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 submitted to, publically advertised and consulted on for prescribed period and approved by Cornwall Council.

St Germans Parish Council are working on the preparation of a Neighbourhood Plan for the entire parish area of St Germans. An application for the designation of Neighbourhood Area was made to Cornwall Council and was advertised in the Cornish Times between the 27th February and 10th April 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 18 February 2015:
“A30(T): Designation request for a Neighbourhood Development Plan area- Parish of St Germans, Cornwall
Thank you for your letter of 17 February consulting the Agency on the application by St Germans Parish Council for designation as a Neighbourhood Development Plan (NDP) area. The Agency is responsible for operating, maintaining and improving the strategic road network which in this instance comprises the A38 which runs through the middle of the proposed NDP area. The Agency is keen to support the development of neighbourhood plans and the delivery of local growth and has no objection in principle to the Parish becoming an NDP area. However, future development proposals will have the potential to
impact on the A38 and the Agency will therefore need the opportunity to comment further on the plan as it develops to ensure it includes a satisfactory assessment of traffic impacts and mitigation requirements.

If it would be helpful to you or the Parish Council to discuss, please don’t hesitate to contact me.

Sally Parish
NOD South West- Growth & Improvement
Email: sally.parish@highways.gsi.gov.uk

Environment Agency (27 March 2015)
“Dear Miss Pitt

DESIGNATION REQUEST FOR UNDERTAKING A NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE PARISH OF ST GERMANS

Thank you for consulting us on the above designation request.

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

Flood risk

The River Tiddy and smaller streams flow through the Parish. In line with the National Planning Policy Framework we would seek development to be directed to areas outside of 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.

Where it can be demonstrated that there are no other sites at lower risk of flooding for development, and it is consistent with wider sustainability objectives, development within these flood zones will need to be safe for its lifetime, not increase flood risk elsewhere and, where possible, reduce flood risk over all.

We would be looking for 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.

Water Framework Directive

The River Tiddy and small streams which flow through the Parish drain to the River Lynher catchment and then into Plymouth Sound. The River Lynher is a principal river for Salmon and Sea Trout in Devon and Cornwall. The protection of water quality is therefore very important. With regard to the overall objectives of the Water Framework Directive (WFD) the River Tiddy is classed as having moderate ecological status and the transitional section into the River Lynher has good ecological status. Development within the Parish should not cause any deterioration in this status and wherever possible should contribute to improving the waterbody status.

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

Yours sincerely

Mrs Emma Whereat
Sustainable Places Planning Advisor”

Affordable Housing: No comments received

English Heritage 4 March 2015:
“Dear Miss Pitt

NEIGHBOURHOOD AREA CONSULTATION - ST GERMANS

Thank you for giving notice that St Germans Parish Council has applied to designate St Germans 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. Our records, for example, indicate that the area contains 3 Grade I, 9 Grade II* and 78 Grade II Listed Buildings, 1 Scheduled Ancient Monument, 1 Grade 1 and 1 Grade II Registered Park and Gardens, and 1 Conservation Area. 1 Grade II* Listed Building is also on the national Heritage At Risk Register.

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.

Yours sincerely
David Stuart
Historic Places Adviser

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<th>Relevant policies, SPGs and Government guidance:</th>
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| 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 St Germans Parish.

St Germans 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 St Germans 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 St Germans 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/](http://planning.cornwall.gov.uk/online-applications/)