

Lanteglos-by-Fowey Parish

Draft Neighbourhood Development Plan 2019-2030

Pre-Submission consultation - List of statutory and non-statutory organisations consulted and responses received

Consultee Comments and Actions

Consultee	Consultee Comments	Date Received	Steering Group Response	Amendments to draft Plan if required
Neighbourhood Planning Team Melissa Burrow	SEA Screening Report – HRA not required	August 2019	Noted	None
Cornwall Fire and Rescue Service	Policy 1 – Design: Consideration for the need of older residents and those with mobility issues should be included in the design specification. The addition of fire sprinklers in new build	27.06.19	The draft Plan does not make reference to any specific groups in the Community. Building Regulations 2010 and Approved Documents cover fire safety in the construction and extension of	

	premises as adopted by Cornwall Council would enhance public safety		buildings. The Steering Group believes that existing and updated Fire Regulations will be fully observed in future new developments	
Development Management – Area Team	<p>Policy 1. “planning applications should include a clear visual representation of the final form of the proposed buildings in the contexts of their Immediate neighbourhood.”</p> <p>In experience with the similar policy in the Polperro NDP, there has been some confusion about what a “clear visual representation” actually means. Does this mean a photomontage, a sketch a street scene plan? This should be clearer.</p> <p>Many local agents simply won’t have the skills to provide a photomontage or similar, and many applicants will not be prepared to pay for this additional information. We would suggest this clause is either removed or words should be inserted to the</p>	July 2019	<p>Noted and Draft Plan text has been revised as indicated</p> <p>Noted and draft Plan text has been amended as indicated</p>	<p>Paragraph 3 now reads: As part of the compliance with this policy, planning applications should include evidence that the landscape and visual impact of the development has been assessed. This assessment should be appropriate to the scale and prominence of the development</p> <p>Paragraph 2 has been amended to include, Environmental Statements will require a full Landscape and Visual Impact Assessment. Each approach should consider...</p>

	<p>effect of “where appropriate to the scale and prominence of the development” with some guidance on when this would be appropriate.</p> <p>Policy 2. Good</p> <p>Policy 3. “Where appropriate to the size and scale” – It may be helpful, perhaps in the preamble, to have some examples/guidance on situations when this would be considered appropriate. The Figure 2 map could also be easier to use – where exactly are the cherished views?</p> <p>Policy 4. Part 2 – This is not a development plan document and is hundreds of pages long. Many of the topics within the document relate to non-planning related issues and is incredibly technical. Perhaps applicants could be encouraged to conform to this document but at present this seems onerous on applicants and Officers to assess applications against this.</p>		<p>Noted and Draft Plan has been amended to include words, “encouraged to...” in paragraph 2.</p>	<p>The map has been amended to indicate the placement of each and these are identified by a number on the map and on a list</p>
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	<p>Policy 5. Good</p> <p>Policy 6. Are we able to require all developments to result in a 'net gain' in biodiversity? What about simple window replacements or similar minor applications?</p> <p>Policy 7. "will be supported provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood (and wider landscape taking account of the AONB and Conservation Area designations), or reduce or compromise any existing facilities</p>		<p>Policy 6 has been reworded. A link is provided to Cornwall Biodiversity Guidance</p> <p>Policy 7 has been reworded as proposed</p>	<p>New development of one dwelling or more should be planned and designed to protect and enhance local wildlife species and habitats, demonstrating how they will deliver a net gain in biodiversity which is in accordance with the Cornwall Council guidance on Planning for Biodiversity. Major development should consider wildlife at the site scale and should also maximise opportunities to increase connectivity to existing green spaces, creating links between habitats (wildlife corridors) and promoting active travel networks. Para 7.1.iii now includes, "...and the wider landscape taking account of the ONB and Conservation Area designations."</p>
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	<p>or services for which there is a proven need. “The above text or similar could be added for clarity to ensure employment developments take into account the wider area, not just the immediate neighbourhood. “Planning permission will be required if there are alterations to buildings, or the scale of business materially changes the use of the premises.” This is not necessarily the case – for example a small extension to create an office for home working could be constructed under permitted development without the need for planning permission.</p> <p>Policy 8. Good</p> <p>Policy 9. Good</p> <p>Policy 10. Good</p> <p>Policy 11. Good</p> <p>Other comments. It is noted there is no ‘Housing in the countryside ‘ policy. It is assumed the NDP is</p>		<p>Comments noted</p>	
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	silent on this matter and will be considered against policy 7 of the CLP.			
Environment Service – Open Spaces Officer Stuart Wallace, Public Space Officer	<p>The National Planning Policy Framework 2018 (para 96) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. This has been undertaken for larger settlements including Fowey, which follow the methodology in the adopted Open Space for Larger Towns in Cornwall, found at: http://www.cornwall.gov.uk/environment-and-planning/parks-and-open-spaces/open-space-strategy-standards. This has not been undertaken in rural settlements in less populated parishes such as Lanteglos.</p> <p>Policy 2 seeks to protect some areas as Local Green Spaces, including two very small roadside verges. It is not clear by this alone how the NDP is achieving Objective 7.2, especially ensuring</p>	11.07.19	Noted	A detailed and full Open and Green Spaces Assessment has now been undertaken by the Steering Group and the result added to the Evidence Base.

