

# FALMOUTH NEIGHBOURHOOD PLAN STAKEHOLDER GROUP

5<sup>TH</sup> APRIL 2017

## UPDATE ON THE ALLOCATIONS DPD:

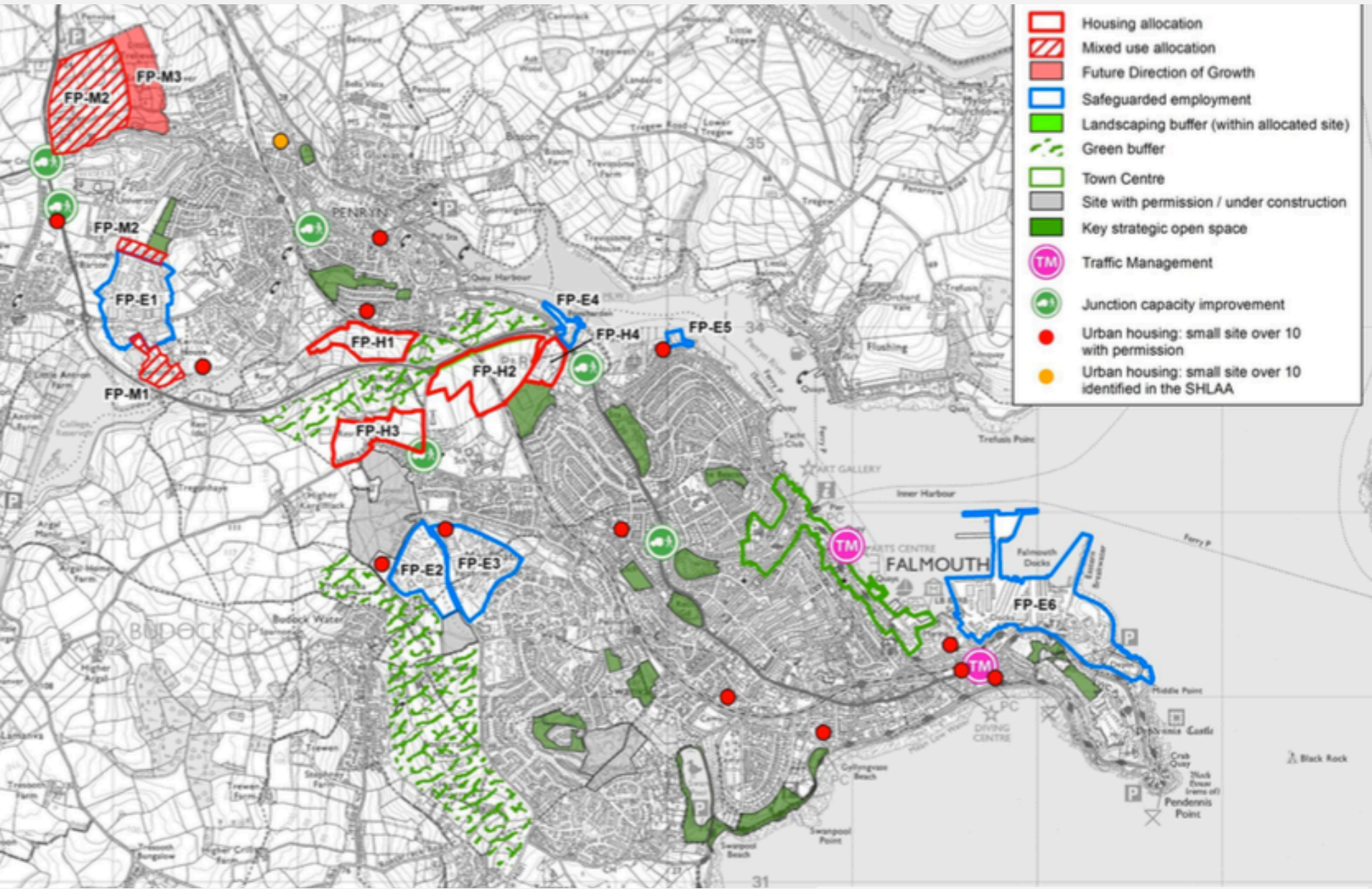
- **On student accommodation ....‘to be provided strategically’** so that it ‘does not adversely affect the existing housing stock...
  - range of purpose built accommodation should be delivered to cater for varying requirements
  - managed accommodation on site and adjacent to the existing Penryn campus
  - will help to reduce the reliance on the existing housing stock and other smaller urban sites..... which can instead be released for much needed housing, particularly affordable housing. (7.16)
  - will offer the opportunity for some rebalancing of the market, by providing an alternative for students to come out of poor quality HMO properties within the towns’. (7.46)

