

Pelynt Parish Neighbourhood Development Plan 2024 to 2030 **CONSULTATION STATEMENT**



**Pelynt
Trelawny's Parish**

AUGUST 2024

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1. Introduction

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Pelynt Parish NDP.

1.2 The legal basis of this consultation statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

1.3 The policies contained in the Pelynt Parish Neighbourhood Development Plan are a result of extensive engagement and consultation with the residents of Pelynt Parish as well as other statutory bodies. Work has involved:

- A bi-monthly article in the village newsletter.
- A scoping questionnaire.
- A business questionnaire.
- A frequently updated website [pelyntplan.co.uk], including a contact and comment facility.
- Attendance at various community events to raise awareness of the NDP process and gather community opinions.
- Formal consultation on the draft NDP for a 6 week period which ran until May 1st 2024, backed by a summary leaflet and four 'drop-in' sessions where local people and businesses could discuss the NDP with Steering Group members.

1.4 Pelynt Parish Council is the qualifying body and has prepared the plan with the help of a working group of volunteers supported by Planning Consultant Steve Besford-Foster and Cornwall Council. This has been assisted by grant funding from the Government Neighbourhood Planning Initiative via Locality.

2. Background to the Preparation of the Neighbourhood Plan

2.1 The community of Pelynt Parish has for several years witnessed the growth of Pelynt village. It has expressed, through social media, representations to the Parish Council and in comments on planning applications, its desire to contribute to tackling climate change, meeting the local need for jobs, housing, community facilities and other infrastructure, whilst at the same time protecting the much valued and loved environment and heritage of the Parish.

2.2 Work commenced on the Pelynt NDP when residents expressed an interest in forming a sub-committee, which was endorsed by the Parish Council on 26th November 2020 [Min ref 23912]. Ten volunteers subsequently agreed to be involved [Min Ref 23958]. Several meetings of the sub-committee were held from Nov 2020 to April 2021, including a presentation by the late Cllr Hannaford [the Cornwall Councillor for the area with extensive experience of Neighbourhood planning] and an article explaining the NDP was published in the 'Eye on Pelynt Village Newsletter'.

2.3 An initial scoping first questionnaire was distributed to the local community with the June 2021 edition of the 'Eye on Pelynt'. This showed community support for the creation of an NDP for the Parish and in July 2021 the Parish Council resolved to apply to have the Parish designated as a NDP area [Min ref 24042]. The entire Parish was designated by Cornwall Council on 1st September 2021. The designated area is illustrated on the map below:

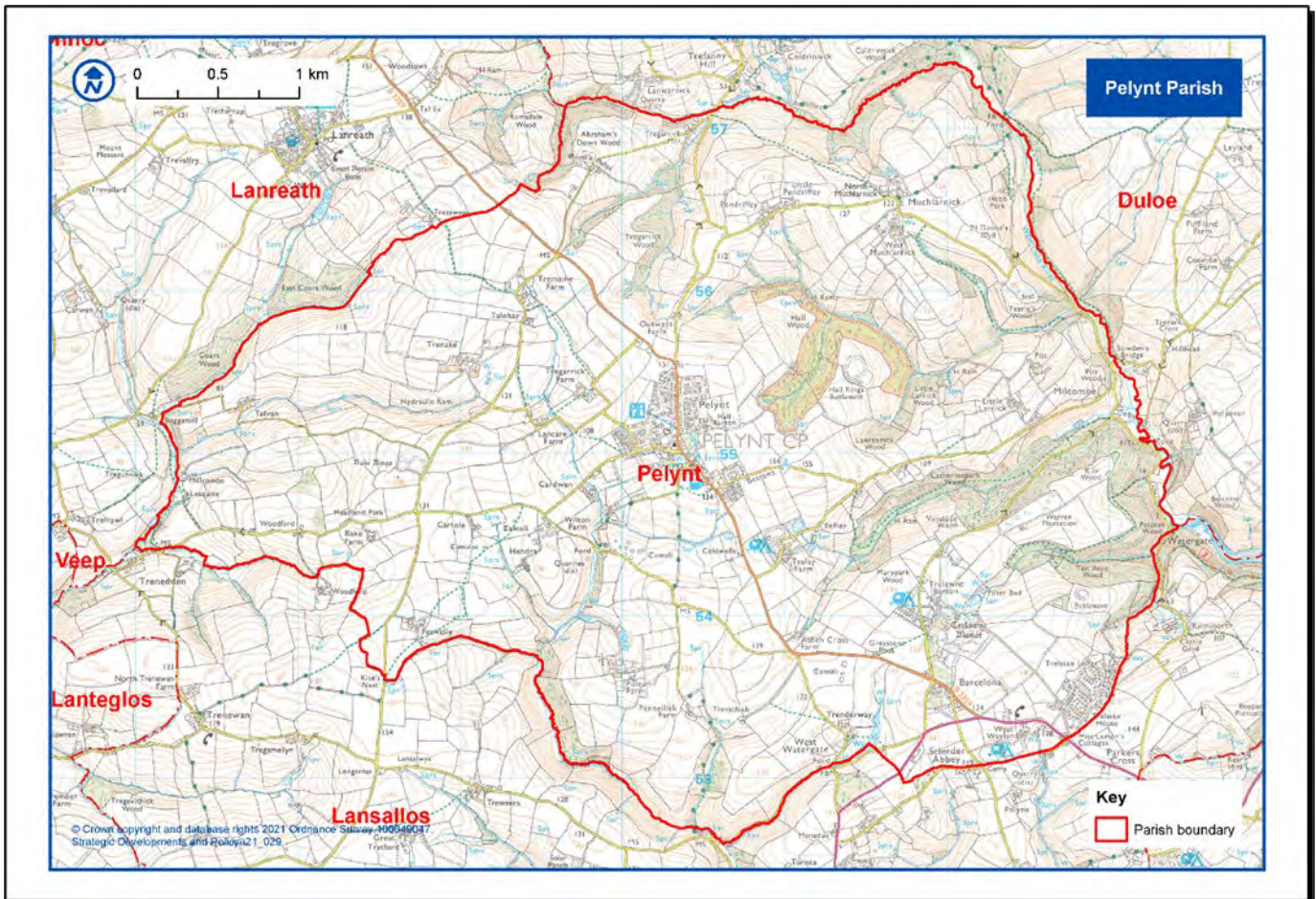


Figure 1 The Designated Neighbourhood Area

2.4 Later in September 2021 the Parish Council resolved to support the formation of a community based steering group to carry the work forward [Min ref 24069].