	<p>accessibility to all. There does not appear to be an assessment that considers the different sorts of open space, including allotments, sports pitches and burial grounds,</p> <p>Details of assessments of open spaces and the setting of new future standards (quantity, accessibility & quality) should follow the same methodology and use the same definitions as set out in the adopted strategy for larger towns, in order to ensure a consistency with the planning policies throughout the county. This would be more worth undertaking for the Polruan area than the less populated parts of the parish.</p>			
Local Plan Team – Community Infrastructure Levy	The Parish of Lanteglos is within CIL of Charging zone 2, and as a designated rural parish, new developments of 1-5 dwellings will be liable to pay £200 per sqm, and developments of 6 or more to pay £100 per sqm. However, affordable housing and self-pbuild developments are able to claim exemption from liability to pay a	16.07.19	Noted	None

	<p>CIL charge. Rural Exception Sites are also exempt from CIL.</p> <p>CIL came into effect in Cornwall on 1 January 2019. From this date, developments creating one or more dwellings, or new floorspace of 100sqm or more, could be charged CIL. However, CIL will only become payable on commencement of a development (not granting of planning permission), which means that it will take a further 1 ½ - 2 years (approximately) before CIL payments start being made to Cornwall Council, for redistribution to Parish Councils (the Neighbourhood Portion).</p> <p>Whilst the 15% Neighbourhood Portion – or 25% with an adopted NDP – is able to be spent on a broader interpretation of infrastructure than the strategic pot retained by Cornwall Council, it is advised that the Lanteglos NDP group check progress of this matter during drafting of their plan to ensure they are not in</p>			
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	<p>conflict with the Regulation 123 List. This is a list of what Cornwall Council will not request S106 developer contributions for, and is available to view at www.cornwall.gov.uk/cil . Any S106 negotiations, must be done in consideration of this list.</p> <p>Following a public consultation last year, it has been agreed that the remaining CIL focus on local projects. A funding process and application criteria for this are now ben developed. It is unlikely that a funding round will be held until mid-2020 at the earliest.</p> <p>More information on CIL can be found on the Council’s website at www.cornwall.gov.uk/cil . Any specific queries can be sent to cil@cornwall.gov.uk</p>			
Affordable Housing		19.07.19	Noted	
Environment Service – Landscape Kath Statham	Thank you for consulting the landscape team on the draft Lanteglos by Fowey Neighbourhood Development Plan. This Neighbourhood Development Plan has	19.07.19	All noted and recommended changes made	

