

Report to:	<b>Service Director – Planning and Sustainable Development</b>	
Date:	<b>2 November 2018</b>	
Title:	<b>Polperro and Lansallos Parish Neighbourhood Development Plan: Plan Proposal Decision – Post Examination Report Modifications and Referendum</b>	
Portfolio Area:	<b>Planning and Economy</b>	
Divisions Affected:	<b>Looe West, Lansallos and Lanteglos (one Electoral Division)</b>	
Relevant Scrutiny Committee: <b>Economic Growth and Development</b>		
Authors, Roles and Contact Details:	<b>Ryan Searle , Neighbourhood Planning Officer</b> <b>Email: <a href="mailto:Ryan.Searle@cornwall.gov.uk">Ryan.Searle@cornwall.gov.uk</a> Tel: 01872 327953</b>	
Approval and clearance obtained:	<b>Y</b>	
<b>For Cabinet and delegated executive decisions only</b>		
Key decision?	<b>N</b>	
Published in advance on Cabinet Work Programme?	<b>Y</b>	
Urgency Procedure(s) used if 'N' to Work Programme?	<b>N</b>	
Date next steps can be taken	<b>5 clear working days after decision is made.</b>	

**Recommendation:**

The Polperro and Lansallos Parish Neighbourhood Development Plan is modified according to the Examiner's recommendations, the Plan proposal decision is published and the Plan progresses to Referendum.

## **1. Executive Summary**

The Polperro and Lansallos Parish Neighbourhood Development Plan (the NDP) has been successful at Examination, with the Examiner recommending that the Plan should proceed to referendum, subject to a number of recommended modifications.

The NDP has been modified in line with the Examiner's recommendations and the Council can now proceed to referendum on the making of the NDP.

## **2. Purpose of Report**

The Council as Local Planning Authority (LPA) is responsible for deciding what action to take in response to the Examiner's recommendation. This report details the recommendations and the modifications made to the NDP, which have been made with the involvement of the NDP Steering Group (the Group).

Cornwall Council, with the agreement of Polperro Community Council, appointed Mrs Barbara Maksymiw as Examiner. The Examination commenced on 10 September 2018, by means of written representations and by an initial assessment of the Neighbourhood Plan and accompanying documents. A site visit was carried out to the Neighbourhood Plan area.

Mrs Maksymiw supplied the final examination report on 22 October 2018. The report concluded that the Polperro and Lansallos NDP could proceed to Referendum, subject to some recommended modifications to make the wording of policies and their application clearer and to ensure that the NDP meets the basic conditions. The main recommendations concern:

- Add a date to the front cover of the Basic Conditions
- Consider adding a composite Proposals Map to the NDP
- Modify the Housing Statement
- Amend plan period on the front cover of the NDP and other supporting documents from 2018-2030 to 2017-2030
- Modify Policy 1 - Design and Character of Lansallos Parish
- Modify Policy 2 - Energy Saving and Carbon Reduction Measures
- Modify Policy 3 - Housing
- Modify Policy 4 - Affordable Housing
- Modify Policy 5.1 - New Housing - Principal Residency
- Modify Policy 8 - Commercial Development
- Modify Policy 9 - Holiday Lodges and Static Caravans
- Modify Policy 14 - Kilminorth Woods

The full schedule of modification recommendations is included in a table in Appendix 2 Schedule of Modification Recommendations.

Polperro Community Council agrees with Cornwall Council that all the modifications should be made to the Neighbourhood Plan and supporting documents.

Mrs Maksymiw's overall Recommendation is that the Neighbourhood Plan, as amended following the recommendations set out in the examination report, be submitted to a Referendum and that the referendum area should be the same

as, and not extend beyond, the NDP area. The full Examination report is attached as Appendix 1.

### **3. Benefits for Customers/Residents**

The Neighbourhood Plan is an opportunity for the local community to influence placemaking and planning decisions in their local area. The Cornwall Local Plan supports the production of neighbourhood plans and the spatial strategy requires development proposals to 'assist the creation of resilient and cohesive communities' and as part of this 'Support[ing] the delivery of made Neighbourhood Plans and other community based initiatives that help to make communities more resilient.' (Cornwall Local Plan, Policy 2 – Spatial Strategy.)

Residents of the Neighbourhood Plan Area, Lansallos Parish, have had the opportunity to be involved in the research for and writing of the NDP and through the consultation and engagement associated with the NDP's development have been able to contribute their ideas and views.

