

OFFICER REPORT – DELEGATED

Application number: PA14/00013/NDP	Expiry date: 20 August 2014
Received on: 2 July 2014	Neighbour expiry date: NONE CONSULTED
UPRN: 999999999999	Consultation expiry date: 13 August 2014
Legal agreement: N	Site notice posted:
Departure: N	Site notice expiry:
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Mrs Kathryn Rees
Site Address:	Crantock Cornwall
Proposal:	Designation request for undertaking a Neighbourhood Development Plan for the Parish of Crantock
Application Type:	Neighbourhood Development Plan

Executive Summary:

In accordance with the Neighbourhood Planning (General) Regulations 2012 ('The Regulations') any Neighbourhood Plan being produced must be carried out within a Neighbourhood Area the extent of which must be submitted to, publically advertised and consulted on for prescribed period and approved by Cornwall Council.

Crantock Parish Council is working on the preparation of a Neighbourhood Plan for the entire parish area of Crantock. An application for the designation of Neighbourhood Area was made to Cornwall Council and was advertised in the Cornish Guardian between the 9th July and the 20th August.

No objections were received to the advertisement of the Neighbourhood area and it is therefore recommended under regulation 6 that the Neighbourhood Area designation is confirmed and advertised as required by Regulation 7.

Public representations:

No public representations received at the time of writing.

Consultee representations:

Highways Agency (8 July 2014)

“No comments”

Environment Agency Environment Agency (14 July 2014)

“Thank you for consulting us on the above designation request.

At this initial stage in the Neighbourhood Plan process we would like to take the opportunity to highlight the environmental constraints that are likely to need further consideration as the Plan develops.

The Porth Joke Stream forms the southern boundary of the Parish and the River Gannel the northern and eastern boundary. In line with the National Planning Policy Framework we would seek new development to be directed away from the floodplains of these rivers (Flood Zone 3 (high probability) and Flood Zone 2 (Medium probability)). We recommend the NDP supports this sequential approach and that it protects these floodplains which also provide a good network of green infrastructure.

We would be looking for new development to manage surface water on site through the use of Sustainable Drainage Systems to ensure that surface water flooding risks are not increased and where possible are reduced.

The River Gannel discharges onto Crantock Beach which is a designated Bathing Water under the Bathing Water Directive. Annual monitoring has seen the water quality at this beach vary between achieving the minimum and higher standard under this Directive. In 2013 and so far this year it has achieved the higher standard. We need to ensure that new development in the Parish does not cause deterioration in water quality of this Bathing Beach.

With regard to the objectives of the Water Framework Directive the Porth Joke Stream is currently classed as having moderate status and the length of River Gannel within the Parish has good status. We would require new development to not cause any deterioration and wherever possible should contribute to improving these watercourses.

We would welcome further consultation on the next stage of the Plan to identify opportunities to deliver shared outcomes through the Plan.

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Principal Public Space Officer (OPEN Space) (8 July 2014)

“No comment”

Affordable Housing (31 July 2014)

“NOTE: Comments are confined only to the affordable housing implications of this proposal.

SUMMARY

The affordable housing team SUPPORT the proposal to designate, and recommends that the objectives of any Neighbourhood Development Plan take into account the local need for affordable housing.

RELEVANT POLICY POSITION

Neighbourhood Development Plans need to be consistent with national and strategic guidance, and with regard to affordable housing issues this is contained in the emerging

Cornwall Local Plan and the consultation draft Cornwall Affordable Housing Supplementary Planning Document, both being consistent with the objectives of the National Planning Policy Framework. These documents define and explain affordable housing in some detail and should be referred to in the development of the Plan.

HOUSING NEED

Affordable housing need evidenced through Homechoice indicates 58 persons currently registered, with a predominant need for 1 & 2 bedroomed homes. The Plan should consider whether further survey work or evidence gathering is required.

DELIVERY

Ocean Housing has 69 existing affordable homes some of which occasionally become available for re-letting. There are several pre-application planning enquiries under discussion. If all of these proceeded to achieve planning permission, the number of affordable homes secured would likely meet all of the identified need for it. However, it is also possible that none will progress further than initial enquiry stage.

Should the Plan address the need for additional affordable housing, it is recommended that it also adequately inform aspects relevant to its successful delivery through any Neighbourhood Development Order, including:

- Land ownership, availability, and cost**
- Tenure**
- Mix**
- Unit size / number of persons**
- Affordability**
- Delivery mechanisms and partners**
- Economic Viability**
- Funding requirement / availability**
- Phasing**
- Clusters**
- Ratio of flats**
- Larger family accommodation**
- Adapted accommodation**
- Quality Standards (HQI)**
- Self-build**

Any proposals for affordable housing to be delivered through existing and traditional developer / Registered Provider partnerships should take account of the eligibility criterion and housing allocations procedures explained in the Councils adopted Homechoice policy.

The Plan may wish to consider the opportunities offered under the Governments' Community Right To Build initiative, which complements the Neighbourhood Development Plan process, and which allow communities to directly own, develop, and manage affordable housing for local people."

Electoral Services NONE

West And Central 1 Historic Environment Planning Team (22 July 2014)

"Thank you for consulting us on this neighbourhood plan proposal. Historic Environment advice on these proposals is to be provided by the HE Core Team, as a

policy function. Please e-mail either Dan Ratcliffe (Historic Environment and Place Shaping Lead) or Nick Cahill (Historic Environment Team Lead) directly for advice.

Victoria Robinson BSc(Hons), PGDip
Senior Development Officer (Historic Environment)
Planning, Housing & Regeneration
Cornwall Council

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Emma Hoare English Heritage (5 August 2014)

“Thank you for giving notice that Crantock Parish Council has applied to designate Crantock as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

English Heritage has no objection to this proposal.

We would like to take the opportunity of the consultation to outline the range of support English Heritage is able to offer in relation to Neighbourhood Plans. It would be helpful if this response can be copied to the Parish Council for their information.

Research has clearly demonstrated that local people value their heritage and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment.

English Heritage is expecting that as Neighbourhood Planning Forums come to you to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource.

Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. English Heritage also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.

Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.

English Heritage has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult English Heritage on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.

English Heritage will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.

English Heritage fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance <http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/>. It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.

Should you wish to discuss any points within this letter, or if there are issues about this Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me.”

Constraints and designations:

Not applicable.

Relevant policies, SPGs and Government guidance:

Not applicable for the designation process.

Appraisal/key issues and conclusion:

The main issues in determining this application are:

- Whether an application for a Neighbourhood Area has already been made covering all or part of this area (as there can only be one Neighbourhood Area in each location and they cannot overlap).
- Confirmation that the applicant is a ‘relevant body’ to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations (i.e. a parish council or Neighbourhood Forum).
- Assessment of whether the extent of the Neighbourhood Area is appropriate.

No other application has previously been made covering all or part of this area and there are no existing designated Neighbourhood Areas covering, or close to the boundary of Crantock Parish.

Crantock Parish Council is a relevant body to undertake Neighbourhood Planning in that area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

The Neighbourhood Area is considered appropriate as it follows the boundary of the area covered by Crantock Parish.

It is therefore considered to be an appropriate area in which to prepare a Neighbourhood Development Plan.

Recommendation:

The Neighbourhood Area illustrated on Plan 1 is designated in accordance with the Neighbourhood Planning (General) Regulations 2012.

Conditions

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Plan 1 – Designation area of Crantock Parish

Copies of decision notices and documents associated with the decision making process, where relevant, for the above applications can be found in the Council's on-line planning register using the following link and by entering the reference of the application you are interested in.

Link: <http://planning.cornwall.gov.uk/online-applications/>