

**Cllr Mrs E Hannaford**

I have listened to local people's views and the excellent summaries given by Mr Holford and other speakers and heard your concerns, I have analysed the policy context on which we have to base our decision and have come to the conclusion that I DO NOT support this application.

Most people are against this application and we must listen to local people. The policy reasons against are also considerable.

I'll try to outline some of those policy reasons, but at the core I challenge the overall principle of the scale of this development as well as a number of practical reasons why I can't support it.

The application quotes broad brush national planning guidance and the saved Caradon Local plan and not the emerging Cornwall Local Plan. The application makes the National Planning Policy Framework point that there needs to be a 'step change in delivery of housing', but this approach does not take into account the harm of the development, and it should.

This point is important because following the restarted local plan examination last month and feedback received from the independent inspector 3 weeks ago, the Council now believes it can now demonstrate a 5 year land supply. On that basis it is important to consider and give weight to all the policies of the emerging Cornwall Local Plan. We now don't need to rely on, as the applicant contends, National planning policies alone.

The Council now believes it can demonstrate a 5 year land supply which is also at odds with the applicants statement and their premise that local policies cannot be used and that they are 'out of date'. I believe this is not the case and Cornwall Local Plan policies CAN be used to determine this application,

As of April 2016 517 homes were built in the Liskeard Looe Community Network Area outside Liskeard, 683 already have planning permission plus a windfall allowance.

This leaves a balance of 100 OVER the allowance for the rest of the whole of network area excluding Liskeard which has its own allowance.

We have therefore achieved our 'objectively assessed need' for this area already, in terms of the Cornwall Local Plan with our apportionment being 100 OVER the rest of the network allocation.

I think we can therefore demonstrate there is no need for this scale of development.

It is my view therefore that the focus for Looe should be small scale rounding off, infill sites and exception sites for local need NOT large scale developments.

Therefore I believe as the Assistant Head of Planning said the community can rely on policy 9 of the emerging Cornwall Local Plan which says development should be judged as an exceptions site ie a site that is small in scale on sites that would not usually be developed and only if the need for local affordable housing for local need is demonstrated.

I believe the principles outlined in the exception site policy is the starting point for any development for Looe with the starting point being 100% affordable for local need. This site is outside the existing built up area.

I believe that therefore there is NO NEED to provide this scale of development.

It doesn't meet local need and doesn't fit policy

Because I believe that Local Plan policy 9 applies the need for housing has to be balanced against the other factors.

We need to balance the harms here and there are several.

The ones that apply in this application include;

- Affordable housing - Even if this was not considered an exception site, the affordable housing percentage should be 30% as Looe is in a zone 4 area, the offer is 25%, AGAINST POLICY 8

- Best use of land - It's not been explained how the rest of the land would be used. Will it be retained as farm land? NOT EXPLAINED

- Drainage and flooding - All that's been presented is a desk top assessment of drainage and identified some areas of risk that further work needs to be undertaken on some slopes.

SWW and the Local Land Drainage Authority have concerns about how the drainage will be mitigated MORE WORK REQUIRED

- Setting of the AONB - Policy 23 of the Cornwall Local Plan sets out that an applicant has to assess the impact on the setting of the AONB. Although a landscape visual assessment has been undertaken I am still concerned about the impact of the setting of the AONB.

I think a landscape architect should also be consulted. INSUFFICIENT INFORMATION SUPPLIED

- Undeveloped coastline - The Cornwall Local Plan asks applicants to respect undeveloped coastline, especially on estuaries which says is a 'finite resource'

The applicant has not tested this against the undeveloped coast policies in the Cornwall local plan. INSUFFICIENT INFORMATION SUPPLIED

- Seascape assessment - This is important because I believe this is undeveloped coast line and this application represents skyline development that will impact on the undeveloped coastline.

INFORMATION NOT SUPPLIED

- SW Coast Path - There also seems to be no assessment of the impact on the South West coast path important for our economy and much loved. I believe the path can be viewed from parts of the site. INSUFFICIENT INFORMATION SUPPLIED

- Skyline development - This is linked to landscape impact, the applicant have tried to mitigate these skyline issues so is therefore acknowledging that the site is sensitive and difficult which has resulted in an unusual design with a road weaving its way through the site.

- Archaeology- Cornwall Archeological service are requesting an historic impact assessment which was not supplied with the application. INSUFFICIENT INFORMATION SUPPLIED

To summarise I believe this application should be rejected for the following reasons; Overwhelming lack of local support, 82 objections and no support Need has not demonstrated therefore scale is too large No assessment of best use of land No archaeological assessment provided Local policies on land and seascape

harm not presented including setting of AONB, SW Coast Path and undeveloped coastline Insufficient assessment of drainage and flood impact No viability assessment supplied to justify the scale

The points I have raised does not even start to take into account highways issues, the impact on West Looe Hill or neighbouring homes. It doesn't take into account comments from the open space team about the lack a formal play area and teen provision and that the layout is not ideal. There are issues of flooding on West Looe Hill.

I therefore want to propose we recommend refusal.