

Chacewater Neighbourhood Development Plan

Consultation responses on the Alternative Modifications

The table sets out the responses that were received during the six week consultation on the alternative modifications and the action that was taken as a result.

Responses	
Affordable Housing - 180819	Action Taken
<p>Note: Comments are confined only to the affordable housing implications of this proposal, and are made without prejudice to any formal decision of the Planning Authority.</p> <p>Summary The affordable housing team SUPPORT the modification to the wording of HN3: Size and scale made within the Independent Examiner's Report of the Chacewater Neighbourhood Development Plan dated 3rd April 2019, where the following comment relating to HN3 is made.</p> <p>It is suggested that:</p> <p>HN3: Size and Scale. Future developments should be small scale and any single development limited to a maximum of 10 dwellings.</p> <p>Comment by examiner The requirement for any residential housing development to be limited to 10 units is overly restrictive. In order to meet the Basic Condition, the policy should be modified as follows:</p> <p>HN3: Size and Scale. Future developments should be small scale.</p> <p>Relevant Policy Position Neighbourhood Development Plans (NDP) must conform to local, national and strategic planning policy. In relation to affordable housing, the documents listed below are of particular relevance:</p> <ul style="list-style-type: none"> o The National Planning Policy Framework (NPPF) 	<p>No further action is required.</p>

- o The Cornwall Local Plan (2010 - 2030)
- o Post-consultation draft Affordable Housing Supplementary Planning Document (2015)
- o Council's standard section 106 precedents (legal agreement)

These set out the Local Planning Authority's (LPA's) expectations in relation to residential developments contributing towards the delivery of affordable housing, and define delivery mechanisms for this area. Consequently, the Affordable Housing Team would recommend that the documents above be used to inform the evolution of the NDP; its policies; and any site allocations, in due course.

Delivery

Within the Cornwall Local Plan Policy 8 - Affordable Housing states; Sites within the built-up area should provide 35% affordable housing, as the parish of Chacewater lies within Value Zone 3. This effectively applies to any site that is not considered to be a rural exception site (as per the definition within the NPPF below).

Following amendments in May 2016 to the Governments National Planning Practice Guidance (NPPG) within the document 'Planning Obligations', the minimum site thresholds where affordable housing delivery is required has changed. The new minimum site threshold is 10 dwellings. However, Local Planning Authorities (LPAs) can apply a lower site threshold of 5 in Designated Rural Areas (DRA's) and Areas of Outstanding Natural Beauty (AONBs). Chacewater is within a DRA so the threshold of 5 applies.

In AONBs and Designated Rural Areas the Council is only permitted to seek off site contributions in lieu of affordable housing on schemes delivering between 6 to 10 dwellings and not seek the provision of on-site affordable housing. The target level of affordable housing as set out in the emerging Cornwall Local Plan shall continue to apply (i.e. 35%) as a basis for calculation.

Only on schemes of over 10 dwellings the Council can seek on-site provision of affordable housing. Therefore limiting site sizes to 10 dwellings would restrict the future supply of on-site affordable housing in the Parish. We therefore support the examiner's recommended change.

Please note the threshold does not apply to exception sites which are defined as;

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites Policy 9 (set out above) seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Policy 9 - Rural Exception Sites; Rural exception sites should only normally be permitted if they are genuinely affordable housing-led, with a presumption that a scheme will provide 100% affordable housing. In circumstances where this would not be viable without recourse to

public subsidy, provision of open market housing may be supported, subject to meeting the criteria outlined within Policy 9, and capped at a maximum of 50%. Sites should also be well related to the physical form of the settlement and appropriate in scale, character and appearance.

The remainder of this response is provided for information:

Housing Mix, Standards & Viability

Policy 6 - Housing Mix; states that sites of 10 dwellings or more should include an appropriate mix of house sizes, types, price and tenure to address identified needs and market demand and to support mixed communities. The mix of affordable housing products and tenures is reinforced through Policy 8 and 9 respectively. In addition Policy 6 seeks that on sites of 200 dwellings or more, additional specialised housing should be considered where demand exists, including the provision of dwellings meeting Category 3 M4(3) Part M of Building Regulations 2015 edition (wheelchair units)

Policy 10 - Managing Viability; where the Council is satisfied through the submission of appropriate evidence that the proposal cannot deliver the full quota of affordable housing (provide that it no less than 50% of the total dwellings on Rural Exception Sites Policy 9) without affecting the viability of the scheme to such an extent that it cannot proceed. The Council will consider a number of approaches (see local plan for further details) to assist in securing the maximum achievable contribution to affordable housing.