2.5 In February 2022 it was agreed to secure professional help in drawing up the NDP [Min ref 24164]. Thereafter work proceeded constructing an evidence base and further community engagement, leading up to the publication of the draft Pelynt NDP on 20th April 2024.

3. How the Neighbourhood Plan Was Prepared and the Consultation Process

3.1 The Pelynt NDP has been prepared under the requirements of the Government's Planning Regulations and in particular, has involved considerable local community engagement to gather evidence for the content of the Pelynt NDP and later inform the NDP's direction and policies. The content of the Pelynt NDP has been generated and led by the community and shaped by the results of surveys and drop-in events to ensure that the Pelynt ND reflects the aspirations of the community as much as is possible within the statutory planning framework.

Principles of Engagement

3.2 We have adopted an Engagement and Communications Strategy and have ensured to the best of our ability that the process has been:

- **Inclusive** – Including a variety of people and groups such as working people, people with disabilities, young people and older people, local businesses and community organisations, and offering everyone who lives and works in Pelynt Parish opportunities to fully take part in the neighbourhood plan by using a variety of engagement methods.
- **Comprehensive** – Identifying all aspects of life in Pelynt Parish for which we need to plan for the future.
- **Positive** – Bringing forward proposals to improve the quality of life in Pelynt Parish.
- **Supported** – Where there is a need for professional support to complete the process.
- **Continuous** - Ensuring that the community is aware of the NDP and involved throughout its creation.

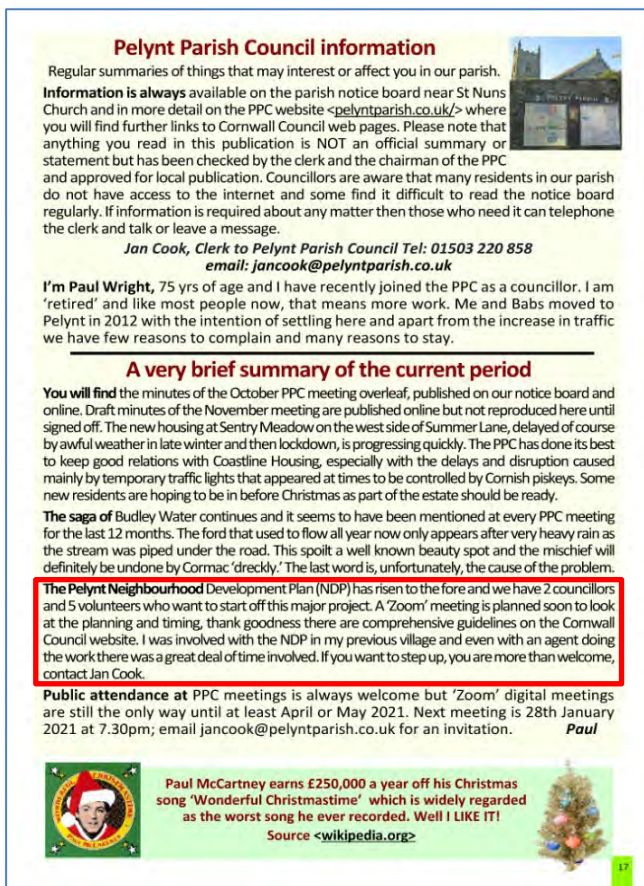


Figure 2: 'Eye on Pelynt' Newsletter Dec 2020.

3.3 Initially community awareness of the proposal to create an NDP for the Parish was communicated through the bi-monthly 'Eye on Pelynt' village newsletter from December 2020 to November 2022 [after which the newsletter ceased publication], all copies delivered by hand to properties in the Parish.

3.4 The 'Eye on Pelynt' December 2020 edition was used to briefly introduce the idea of the NDP [see Figure 2], and the May and June 2021 editions were used to introduce the NDP process in detail and announce the scoping questionnaire [see Figure 3].

3.5 The [scoping questionnaire](#) was circulated by hand to every property and on social media in July 2021.

3.6 Following the completion of the scoping questionnaire survey's at the end of that month, the next edition of 'Eye on Pelynt' carried a summary of the results [See [Appendix 1](#)].

3.7 The newsletter was also used in November 2022 to report on progress with the NDP [See Figure 4].

3.8 In December 2022 a business survey was carried out by post and online. On 5th February 2023 an NDP Consultation Day was held in the village hall, intended to continue awareness of the NDP, encourage further engagement and check out draft NDP objectives. This was a quiet day attended mainly by about 20 people who were particularly interested, and able to engage in 1-2-1 discussions with a member of the Steering Group (See Photos 1 and 2).

3.9 In June 2023 an NDP exhibition was set up at the annual Trelawny Fayre event. This is the major community event in the Parish, held on the school playing field in the centre of the village, and is very well attended. [See Figure 5, Photos 3 and 4]. This exhibition was intended a part of the feedback and progress reporting process, to ensure continuing community awareness of the NDP. As part of this event a small booklet was distributed to attendees describing progress so far and warning that the NDP would be coming soon [see [Appendix 2](#)]. The original questionnaire of 2021 was also re-issued in print form for Trelawny Day 2023 to pick up on new residents as well as those who missed out on the original survey.

3.10 Throughout the NDP drafting process a continuous presence on Facebook was maintained, particularly through the 'Pelynt Whingers' page.