	<p>recognised the value of protecting and enhancing the local landscape character and this is welcomed.</p> <p>The following comments are offered to strengthen the policies relating to the natural environment and landscape character:</p> <p>Policy 1 – Design and Character of Lanteglos by Fowey Parish</p> <ol style="list-style-type: none"> 1. Consider adding under item 2 reference to the need to assess cumulative impact of new development where in combination or addition with the existing built form, the proposed development could have a greater impact on landscape character and visual amenity than it may have done when assessed as an individual application 2. In the final paragraph consider adding reference to a Landscape and Visual Assessment? 			<p>Added at Policy 1, final paragraph</p>
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	<p>'As part of the evidence of compliance with this policy, planning applications should include a <i>Landscape and Visual Assessment and a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbourhood.</i>'</p> <p>3. This policy does not make reference to the important contribution made to the landscape character by Cornish hedges. The parish has a strong pattern of Cornish hedges which are mainly 2-3m in height, but in sheltered areas these hedges often increase to 6m and more, and these mature hedges form interconnecting networks. These hedges are not only important</p>			<p>Added at Policy 1, paragraph 2</p>
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	<p>for their contribution to the distinctive character of the parish, but also for the diverse wildlife they support. Trees within these hedges are also valuable in combatting climate change and for the ecosystem services they provide. You could also consider including protection for these distinctive features in Policy 6 – Protection and Enhancement of Biodiversity.</p> <p>Cornwall Council has declared a Climate Change Emergency and one of the measures is a drive to substantially increase the tree canopy cover across Cornwall. It is important to not only retain large canopy trees, but also to plant new large species trees, allowing adequate space within the development for these trees to grow to maturity with appropriate buffers from new development.</p>			<p>Recommended changes have been made</p>
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	<p>Policy 3 – Important and Special Views</p> <p>4. Where a development is required to produce an Environmental Statement then a full Landscape and Visual Impact Assessment will be required and this will need to comply with the Guidelines for Landscape and Visual Impact Assessment Edition 3 produced by the Landscape Institute and IEEMA. Where the Environmental Impact Assessment Regulations do not apply, where there is no requirement for an Environmental Statement then the developer should be required to produce a Landscape and Visual Appraisal to assess the effects created by the development on the landscape character and visual amenity.</p> <p>5. To strengthen this policy</p>			
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	<p>in being clear about where the important and special views are, I would suggest grid references are given if there is a specific vantage point, with a supporting image of the view. If the views are from along a stretch of footpath, and a specific vantage point cannot be selected then you need to be clear that the special views are representative along the length of the route and are important for the reasons you have listed.</p> <p>Policy 6 - Protection and Enhancement of Biodiversity</p> <p>6. Consider adding reference to the importance of Cornish hedges to wildlife and as interconnecting natural corridors through managed farmland linking different habitats. This may be referenced in Policy 1?</p>			<p>The map and views have been clarified and a numbered list added</p> <p>Recommended changes have been made</p>
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	<p>Policy 10 – Rural Exception Housing for Local People</p> <p>7. It may be beneficial to add reference here to not having an unacceptable impact on landscape character and visual amenity as identified in the Local Landscape Character Assessment.</p> <p>Local Landscape Character Assessment</p> <p>8. I can see that a great deal of work has gone into preparing this document and it is well written. I would however recommend strengthening your Key Characteristics for some landscape types. Imagine if a developer read nothing other than these key characteristics, would they have a good overview of the most important elements and features of the landscape character which come together to make this Parish so special and distinct from any others</p>		<p>Noted. The LLCA has been strengthened as advised</p>	<p>Reference has been added to paragraph 1.</p> <p>Pages 18 and 19: Assessment of the landscape sub-divisions. The key characteristics have been strengthened.</p> <p>Page 58 – 60: Sections on Pressures and Forces for Change and Landscape Management and Development Considerations have been strengthened, particularly in relation to Tidal Estuaries and Creeks.</p> <p>Additional images have been included in Chapter 2: Assessments of the Landscape Subdivisions and Chapter 4: Settlement assessments, to further illustrate accompanying text</p>
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	<p>in Cornwall? What elements need to be retained to protect the distinctive character of the Parish? The Landscape Type descriptions do not allow for weighting of importance of features and elements so it will be important to draw out the detail of what defines each Landscape Type. For instance this could be:</p> <ul style="list-style-type: none"> • narrow winding lanes with high Cornish hedges • isolated farm buildings clustered in sheltered hollows in the landscape • mature trees in Cornish hedges • irregular small scale field pattern • the land use in arable farmland • unstable cliffs leading to coastal erosion 		<p>Noted</p>	<p>This advised wording has been added to Policy 1: Local Landscape Character at 9.3: “The distinctive character of the parish is characterised by....”</p>
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<p>Fowey Town Council Mrs Sally Vincent, Clerk</p>	<p>Dear Cllr Dr Pat Moore</p> <p>Thank you on behalf of Fowey Town Council for the opportunity to comment on the Lanteglos by Fowey NDP.</p> <p>The Lanteglos Neighbourhood Plan is a well written and thoughtful document which will undoubtedly be very helpful in future planning issues for the local community. Fowey Town Council have no concerns regarding this NDP.</p> <p>With best wishes</p>	09.10.19	Noted	None

