

OFFICER REPORT – DELEGATED

Application number: PA15/00008/NDP	Earliest determination date: 15 May 2015
Received on: 16 March 2015	Neighbour expiry date: NONE CONSULTED
UPRN: 999999999999	Consultation expiry date: 15 May 2015
Legal agreement: N	Site notice posted: N/A
Departure: N	Site notice expiry: N/A
Complies with Development Plan? N/A If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Katherine Williams - Landulph Parish Council
Site Address:	Landulph Cornwall
Proposal:	Designation request for undertaking a Neighbourhood Development Plan for the Parish of Landulph
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.

Landulph Parish Council are working on the preparation of a Neighbourhood Plan for the entire parish area of Landulph. An application for the designation of Neighbourhood Area was made to Cornwall Council and was advertised in the Cornish Times between the 3rd April and 15th May 2015.

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 (31 March 2015)

“Thank you for your letter of 26 March providing the Agency with the opportunity to comment on the application by Landulph Parish Council for designation of the Parish as a Neighbourhood Development Plan (NDP) area.

The Agency is responsible for operating, maintaining and improving the strategic road network which in this case comprises the A38 which runs some distance to the south of the proposed NDP area. The Agency is keen to support the development of neighbourhood plans and the delivery of local growth and therefore has no objection in principle to the Parish becoming an NDP area. The location of the Parish is such that any policies coming

forward are unlikely to impact on our network, but we would nonetheless welcome the opportunity to view and comment on the draft plan in due course.

It should be noted that on 1 April 2015 the Highways Agency will become Highways England, but the principles of our engagement with the local plan process will remain the same.”

Environment Agency – No comments received

Historic Environment Planning (7 April 2015)

“Thank you for consulting the Historic Environment Planning team on this application. Unfortunately, this inbox is not used for consultation responses but rather the specific area consultees should be selected. Please, therefore, re-consult the HEP Arch, HEP East or HEP West consultation inbox through IDOX, as is appropriate, outlining any particular advice you may require.”

Principal Public Space Officer (OPEN Space) (17 April 2015)

“Thank you for consulting the Public Space Team.

The National Planning Policy Framework 2012 (para 73) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. This was undertaken recently for Saltash, but none of the study area extended into the Parish of Landulph. There is now an adopted methodology for Cornwall: <http://www.cornwall.gov.uk/environment-and-planning/parks-and-open-spaces/open-space-strategy-standards> . Assessments of open spaces and the setting of future standards (quantity, accessibility & quality) should follow the same methodology and use the same definitions as set out in the adopted strategy for larger towns, in order to ensure a consistency with the planning policies throughout the county.

We regret that the Public Space Team is unable to provide this service free of charge at this time, but should you require advice on the application of the methodology or its conclusions please do not hesitate to contact us.”

Affordable Housing (14 April 2015)

“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 the Homechoice housing register indicates 8 households currently registered with a local connection to Landulph Parish; 5 x 1 bed, 2 x 2 bed, 1 x 4 bed.

A housing need survey was undertaken in 2013 which identified a further 7 applicants, therefore totalling 15. As this is now nearly 2 years old, it is recommended that a new housing need survey is undertaken to establish a clearer picture of the current need for affordable housing in the Parish.

DELIVERY

It is understood that there have been 2 sites considered at pre-application stage for affordable housing led development but neither of these have progressed to planning applications at this stage.

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.

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:

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

Electoral Services- No comments received.

West And Central 1 Historic Environment Planning Team – No comments received

East 2 Historic Environment Service – No comments received.

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 Landulph Parish.

Landulph 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 Landulph Parish Council.

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 Landulph 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/>