3.11 A specific NDP website was also set up - pelyntplan.co.uk – and frequently updated to keep it fresh. The various iterations of the NDP Evidence Base and the NDP itself were published on the website, so that people could see and understand its progress. The NDP website was also the means for collecting consultation responses online as well as a direct link using 'Pelynt Whingers' on Facebook.



Photos 1 & 2: Consultation Day Feb 2023 Display.

**Pelynt Neighbourhood Development Plan? Step 1
Do we need one? - your chance to decide**

What is it?

It is a document that sets out planning policies for the Neighbourhood area. Planning policies are used to decide whether to approve planning applications. The document is written by local people who know and love the area, rather than the local planning authority. It is a powerful tool to ensure the community gets the right type of development in the right place.

Why do we need a Neighbourhood Development Plan?

The Neighbourhood Plan is about



Affordable homes with trees

developing a vision for the future of the Parish setting out objectives, strategy and policies. A Neighbourhood Plan allows communities to decide what its priorities are. It provides a legal document to help Cornwall Council make decisions and provide guidance to the Parish Council when making decisions.

Is it the same as a Parish Plan that was produced a few years ago? There are similarities but a Neighbourhood Development Plan is a much more thorough process.

A Parish Plan is not a planning document and has no legal status. A Neighbourhood Plan, when completed, is a legally binding formal planning document.

Who decides what is included in the Neighbourhood Development Plan?

Everyone will have the opportunity to have an active say in the future of Pelynt. This includes young people, the elderly, families, individuals and businesses. The final process will include a referendum held in the Parish so everyone will have the opportunity to have a final say.

Is it about building more houses?

No, it is much more than that. There are a wide range of other issues that will be important to the Parish that can be included in the



Green space is essential for health and wellbeing. Image courtesy of cornwallisesofscillygrowthprogramme.org.uk

Neighbourhood Development Plan. Pelynt may want to consider other issues; these could include

community facilities, open spaces, recreation, history, heritage, wildlife, climate change, health, transport, jobs, education, provisions for young people, and provisions for older people.

The project will take a couple of years to complete so people will be dipping in and out during this time. How much time you can commit is entirely up to you.



Junior and Youth Football, Track and Field Ground

These are just some examples taken from other Neighbourhood Development Plans; it will be down to the Parishioners to decide Pelynt's priorities.

Are other local areas producing a Neighbourhood Development Plan?

Lanreath, Polperro and Lansallos have already completed their plans and they have been adopted. Looe's plan is currently going through the final stages.

What happens now?

In the coming weeks and months we will start gathering information that may include questionnaires, surveys, public events (Covid restrictions allowing) digital feedback methods and on/offline forums.

Can I get involved?

Anyone of any age who would like to get involved is most welcome; enthusiasm and general interest is just as important as specialist knowledge.

Your next step is to think about the need for a Pelynt Neighbourhood Development Plan. Without your backing the process cannot start.

- * Have a chat with friends and family and see if you want a neighbourhood plan
- * When the first questionnaire arrives please answer it as best you can; it won't be complicated and you can answer online or return it by post or at one of the collection points.
- * If you already know that you want a plan and would like to help us get past step 1 please email: pelyntplan@gmail.com for more details or write to Jan Cook, 2 Richmond Road, Pelynt, PL13 2NH

- * This initiative is under the guidance of Pelynt Parish Council and is being started by a few councillors and a small group of volunteers. If we pass step 1 then more people will be needed to ensure full involvement with the guidelines laid down by Cornwall Council. Its up to you to get more involved with your own community.

Our Cornwall Local Plan is a huge and detailed document. This is an outline look at a snippet of Policy 23.

Natural environment

Development proposals will need to sustain local distinctiveness and character, protect and where possible enhance Cornwall's natural environment and assets according to their significance.

Development should be of an appropriate scale, mass and design that recognises and respects landscape character. Development must take into account and respect the sensitivity and capacity of the landscape asset.

What could this mean in practice?

Using guidance from the Cornwall Landscape Character Assessment (LCCA) to add a much greater level of detail. Our assessment describes the local landscape character at a local Council level such as Pelynt parish. We may describe our parish as a predominantly rural farming area but we will need to undertake an assessment in order to justify this description. The Environmental policies in our Neighbourhood Plan will need to provide protection and enhancement of the valued and important landscape characteristics.

Sounds complicated!

It is exceptionally complicated, almost a new language to learn. Nevertheless many other parishes have persevered and won through. As the great Henry Ford once said:

"Nothing is particularly hard if you divide it into small jobs."

Our two new estates are becoming greener already. Paul's been happy snapping again.



Still much work to do on the memorial garden but only 18 months ago the diggers were sinking into mud! Here's looking forward to the finish line.



It's great to see that plans are never as good as the real thing. Trelawny Parc and Sentry Meadow are light, spacious and above all quiet. With little or no through traffic and footways to our other nearby estates the residents seem to be more than happy.



Pelynt Parish Council information

Information is always available on the parish notice board near St Nuns Church and in more detail on the PPC website <<https://pelyntparish.co.uk/>> where you will find further links to Cornwall Council web pages. Please note that anything you read in this publication is NOT an official summary or statement but has been checked by the PPC and approved for local publication. Councillors are aware that many residents in our parish do not have access to the internet and some find it difficult to read the notice board regularly. If information is required about any matter then those who need it can telephone the clerk and talk or leave a message.

Jan Cook, Clerk to Pelynt Parish Council Tel: 01503 220 858
email: jancook@pelyntparish.co.uk

A very brief summary of the current period

You will find the minutes of both council and planning meetings here and overleaf. Draft minutes of recent meetings are published online but not reproduced here until signed off. There are usually two meetings per month, one for planning and one for general business however planning matters may be on the agenda for both meetings. You can find more information about the proposed Pelynt Neighbourhood Development Plan (PNDP) below and in the 1st survey questionnaire enclosed in the printed issue of Eye.