For applicants, agents and developers wishing to submit proposals in the area, the NDP adds extra detail to the strategic policies for the area, so that applicants will have information about community expectations when preparing an application and can tailor their proposal accordingly.

### **4. Relevant Previous Decisions**

The preparation and making of a Neighbourhood Development Plan is governed by Schedule 4B to the Town and Country Planning Act 1990 as amended and The Neighbourhood Planning (General) Regulations 2012 as amended (2012 Regulations) as follows

NDP Area Designation – Portfolio Holder Decision 15 December 2015

The first regulatory stage of the NDPs – the Polperro Community Council submit an application and a map to notify of their intention to produce a neighbourhood plan.

Legal Compliance: Portfolio Holder Decision 23 July 2018.

After the Polperro Community Council submit their plan, the LPA carries out a legal compliance check and publishes the plan for Regulation 16 'publication' consultation

All previous reports and versions of the Plan are available on the Cornwall Council website on a page dedicated to [Polperro and Lansallos Neighbourhood Development Plan](#)

### **5. Consultation and Engagement**

The first statutory round of consultation occurs at area designation stage. Polperro Community Council submitted an application and map to designate their Neighbourhood Area. Cornwall Council consulted residents and other interested stakeholders on the designation between 31 July 2015 and 11 September 2015. Copies of the application letter and statement that explains how the Community

Council and Neighbourhood Area met the conditions of Section 61G(2) of the Town and Country Planning Act 1990 (the 1990 Act), were made available to view at the Liskeard One Stop Shop and Liskeard Library during the six week consultation period. Cornwall Council then formally designated the Neighbourhood Area.

After this notification that a Community Council is preparing a NDP and until the point that the NDP is submitted to Cornwall Council the responsibility for consultation and engagement on the NDP falls to the qualifying body, which is Polperro Community Council. This process is tested for compliance at the independent examination and the Qualifying Body is required to submit a Consultation Statement, which evidences that the Regulations have been complied with.

The Consultation Statement contains:

- (a) details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

The next statutory consultation stage is the pre-submission consultation on the draft Plan, (which was carried out by the Community Council, in compliance with Regulation 14 of the 2012 Regulations) the representations on which have to be received not less than 6 weeks from the date on which the plan proposal is first publicised at this stage. The statutory pre-submission consultation was held from 10 April 2018 and 28 May 2018 where the 'Consultation Bodies', as set out in Schedule 1 of the Regulations are consulted. Any comments submitted during this consultation must be summarised and included in the Consultation Statement, with a note of what action was taken in response.

Once the Plan is submitted and judged to be legally compliant, Cornwall Council publicises the draft NDP in the next round of statutory consultation, (in accordance with Regulation 16 of the 2012 Regulations) the representations on which have to be received not less than 6 weeks from the date on which the plan proposal is first publicised at this stage. The statutory consultation by Cornwall Council was held from 27 July 2018 and 7 September 2018.

The Plan proposal included a copy of a map and a statement which identifies the area to which the proposed Neighbourhood Development Plan relates; a Consultation Statement; the proposed Neighbourhood Development Plan and a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act (the Basic Conditions Statement).

Copies of the documents were available to view on the website, or through the Planning Register (planning application number PA18/00015/NDP) and hard copies were available from Polperro Post Office and the Museum Tea Rooms during the consultation period. The Council sent the Plan proposal and representations to the Independent Examiner on 10 September 2018 and on 22 October 2018 the Independent Examiner issued a report to the Council and the Polperro Community Council.

## **6. Financial Implications of the proposed course of action/decision**

There are costs associated with the examination and referendum. The cost for the Polperro and Lansallos Parish NDP Examination are £3,907.50 and in the region of £5,000 for the Referendum.

Central Government provides a grant to the LPA of £5,000 at submission (limited to first five neighbourhood areas designated in total) and £20,000 once a date is set for a referendum following a successful examination. These grants are currently provided until 31 March 2021 and will be used to fund the associated costs.

The value of the grant is fixed, irrelevant of the actual examination and referendum costs, so for smaller neighbourhood plans the grant is usually in excess of the costs occurred. This is retained by the Service to cover the cost of the larger towns, where the costs are higher. The current budget is sufficient to accommodate the Polperro and Lansallos Parish Neighbourhood Development Plan costs.

