

LUDGVAN PARISH COUNCIL

This is to notify you that a Meeting of Ludgvan Parish Council Neighbourhood Development Plan Committee will be held on Tuesday 13th March, 2018 in the Oasis Childcare Centre, Lower Quarter, Ludgvan commencing at **6:30pm**.

S. P. Hudson

S P Hudson
Parish Clerk
08/03/2018

AGENDA:

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Public Participation Period (if required)	
1. <u>Apologies for absence</u>	
2. <u>Minutes of the meeting held on 12th February 2018</u>	2 - 3
3. <u>Declarations of interest in Items on the Agenda</u>	
4. <u>Dispensations</u>	
5. <u>Draft Policies</u>	5 - 8
6. <u>Consultation 'Gaps'</u>	
7. <u>Neighbourhood Plan 'Surgery' 23rd March 2pm</u>	

LUDGVAN PARISH COUNCIL

Chairman:

Councillor Richard Sargeant

Clerk to the Council:

Steve Hudson

Brynmor,

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**MINUTES OF THE NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE
MEETING OF THE PARISH COUNCIL HELD ON MONDAY, 12TH FEBRUARY 2018, IN
THE LUDGVAN OASIS CHILD CARE CENTRE, LOWER QUARTER, LUDGVAN.**

PRESENT: Councillors; N Honess; R Mann; S Miucci; L Trudgeon

Non Councillors; G Carter(Chair); S Elliott; M Turff; L Miucci; J Scott

IN ATTENDANCE: Steve Hudson (Clerk); Paul Weston Consultant.

Public Participation Period

Mr Cartwright stated that the old Penwith Plan had supported the need for a bypass around Crowlas and that the proposed increase in housing and jobs included in the new Local Plan would lead to an increase, in use of the A30, of 41%.

He requested that a form of words supporting the bypass be included in the Neighbourhood Plan as this would enhance the chances of success within a very competitive bidding process.

NDP 26 Apologies for absence

Apologies were received from Councillors A Branchett; C Price-Jones;.

NDP 27 Minutes of the meeting held on 9th January 2017

It was **RESOLVED** to approve the Minutes.

NDP 28 Declarations of interest in Items on the Agenda

None.

NDP 29 Dispensations

None.

NDP 30 Feedback from Consultation Events

Mr Weston remarked that he had never experienced such a high level of agreement with the aims and objectives put forward. Following discussion it was **RECOMMENDED that:**

- (i) **the revised Aims & Objectives be approved as the basis for policy development and**
- (ii) **the 'community actions' (i.e. those areas outside of neighbourhood planning policy) be referred to the Parish Council to pursue.**

NDP 31 Short-term timetable:

The timetable was discussed and it was **RESOLVED that:**

Mr Weston would circulate a 'policy gist' document for comment and then develop first draft policies for discussion at the next meeting of the Committee on 13th March.

