

**Neighbourhood Plan Regulation 14 Feedback**

Company / Stakeholder Name	Comments	Comments Actioned
Fisher German (MOD)	see email	Changes incorporated to the plan. 2.4 include in plan? Strongly object to the proposed northern fringe allocation and consider it to fail basic condition a.
JLL	see email	Changes incorporated to the plan.
Avision Young (National Gas)	see email	Representations on behalf of National Grid Electricity Transmission (NGET) <b>Proposed development sites crossed or in close proximity to NGET assets:</b> An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below. * <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a>
Miranda Housden (Institute of Civil Engineers, South West Infrastructure Partnership, Secretary of Mayflower Rowing Club)	see email	The Torpoint Neighbourhood Plan is an excellent document and I look forward to seeing these improvements and has made some good points from consideration.
Gaynor Gallacher (National Highways)	see email	No comments to make.
Alan Thompson (Historic England)	see email	Changes incorporated to the plan. Highlighted we have provided and exemplary way of providing an evidence base / justification and embedding it in to the policies by directly referncing the studies undertaken.
Martin Mumford (Devon & Cornwall Police)	see email	All development proposals should consider the need to design out crime and disorder to ensure ongoing community safety and cohesion. Not yet added to the plan.
Matthew Ellis (Defence Infrastructure Organisation)	see email	Changes incorporated to the plan.
Cornwall Council	see email	Changes incorporated to the plan.
Public Open Space Officer		Changes incorporated to the plan.
Local Lead Flood Authority		Changes incorporated to the plan.
Public Transport		Changes incorporated to the plan.
Historic Environment		Changes incorporated to the plan.
Affordable Housing Team		<p>Comments are confined only to the affordable housing implications of this NDP and are made without prejudice to any recommendations of the Planning Authority.</p> <p><b>Housing Need Justification</b> The Housing needs evidence for the Parish is as follows: (see table)** HomeChoice registered local housing need in the Parish of Torpoint is currently 264 households seeking affordable rented accommodation.  69 households are aged 55 or over requesting 1,2,3 and 5 bed accommodation (55 households, 9 households, 2 households and 3 households respectively.  1 household requires Category 3 Wheelchair Accessible Housing (2 bedroom need)  Band E applicants on HomeChoice may have lower priority than other bands, despite being in housing need. Yet these households may possess potential to access Low Cost Homeownership as a means of addressing their housing needs. Appraising Band E applicants in this manner provides a broader understanding of intermediate need, as part of this comprehensive assessment of housing needs in the area as set out. There are currently 149 households in Band E who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale.</p> <p><b>Existing Permissions</b> There are no existing permissions within Torpoint that are delivering affordable homes.</p> <p><b>Comments</b> The neighbourhood plan includes policies relating to housing and including reference to affordable housing. The relevant draft NDP housing policies are listed below: * TOR1- Development Boundary and Development Principles * SS1- The Northern Fringe</p> <p>Policy TOR1 of the NDP refers to the overall housing strategy for the NDP, allocating the Northern Fringe Site and referring to a Development Boundary which sets the policy position for where rural exception sites may be supported. The policy refers to the map on page 10, however this is the NDP area map, rather than a development boundary.</p> <p>The map on page 32 does not have the key within easy sight as it shows up on the next page and is therefore confusing. It is unclear whether the areas labelled 3 and 4 are site allocations. They are stated as housing and possible employment/housing, however they are not referred to within Policy TOR1, this should be clarified.</p> <p>The NDP correctly states that Torpoint is within Value Zone 4 of the Local Plan and therefore the target Affordable Housing provision on a Policy 8 site is 30%.</p> <p>Policy SS1 allocates the site known as the Northern Fringe for mixed development, including approximately 255 homes. If this site is considered under Policy 8 of the CLP, then the provision of 76 affordable homes could be delivered which would be welcomed to contribute towards meeting the town's affordable housing needs. We would recommend that any future planning applications should be based on the latest HomeChoice data to propose an appropriate housing mix that best meets the identified need.</p>
Jemma Short (Natural England)	see email	Costal Change Management area, include information for prospective developers? Move the context plan to the plan itself?
Gary Parsons (Sport England)	see email	Changes incorporated to the plan
Laura Snell (Cornwall Wildlife Trust)	see email	Reccomended use of a Wildlife map
Cornwall AONB	see email	Changes incorporated to the plan. <a href="https://www.tamarvalley.org.uk/care/planning/">https://www.tamarvalley.org.uk/care/planning/</a>
Stakeholder Feedback Public Meeting 26th September		Really interesting to find out whats planned for Torpoint. Very exciting to see things that have happened and very current. Good times ahead! - A range of feedback including this comment.
GoCollaborate feedback from online consultation	see pdf	<p>Summary of consultation promotions 2 different Facebook post promotions occured for this consultation: 1. Be a part of Torpoint's future 23rd August, Reach - 2251, Engagement - 43, Link clicks - 29 2. Invitation to Torpoint NDP Public meeting 18th September, Reach -3612, Engagement - 1036, Link clicks - 70 Summary of the consultation platform During the consultation window, the platform was visited and viewed 385 times, 26 users registered and contributed to the consultation, leaving a total of 164 contributions. The heat map indicates that majority of these registered users reside inside the Town boundary.</p>

\*\* Housing Need Justification Table

Band	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	TOTAL
A	15	3				18
B	4	8	5		4	21
C	19	9	19	6	1	54
D	7	9	6			22
E	80	50	16	3		149
<b>TOTAL</b>	<b>125</b>	<b>79</b>	<b>46</b>	<b>9</b>	<b>5</b>	<b>264</b>