

Neighbourhood Planning CC Officer Consultation Response Template

Please can you 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: neighbourhoodplanning@cornwall.gov.uk

Cornwall Council Response	
Neighbourhood Development Plan Proposal	Perranzabuloe
Consultation documents	Perranzabuloe Neighbourhood Development Plan
Consultation Start Date	26/1/22
Consultation End Date	11/2/22
Cornwall Council Team	Response Date
Affordable Housing	We do not have any specific comments about the draft NDP. Below are the latest housing need figures

	Parish	Band	1 bed	2 bed	3 bed	4 bed	5 bed	Total
	Perranzabuloe	A	4	5	0	0	0	9
		B	3	2	3	1	1	10
		C	23	12	8	6	1	50
		D	12	13	0	0	0	25
		E	88	25	13	1	0	127
	Total		130	57	24	8	2	221
	<p>Included in the above figures are 66 households aged 55 or over (57 for one bed and 9 for two bed) indicating a need for accommodation designed to meet the needs of older people. I note there isn't any reference to housing for older people in the document but also that the group are unlikely to consider new topics.</p> <p>There are two households with an assessed need for one bed wheelchair accessible housing.</p>							
Development Management	No Comments							
Development Management – Area Team	No comments							

Economic Development	No comments
Education Infrastructure	No comments
Environment Service - Ecology	No comments
Environment Service – Flood and Coastal Environment Officer	<p>The Lead Local Flood Authority has been consulted on the Perranzabuloe NDP. Please note that we cannot provide comments in relation to foul sewer networks as the responsibility of South West Water Ltd and so comments must be provided by them.</p> <p>High level Environment Agency mapping places the Parish in an area which is at risk of groundwater flood risk. The Parish should note that variable infiltration rates and raised groundwater levels can be found throughout Cornwall. The Lead Local Flood Authority advises that where development is proposed infiltration testing and groundwater monitoring should be undertaken, and the results of such testing used to inform the drainage design. Failure to complete such testing could result in failure of the drainage systems and place the development approved by this consent and surrounding property at risk of flooding. Where developments proceed without adequate drainage provision, this will be at the developers own risk.</p> <p>Consideration should be given to the attached guidance note and the National Planning Policy Framework (July 2021) paragraphs 159 to 169 (inc). The following links should be of assistance:</p> <p>https://www.gov.uk/government/publications/national-planning-policy-framework--2 https://www.cornwall.gov.uk/floodrisk https://www.cornwall.gov.uk/media/h1ynydr/evidence-strategic-flood-risk-assessment-june-2017.pdf</p> <p>Further information relating to sustainable drainage systems can be found by following the link below:</p> <p>https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html</p>
Environment Service - Open Spaces Officer	The National Planning Policy Framework 2021 (para 98) 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 completed for Perranporth in 2016 following the adopted methodology for Cornwall:
<http://www.cornwall.gov.uk/environment-and-planning/parks-and-open-spaces/open-space-strategy-standards>. The strategy evaluates the quantity, distribution and quality of design of all public open space, which is categorised into eight different types, and establishes standards on quantity, distribution and quality of design, incorporating design requirements and minimum accessibility distances.

It identified deficiencies in equipped provision for teenagers & allotments for residents of Perranporth, whilst acknowledging the exceptionally high level of natural space (type 2) afforded by the town's coastal assets. An initial assessment of Goonhavern has also taken place, which found that the level (per person) of parks/amenity space (type1), outdoor sports (type3) & equipped youth provision (type5) are lower than would be expected for a settlement of this size. Reference to the studies could be made at section 9.2 of the NDP.

Please note that this is a very different study to what is presented in Appendix 9, which is for the purpose of designating some parcels of land as Local Green Space (LGS) for their protection (Policy NE8), whilst other key open spaces such as the beach and Penhale Dunes are excluded. The actual appraisal of the sites selected for LGS designation is omitted. If this is pending, we would suggest that consideration is given to including site issues and future aspirations where appropriate, which could make the document a useful supporting tool in the future.

The list of priority projects at 9.2.1 is encouraging, but there are arguably additional deficiencies that could also be addressed, and the NDP provides a very valuable opportunity to not only identify all of the key aspirations, but crucially to propose processes & mechanisms to realise them. It's also not clear how the Perranporth Strategic Masterplan links together with the NDP.

Thank you for consulting the Public Space Team.
Stuart Wallace
Public Space Officer

Environment Service- Landscape	No comments
Environment Service- Forestry	No comments
Historic Environment	See separate matrix
Local Plan Team – Community Infrastructure Levy	No comment
Local Plan Team	See separate matrix
Cornwall Fire and Rescue Service	No comments
Transport	No comments