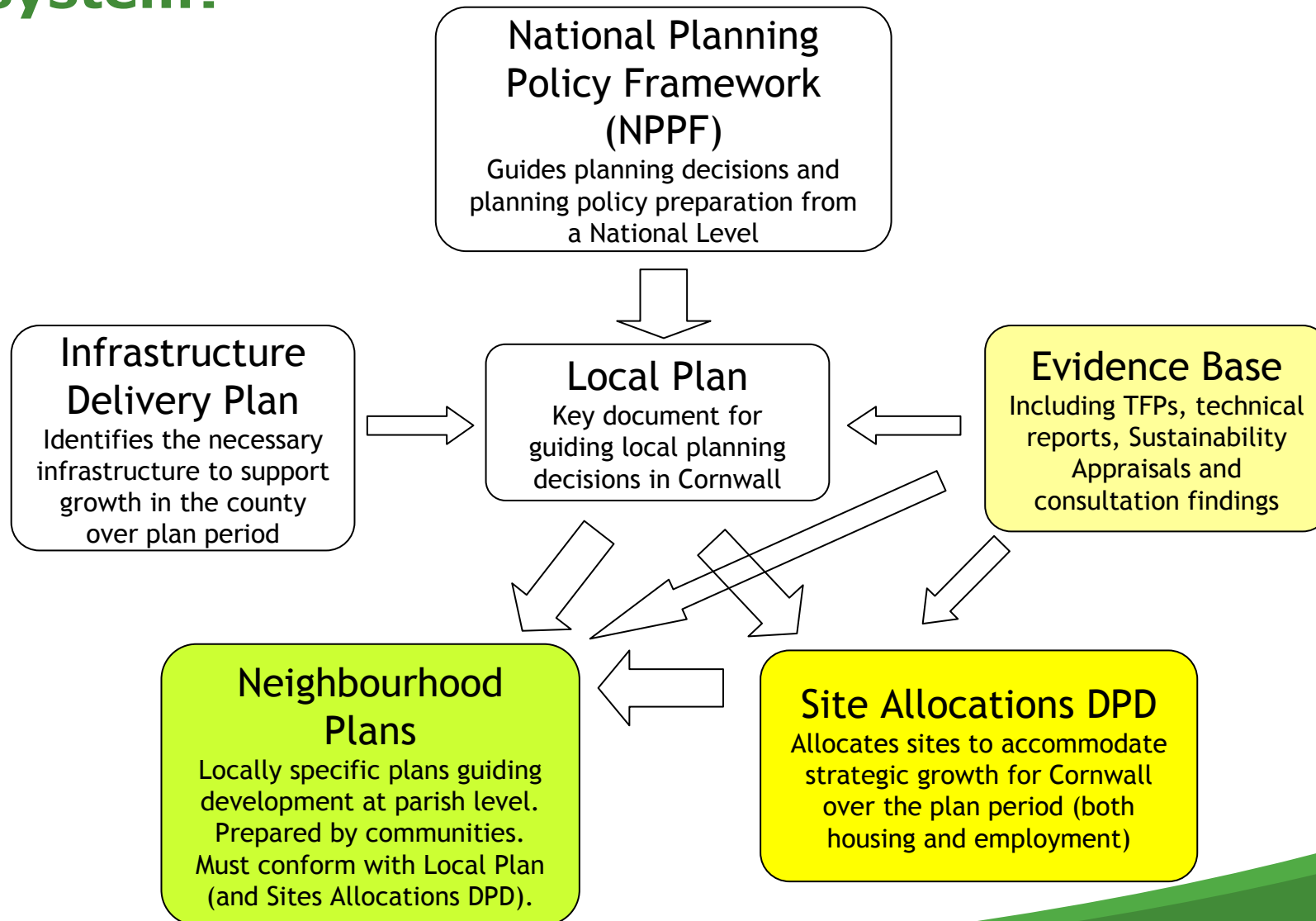




# Neighbourhood Planning & Site Allocations

# Where are sites identified within the planning system?



# What sites will be identified by the Site Allocations DPD?

- Allocates new strategic sites for housing
- Allocates new strategic employment sites
- Allocates land to deliver critical infrastructure
- Safeguard existing strategically important employment sites
- Identify locally important employment sites with Cornwall's main towns?

# Site Allocations:



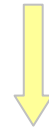
Three options



## Site Allocation DPD?

(CC led)

- Strategic site(s) only
- builds on Framework evidence & consultation



## Neighbourhood Plan?

(TC led)

- TFP process can inform
- Close working with CC



## Developer led?

site proposals? = growth accommodated

## St Ives & Carbis Bay

- Local Plan target 2010 to 2030 = **1000** dwellings
- Just over **600** in the pipeline (permissions discount rate)
- 300 to 400 remaining
- Discounted windfall rate in St Ives can be taken into account (last 5 years of plan)
- Windfall and one site would meet LP target for St Ives/Carbis Bay
- If you rely on just windfall could be open to more challenge by developers promoting different sites
- Pending application at Carbis Bay

# Villages - Lelant, Halsetown?

- Villages will contribute towards the remaining CNA target in the Local Plan – Connor Downs, St Erth, Gwinear/Gwithian, Lelant, rural
- Hayle & St Ives CNA **350** dwellings - over half committed
- **100 – 150** remaining requirement
- Local need sites – affordable housing schemes?

## Examples - other former Framework towns

- **Bude** (300–430 need to be planned for)
  - – Neighbourhood Plan –(deliverability check)
- **Saltash** (600-670 need to be planned for)
  - - Site Allocations DPD & Neighbourhood Plan
  - -DPD will look to allocate a strategic site – NP is going to look into smaller sites – beyond Local Plan target

# Similarities – NP / DPD

- Neighbourhood Plans must be in conformity with the Local Plan (including the Site Allocations DPD).
- Both will be part of the Cornwall Development Plan
- NP & DPD, the suitability & deliverability of proposed sites and the way in which they have been identified is tested independently at examination
- Plans are reviewed and updated if evidence suggests necessary i.e. 5, 10 years time?



# Neighbourhood Plans

- **Some considerations**

- Town Council / community plan for where future growth will be accommodated (must be evidenced, transparent & deliverable)
- Smaller sites could be identified or a larger strategic site (the Site Allocations DPD would only identify larger strategic sites – infrastructure benefit).
- The evidence base, produced as part of the Town Framework Plan for St Ives & Carbis Bay can be utilised.

- **Potential disadvantages**

- Risk - identifying land / site allocations is often the most contentious aspect of planning –NP requires over 50% of those who vote need to vote positively in a referendum.
- Timescales: can lengthen the time period
- The resources required (both human and financial) will increase as the complexity of any plan increases.
- Sustainability Appraisal, & other technical requirements?

# Site Allocations DPD

- **Some considerations**
- Prepared and resourced by CC.
- A lot of consultation undertaken - through the Local Member Steering Groups involvement and the statutory public consultation process.
- Scale - larger sites for development can often be better planned for and communities can gain more (for example associated infrastructure).
- Local communities can still continue to identify additional sites through their NP if this is desired, as the growth levels set out in the Local Plan are a minimum.
- Timescales: pre submission consultation later 2014, examination 2015
- **Potential disadvantages**
- Some local communities can feel detached from process.
- Risk that the adoption of Cornwall's Local Plan is delayed

# Way forward

- Site Allocations DPD, or
- Neighbourhood Plan allocations
  
- St Ives NP could look to allocate sites or could look to focus on other issues and policies
  
- Written confirmation from Town Council / NP group on way forward

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