Information Classification: PUBLIC

CORNWALL COUNCIL

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Neighbourhood Priority Statements

Housing – September 2026

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Housing - Content

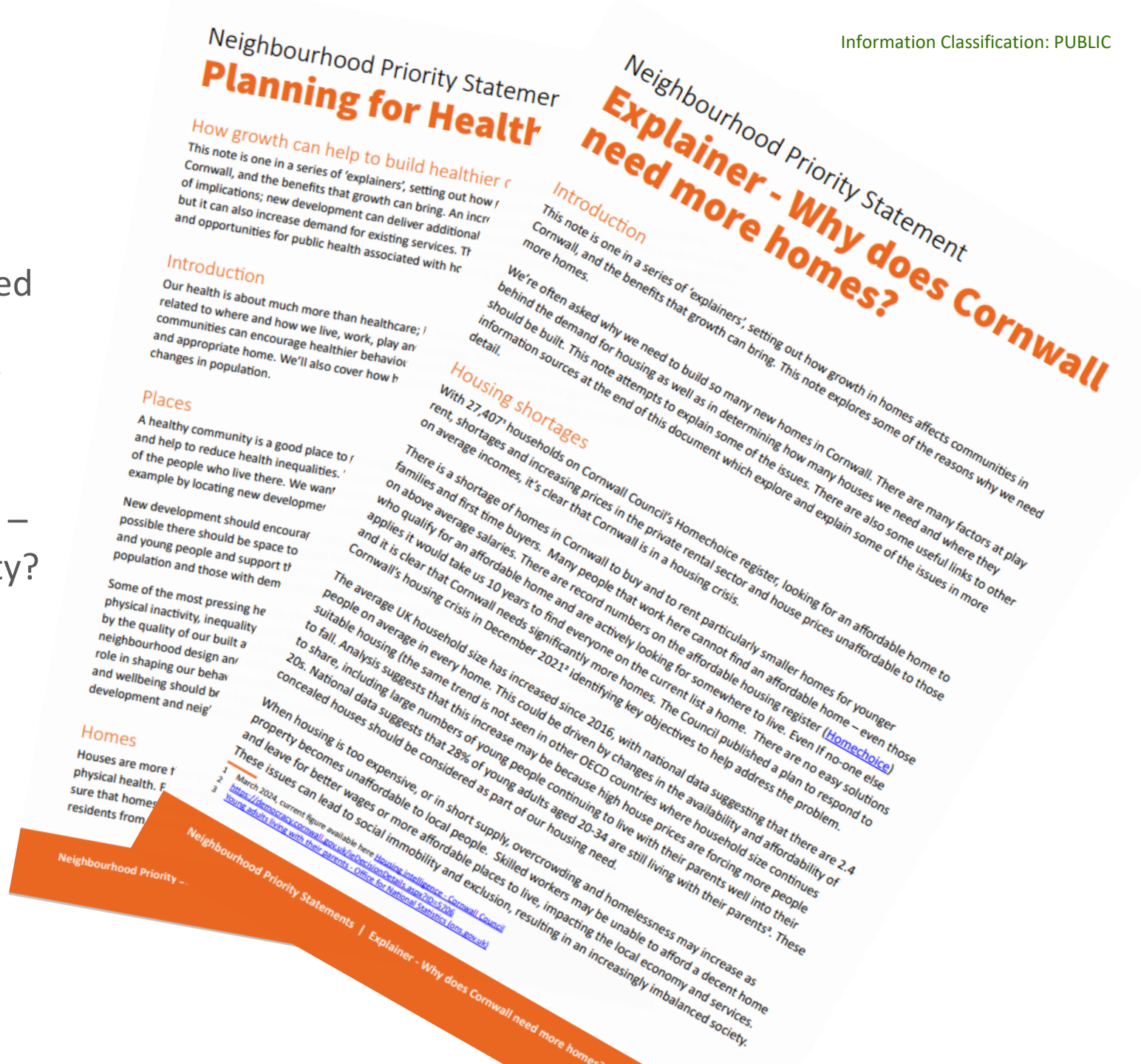
1. Housing
2. Data
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    1. Call for sites
    2. Sustainable locations
    3. Protected locations / preferred locations for development
5. Types of homes
6. Design
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Housing Overview

- Next Local Plan may run to 2050
- Significant need for new homes
- Explainer: Why does Cornwall Need More Homes
- NPS should not identify a housing number; but should seek to understand housing need
- Identify principles for new homes – what will improve your community?



