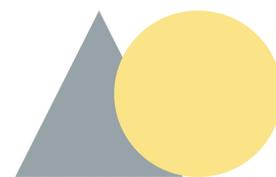


# SPRING DIGEST



CPC Ltd.

CPC Ltd. Quarterly Newsletter

VOL.1 APRIL/MAY, 2022



## Welcome to CPC's Highlight of the Season

Welcome to our very first volume of Cordage Planning Consultants' (CPC's) Newsletter Series, offering an insight into our business growth and providing regular updates of what's going on in the world of town planning.

CPC was founded in 2018 and is a privately-owned planning consultancy based in Chichester, West Sussex, specialising in residential and commercial developments.

Our experienced Planning Team comprises of members of the Royal Town Planning Institute across different levels, with a breadth of knowledge acquired through careers that span from local planning authorities to the private sector.

Within the first quarter of 2022, we were granted eight planning permissions in addition to achieving several through the appeal process. The following applications are detailed below:

- The Grange, Liss;
- The Rose and Crown, Cannington; and
- Appeals round up - The Cock, Bramford; The Navigation Inn, Breaston; The Gate, Saffron Walden

## THE GRANGE, LISS ERECTION OF SEVEN DWELLINGS IN THE SOUTH DOWNS NATIONAL PARK

The site was allocated for housing within the Liss Neighbourhood Plan in 2017. Since then, two applications were submitted by third party planning consultants, both were refused at appeal. CPC stepped in to expertly negotiate the third planning application, with the positive decision issued under delegated powers.

Two of the dwellings, have been secured via section 106 for affordable housing which is in line with affordable housing policy within the South Downs Local Plan.



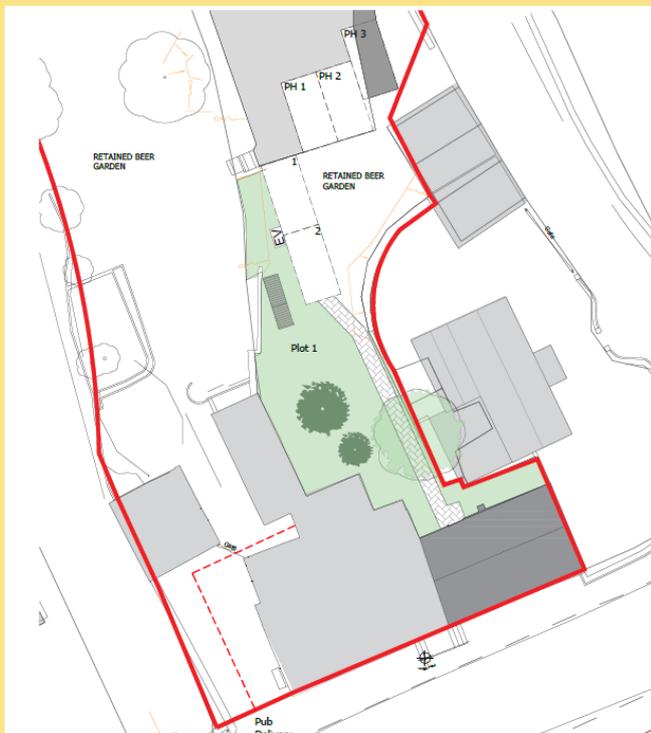
Furthermore, the application received the full support of Liss Parish Council whom we engaged with from the early stages, this helped pave the way for the application to be permitted by delegated approval.

Within the Liss Neighbourhood Plan two sites at the Grange have been allocated for residential development, with the application concerning the smaller of the two sites. Both of the sites share the same access and during the course of the application a safe access was provided which will help with the implementation of the larger scheme.

Extensive discussions were carried out with the Highways authority regarding the provision of an acceptable access arrangement that would not detriment current uses or future development. This was resolved with support being received that visibility splays would be sufficient and that future delivery of houses at the neighbouring allocated site would not be prejudiced.

## THE ROSE AND CROWN, CANNINGTON REINSTATEMENT OF 2-BED COTTAGE ADJOINING THE PUBLIC HOUSE

A planning approval was achieved for the reinstatement of a two bedroom cottage adjoining the Rose and Crown public house in Cannington, Somerset. The application involved retaining, renovating and converting a section of the public house that had been vacant for many years, into a 2-bedroom cottage with a private entrance, accessed directly from the High Street.



The tenant of the pub has been seeking to remove the 'cottage' from their lease for a number of years, given that it was a financial and operational burden on their business. Therefore, removing the 'cottage' from the demise enables our client to recreate a new cellar and galley kitchen for the pub.

Pre-application advice was sought where the advice received was generally positive with the Council being supportive of the principle of development. Full regard was had to the Cannington Design Guide before submitting the application, given that the Council's response confirmed the reinstatement of the interior section for residential use would need to ensure the traditional character and appearance was retained in compliance with the relevant policies.