	<p>Ruth</p> <p>Cllr Ruth Finlay Mayor of Fowey 01726 832762 07429 516401</p>			
<p>Lansallos Parish Council Mr Grant Sharpe, Clerk</p>	<p>Dear Councillor Moore, I have passed your draft NDP to my Council Members. I have received feedback concerning your Policy 1 as a result of our own recent experience with the Planning Authority. Specifically, we refer to your inclusion of the 'provision of a visual representation' idea which was included in our own NDP. Despite the belief that what was included in our formally "made" NDP then became planning policy for Cornwall Council, this has proved to be less clear in practice. In discussions with CC planners recently we were advised that, as this requirement is not included in national policy requirements, CC would not be able to enforce it. We perfectly understand and support the intention of this</p>	<p>18.09.19</p>	<p>Noted and advice taken from CC.</p>	<p>Policy 1 has been amended to include the advice and form of words provided by Development Management - Area Team.</p> <p>This has been shared with Polperro and Lansallos Community Council on 18.09.19</p>

	<p>provision and would suggest that you discuss with Cornwall Council the likelihood of their enforcing it or whether a better form of words can be used to achieve the desired aim. Our particular point of contact during our meeting on this issue was Davina Pritchard (Davina.Pritchard@cornwall.gov.uk Tel 01579 341417)).</p> <p>Should you do so we would be grateful to hear of the outcome.</p> <p>Kind regards</p> <p>Grant Sharpe Clerk to Polperro Community Council clerk@polperrocommunitycouncil.gov.uk Tel: 07539 878832</p> <p>Policy 1 they have included the 'visual representation' idea that we included and later discussed with the planners at our meeting in Liskeard. Perhaps we should suggest to Lanteglos that they might like to check with CC as to whether or not this provision is actually enforceable or whether they should tweak the wording to improve its chances of being</p>			
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	effective.			
Natural England Victoria Kirkham	<p>Lanteglos-by-Fowey Neighbourhood Development Plan – Pre-Submission (Regulation 14)</p> <p>Thank you for your consultation on your consultation on the above dated 07.September 2019.</p> <p>Agree with CC’s decision</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments to this</p>	09.10.19	Noted; annex put on file and website	Comments noted

	<p>draft neighbourhood plan. However we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk</p>			
Historic England David Stuart Historic Places Adviser South West	<p>Agree with CC's decision Thank you for your regulation 14 consultation on the pre-submission version of the Lanteglos-by-Fowey Neighbourhood Plan. It is always encouraging to note when communities value their historic environment and reflect that in policies to protect and enhance an area's locally distinctive heritage. On this basis we are pleased to see the regime of policies included in your Plan. There are no other comments we would like to make apart from congratulating your community on its progress to date and to wish it well in the making of its Plan</p>	09.10.19	Noted	None
Highways	Thank you for providing Highways		Noted	None