Data and Evidence

- Housing requirement has jumped from 2707 under the current local plan to 4421 under the new standard method (an increase of more than 60%).
- New Local Plan will require us to plan to meet the new requirement.
- Current housing policies are out of date – presumption in favour of sustainable development applies across most of Cornwall.
- Most places will see housing growth



Data and Evidence

- Number and type of new homes delivered
- Commitments – homes with permission but not yet built
- Affordable housing data – demand / stock / type and size needed
- Private rental prices and availability
- House prices and trends – how affordable are homes to local people
- Demographic profiles – is there a greater need for certain types of home
- Short term rentals / Holiday lets / Second homes
- Local experience – loss of services? Ageing population?
- Feedback from survey and other community engagement



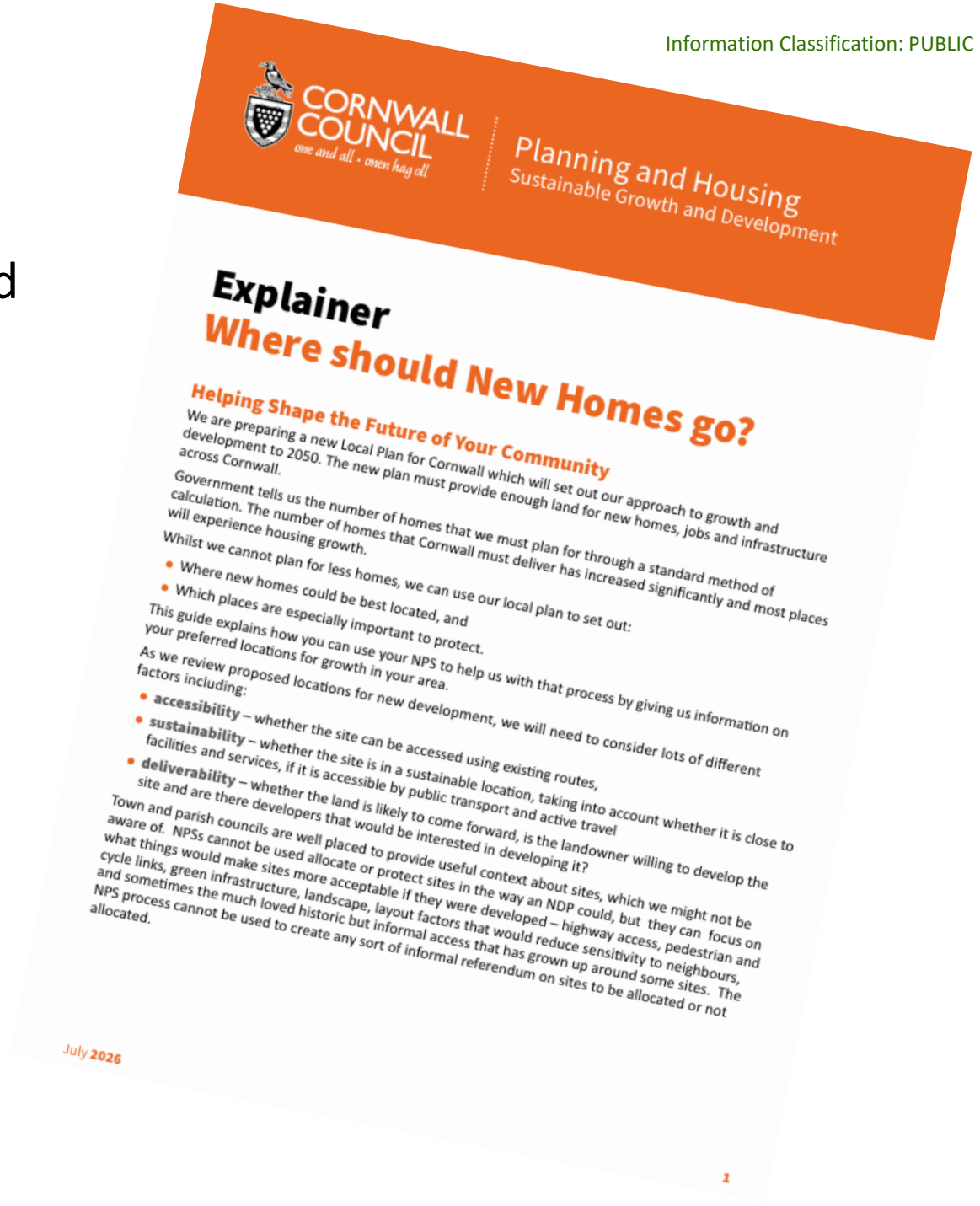
The Benefits of new homes

- Affordable homes for local people
- Homes that meet the needs of older people
- Well-designed development that enhances place
- More residents to support existing local businesses and services such as schools, public transport, local shops, pubs etc.
- More residents may encourage new businesses or facilities too
- A more diverse or balanced community
- Investment in infrastructure – foot and cycle paths, play spaces
- Delivery of community facilities – public space, green infrastructure, sport facilities
- Jobs during the construction phase
- More residents paying Council Tax to support local services



Locations

- Identify sustainable locations for growth
- Call for sites – don't forget that you can add sites
- Priorities for investment / change
- Identify locations for growth – explain why sites or areas are preferred
- Locations can be indicative – they don't need to be specific
- It is better to focus on shaping and improving planned growth – not simply opposing
- Think about designated landscapes, areas that should be protected – explain why growth is inappropriate


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Planning and Housing
Sustainable Growth and Development

Explainer

Where should New Homes go?

Helping Shape the Future of Your Community

We are preparing a new Local Plan for Cornwall which will set out our approach to growth and development to 2050. The new plan must provide enough land for new homes, jobs and infrastructure across Cornwall.

Government tells us the number of homes that we must plan for through a standard method of calculation. The number of homes that Cornwall must deliver has increased significantly and most places will experience housing growth.

