

Neighbourhood Planning CC Officer Consultation Response Template

Please complete the template when responding to the council officer consultation for the draft Neighbourhood Development Plan proposal. Once the consultation period has ended the comments will be fed back to the Neighbourhood Planning Steering Group, where minor amendments can be made to the draft plan proposal before the plan is formally submitted to Cornwall Council. If you have any queries please contact the Neighbourhood Planning Team e-mail neighbourhoodplanning@cornwall.gov.uk

Cornwall Council Response	
Neighbourhood Development Plan Proposal	Lanteglos by Fowey
Consultation documents	Lanteglos draft neighbourhood plan
Consultation Start Date	27/06/2019
Consultation End Date	19/07/2019
Cornwall Council Team	Response Date
Affordable Housing	19/07/19
Development Management – Area Team	July 2019
Economic Development	
Education Infrastructure	
Environment Service - Ecology	
Environment Service – Flood and Coastal Environment Officer	
Environment Service - Open Spaces Officer	11/07/19
Environment Service- Landscape	
Environment Service- Forestry	
Historic Environment	
Local Plan Team – Community Infrastructure Levy	16/07/19
Local Plan Team	
Cornwall Fire and Rescue Service	27/06/19
Transport	

Officer response	
Affordable housing	<p>Thank you for consulting the Affordable Housing Team,</p> <p>Please see below comments:</p> <p>Policy 10 (Rural exception Housing for Local People) states that 'rural exception site should have a target of 100% affordable'</p> <p>In the Cornwall Local Plan Strategic Policies 2010-2030 under policy 9 (Rural exception sites) it states that 'Market housing must not represent more than 50% of homes or 50% of the land take, excluding infrastructure and services'.</p> <p>Therefore please note that through assessing the viability of an application site, in practice the starting position is to seek 100% affordable and work backwards from there with an absolute minimum of 50% provision if informed by viability information.</p>
Environment Service – Open Spaces	<p>The National Planning Policy Framework 2018 (para 96) 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 has been undertaken for larger settlements including Fowey, which follow the methodology in the adopted Open Space for Larger Towns in Cornwall, found at: http://www.cornwall.gov.uk/environment-and-planning/parks-and-open-spaces/open-space-strategy-standards. This has not been undertaken in rural settlements in less populated parishes such as Lanteglos.</p> <p>Policy 2 seeks to protect some areas as Local Green Spaces, including two very small roadside verges. It is not clear by this alone how the NDP is achieving Objective 7.2, especially ensuring accessibility to all. There does not appear to be an assessment that considers the different sorts of open space, including allotments, sports pitches and burial grounds.</p> <p>Details of assessments of open spaces and the setting of new 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. This would be more worth undertaking for the Polruan area than the less populated parts of the parish</p> <p>Thank you for consulting the Public Space Team. Stuart Wallace Public Space Officer</p>
Fire and Rescue Service	<p>Policy 1 – Design</p> <p>Consideration for the need of older residents and those with mobility issues should be included in the design specification.</p> <p>The addition of fire sprinklers in new build premises as adopted by Cornwall Council would enhance public safety</p>
Local Plan team	<p>The Parish of Lanteglos is within CIL Charging zone 2, and as a designated rural</p>