Click on the link below

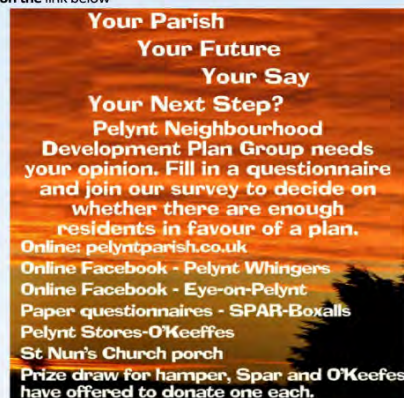


Figure 3: 'Eye on Pelynt' Village Newsletter May and June 2021.

Pelynt Neighbourhood Development Plan

Planning - the top five 'most important' as highlighted so far

- Health services - 95%
- Open and green spaces, landscape and natural environment - 93%
- Provision for younger people and Community facilities - 87%
- Transport and traffic - 87%
- Housing numbers, type and design - 79%

The draft vision for Pelynt's future is based on the evidence from a general survey. Further community engagement should take place soon. *We are required to follow protocols set out by Cornwall Council so that the final plan should be adopted. It takes time and attention to detail.*

The Vision

The steering group has proposed the following vision to enable the structure and application of further work on the neighbourhood development plan:

"In 2030 the whole parish will be thriving, vibrant, safe and sustainable. Our community will enjoy a secure, healthy, rural lifestyle and show compassion and inclusivity to all."



Draft example of one of the objectives:

Pelynt NDP - Housing numbers, location, type and design objective;

To provide for appropriate new housing to meet local demand, located so as to maximise the benefit for the village and parish communities concerned and in harmony with the natural environment and the character of the built environment. To protect, enhance and strengthen the historic character of Pelynt, significant places, sites and buildings.

Email: pelyntplan@gmail.com for regular updates. Currently we do not have enough skilled, active people to push forward quickly. If you want to give 2 hours a week or more for research or survey work please email the steering group with brief details.



Enjoy and look after the distinctiveness of Pelynt

Grab a feedback form HERE

Pelynt Neighbourhood Development Plan Needs Your Input

The draft plan is being finalised and needs your contribution in writing. You will find the 5 detailed policies on leaflets HERE and NOW for you to read. If you don't do digital or internet then fill in a feedback form today and hand it in.

If you want more time then take a form away and return it in the envelope provided as soon as you can. If you do digital you can download a form at:

Pelyntplan.co.uk

email: pelyntplan@gmail.com

The finished plan will be sent to Cornwall Council for detailed checking. If OK then a referendum will follow for your final vote.



Figure 4: NDP Interim Report November 2022

Figure 5: Trelawny Fayre Advert June 2023.



Photo 3: Trelawny Fayre Stand



Photo 4: Trelawny Fayre Stand

Community Engagement Responses

Responses to the scoping questionnaire

3.12 The response rate was about 24%. A large majority [86.1%] thought it would be a good idea to have an NDP for Pelynt Parish. In response to general questions respondents gave the following answers:

Question	Answers
What do you love about the Parish?	Community spirit Quiet atmosphere Good facilities and the countryside
What could be improved about the Parish?	Traffic calming and speeding controls Facilities for children and teenagers Outdoor space
Any other topics?	Housing type, styles and allocation

3.13 When asked what issues are important to Pelynt, respondents rated the issues as follows:

Topic	Responses
Open Spaces / Green Spaces / Footpaths etc.	97.5%
Health Services	95.1%
Landscape	91%
Natural Environment / Wildlife / Biodiversity	91%
Provisions for Younger People	87.7%
Transport/ Traffic	86.9%
Community Facilities	86.9%
Housing Numbers	82.8%
Education / Skills	82.8%
Economy / Jobs	79.5%
Housing Design	77%
Housing Type	76.2%
Historic Environment / Heritage	74.6%
Recreation / Leisure Facilities	68%
Renewable Energy	60.7%
Parking	59%
Provisions for Older People	55.7%
Public Amenities	51.6%
Tourism	31.1%
Second Homes/ Holiday Homes	29.5%

3.14 For details see [Appendix 1](#).

Responses to Business Survey

3.15 In the Pelynt NDP Business Survey of December 2022 the responses represented around 40% of a total of around 60 trading at present. Of these some 61.5% of businesses agreed that Pelynt Parish was a good place to run a

business. When asked what they liked about running a business or being self-employed in Pelynt the responses included: *Customers within the parish...Cornish identity...good customer base locally...low crime...adequate parking and easy access for deliveries...good location with access to nearby towns...availability of fibre broadband...personal wellbeing...local community spirit...access to beautiful...local availability of other services ...countryside.*

3.16 When asked what they disliked, the responses included: *No small business hub or business facilities...no starter units...noisy traffic...lack of community spirit...distance to main A30 and wholesalers...lack of space to work...too quiet...limited customer base...parking issues for deliveries...distance from suppliers...Lack of local trade...more people working out of the village so loss of customers...keeping active and focused...lack of public transport...isolation.*

3.17 When asked how aspects of business life in Pelynt could be improved responses that might be addressed in the NDP included: *...more retail spaces or commercial aspects for visitors to want to come to Pelynt ...storage units...a business hub for networking and educational and business courses and advice...better parking facilities.*

3.18 Some 52% thought that businesses should encourage new publicly accessible open areas and leisure spaces, and 53.8% saw a role for businesses in supporting rewilding and natural environment regeneration.

3.19 A total of 96.2% thought that growing the local economy and jobs was important, whilst 72% thought that the presence nearby of other business facilities was important to their own business. 57.7% said that the availability of local education and skills would help their future business plans, and half the businesses replying foresaw a need for more staff in the next 5 years.

3.20 Around 38.5% did not think they had enough space to operate efficiently. In fact 66.7% said they wanted more space. Some 59.1% said they would benefit from faster broadband, and 36.4% would like to see improved availability of IT services such as laser printing and scanning.