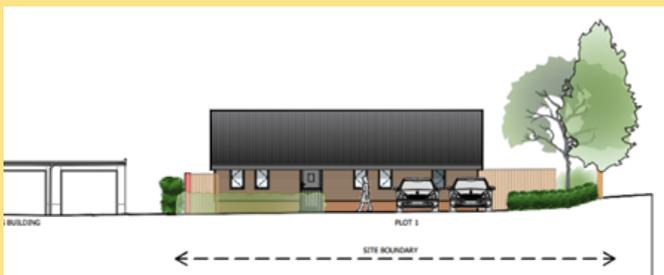
Prior to the decision, concern was raised from the Environmental Health Officer (EHO) regarding potential noise complaints about the public house. Taken this into account, our client was willing to undertake a scheme of insulation, both internally and externally, to ensure appropriate living conditions for future occupiers of the 'Cottage', the EHO was satisfied with this approach. Planning approval was granted for this application, subject to a condition stating that a detailed scheme for sound insulation shall be submitted prior to the occupation of the dwelling.

## APPEALS ROUND UP

During the last couple of months, CPC has been successful for several appeals. These include the Cock in Bramford, the Navigation Inn in Breaston and the Gate in Saffron Walden. The appeals are discussed in detail below.

### The Cock, Bramford

A planning appeal was allowed last month for the erection of a single-storey dwelling to the rear of the Cock public house in Bramford. The application was refused, despite Officer's support, by Committee due to the potential impacts on the pub's viability and function, and highways concerns. The Inspector disagreed with the Mid Suffolk Council, stating the proposals would not negatively impact the public house, and not cause any harm to highways safety, as little difference in vehicular and pedestrian movements would be resulted from the proposals.



### The Navigation Inn, Breaston

By the end of 2021, an appeal was allowed at the Navigation Inn for a detached two storey dwelling. The Committee refused the application despite the Planning Officer's recommendation for approval. There were four reasons for refusal: the proposed dwelling being out of character with surrounding development, harmful to the neighbourhour's residential amenity, prejudice to the reinstatement of the Derby and Sandiacre Canal, and lack of parking provision for the pub. The Inspector overturned

all these reasons, stating that the proposal would not cause any harm to the character of the area, neighbouring amenity or highways safety, and that the proposals wouldn't prejudice the reinstatement of the Canal.



### The Gate, Saffron Walden

A planning application for the proposed conversion of an existing restaurant to two dwellings, and erection of three detached dwellings to the rear of the site was dismissed by Uttlesford District Council in June 2021. The application was refused due to a bat survey not being submitted as it was out of season. This sole reason for refusal was resolved with the provision of a bat survey demonstrating no harm would be caused to bats or their habitat, along with appropriate mitigation measures, in the appeal. The Council confirmed the refusal reason of the application being addressed in their Statement of Case, which was agreed by the Planning Inspectorate. The Appeal was thereby allowed on 16th March 2022.



## PLANNING NEWS

### FIRST HOMES: UPDATE TO GOVERNMENT AFFORDABLE HOUSING POLICY?

First Homes was announced by the government in June 2021 as a discounted market sale housing type, contributing towards affordable housing provision. They must be discounted by a minimum of 30% against the market value, with the first sale price no higher than £250,000, or £420,000 in London. This new housing type only benefits first time buyers or households in England, by having a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer.

Currently, the National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to seek at least 10% of the total number of homes to be affordable housing from major residential development (net increase of 10 or more residential dwellings), a lower threshold might be applied elsewhere in designated rural areas. Given that First Homes are now part of the affordable housing contribution, the requirement for a minimum of 25% of the overall affordable housing units being First Homes would potentially displace other traditional tenure types (affordable rent and shared ownership).

While relevant changes to the affordable housing planning policy came into effect from 28th June 2021, a few local and neighbourhood plans have reached certain advanced stages of its preparation, including examination or publication stages, before the effective date. Thus, only a limited number of LPAs have made

reference to the First Homes policies under their affordable housing policies. Further, when developments are proposed in areas with higher house sale price, like South East regions or Greater London, developers might need to seek higher discount than the minimum 30% off the market value. Despite their discounted sale price meeting the capped first sale price, the delivery of other traditional tenures being displaced by First Homes would result in a smaller range of affordable housing tenure available in the housing market.

It's unclear at this stage what the impact of First Homes might be on the house market, with uptake being relatively low and slow. However, the government clearly wants more young people to own their own homes. Is it too little, too late though?

Reference: <https://www.gov.uk/guidance/first-homes#first-homes-definition-and-eligibility-requirements>

The Sportsman's Arms, Penketh, Warrington  
16 shared ownership affordable homes delivered by CPC under the 'entry-level exception site' definition in the NPPF



## TESTIMONIALS

“We are delighted to have appointed CPC Planning Consultants Ltd to carry out planning consultancy services for a particularly tricky scheme - the Huntsman & Horn , that required professionalism, careful negotiation, technical nous and empathy with the environment and surrounding properties. The outcome was a complete success, and we very much look forward to working with Karen, Jake and the rest of the team in the near future.”

PAUL DALTON, PROJECT MANAGER, SALT & PEPPER PROPERTY LTD