Whilst we cannot plan for less homes, we can use our local plan to set out:

- Where new homes could be best located, and
- Which places are especially important to protect.

This guide explains how you can use your NPS to help us with that process by giving us information on your preferred locations for growth in your area.

As we review proposed locations for new development, we will need to consider lots of different factors including:

- **accessibility** – whether the site can be accessed using existing routes,
- **sustainability** – whether the site is in a sustainable location, taking into account whether it is close to facilities and services, if it is accessible by public transport and active travel
- **deliverability** – whether the land is likely to come forward, is the landowner willing to develop the site and are there developers that would be interested in developing it?

Town and parish councils are well placed to provide useful context about sites, which we might not be aware of. NPSs cannot be used allocate or protect sites in the way an NDP could, but they can focus on what things would make sites more acceptable if they were developed – highway access, pedestrian and cycle links, green infrastructure, landscape, layout factors that would reduce sensitivity to neighbours, and sometimes the much loved historic but informal access that has grown up around some sites. The NPS process cannot be used to create any sort of informal referendum on sites to be allocated or not allocated.

July 2026

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Issues to consider

- Homes for older residents
- Affordable homes to help local people to remain in the local area
- Smaller homes for downsizers
- Second and Holiday homes
- Design – how can new homes enhance your area?
- What could new development improve – more open space, green infrastructure, connectivity?



Let's Talk Survey – encourage your residents to complete this!



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Planning for Our Future

To use a QR code, open the camera on your smartphone, focus your camera on the QR code, click the link once it shows.

https://letstalk.cornwall.gov.uk/planning-for-our-future

We want to hear your views on housing and life in Cornwall.

As Cornwall grows, we need to plan for new homes, jobs and infrastructure in the right places. By completing this short survey, you can help shape future planning decisions and make sure local priorities are heard.

Your feedback will help guide the new Local Plan and support town and parish councils in setting local priorities.

It only takes a few minutes to complete, and your input will make a real difference.

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Any questions?