3.21 Support was also expressed for the idea of new business workshops in the area, with several mentioning the concept of a business hub that could accommodate various supporting services aimed at encouraging business and jobs growth. Also supported was the concept of live/work units

3.22 For details see [Appendix 3](#).

Consultation Day and Trelawny Fayre Responses

3.23 The conversions and notes made at these sessions are recorded below:

1. Housing

'It would be good to see some really affordable housing – not what the government considers affordable – which could be kept for local people only. Not sure how that could be achieved'.

'Agree with objectives'.

'With recent Summerlane side housing need seems to have been met although local housing for young local families which is affordable should be the priority for any future provision'.

'A need for affordable homes for young people'.

'We have had enough large estates and should only have small developments. Not keen on Park Homes'.

2. Business and jobs

'As more housing developments come to the village there is less space for small business for development'.

'The village would benefit from small business startup units. e.g. floristry, tech. Focus would bring opportunity for young people and extend provision without impacting existing shops' business'.

'Jobs for local young people'.

'Nobody can expand their business as there are no units available without driving. It would be good to have small units built as part of a development'.

'As soon as kids leave school or college they move away, no proper jobs in Pelynt'.

'I know there's not many people in Pelynt but surely we can have a business micro-hub with fast broadband and office space, that would cut down the carbon as well'.

'People have to drive out of the parish to work, we need some high tech businesses in Pelynt, web work, media and design. There's nowhere to work locally'.

3. Environment and heritage

'We have a number of attractive footpaths but newcomers to the village are not aware of them. Better signage would help'.

'Agree with objectives'.

'Speed calming throughout the village is needed. Footpath, bridal path signage and safety should be developed to encourage local walking groups through the village. Local routes could be promoted for example to extend SW Coast Path route and bring groups interested in the wider heritage of the area.'

"I'm new to the village and even with a map I can't find footpaths because there aren't many signs."

"What's happened to the footpath from Penkelly to Hendra? My guests can't walk along it to the village."

4. Community facilities and infrastructure

'At my age the main problem is getting a doctor's appointment. Recently it seems they only happen in Looe, with Pelynt being used for appointments with the nurse. Lack of facilities for older children and teenagers has always been a problem'.

'Agreed that a community green space would be beneficial – perhaps linked to opportunities for visiting clubs e.g. bowls, multi-sports, scouts, guides etc. More bins for dog waste and general waste'.

5. Climate change

'As a village we're probably doing better than most. Lack of gas in the village has meant most of us have insulated our homes and got solar panels. However, more is needed. My children point out to the lack of electric car charging points locally'.

'Agree with objectives'.

'The plan to plant more trees is good. Traffic calming measures would reduce pollution too'.

'All new homes should be fitted with solar panels'.

'Why don't we put solar panels on the village hall?'.

Regulation 14 Pre-submission Consultation

3.24 On 27th June 2024 the formal pre-submission Pelynt Parish NDP was approved for publication by the Pelynt Parish Council [Min ref 24686]. A statutory consultation period of 6 weeks was initiated on 20th March 2024. The consultation ended on 1st May 2024. All the statutory Regulation 14 consultees, as advised by Cornwall Council and in the Regulations were consulted. The full list of bodies consulted are shown in [Appendix 4](#) and the letter used to notify them is included in [Appendix 5](#). A separate letter was sent to the Local Planning Authority, see [Appendix 6](#).

How We Publicised the Consultation

3.25 Publicity of the opportunity to inspect and comment on the pre-submission draft NDP was started through the issue of a 'warm-up' leaflet delivered to every household in and around Pelynt village, see [Appendix 7](#). Posters were also displayed on the Parish Council's Notice Boards and at the local shops [see Figure 6]. Details were also given on the Parish Council's own website and the NDP Website.

3.26 'Drop-in' sessions at the Pelynt Village Hall were arranged for the following dates:

Wednesday March 20th 5pm to 8.30pm

Thursday March 21st 12 noon to 7.00pm

Saturday April 20th 11am to 5pm

Saturday April 27th 12 noon to 5pm

Timings were staggered in this way to maximise opportunities for residents to attend depending on their circumstances and availability. The



Figure 6: NDP Publication Poster

Village Hall was chosen for its centrality to the Parish, its good location for those able to walk to the venue, availability of parking and generally good standard of accessibility for all abilities. Health and Safety and Safeguarding protocols were followed at each event.

3.27 The ‘drop-in’ sessions featured an informative display describing the NDP contents [See Appendix 8] along with a Comments Form [See Appendix 9] and a Summary Booklet [See Appendix 10].

3.28 At least two members of the Steering Group were present throughout the ‘drop-in’ sessions, ensuring that the steady trickle of visitors was able to engage in meaningful face to face discussion of the issues involved in the NDP content, and receive help in accessing the NDP documents and completing the comments form.