England (Agency) Gaynor Gallagher	England with the opportunity to comment on the pre-submission draft of the Lanteglos-by-Fowey Neighbourhood Plan. We are responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 which passes some distance to the north of the plan area. We are satisfied that the proposed policies within the plan are unlikely to result in development which will adversely impact the SRN and we therefore have no specific comments to make. This does not however prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.			
OFCOM	Acknowledged	07.09.19	Noted	None
Kernow Clinical Commissioning Group Vivien Kell	Acknowledged	10.09.19	Noted	None
Wales and	Acknowledged	17.09.19	Noted	None

West Utilities Limited				
South West Water	Thank you for providing details of the above content of which is noted and upon which South West Water has no specific comments at this time.	19.09.19	Noted	None
RNLI (Polruan)	The Polruan Branch of the RNLI has decided not to express any view on the NDP	21.09.19	Noted	None
Fowey River Practice Polruan Surgery Amanda Bone	No comments made. Only health or medical related materials are permitted to be displayed	19.10.19	Noted	None
Trelawney Benefice including Lanteglos-by-Fowey	Many thanks for your email and sorry for the delayed response, but was awaiting our PCC meeting which was held on Monday evening. The questions were asked what advantages and restrictions there would be in being listed? And need to make you aware that all land, including churchyards, within the church boundaries is subject to faculty jurisdiction and therefore we are limited to what we can authorise, so suspect the response will be in the negative,	25.09.19	Response to an enquiry both about the pre-submission invitation and also to ask the PCC's views on whether the churchyards should be included in the Green Spaces Assessment	The three churchyards including the Burial Ground of St Wyllow were not included and no further action taken

	but thank you for thinking of us.			
Polruan Village Hall Committee Suzanne Goddard	<p>Many thanks for forwarding this document to the Polruan Village Hall Management Committee for comment. The Committee have had an opportunity to peruse it and overall consider it to be a good document. The following comments were raised:</p> <ol style="list-style-type: none"> 1. Would it be possible to have sight of the map for the 'Infill and Rounding Off Areas' proposed for housing development 2. On page 1 – Have your Say – what does the plan is 'draw2n' mean? Is it an acronym, or a typo? 3. Following on from that, the documents refer to an on-line Housing Needs Survey in 2016. Experience proved that using the Cornwall Housing Needs Register resulted in the wrong type of housing and far too many houses when Kendall Park was approved and built. This meant that, to be able to allocate @ 	08.10.19	<ol style="list-style-type: none"> 1. This map does not exist and the PC made no designations. Such designations would form part of an individual planning application. 2. Was a typo 3. Procedures have changed since Kendall Park was built and the allocation through the Housing Association is working as well as it can. Criteria are adhered to. It is likely in any future development Cornwall Rural Housing Association would be the Parish Council's Preferred Partner whose allocation criteria differ from those of CC. Other sites that might come forward would come under a Local Housing Working Party. <ol style="list-style-type: none"> 4. All new development must comply with Part 4 NPPF 	<p>None</p> <p>Note and correction sent.</p> <p>None</p>

	<p>just 12 of the 20+ houses to local families, the Parish Council had to get CC approval for houses with spare bedrooms to be allocated to these local families. Not long after this, the Government enacted legislation that meant Councils Housing with bedrooms excess to need had to be taken from the then current incumbents and allocated to families that could use all the bedrooms. So, it is essential with any future Planning Application process that it is required that a current Local Housing Needs Survey is carried out, that the applicants registering are individually investigated to ensure they sensibly meet 'Local Connection' criteria and that this data is used to identify both the correct bedroom requirements and the overall housing</p>			
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	<p>need. This is to ensure that ¾ bedroom houses, (that give the Developer bigger profits) if they don't meet actual needs, do not receive planning approval.</p> <p>4. Although the number of Elderly Residents Only Council Housing Units in the Parish was reduced, both to recognise the lower number of this type of local housing required and to release housing to younger, smaller families, this process of anticipating need for elderly housing should be regularly reviewed to ensure only the minimum number of houses/bungalows are kept specific to the /elderly Residents Housing needs category.</p>			
The Russell Inn, Polruan Robin Sainsbury	Polruan Coal Wharf and Polruan Quay should be added to Open and Green Spaces policy	18.09.19	Added to Green Spaces Assessment	Added to draft NDP
The Luggier Inn, Polruan	No comments made but asked for materials to be left with them	18.09.19	Noted	None