<p>– Community Infrastructure Levy</p>	<p>parish, new developments of 1-5 dwellings will be liable to pay £200 per sqm, and developments of 6 or more will be liable to pay £100 per sqm. However, affordable housing and self-build developments are able to claim exemption from liability to pay a CIL charge. Rural Exception Sites are also exempt from CIL.</p> <p>CIL came into effect in Cornwall on 1 January 2019. From this date, developments creating one or more dwellings, or new floorspace of 100sqm or more, could be charged CIL. However, CIL will only become payable on commencement of a development (not granting of planning permission), which means that it will take a further 1½ -2 years (approximately) before CIL payments start being made to Cornwall Council, for redistribution to Parish Councils (the Neighbourhood Portion).</p> <p>Whilst the 15% Neighbourhood Portion - or 25% with an adopted NDP - is able to be spent on a broader interpretation of infrastructure than the strategic pot retained by Cornwall Council, it is advised that the Lanteglos NDP group check progress of this matter during drafting of their plan to ensure they are not in conflict with the Regulation 123 List. This is a list of what Cornwall Council will not request S106 developer contributions for, and is available to view at www.cornwall.gov.uk/cil. Any S106 negotiations, must be done in consideration of this list.</p> <p>Following a public consultation last year, it has been agreed that the remaining CIL income (the 'strategic share') will be made available via a bidding process, with a focus on local projects. A funding process and application criteria for this are now being developed. It is unlikely that a funding round will be held until mid-2020 at the earliest.</p> <p>More information on CIL can be found on the Councils website at www.cornwall.gov.uk/cil. Any specific queries can be sent to cil@cornwall.gov.uk.</p>
<p>Area team 7 planning team</p>	
<p>Policy 1</p>	<p>" planning applications should include a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbourhood."</p> <p>In experience with the similar policy in the Polperro NDP, there has been some confusion about what a "clear visual representation" actually means. Does this mean a photomontage, a sketch, a street scene plan? This should be clearer.</p> <p>Many local agents simply won't have the skills to provide a photomontage or similar, and many applicants will not be prepared to pay for this additional information. We would suggest this clause is either removed or words should be inserted to the effect of "where appropriate to the scale and prominence of the development" with some guidance on when this would be appropriate.</p>

Policy 2	Good
Policy 3	<p>“Where appropriate to the size and scale” – It may be helpful, perhaps in the preamble, to have some examples/guidance on situations when this would be considered appropriate.</p> <p>The Figure 2 map could also be easier to use – where exactly are the cherished views?</p>
Policy 4	<p>Part 2 – This is not a development plan document and is hundreds of pages long. Many of the topics within the document relate to non-planning related issues and is incredibly technical. Perhaps applicants could be encouraged to conform to this document but at present this seems onerous on applicants and Officers to assess applications against this.</p>
Policy 5	Good
Policy 6	<p>Are we able to require all developments to result in a ‘net gain’ in biodiversity? What about simple window replacements or similar minor applications?</p>
Policy 7	<p>“ will be supported, provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood (<u>and the wider landscape taking account of the AONB and Conservation Area designations</u>), or reduce or compromise any existing facilities or services for which there is a proven need.” The above text or similar could be added for clarity to ensure employment developments take into account the wider area, not just the immediate neighbourhood.</p> <p>“Planning permission will be required if there are alterations to buildings, or the scale of business materially changes the use of the premises.” This is not necessarily the case – for example a small extension to create an office for home working could be constructed under permitted development without the need for planning permission.</p>
Policy 8	Good

<p>Policy 9</p> <p>Policy 10</p> <p>Policy 11</p> <p>Other comments</p>	<p>Good</p> <p>Good</p> <p>Good</p> <p>It is noted there is no 'Housing in the countryside' policy. It is assumed the NDP is silent on this matter and will be considered against policy 7 of the CLP.</p>
<p>Neighbourhood planning officer comments</p>	<p>Policy 2 – requires evidence to support the designation of all proposed green spaces. See NDP guidance for further information https://www.cornwall.gov.uk/media/38409117/local-green-space-and-green-infrastructure-guide-note-gh-16042019.pdf</p> <p>Provide a link to LLCA at 9.7?</p> <p>Policy 6 – Net gain – please refer to the CC biodiversity guidance https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/cornwall-planning-for-biodiversity-guide/ and link to the policy wording such as –</p> <p><i>New development of one dwelling or more should be planned and designed to protect and enhance local wildlife species and habitats, demonstrating how they will deliver a net gain in biodiversity which is in accordance with the Cornwall Council guidance on Planning for Biodiversity.</i></p> <p><i>Major development should consider wildlife at the site scale and should also maximise opportunities to increase connectivity to existing green spaces, creating links between habitats (wildlife corridors) and promoting active travel networks.</i></p>