

OFFICER REPORT – DELEGATED

Application number: PA15/00010/NDP	Earliest determination date: 10 June 2015
Received on: 17 April 2015	Neighbour expiry date: NONE CONSULTED
UPRN: 999999999999	Consultation expiry date: 10 June 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:	Mrs S Vincent - Tywardreath and Par Parish Council
Site Address:	Tywardreath and Par Cornwall
Proposal:	Designation request for undertaking a Neighbourhood Development Plan for the Parish of Tywardreath and Par
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.

Tywardreath and Par Parish Council are working on the preparation of a Neighbourhood Plan for the entire parish area of Tywardreath and Par. An application for the designation of Neighbourhood Area was made to Cornwall Council and was advertised in the Cornish Guardian between the 29th April and 10th June 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: 22 April 2015

As you may already be aware, the Highways Agency became Highways England on 1 April. Although the policies and guidance related to our involvement in the local planning process will change, the principles will remain the same. In the meantime, our comments below reflect the current guidance contained within DfT Circular 02/13 Planning and the Strategic Road Network (SRN) and the NPPF.

The Agency is responsible for operating, maintaining and improving the strategic road network which in Cornwall comprises the A30 and A38. 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 NOP area. The location of the Parish is

such that any policies coming forward are unlikely to impact on our network, and we will not therefore need to be consulted further on the plan as it develops.
If you have an queries please don't hesitate to contact me."

Environment Agency: No comments received.

Historic Environment Planning: 23 April 2015

"Thank you for consulting the Historic Environment (Planning) team in respect of this application. The HEP team has no objection to this proposal.

It should be noted that Historic England (formerly English Heritage) has a statutory role in the development plan process and there is a duty on the LPA or the Neighbourhood Planning Forum to consult them on any Neighbourhood Plan where their interests are considered to be affected.

We look forward to providing any pertinent advice, utilising our limited resources efficiently, should this be required in the future."

Principal Public Space Officer: 21 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 St Blazey, Par, Tywardreath & Tregrehan Mills, which is currently out to consultation with the parish council. This study is available on request and includes all of the built up settlement to the south of the Parish of Tywardreath and Par, but it has not been done in the remainder of the north of the parish. Details of the adopted standards which form part of the Open Space for Larger Towns in Cornwall can be found at:

<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.

The findings of the open space assessment will be reviewed following the recent consultation and will be made available, along with recommended provision standards later in the summer. We regret that the Public Space Team is unable to undertake additional studies 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: 27 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 Cornwall Homechoice indicates 92 currently registered (47x 1bed, 27 x 2 bed, 15 x 3 bed, 1 x 4 bed and 2 x 5 bed). The Plan should consider whether further survey work or evidence gathering is required.

DELIVERY

There are two schemes with planning permission in the Parish which contain affordable housing. There is Polmear Parc in Par (PA13/01114) which is set to deliver 8 affordable dwellings and 13 dwellings at land at Tywardreath Highway (C2/10/00588).

Cornwall Homechoice figures would suggest there remains an unmet housing need.

Should the Plan reflect an unmet need for 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 (HQP)
- 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.”

Electoral Services: 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 Tywardreath and Par Parish.

Tywardreath and Par 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 Tywardreath and Par 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 Tywardreath and Par 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/>