Crumpets Tea Room	No comments made but asked for materials to be left with them	18.09.19	Noted	None
Whitecross Village Hall Committee Cllr Margaret Shakerley	Thank you for giving Whitecross Village Hall Committee (WVHC) the opportunity of commenting on your attached draft. Initial observations are as follows: Policy 2. Local Green Spaces. 9.6. Area 6, Whitecross Village Green looks correct Policy 8. Public Car Parking. Suggested insertion reading "...in Polruan and Bodinnick will not be supported..." Our Parish Council used to have a policy and signage supporting the policy that NO OVERNIGHT PARKING was to take place on Whitecross Village Green – should this be re-instituted and mentioned in this document? 11.11 correction – "...scale and design..." We hope this will be of assistance	19.09.19	Policy 2 comments noted Policy 8 comments referred to Parish Council who understand pressure of residents at Whitecross not having sufficient parking spaces available. PC decided to monitor and remind about need to have parking spaces on WVG on days of produce market. They will monitor	None No further action
National Trust South West Region Donna Crabtree	No formal comments made. Informal response and copy of Guide to Neighbourhood Plans received by Steering Group from Ms Liz Luck, member of SG and Brand Identity Manager, NT	08.11.19	Noted and report held on file and website	Comments noted
Duchy of	DofC has no property interests in	09.09.10	Noted and reply sent	None

Cornwall Chris Gregory	the area under consideration and will therefore not be responding			
Cornwall Wildlife Trust Tom Shelley	<p>Dear Pat,</p> <p>Cornwall Wildlife Trust have reviewed the Lanteglos-by-Fowey Neighbourhood Development Plan (NDP) as part of the pre submission consultation and have provided some comments/considerations for you below.</p> <p>Cornwall Wildlife Trust comments:</p> <p>1. Good to see reference to wildlife in the draft policies. References should be made to protected designated habitats which are vital. Further detail for what developments should do and not do for these could be included, such as:</p> <p>Non-statutory sites include County Wildlife Sites (CWS), County Geology Sites (CGS), Roadside Verge Audit Biological Sites and Ancient Woodlands:</p>	10.09.19	Noted	Comments noted. Policies are already in CLP, legislation and LbyF NDP Policy 1: Design and Character of Lanteglos-by-Fowey Parish, Policy 2: Local Green Spaces, Policy 3: Important and Special Views, Policy 6: Protection and Enhancement of Biodiversity, Policy 7: Employment Development, Policy 10: Rural Exceptions Housing for Local People

	<p><i>These are of at least county importance for wildlife/geology in Cornwall and are all recognised and given weight through the planning process. Developments which would have an adverse impact on County Wildlife Sites will not be supported by Cornwall Council there are no suitable alternative sites, impacts are unavoidable and there is full provision for habitat re-creation and management.</i></p> <p>2. Further information is available via the Wildlife Resource Map supplied from the Environmental Records Centre for Cornwall and the Isles of Scilly. A number of Parish's are using this mapping information to support the Neighbourhood Planning Process. Guidance on what the Wildlife Resource Map provides is attached.</p>			
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	<p>3. It would also be useful to include reference to the Biodiversity Guide and inclusion of wildlife specific development measures, in line with the Biodiversity Guide e.g. one bat or bird box for each new build dwelling. https://www.cornwall.gov.uk/media/35367439/biodiversity-spd-v7.pdf</p> <p>4. There is no reference in the NDP to Cornwall and Isles of Scilly Environmental Growth Strategy which stresses the need for us to do much more for nature and wildlife than simply minimise losses, we should be providing more opportunities for wildlife and habitats to thrive. We would encourage a reference to be included with specific reference to Target Outcome 9, which states:</p>			
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www.cornwall.gov.uk/environmentalgrowth

Target outcome 9:
Nature in Cornwall is abundant, diverse and well connected

For this we need:
a) Protection and expansion of the existing, high quality, backbone of Cornwall's designated terrestrial and marine protected areas, landscapes and heritage.

