

CROWAN PARISH NEIGHBOURHOOD PLAN

Pre-Submission Local Consultation

We would appreciate any comments you wish to make concerning the emerging Neighbourhood Plan.

Your Comments

22/08/18

Crowan draft Neighbourhood Development Plan v 2.3.2

Policy HT3

9.8 – Farmyards are **NOT** brownfield sites.

The term “brownfield” means previously developed land. The glossary in Annex 2 of the 2018 version of NPPF redirects for “brownfield” to “previously developed land”

Previously developed land is described in Annex 2 of the NPPF 2018 revision.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. **This excludes: land that is or has been occupied by agricultural or forestry buildings;** land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. (my emphasis)

The draft Crowan NPD must be altered to correct this error about the status of farmyards.

No land in Crowan Parish is included in Cornwall Council’s register of brownfield land.

In the draft Crowan NPD the way in which settlement boundaries are to be determined is set out in some detail.

3. Defining Development Boundaries

In reconsidering and redefining the Development Boundaries, the following criteria and principles were used to determine the boundaries of the settlements named above:

a) The character and built form of the settlement should be reflected and respected.

- b) Isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built community area of the settlement will be excluded.
- c) Where development is in close proximity to the edge of the built up area of the village, but the development is different in character, in that it forms part of the open countryside will be excluded.
- d) Sports complexes that are not located within the built up area of settlements will be excluded.
- e) Barn conversion will normally be excluded unless they lie within the built up area of the settlement;
- f) Schools, village halls, open/green spaces and play facilities where they are adjacent to the existing built up area will be included.
- g) Boundaries should follow clearly defined features e.g. field boundaries, roads, streams, walls, fences etc.
- h) Commitments for built development on the edge of a settlement will be included.

4. Further Considerations

Include large dwellings with substantial curtilages adjacent to the built-up area, where the character of the dwelling is similar to the adjoining development within the village.

It was also agreed that:-

Boundaries should generally follow the curtilage of dwellings within settlements except where;

- (i) large gardens or other open areas, would be inappropriately drawn into the built-up area, or
- (ii) the curtilage is separate to the dwelling, or (iii) that part of the curtilage or open area has the capacity to significantly and inappropriately extend the built form of the settlement.

These criteria have not been applied in the case of Crowan. The boundaries of the dwelling curtilages along the south side of the road opposite the church have not been used as the settlement boundary. Instead the boundary has been drawn in an arbitrary location not related to clearly defined features on the ground. Land has been included that is excluded from the definition of previously developed land in current government guidance and is therefore open countryside. The extent of what New Generation Daffodils consider to be their land, as shown in the three pre-apps they have made, clearly shows where the settlement boundary should be drawn to the rear of the dwellings from Greystones to the east to Crowan Cottages to the west. Dixcarte, which was obviously once a dwelling, has been mentioned in comments by Cornwall Council on the pre-apps is an unrecorded heritage asset, and could be included within the settlement, but it has no remaining domestic curtilage on its eastern, southern and western sides.

Policies HLE1 and HLE2 should say that development should “preserve **and** enhance” if it is to comply with the NPPF.

General Data Protection Regulation.

Crowan Parish Neighbourhood Planning Steering Group Privacy policy

We will treat your comments in confidence and will only use the information you give in consulting on and considering the needs within the Crowan Neighbourhood Plan which may involve the Crowan Parish Council and the Cornwall Council

We would appreciate your consent to contact you if needed to clarify or discuss any comments you make in order to be able to represent the views of the residents of the Parish.

If you consent to this please SIGN and complete the contact details below.

Please tick here to give your consent to the above. ()

Signature 
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