NDP 32 Co-option Application

It was **RESOLVED** that Daniel McNaughton be co-opted to the Committee

Ludgvan 1st Draft Policy Set

Objectives	Policy Gist	1 st Draft Neighbourhood Plan Policy	Options Analysis
Natural Environment			
<i>Ensure coastal protection remains adequate</i>	Policy that supports measures to protect properties and businesses from flood, subject to protecting sensitive habitats	Local Plan Policy 26: Flood risk management and coastal change	
<i>Protect sensitive ecological and geological areas</i>	Policy that recognises the local ecological and geological areas that should be protected	Policy LUD1 From St Ives Development proposals which have no adverse effect on the integrity or continuity of landscape features and habitats of local and national importance for wild flora and fauna may be supported. Proposals which incorporate conservation and/or appropriate habitat enhancement to improve biodiversity may be supported.	<i>Identify and map those areas within the Parish that should be covered by the policy and for what reason</i>
<i>Identify and improve wildlife corridors and links</i>	Policy that recognises the value of local wildlife corridors, protects them and supports enhancements and extensions gained through development	Policy LUD2 The protection and/or enhancement of wildlife opportunities, by retaining or providing wildlife corridors and stepping stones such as hedgerows, ditches, strips of tree planting, green open spaces with trees and grass verges to roads, will be supported.	
<i>Prevent harm to the character of the landscape from development</i>	Policy that safeguards local landscape character from the impact of development	Local Plan Policy 23: Natural Environment	
<i>Improve and extend the network of public rights of way</i>	Policy that supports appropriate improvements and extensions to the footpath and bridleway network	Policy LUD3 Measures to improve and extend the existing network of public rights of way and bridleways are supported so long as their value as wildlife corridors is recognised and protected, and efforts are made to enhance biodiversity as part of the 'development' work wherever appropriate.	<i>Identify any extensions that are needed</i>
<i>Reduce all forms of pollution</i>	Policy that seeks to minimise pollution of all forms, resultant from development	Policy LUD4 Development proposals must demonstrate that they will not result in unacceptable levels of light, noise, air or water pollution	
Built Environment and Heritage			
<i>Ensure heritage assets are recognised and protected</i>	Policy that identifies and safeguards local heritage assets	Policy LUD5 Development proposals will be supported that maintain or enhance the character and setting of a heritage asset and enables the asset to be used in an appropriate manner.	<i>Identify and assess local heritage assets</i>

		<p>Development proposals that affect a heritage asset must demonstrate how they protect or enhance the said building or structure.</p> <p>Any renovations or alterations of buildings or structures identified as heritage assets requiring planning permission should be designed sensitively, and with careful regard to the heritage asset’s historical and architectural interest and setting.</p> <p>Development proposals in proximity to a heritage asset should provide a clear assessment of the significance and impact of the proposal on the asset and its setting and justify the design approach taken.</p>	
<i>Protect and enhance green spaces and the heritage environment</i>	Policy that identifies the value of and protects local green spaces	<p>Policy LUD6</p> <p>The areas listed below and identified on Map X are designated as Local Green Spaces where new development is ruled out other than in very special circumstances:</p> <ol style="list-style-type: none"> 1. 2. 3. 	<i>Identify and assess local green spaces using NPPF criteria</i>
<i>Ensure the design of new buildings is of high quality and in keeping with the local area</i>	Policy that sets criteria to ensure development complements and enhances the distinct character of the built environment	Local Plan Policy 12: Design	
<i>Prevent ribbon development</i>	Policy that distinguishes between settlement areas and sets the spatial limits to development	<p>Policy LUD7</p> <p>To be drafted after spatial strategy has been agreed</p>	<i>Define and delineate existing settlement areas and explore spatial strategy options in context of LP and local need</i>
<i>Encourage sustainable development practices</i>	Policy that encourages sustainable development and energy efficiency	<p>Policy LUD8</p> <p>All new development should seek to achieve high standards of sustainable development, and in particular demonstrate in proposals how design, construction and operation has sought to:</p> <ol style="list-style-type: none"> a) reduce the use of fossil fuels; b) promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy; c) adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies; 	

		d) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings.	
<i>Ensure adequate infrastructure is in place</i>	Policy that requires adequate infrastructure to be in place to support new development	Local Plan Policy 28: Infrastructure	
Housing			
<i>Ensure new development addresses local housing needs</i>	Policy that requires new residential development to address local needs	Policy LUD9 Housing development proposals should demonstrate it meets a local need, with reference to an up-to-date assessment of local housing need	<i>Explore and describe local housing need</i>
<i>Ensure housing provides realistic affordable options for local people</i>	Policy that encourages innovative development solutions to help provide more affordable options for local people	Policy LUD10 Housing development proposals that broadens the range of housing sizes, types and tenures available and gives priority to local households will be supported	<i>Identify priority housing types and preferred housing mix and types for new development based on latest projections</i>
Community Facilities and Services			
<i>Ensure local facilities meet changing needs and serve all age groups</i>	Policy that supports improvements to local community facilities in the interests of serving local needs	Policy LUD11 Proposals which seek to improve or extend the existing local community facilities and assets, or provide for appropriate shared use, will be supported where: i) there is a demonstrable need for them; and ii) there is no significant adverse impact upon nearby residents and uses.	<i>List of community facilities to be covered by policy</i>
<i>Facilitate the local delivery of social care, health and education</i>	Policy that that safeguards existing facilities and supports development to provide improved local services	Policy LUD12 Proposals for new or additional services and facilities will be supported where they meet a need identified by the community concerned or by a body with statutory responsibility for a particular service providing: b) they do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties; c) they do not cause traffic congestion, adverse traffic impact upon local amenity or adverse impact on traffic flow on local roads; d) access and off-street parking can be satisfactorily provided without harming existing residential and other uses. Proposals that would result in the loss of a local service or facility will be resisted unless it is demonstrated that the use is no longer viable or a replacement facility of an equivalent or better standard is provided.	