The designated landscapes and sites are vital to the success of this Strategy, giving us an ecological and cultural network to grow from and helping us to test ideas and new approaches. The designations of these sites provide them with a high level of protection in terms of Planning, recognising the conservation and enhancement of their special qualities is essential. The potential for these areas to also deliver environmental

	<p><i>growth is a crucial opportunity and this Strategy seeks to provide additional strength to the value these areas are ascribed in decision making. It is essential that we view these areas as both outstanding for their special features but also as a guide for our environmental quality in other areas. Ideally we would have more outstanding landscapes, biodiversity sites and heritage features to be recognised as nationally and internationally important in future.</i></p> <p>5. The recently published St Agnes NDP is a good example of how neighbourhood plans can promote environmentally friendly developments. An extract from the plan's guidance is provided below. It would be beneficial to replicate some of these measures to join up the policies and</p>			
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	<p>recommendations across Cornwall's Parishes.</p> <p>https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/neighbourhood-planning-in-cornwall/tab-placeholder/s/st-agnes-parish-neighbourhood-development-plan/</p> <p>Additional Guidance</p> <p><i>The following list of requirements from the Cornwall Council Biodiversity Supplementary Planning Document are of particular relevance to St Agnes Parish and we strongly encourage developers to address these and demonstrate best practice in how wildlife is protected and enhanced through development. • Developments of over 10 dwellings should provide a balance sheet or table setting out quantitatively the habitats</i></p>			
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	<p>to be lost and gained. • New developments should have lighting plans informed by site ecological surveys and seek to retain dark corridors. • Landscape planting should be sympathetic to local native species and habitats and avoid species known to be invasive in Cornwall. • Public Open Spaces should be designed to encourage biodiversity, particularly habitats that are not well-represented locally such as woodland and wetland. • At least one integrated bat box should be included in each new dwelling in a suitable position. • Habitat linkage should be provided for hedgehogs including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas. • At least one bird box for swifts, swallows or house martins should be integrated into each new dwelling in a suitable position. • A barn owl box should be provided on appropriate</p>			
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	<p><i>developments where they are situated 1 km from main roads. • Bee bricks should be provided, one per 2 residential dwellings. • Cornish hedges should be retained in the first instance. Where they will be affected by development suitable mitigation is required and any loss should be compensated elsewhere resulting in a net gain in Cornish hedge length. • Cornish hedges retained in developments should have undeveloped buffer strips alongside them. These should be a minimum of 2m wide for residential development and a minimum of 5m for industrial developments. • Ideally Cornish hedges will be retained in the public realm where sympathetic management can be guaranteed. Where Cornish hedges are retained but 'sandwiched' between back-to-back gardens this should be counted as 50% loss of hedge and be compensated for.</i></p>			
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	<p>Thank you for consulting with Cornwall Wildlife Trust for this NDP.</p> <p>Kind regards,</p> <p>Tom Shelley Conservation Manager Cornwall Wildlife Trust Tel: (01872) 302272 Mobile: 07896 420863 Email: tom.shelley@cornwallwildlifetrust.org.uk Five Acres, Allet, Truro, Cornwall, TR4 9DJ</p>			
Devon and Cornwall Police Martin Mumford	14.10.19	Noted	None	

5.8 Pre-Submission Consultation – Community Engagement Results

5.8.1 11 responses in total were received

5.8.2 Most were concerned with planning and development issues, housing, traffic, landscape character and how these might be affected or supported by emerging policies.