Policy 13 - Development Standards; All new developments will be expected to achieve a number of provisions (see local plan for further details), including (a) sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting Nationally Described Space Standards for all affordable housing (excluding starter homes), and (b) Housing developments of 10 dwellings or greater should provide 25% of dwellings to Accessible and Adapted dwellings standards, Category 2 M4(2) Part M of Building Regulations 2015 edition; delivered proportionally across all tenures. Unless site specific factors make the development unsuitable for such provision.

Housing Need

The Council's housing register (HomeChoice) identifies a high level of housing need for Chacewater Parish, with 28 households registered with a local connection and in housing need.

Please see the table below which shows a breakdown of households by their banding and bed size requirements.

Parish	Band	Council minimum bedroom need							Total
		1	2	3	4	5	6	7	
Chacewater	B	0	0	1	0	0	0	0	1
Chacewater	C	1	3	3	2	0	0	0	9
Chacewater	D	1	0	0	0	0	0	0	1
Chacewater	E	13	2	1	1	0	0	0	17
Chacewater Total		15	5	5	3	0	0	0	28

This figure above may be lower than previously reported due to a data cleansing exercise. This exercise has removed those applicants who have not been actively bidding for housing in the last 12 months. Over the coming months we may see in an increase in numbers as further households re-register.

There are 7 households registered on the Help to Buy South West register, Please see the table below which shows a breakdown of households by their bed size requirements.

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Chacewater	4	2	1	0	0

I hope the above is of assistance,

<p>Justine Rolfe Affordable Housing Officer Affordable Housing Cornwall Council</p>	
Highways England - 160719	
<p>Thank you for providing Highways England with the opportunity to comment on modified version of the Chacewater Neighbourhood Development Plan following independent examination. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 which runs through the north west of the plan area.</p> <p>We have no comments on the modified policies and remain satisfied that the plan's proposed policies are unlikely to lead to development that will adversely affect the SRN. As previously stated however, any large scale development that may come forward within the plan area will need to be supported by a suitable assessment of traffic impacts in line with the requirements of DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development, particularly with regard to any expansion to the employment site at Cornwall Business Park, Hallenbeagle.</p> <p>These comments do not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time.</p> <p>Regards Gaynor</p> <p>Gaynor Gallacher South West Operations – Assistant Planning Manager (Highways Development Management) Highways England Ash House Falcon Road, Sowton Ind. Estate Exeter EX2 7LB Tel: +44 (0) 300 4704376 Web: http://www.highways.gov.uk GTN: 0300 470 4376</p>	<p>No further action is required</p>
Natural England - 150819	
<p>Consultation on proposed alternative modifications to the Chacewater Neighbourhood Development Plan following independent examination. Thank you for your consultation on the above dated 11 July 2019.</p>	<p>The plan has been re-screened as a result of the response. It is</p>

<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England has one comment to make on the proposed alternative modifications to the Neighbourhood Plan.</p> <p>Policy RE2: Wind Turbine Development. Modified policy RE2 identifies the majority of the Neighbourhood Plan area for wind turbine development (as now shown in fig 10). Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004 (as amended). We therefore advise that this policy is re-screened to assess any impact on the Cornwall Area of Outstanding Natural Beauty (AONB), which lies to the south east of the Neighbourhood Plan Area.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>Yours sincerely Carol Reeder Lead Adviser Devon Cornwall and Isles of Scilly Area Team Natural England Polwhele Truro TR4 9AD</p>	<p>concluded therefore that this additional policy will not have a significant effect on the environment. Natural England are satisfied.</p>
Historic England - 210819	
<p>Thank you for your consultation on the recommended modifications to the Chacewater Neighbourhood Plan.</p> <p>I can confirm that we have no additional comments to submit in response.</p> <p>Kind regards David Stuart</p> <p>David Stuart Historic Places Adviser South West Direct Line: 0117 975 0680 Mobile: 0797 924 0316</p>	<p>No further action is required</p>
Marine Management Organisation – 110719	

<p>Please be aware that any works within the Marine area require a licence from the Marine Management Organisation. It is down to the applicant themselves to take the necessary steps to ascertain whether their works will fall below the Mean High Water Springs mark.</p> <p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p>Marine Licensing Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.</p> <p>Marine Planning As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the East Inshore and Offshore marine plans were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our Marine Information System. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.</p> <p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations</p>	<p>No further action is required</p>
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indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist.

