- [Neighbourhood Planning Guide Notes and Template](#)

Toolkit and Guidance Notes

We have a number of [guidance notes](#) available on the toolkit. The following guidance has been updated:

- [Pre-submission Consultation](#)
- [Dark Night Sky Guidance](#) – new
- [Sustainability Check guidance and report template](#) – new word document
- [Project Plan template](#) – updated excel document
- [Climate Change](#)
- [Environment – Understanding the environmental baseline and plan context](#)
- [Transport and Connecting to your Parish](#)
- [Do we need to review our Neighbourhood Development Plan](#)
- [How to get the most out of your Neighbourhood Plan](#) – appendix 1 added
- [Funding and Support](#) includes updates on Locality funding
- [What can Neighbourhood Plans do – Topics Analysis](#)

Government Legislation

Changes to the CIL Regulations are coming into force

Changes to the CIL Regulations were formally approved by Government earlier this month, with changes coming into force on 1 September 2019. The headline changes are:

- The removal of the existing pooling restriction (Regulation 123) that limits the number of developer contributions that can be used towards a single piece of infrastructure, i.e., the maximum of 5 has now been removed. The changes also mean that CIL and s106 money can now both be used on the same item of infrastructure.
- Introduction of an annual Infrastructure Funding Statement which Sets out how much CIL and s106 is collected, how much is spent and what it is spent on. The first annual report would be due December 2020.
- Removal of disproportionate penalties that particularly affect smaller developers and householders that do not follow procedures correctly.
- Authorities can collect a fee towards monitoring developer contributions.
- The Regulations now only require one round of consultation before adopting or reviewing a CIL Charging Schedule, rather

Useful web links

- [My Community](#)
- [Neighbourhood Planning Bill](#)
- [Cornwall Local Plan](#)
- [Neighbourhood Planning Roadmap Guide](#)
- [Neighbourhood Planning Regulations](#)
- [National Planning Policy Framework](#)
- [Upfront bulletin](#)
- [Cornwall Community Network Area](#)

than two.

- The procedure for a charging authority proposing to cease charging CIL has been made more robust.

The signed regulations are not available online yet, but are the same as the draft published on the legislation.gov.uk website in [June](#).

Other Information

Locality Funding Update

The [Locality funding programme](#) has reopened to grant applications and there is a new grant fund available. You can apply for three types of grant funding if you are preparing a neighbourhood plan and they are:

- Basic grant
- Additional grant
- Affordable housing for sale grant

In addition to the grant funding, you can also apply for technical support in the same application. The Affordable Housing for sale grant is a new element to the programme being run as a pilot scheme that is available during 2019-20 in the first instance.

If you are wishing to bring forward affordable housing for sale you may be eligible for further grant funding of up to £10,000 to help develop these ideas. If you are considering allocating sites for affordable housing for sale or you are at an early stage in the Neighbourhood Planning process and are looking at the housing need in the parish please speak to the Council's Neighbourhood Planning Team before submitting an expression of Interest.

We can provide advice and guidance working with the Council's Affordable Housing Team to support you when looking at the different options when considering applying to the grant fund.