5.8.3 A number of changes had already been made to LbFNDP as a result of earlier consultations. More detailed responses, how these were considered and any actions taken are set out in the table below

Comments Received	Comment Issue	Agreement with draft plan	Steering Group Response	Amendments to Draft Plan if Required
Any protection for houses in large plots of land – redevelopment/rebuilding	Referred to Neighbourhood Planning Team. Any planning proposal would be assessed against the relevant planning policy. We could not prevent the demolition of an existing dwelling unless it is a listed building. And if the proposal is to replace the single dwelling with two dwellings, so long as it meets all the policy criteria then this might be considered as appropriate in planning terms	Yes	The NDP is required to conform with the Cornwall Local Plan and therefore any future application would have to be considered against this and NDP policies	None
We need to see more affordable housing for young local families	Policy 10: Rural Exceptions Housing for Local People, specifically addresses this	Yes	The NDP is required to conform with the Cornwall Local Plan and therefore any future application would have to be considered against this and NDP policies	None
Please look after the gardens in Greenbank	Some of these are large and not always tidy. Elderly tenants are not always able	Yes	Referred to Mark Kelly, Cornwall Housing Officer. They are aware and some	None. Strictly this is not a NDP issue but a Cornwall Housing

	to cope with these		remedial work to be carried out	responsibility
The View from Town Quay across to Fowey and up the Harbour	Policy 3: Important and Special Vistas, specifically addresses this issue and the protection of views and vistas. These are indicated and numbered in the map at Figure 2.	Yes	The NDP is required to conform with the Cornwall Local Plan and therefore any future application would have to be considered against this and NDP policies	None
We feel that rumble strips to limit speeds through Highway would be beneficial	Dragons' Teeth, Slow signs at either end of the hamlet have been installed as well as a new village name sign at western end	Yes, although not strictly an NDP issue	To be monitored by Parish Council	None
All waterfronts including Mixtow would be preserved in keeping with the heritage of the river	Policy 5: Marine Heritage, specifically addresses this issue and the protection of the Conservation Area waterfronts at Polruan and Bodinnick. Mixtow is in the AONB	Partly	Consider identification of Mixtow in Policy 5	Amendment to Policy 5
People have put a lot of work into this. Here's hoping it can safeguard our lovely parish	Policy 1: Design and Character of Lanteglos-by-Fowey Parish specifically addresses the issue of Local Landscape Character and its protection and reinforces CLP policies	Yes	The NDP is required to conform with the Cornwall Local Plan and therefore any future application would have to be considered against this and NDP policies	None
Public Right of Way, Mill Lane, Coombeland, is now impassable. Can't get a	Referred to Parish Council, site visit made, taken up with Highways and will be	Yes, but strictly not an NDP issue	To be monitored by Parish Council	None

<p>tractor, quad bike or off-roader up the lane because the pit has been washed out, about 2 – 3 feet wide and the same depth. This isn't right</p>	<p>monitored</p>			
<p>Like rural exceptions for local people as long as it is for local people</p>	<p>Policy 10: Rural Exceptions Housing for Local People, specifically addresses this issue and supports development that meets the local housing needs identified</p>	<p>Yes</p>	<p>The NDP is required to conform with the Cornwall Local Plan and therefore any future application would have to be considered against this and NDP policies</p>	<p>None</p>
<p>Vevery could be used to provide additional parking, free, or even small industrial units</p>	<p>Policy 7: Employment Development and Policy 8: Public Car Parking both address this issue of how to bring the old, disused reservoirs, into use. Public parking is limited and is a local concern both to residents and visitors and there is little scope for creating more without detriment to the environment. Any proposed development should be located and designed appropriately and does not detract from the appearance and character of</p>	<p>Yes</p>	<p>The NDP is required to conform to the Cornwall Local Plan and therefore any future application would have to be considered against this and NDP policies. Vevery is one of the open green spaces listed in the Green Spaces Assessment</p>	<p>None</p>

	the area			
Would it be possible to raise a levy on anyone who buys what becomes a second home in Polruan, the money raised going directly to village funds such as the bus?	There is concern about the growth in the number of second/holidays in the parish, particularly in Polruan which are estimated to be as high as 65/70%, and the impact this has on the community particularly outside the holiday periods	Partly	There is nothing the Steering Group or anyone else can do about this without a change in the law. This is not the same as putting in a Principal Residence Policy which was considered but not taken up. The newly introduced CIL would not apply here as these properties would not be new-builds but available on the open market, almost invariably beyond what local residents can afford. Householders will be liable for Council Tax	None