## UPDATE ON THE ALLOCATIONS DPD:

- Three pronged approach:
  - **Article 4 Direction and Neighbourhood Plan**, to prevent further loss of existing housing stock to student accommodation;
  - **Increasing the student cap at Penryn Campus ....‘in a phased manner**, directly linked to the delivery of bespoke, managed, student accommodation’....
  - **Identification of a small number of sites** that could appropriately deliver managed student accommodation; with sites identified on or adjacent to the existing campus to satisfy future needs. (7.45)

# UPDATE ON THE ALLOCATIONS DPD

- '...**phased lifting of the cap** must relate to a minimum ratio of 0.85:1 (i.e. the student cap is lifted by 1 place for every 0.85 bed spaces delivered in purpose built accommodation); with an aspiration to deliver a 1:1 ratio for every student attending above the 5000 cap, which would help take the pressure off of the HMO market within the towns'. (7.45)
- **3 sites identified** to '...cater for growth both within and beyond the Plan period....centred in and around the existing campus to maximise their sustainability and in turn address impacts within the two towns'. The strategy '...allows for growth within the short, medium and long term to support the Universities' growth ambitions (7.46)
  - Parkengue (FP-M2)
  - Treliever (FP-M3)
  - 1049 units on the existing Penryn campus (7.47)
- Treliever Future Direction of Growth (FP-M4) also identified, which will allow for growth at the end or beyond the Plan period. (7.48)



## UPDATE ON THE ALLOCATIONS DPD

- All student related accommodation whether on or off site to incorporate an appropriate 24 hr /day, on-site management regime (7.49).
- ‘Any proposed development relating to student accommodation including change of use, should also have due regard to the Falmouth Neighbourhood Development Plan, which when adopted will form part of Cornwall’s Local Plan and will provide policies to manage student accommodation proposals within the town’ (7.50).
- **‘The combination of sites identified above, delivers sufficient capacity for the growth requirements of the Universities within the Plan period; it is not expected that any additional sites or accommodation schemes to those identified within the strategy would be required’ (7.51)**

## UPDATE ON THE ALLOCATIONS DPD

- **On the Town Centre – ‘..... review the parking provision....but maintaining and strengthening Quarry and Maritime car parks as the primary provision’**
- Look at some of the other car parks, to see if they could be better utilised in another form, **for example Church Street Car Park....**
- ‘maximise opportunities for **improving public realm** and stop-off points / destinations along this town centre corridor’ (7.33).

## UPDATE ON THE ALLOCATIONS DPD

- **On housing** – 5 urban extension sites have been identified to deliver the remainder of the housing target:
  - College / Hillhead (FP-H1) – delivering 150 dwellings
  - Falmouth North (FP-H2) – delivering 300 dwellings
  - **Kergilliack - Phase 2 (FP-H3) – delivering 200 dwellings**
  - **Falmouth Road (FP-H4) – delivering 210 dwellings**
  - Kernick (FP-M1) – delivering 100 dwellings (7.39).
- ‘....offer an opportunity to create expansions to existing neighbourhoods....supporting or enhancing the services and facilities available to the new and existing residents, making them more sustainable and desirable locations to live’.
- **‘Green Buffers’** introduced to north and west.



## CONSEQUENCES & RISKS

- Revised DPD strategy is what Falmouth people overall want to see.
- Withdrawing purpose built student accommodation (PBSA) sites:
  - will remove the additional 'value' that would have delivered the town centre strategy, rendering it unrealistic;
  - create a hole in the overall strategy for a sustainable Falmouth.
  - may release more pressure for HMOs, leading to appeals and enforcement issue; and
  - open sites generally to applications for PBSA, reducing delivery of housing for local needs
- DPD student strategy may not be taken seriously by developers
  - DPD Examination in Public will be tough going
  - a possibility that the strategy may be rejected or significantly watered down or delayed by the Inspector.
  - Then more development pressure would be thrown back on to Falmouth.