During the financial year, if the accumulated costs for the neighbourhood plans exceed the grants received, then the Planning Service will have to identify funding from elsewhere within their approved budget to fund any deficit.

## **7. Legal/Governance Implications of the proposed course of action/decision**

The next stage of the Regulations requires the Council to:

- Decide what action to take in response to the recommendations of the Examiner
- Publish the decision and their reason for it
- Publish the Examiner's report

The Neighbourhood Planning (General) Regulations 2012 (as amended) requires in Regulation 18 for the Local Planning Authority to outline what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to the Neighbourhood Plan.

This report is the Council's decision on how to incorporate the Examiner's recommendations. The power to decide whether the Examiner's modifications are incorporated or not, lies with the Local Planning Authority. However the Examiner's report has been discussed in detail with the NDP Steering Group and

the Neighbourhood Plan and the proposed modifications to the Plan in response to the Examiner's report have been developed with the Group's involvement.

Having considered each of the recommendations made in the Examiner's report and the reasons for them, the Council, with the consent of Polperro Community Council has decided to accept the modifications to the draft Plan. Appendix 2 outlines the alterations made to the draft Plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations.

Amendments to these Policies will allow them to meet the Basic Conditions and therefore be retained in the Plan. The Council is satisfied that the Plan as modified meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B of the Town And Country Planning Act 1990 and is compatible with the European Convention on Human Rights obligations.

The Plan has been screened for Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) and the Screening Opinion was that SEA and HRA were not required. A Comprehensive Impact Assessment (CIA) was undertaken at the Legal Compliance Check stage.

The Examiner confirmed in her report that she was satisfied that the NDP was compliant with European and Human Rights Legislation.

## **8. Risk Implications of the proposed course of action/decision**

Failure to take the Plan forward to referendum would risk customer dissatisfaction and would be a failure of the Council's duty to support communities in the production of neighbourhood plans.

## **9. Comprehensive Impact Assessment Implications**

The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status

The NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The Cornwall Local Plan provides for the objectively assessed need for housing to meet the needs of all the community, against which the conformity of the NDP has been tested.

The Cornwall Local Plan has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The Policies' objectives are to plan for the needs of the whole

community now and in the future, the Plan period is to 2030. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people and the disabled.

The housing and affordable housing targets aim to ensure appropriate housing is available to meet local needs over the Plan period. Failing to provide sufficient housing will impact most on disadvantaged groups.

A CIA of the NDP was carried out as part of the Legal Compliance Check. It concluded that the NDP provides a strategy for the development of the Neighbourhood Area, and a range of policies, which will result in positive benefits for the local community. The key positive impacts are promoting sustainable development, protecting the built and natural environment, providing employment and housing to meet local need and promoting community engagement and involvement in planning.

## **10. Options available**

Cornwall Council has a duty to support communities who are preparing neighbourhood plans. The 2012 Regulations detail the Council's responsibilities. The NDP has been independently examined and found to meet the Basic Conditions subject to the recommended Modifications. The Examiner has recommended that the NDP should proceed to Referendum.

The Council is required to make a decision as to what action it proposes to take in response to each recommendation as detailed in the Examiner's Report by 26 November 2018 being the date as prescribed in Regulation 17A of the 2012 Regulations. It is not clear as to what the outcome will be if that date is missed but it is clear that the Council's reputation would be damaged.

Failure to take the NDP forward to referendum would risk customer dissatisfaction and would be a failure of the Council's duty as set out above.

## **11. Supporting Information (Appendices)**

Appendix 1: Polperro and Lansallos NDP Examination Report

Appendix 2: Polperro and Lansallos NDP Recommended Modifications Table

Appendix 3: Polperro and Lansallos Neighbourhood Development Plan modified after examination

Appendix 4: Polperro and Lansallos NDP Consultation Statement modified after examination

Appendix 5: Polperro and Lansallos NDP Basic Conditions Statement modified after examination

## **12. Background Papers**

None.

### 13. Approval and clearance

#### All reports:

<b>Final report sign offs</b>	<b>This report has been cleared by (or mark not required if appropriate)</b>	<b>Date</b>
Governance/Legal (Required for <b>all</b> reports)	Loretta Commons	13/11/18
Finance (Required for <b>all</b> reports)	Geraldine Baker	09/11/18
Equality and Diversity (If required)	N/A	
On behalf of Service Director (Required for <b>all</b> reports)	Louise Wood	13/11/18
Strategic Director (If required)		