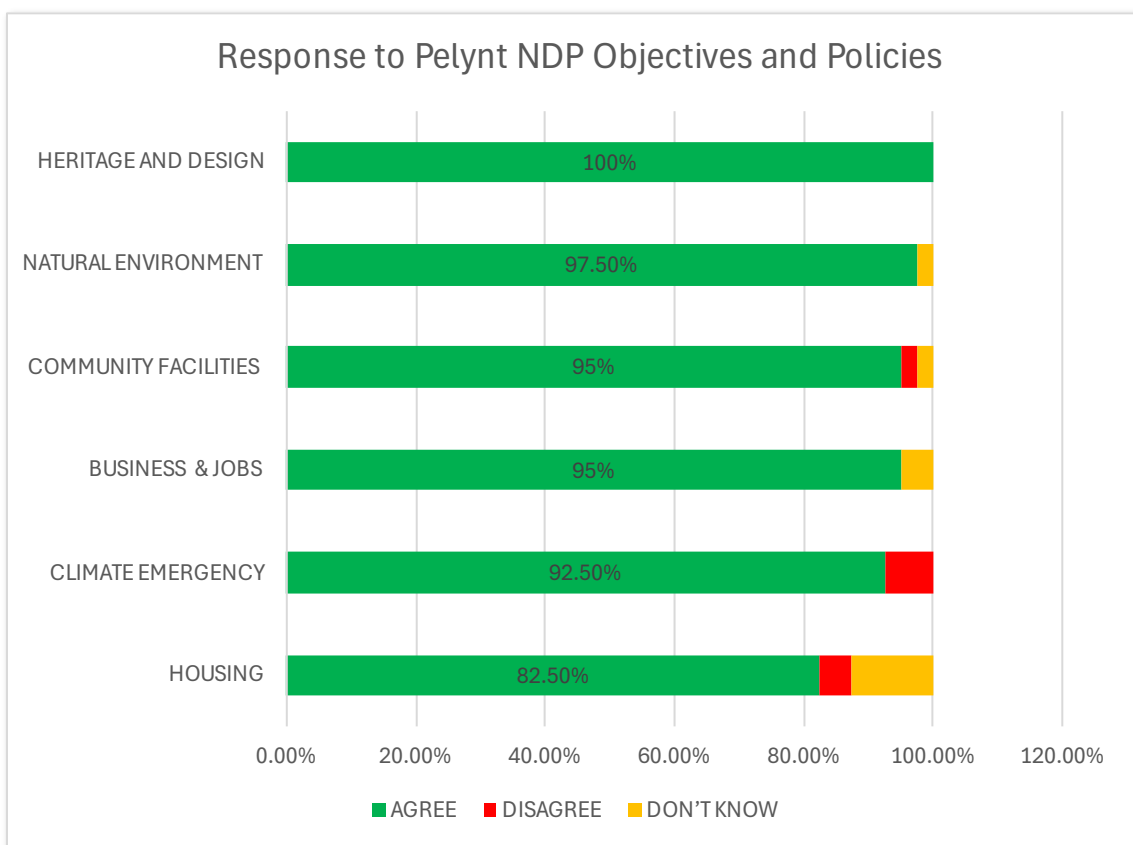
3.29 Good use was made of QR codes in publicity materials and the display, linking to an online version of the Comments Form [SmartSurvey site] and the NDP website. Hard copies of the NDP, Evidence Base, Comments Form and Summary Leaflet were available for those not able to use computers or smartphones, with any hand-written forms submitted being transferred to SmartSurvey by the Steering Group.

3.30 Towards the end of the 6 week consultation period a ‘deadline is imminent’ leaflet was circulated and published on the NDP Website, intended to stimulate those who had not yet engaged to do so. [See Appendix 11].

4. Pre-submission Consultation Responses

Individuals

4.1 In total there were 40 responses from the community. Respondents were largely in agreement with the NDP’s objectives and policies [see diagram opposite], and many made interesting and informative comments which are recorded in Appendix 6 of this consultation statement.



Statutory bodies and other organisations

4.2 Of the national and local organisations consulted only SWW Ltd, Natural England and Highways England replied. Several departments of Cornwall Council also commented on the NDP. No adjoining Parishes commented.

Landowners

4.3 One landowner commented on the NDP.

4.4 In summary, the key issues that were raised were:

- **On Climate**, Individuals expressed general support for the actions proposed, but some were critical of

negative public attitudes to renewable energy and energy conservation, opportunities lost by energy agencies, and the environmental costs of energy storage, Several expressed opposition to solar farms. SWW Ltd advocated the inclusion of a specified standard for water efficiency within policy CC1 for non-residential development. Cornwall Council gave support and useful extra evidence references.

- **On housing**, individuals supported the NDP's careful approach to balancing necessary growth against environmental and infrastructure constraints, although some thought that it was too supportive of new development. There was a little cynicism about whether local needs housing would actually be reserved for local people in housing need.
- Helpful figures from CC showed that local need for affordable rented accommodation was currently at a steady level although the pattern of need had changed with a slight decrease in those in the greatest needs [ABC] and increase in those with lesser need. CC Affordable Housing however pointed out that the Band E category still have housing needs that might be addressed by low cost ownership routes.
- **On Business & Jobs**, there was also general support from individuals, but there was concern about the Shute Garage site, which has a mixed use PP but has lain undeveloped for some time, whilst others were concerned about the ability of local infrastructure and transport to sustain new businesses. SWW Ltd , expressed support for the implementation of wording within Policy BE3 that specify support for rainwater harvesting and use of SuDS for managing surface water run-off, which could provide sustainable storage for slow attenuation and/or reuse within agricultural irrigation systems.
- **On Natural Environment**, individuals expressed support, tinged with some cynicism of past performance in protecting biodiversity and landscape.
- **On Heritage & Design** there was strong support from individuals for the NDP's objectives and policies, again tinged with some cynicism of past performance.
- **On Community Facilities & Infrastructure**, there was strong support for the NDP's objectives and policies from individuals, with the need for better transport links, improved footpaths and recreation/sport facilities being particularly emphasised.

5. Amendments to the Submission version of the NDP.

5.1 All the comments were carefully read and analysed, and discussed by the Steering Group, which then made recommendations to the Parish Council as to how the NDP should be amended before it was formally submitted to Cornwall Council. In making the recommendations the Steering Group sought to accommodate community views as fully as is possible whilst remaining focused on planning issues and maintaining the fundamental strategy of the Plan [i.e. to manage development in a way that supports the rural landscape and heritage character of the area] which is based on the community engagement work carried out before it was written.

5.2 Some comments and suggestions made by respondents would require actions which are beyond the legal remit of Neighbourhood Development Plans, so recommendations were made as to how these might be included in community projects or otherwise investigated by the Parish Council.

