

OFFICER REPORT – DELEGATED

Application number: PA14/00007/NDP	Expiry date: 26 May 2014
Received on: 7 April 2014	Neighbour expiry date: NONE CONSULTED
UPRN: 999999999999	Consultation expiry date: 19 May 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 A Dennis
Site Address:	Werrington Parish Cornwall
Proposal:	Designation request for undertaking a Neighbourhood Development Plan for the Parish of Werrington
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.

Werrington Parish Council is working on the preparation of a Neighbourhood Plan for the area comprising the whole of the parish area of Werrington. An application for the designation of Neighbourhood Area was made to Cornwall Council and was advertised in the Cornish Guardian and the Cornish and Devon Post between the 17th April and the 30th May.

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:

Emma Hoare English Heritage NONE

Highways Agency NONE

Environment Agency Environment Agency NONE

East 1 Historic Environment Service NONE

Principal Public Space Officer (OPEN Space) (10 June 2014)

“No comment”

Affordable Housing (7 April 2014)

“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 20 persons currently registered. The Plan should consider whether further survey work or evidence gathering is required.

DELIVERY

There is no record of any affordable housing having been provided in recent years, although the Parish Council had identified three potential sites, and a formal pre-application planning advice was given in 2012 relating to one of these (PA12/02123/PREAPP). The possibility for a Community Land Trust to deliver a small number of affordable homes east of Ladycross Wood is noted, although this has not yet substantially progressed.

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**

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.
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Electoral Services NONE

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 Werrington Parish.

Werrington 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 Werrington 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 Werrington 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/>