Minerals and waste plans and local aggregate assessments

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- o The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- o The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- o The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- o The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply.

The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions - including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play - particularly where land based resources are becoming increasingly constrained.

If you require further guidance on the Marine Licencing process please follow the link <https://www.gov.uk/topic/planning-development/marine-licences>

Regards
Andy

Andy Davis | Administration Officer Business Support Team | Her Majesty's Government - Marine Management Organisation Tel: +44 02080265093 Andrew.Davis@marinemanagement.org.uk | Lancaster House, Hampshire Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YH Website | Twitter | Facebook | LinkedIn | Blog | Instagram | Flickr | YouTube | Google+ | Pinterest

"Enabling sustainable growth in our marine area."

Wales and Western Utilities - 120719

Please find enclosed a copy of the requested plan and our general conditions, for your reference.

No further action is required

<p>Our records show those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. They also provide indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete.</p> <p>The plan must be printed in A3 size and will also need to be produced in colour. If this is not possible, we can send you a hard copy if requested.</p> <p>Any questions please let me know. Thanks</p> <p>Kind Regards,</p> <p>Sara Silva Administrator Assistant Plant Protection Team</p> <p>Wales & West Utilities Ltd Wales & West House Spoooner Close Celtic Springs Newport NP10 8FZ</p> <p>Telephone: 02920 278 912 Email: Sara.Silva@wwutilities.co.uk</p> <p>Please see associated documents for the attachments</p>	
Cornwall Fire and Rescue Service - 190819	
<p>Further to your letter dated the 11 July 2019 regarding modifications to the Chacewater Parish Neighbourhood Development Plan, this Authority has no comment to make at this time.</p> <p>Should you require any further assistance please do not hesitate to contact this department.</p> <p>Yours faithfully Mark Glanville Watch Manager – Fire Protection</p>	<p>No further action is required</p>

<p>Cornwall Fire & Rescue Service Tel: 01726 223620 Email: csadmin@fire.cornwall.gov.uk</p>	
Devon and Cornwall Police - 200819	
<p>Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on this application.</p> <p>I note the amendments shown. My only comment for consideration is that I would prefer the word 'Disorder' to be retained within the NDP as well as just crime.</p> <p>My justification would be that the NPPF specifically mentions disorder as well as crime under Policies 8 and 12 as copied below.</p> <p>Promoting healthy and safe communities</p> <p>91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p>b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion ' for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas;</p> <p>Achieving well-designed places</p> <p>'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience '</p> <p>Therefore I feel the NDP should ideally reflect this and I would suggest the following for consideration</p> <p>Designing out Crime -All development proposals must consider the need to design out crime and disorder</p> <p>Yours sincerely,</p> <p>Martin Mumford</p>	<p>No further action is required</p>

Police Designing Out Crime Officer 20/8/19	
South West Water - 160719	
<p>Emma thanks for this and upon which we have no comment.</p> <p>Regards</p> <p>Martyn Dunn Development Coordinator</p> <p>D: 01392 443702</p> <p>Peninsula House, Rydon Lane, Exeter, EX2 7HR www.southwestwater.co.uk</p> <p>Please note that the Water Act 2014 has brought in changes that mean that all water companies are being asked to modify the way they charge customers for Developer Services related activities from April 2018.</p>	No further action is required
Truro City Council - 090819	
<p>Good afternoon</p> <p>Truro City Council would like to comment that they wholeheartedly support the modifications to the Chacewater Neighbourhood Development Plan, particularly for Chacewater Parish Council's work on climate change.</p> <p>Many thanks</p> <p>Rachael</p> <p>Rachael Dartnell Planning Clerk & Mayor's Secretary Truro City Council Municipal Buildings Boscawen Street Truro TR1 2NE Direct line: 01872 245506 rachael@truro.gov.uk Planning Inbox: planning@truro.gov.uk</p>	No further action is required
Gwennap Parish Council - 190719	

Gwennap Parish Council have no objections to this application.	No further action is required
St Agnes Parish Council - 200819	
The Parish Council has no objection. Unanimous.	No further action is required
Kea Parish Council - 240719	
Kea Parish Council have no comment to make	No further action is required