5.3 In summary the amendments are:

- A revision of the NDP Vision into a more 'mission statement' form.
- Retention of the requirement in Policy CC1 to demonstrate an intent to sustainably minimise waste or improve the management of resources, but with a revised wording to reduce vagueness of previous wording,
- Amend Policy CC1 by adding a further criterion on the need for non-residential development to achieve a score of three credits within the Water (Wat 01 Water Consumption) element of BREEAM.
- Revised wording of Policy H1 to make it easier to use for Development Management purposes.
- Revision to Policy BE3 to include reference to water efficiency and sustainable drainage measures, as advocated by SWW Ltd.
- An additional criteria in Policy CF1.2 requiring that community facility developments provide additional parking so that outlying residents are able to visit the village to access services, added to meet community concern.
- Several minor adjustments to policy wording and insertion of additional supportive text in response to CC suggestions.

5.4 Full details of the amendments are given in the 'Response Report' given at [Appendix 12](#), Section 3.

ENDS

Appendix 1 – July 2021 Initial Scoping Survey Response

1st Questionnaire July 2021 Summary Analysis of Results 20.7.21

- Q1. What do you love about living in Pelynt?
- Q2. What could be improved about Pelynt?
- Q5. Please state any other topics you feel should be covered

The above questions are still to be fully analysed in detail but recurrent responses emerging are:

- Q1. Community spirit. Quiet. Good facilities. Countryside.
- Q2. Traffic calming/speeding measures. Facilities for children and teenagers. Outdoor space.
- Q5. Same answers as Q2. Also housing type/style/allocation.

Q3. Do you think producing an NDP is a good idea?

	Online		Paper		Total	
	Number	%	Number	%	Number	%
Yes	57	83.8	48	88.9	105	86.1
No	0	0.0	1	1.9	1	0.8
Blank	11	16.2	5	9.3	16	13.1
Total	68	100.0	54	100.1	122	100.0

Number of households estimated in Pelynt Parish 2021, 450-500. (2011 census 438 households).
Response at least 24%.

Q4. Are the following issues important to Pelynt?

	Total responses					
	Important		Not Important		No view /blank	
	Number	%	Number	%	Number	%
Open Spaces / Green Spaces / Footpaths etc.	119	97.5	0	0.0	3	2.5
Health Services	116	95.1	3	2.5	3	2.5
Landscape	111	91.0	3	2.5	8	6.6
Natural Environment / Wildlife / Biodiversity	111	91.0	0	0.0	11	9.0
Provisions for Younger People	107	87.7	2	1.6	13	10.7
Transport / Traffic	106	86.9	4	3.3	12	9.8
Community Facilities	106	86.9	3	2.5	13	10.7
Housing Numbers	101	82.8	10	8.2	11	9.0
Education / Skills	101	82.8	5	4.1	16	13.1
Economy / Jobs	97	79.5	5	4.1	20	16.4
Housing Design	94	77.0	8	6.6	20	16.4
Housing Type	93	76.2	14	11.5	15	12.3
Historic Environment / Heritage	91	74.6	3	2.5	28	23.0
Recreation / Leisure Facilities	83	68.0	14	11.5	25	20.5
Renewable Energy	74	60.7	10	8.2	38	31.1
Parking	72	59.0	18	14.8	32	26.2
Provisions for Older People	68	55.7	19	15.6	35	28.7
Public Amenities	63	51.6	25	20.5	34	27.9
Tourism	38	31.1	45	36.9	39	32.0
Second Homes/ Holiday Homes	36	29.5	59	48.4	27	22.1

Online data collected from report produced by Paul Wright. Paper data analysed by Lynda Mattick, Paul Wright, Benita Garrott and Anita Truss at Pelynt Village Hall 20.7.21. This report compiled by Lynda Mattick 23.7.21



THE PELYNT NEIGHBOURHOOD PLAN IS COMING SOON!

WHAT WILL THE PELYNT NEIGHBOURHOOD PLAN DO?

It will provide a framework for Planning policy in the Parish until 2030.

It will:

- cover the way that land is used for housing, business, tourism and leisure.
- help protect the environment and heritage.
- influence the design of new buildings.
- be environmentally, economically and socially sustainable.

Community members and Parish Councillors have been working since 2019 to draw up the Neighbourhood Plan.

Following a community survey in spring 2021, a business survey in 2022 and detailed analysis of local evidence, the Draft Plan is now being written.

National and Cornwall local policy tells us that Planning should:

- ensure adequate provision of housing, social and community facilities for all residents
- ensure there are no harmful impacts on health and well-being
- maintain and enhance opportunities for activity and inclusiveness
- encourage local food production, shops, availability and reduce food miles.

Pelynt is identified in the Cornwall Local Plan as a rural service centre that performs an important role in its local area.




Neighbourhood Planning in a nutshell:

- Process was introduced through the Localism Act 2011.
- Can only be prepared by local communities, supported by their Parish Councils.
- Add a locally-prepared lower level of planning policy that guides planning decision making.
- Helps local people to influence the type, quality, location and amount of development.
- Must ensure that development is 'sustainable.'
- Must be based on robust research and engagement with the local community.
- Must conform with the National Planning Policy and Cornwall Local Plan.
- Must go through a local referendum. If approved Cornwall Council must by law take it into account.

Pelynt Parish Council is the 'qualifying body' in law for producing the Neighbourhood Plan for its area.

What are the issues so far?

Pelynt is a 'super ageing' community - over 50% are over 55 yrs old. This will influence our lives for the foreseeable future so key areas for the Plan must be Health and Wellbeing, Income, Deprivation, Housing and Transport.

More affordable housing and local business opportunities are needed - the needs of local working age and younger people must not be overshadowed as they need to prosper and help support their own personal development.

Development pressures on the village and countryside continue - demands for more open-market housing and new tourism facilities are rising and may affect the Parish's distinctive rural character and environment.




Community facilities need enhancement - to meet new demands and be 'future proofed.'

Climate change will need to be adapted to and reduced - if we don't there could be serious impacts on our well-being and the natural environment.

Maximise the opportunities - for improving health through physical activities by the use of open space, indoor and outdoor sports and leisure facilities. Providing or enhancing active travel networks that support and encourage walking, riding and cycling.