<i>Enable the provision of a high-quality communications network</i>	Policy that encourages on-going provision of better electronic communication across the whole parish	Policy LUD13 1. Development to provide a super-fast communication infrastructure to serve the Parish will be supported where it is sensitively sited and sympathetically designed. 2. All new residential, educational and business premises development should endeavour to make adequate provision for high speed broadband and other communication networks.	
<i>Ensure there are adequate local sports and recreation opportunities</i>	Policy that supports new sports and recreation facilities that meet local demand	Policy LUD14 From St Ives The provision of new or improved recreational and sports facilities will be permitted in or on the edge of settlements provided that: a) the scale of the facility is related to the needs of the area; b) there is safe and convenient access for potential users.	
<i>Provide appropriate green areas, recreation and amenity space</i>	Policy that requires public amenity space and landscaping for new development and supports provision of public open space	Policy LUD15 Wherever possible, new development should protect local features and incorporate a landscaping scheme that includes amenity space and public open space, which complements local character and enhances biodiversity.	
Transport and Travel			
<i>Minimise the impact of heavy traffic on residential areas</i>	Policy that supports measures to reduce heavy traffic in residential areas	Policy LUD16 Where appropriate, traffic management measures that reduce the impact of traffic in residential areas and improve highway safety will be supported. Development proposals that generate a significant amount of traffic movement must be accompanied by evidence that sets out the transport issues relating to the development and how they will be mitigated.	
<i>Ensure all new developments have adequate off-street parking</i>	Policy that requires adequate off-road parking for all new development	Policy LUD17 Adequate off-road parking provision shall be provided within new developments in accordance with the Council's parking standards. Particular attention should be given to extensions to dwellings which entail modifications to driveways or the loss of garage space.	<i>Check you are satisfied with the Council's current standards</i>
<i>Provide electric vehicle charging points in appropriate locations</i>	Policy that supports provision of electric vehicle charging points in appropriate locations	Policy LUD18 The provision of electric vehicle charging outlets in suitable locations will be supported.	

<i>Improve connectivity through the provision of safer cycling and walking routes</i>	Policy that supports extensions to the cycling and walking network in the interests of safety	Policy LUD19 Proposals to improve and extend existing walking and cycle routes and link them to the wider network will be supported.	<i>Identify priority improvements or extensions to the network</i>
<i>Support the improved co-ordination of public and community transport services</i>	Policy that supports development that improves local access to public transport services	Policy LUD20 Development proposals to maintain and enhance existing public transport provision, within the area will be supported.	
Business and Jobs			
<i>Support business development appropriate to its location</i>	Policy that supports small-scale business development where it's non-harmful to nearby uses	Policy LUD21 The following types of business/commercial development will be supported: a) The conversion of existing buildings and the small-scale expansion of existing employment premises b) Small-scale new build development on the business park areas listed below (as identified on Map 6) and brownfield sites c) The re-use of redundant buildings All business/commercial development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.	<i>Identify and map business park areas to be covered by policy</i>
<i>Bring redundant buildings back into use</i>	Policy that encourages re-use of redundant buildings for business purposes		
<i>Enable farm diversification in the interests of viability</i>	Policy that supports and limits development in the interests of necessary farm diversification	Local Plan Policy 5: Business and Tourism	