## CONSEQUENCES & RISKS

- However, opposing the DPD would put the NDP 'out of conformity', and carry significant risk of losing the referendum.
- If we have to make significant changes to the NDP, a second R14 period probably required - carrying some risk for the referendum and deferring the time when the A4D policies come in to full effect.
- If we lose the NDP vote, we lose all the other well supported policies.

# GOING FORWARD

- The NDP/DPD must hang together, so changes to the NDP will be necessary to adapt to the new situation with the DPD.
- **Aim to retain as much of the existing strategy as possible (as it has been well received by the community), whilst adapting to the new situation and constructing a new approach to delivering it...**
- Town Centre:
  - (1) Seek commitments to support the town centre strategy from CC direct funding, regeneration grants, Coastal Community Fund etc.
  - (2) Replacing the allocations on the expunged sites, for residential and/or commercial development, to generate some of the planning gains needed
  - (3) And look at low cost solutions to increasing car parking at the Quarry
  - (4) Ask for DPD amendments to require S106 funding from PBSA and peripheral housing sites to support town centre improvements.

# GOING FORWARD

- Student Accommodation:
  - (1) Support the DPD strategy by adopting 0% additional HMO target across the entire NDP area, removing Policy HMO1.
  - (2) Removing Policy HMO3 so that ad-hoc PBSA apps not encouraged,
  - (3) Identify town centre off-site policing/street angels as a local CIL priority
  - (4) Ask for DPD amendments to require S106 funding from PBSA in Penryn for or off-site policing/street angels and a financial contribution towards delivering affordable housing for rent in Falmouth
  - (5) Include details of the DPD student strategy implementation in the NDP
  - (6) Emphasise need for joint management of student issues

# GOING FORWARD

- Other sites and policies:
  - (1) Make allocations and/or adopt rigorous criteria to ensure that sites that could no longer attract PBSA will not experience other unacceptable proposals
  - (2) Remove the urban capacity sites and replace with a policy with criteria to remove HE's objection.
  - (3) Remove proposal for pontoons at Church Street so that it will not automatically trigger HRA and SEA.
  - (4) Remove policy on dredging – also outside remit of plan – but reference to it in text will not trigger need for HRA and SEA
  - (5) Incorporate 'saved' Carrick policies.

# GOING FORWARD

- Other steps
  - (1) Investigate if we rely on previous CC work or commission HIA and SEA if needed;
  - (2) Raise comments / objections during the forthcoming DPD pre-submission consultations, to get off-site contributions into Falmouth, with the hope that there would be a positive response from CC.
  - (3) Ask for whole parish to be the Designated Area.
  - (4) Don't do RI4 consultation again, but maximise PR work when the Plan is submitted to CC.
  - (5) Encourage CC and University to emphasise joint working on the student accommodation strategy to enhance credibility

# TIMESCALE.

- Desk-top work and technical drafting – 2 to 3 months?
  - Complete response report
  - Adaption or origination of HIA, SEA etc
  - Review Sustainability Assessment
  - Preparation of basic conditions, consultation statement, etc
  - Redraft NDP and ‘desk top publishing’
  - Rescale and check mapping
- Submit to CC June/July
- RI6 Consultation August/September
- Independent assessment Oct/Nov
- Referendum Dec 2017 / January 2018

## MEANWHILE.....

- Article 4 Direction comes in to full effect 16<sup>th</sup> June 2017
- NDP Policies (as they stand) are a 'material consideration'
- With regard to the weight to be given to the Falmouth NDP as a material consideration
- Where an NDP has reached the pre-submission consultation stage (R14), **'Some weight could be given to aspects where clear community support can be demonstrated. The decision maker will have to assess the quality of consultation, level of support and the general conformity of proposed policies.'**
- Therefor applications for HMOs will be assessed against the local plan, the emerging Allocations DPD, and the draft Falmouth NDP.