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Cornwall Council – Neighbourhood Planning

neighbourhoodplanning@cornwall.gov.uk

Sent by e-mail only

Our Ref TRP 2085
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Ben Wood
bwood@savills.com
M. 07426 830831

York House
Blackbrook Business Park
Taunton
Somerset
TA1 2PX
01823 445 030
www.savills.com

Dear Sir/Madam

Statutory 6 Week Consultation on Plan Proposal

This consultation response has been prepared by Savills on behalf of the Truro Diocesan Board of Finance (herein referred to as the 'Diocese') following a notification from Cornwall Council that the Ludgvan Neighbourhood Development Plan (NDP) is the subject of public consultation.

The Diocese has a specific interest in a parcel of land within the Ludgvan Neighbourhood Area. Savills has been making representations to the various NDPs being progressed across Cornwall; the objective is to participate in the local democratic process to ensure the glebe achieves allocations for appropriate uses including leisure, tourism, renewable energy, residential and/or commercial development.

Basis for the response

The Diocese is generally supportive of the objectives set out in the Ludgvan NDP but would like to take this opportunity to make the following comments. Policies not listed are where the Diocese has no specific comments.

Policy No. LUD1 Protecting the Natural Environment

As a general point, the Diocese supports the aspiration in the NDP to protect and enhance the parish's landscape, habitats and biodiversity.

Policy No. LUD2 Wildlife Corridors

The Diocese supports the aspiration in the NDP to protect and/or enhance wildlife opportunities within developments.

Policy No. LUD5 Heritage Assets

The Diocese supports the aspiration in the NDP to recognise and protect heritage assets.

Policy No. LUD6 Local Green Space

The Diocese notes the findings of the Green Spaces Assessment Report, and that the various designations in the NDP do not cover land within the ownership of the Diocese.



Policy No. LUD7 Settlement Area Boundaries

The Diocese welcomes the additional information and clarity providing in the paragraphs and footnotes that accompany this policy; something that it raised in previous consultation responses. The Diocese considers that the Parish has adopted a sensible and pragmatic growth strategy.

Policy No. LUD8 Development in the Countryside

Essentially the same comment as for LUD7 above, and the Diocese welcomes the clarity contained within the policy wording.

Policy No. LUD9 Sensitive Design and Sustainable Development

The Diocese has its own sustainability policies and therefore is supportive of the aspiration within the NDP for new development to be environmental sustainability measures. The words 'where practical, viable and visually acceptable' are an important and pragmatic caveat, which is supported.

Policy No. LUD11 Local Housing Need

The Diocese notes the point about the housing allocation at Long Rock and the delivery of affordable housing in that location, but supports the recognition of the need for affordable housing to be developed elsewhere in the parish, subject to an assessment of local housing need. The 'rural exception site' model can sometimes be prescriptive, and viability is typically an issue, but the approach being taken in the submitted NDP appears to be more flexible and this is supported.

Policy No. LUD12 Second Homes

The Diocese notes the aspiration in the NDP to restrict the occupancy of new open market housing to "Principal Residences", and the community support for such a policy. It is understood that some NDP steering groups have had difficulties in presenting a strong enough case to examiners to demonstrate that the second home restriction is necessary; as such it is advised that reassurance is sought regarding the likelihood of this policy being considered robust in the longer term. The NDP examiner may be able to provide more clarity on this in due course.

Policy No. LUD16 Community Horticulture

Paragraph 10.20 identifies the allotment site at Church Hill, which is on glebe land. The Diocese notes the importance that the NDP places upon the allotment site as a community facility and that the demand for allotments is greater than the supply.

Summary

For the reasons identified above, the Diocese requests that Cornwall Council considers the comments made in this letter in its review of the NDP. Thank you for the opportunity to review the submitted NDP and the Diocese would like to be kept informed of future opportunities to participate in consultation.



Yours sincerely

A handwritten signature in black ink, appearing to read "Ben Wood", is located below the "Yours sincerely" text. The signature is fluid and cursive.

Ben Wood • BSc (Hons) MSc MRTPI
Planning Consultant

CC Michael Greet, Savills