How can you help?

Watch out for more publicity about the Plan...

When the draft Plan is published attend our 'drop-in' sessions to find out more...

Tell us what you think the Neighbourhood Plan should include via our surveys and writing to us...

Tell other parish residents about the Plan and ask them to tell us their thoughts on the future of Pelynt...

When the Neighbourhood Plan referendum comes along later in 2023 or early 2024, make sure you take part!

And if you can please volunteer to help us prepare the Plan, whether it be doing research, staffing an event, distributing leaflets or putting up posters it will all help to create a Neighbourhood Plan that is written by the community for the community!

Pelynt Parish Neighbourhood Development Plan 2022 to 2030 DRAFT PLAN FOR CONSULTATION







What happens next?

- During the summer we'll complete drafting the Plan.
- Then we will ask Cornwall Council whether a Strategic Environmental Assessment [SEA] is needed.
- Then there will be a six week period for everyone to see and comment on the Plan.
- After that there will be a period of redrafting to take into account as many views as possible.
- The Plan will then be submitted to Cornwall Council [along with the SEA if needed].
- Cornwall Council will hold another 6 week consultation period.
- The Plan will then be reviewed by an Independent Examiner, along with any comments on the submitted Plan.
- If the Examiner recommends it, the Plan will go to local referendum where everyone registered to vote in the Parish can take part.
- If the Plan is approved by the community [the referendum is a 'simple majority vote'] it will be formally adopted by Cornwall Council and must, by law, be taken into account when Planning Applications are decided.

Published by Pelynt Parish Council NDP Steering Group.

Links and contacts page - the QR (quick response) codes have the web links printed here as well.

pelyntparish.co.uk Pelynt Parish Council	
pelyntplan.co.uk/contact-us Plan contact form	
pelyntplan.co.uk Plan website home	
pelyntplan.co.uk/surveys Survey details	

Printed material suits many residents of Pelynt and at Trelawny Fair there will be printed stuff to take away as well as pick up and read. Some lengthy documents will be there to look at only - e.g. 80 page draft plan. If you want one of them for yourself you can place an order and you should receive them fairly quickly.

Large print material should be available both on the day and by order, just ask.

Telephone: Parish Council 01503 220858 Steering Group 07466563946

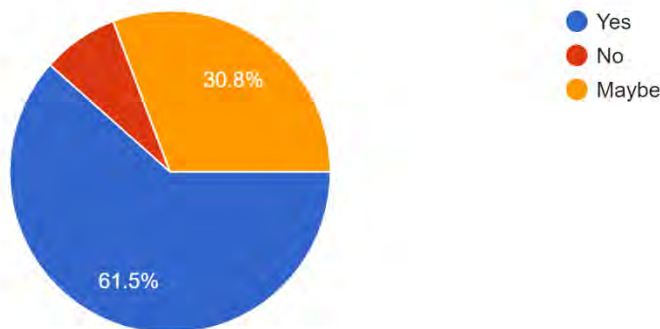
Appendix 3 – Business Survey Results

Pelynt NDP Business Survey Results December 1st to 31st 2022

Mailed (18 responses, 3 after deadline but included) online (8 responses) with a total of 26 results combined for this report. Approximately 60 valid businesses or home workers were asked to respond.

Q1a - Do you think Pelynt Parish is a good place to run a business or provide business services?

26 responses



Q1b What do you like about running a business or being self-employed in Pelynt?

Written responses

- Most customers within the parish
- Being in the county of Cornwall
- We have some amazing customer from the village and surrounding areas
- Quiet, low crime, easy access for deliveries
- The variety of customers from other areas
- Only just started.
- Providing service to a small community
- Not having to travel
- Good location with access to nearby towns
- Hard work and sometimes long hours
- Freedom
- It works very well for my business model
- I have adequate parking and good delivery options. Most locations I would need for my business in the village has parking facilities. Equally fibre broadband is available
- Born here and happy to stay here
- Always busy
- I am retired
- Wellbeing, mind, physical and independent
- After living in Pelynt all my life I love the community spirit. I am supported by customers who pass on by word of mouth to use my services

- Being in Cornwall
- I have access to beautiful countryside
- Services that Pelynt has

Q1c - What do you dislike about running a business or being self-employed in Pelynt?

Written responses

- No small business hub or business facilities, no starter units, noisy traffic
- Rainy days!
- The lack of community spirit
- Distance to main A30 and wholesalers
- Would like a space other than my home for my business.
- Nothing.
- Can be very quiet/ Limited custom
- None
- Occasional parking issues for deliveries etc.
- Nothing
- No dislikes
- Distance from suppliers, being Bodmin and Liskeard mainly. Will need to retain banking facilities at the Post Office for cheques, cash etc.
- Lack of local trade, more people now work out of the village so don't use our business as much
- Nothing
- Keeping active and focused
- More promotion of local businesses (for a discounted rate)
- Lack public transport
- Little contact with people
- The old garage

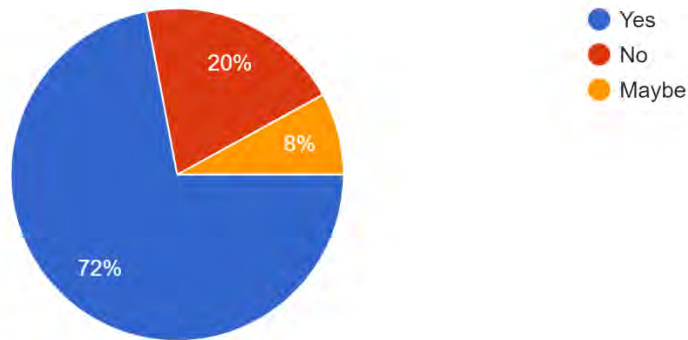
Q2 - What aspects of business life in Pelynt could be improved?

Written responses

- Village website updated daily with adverts for services and goods
- VAT reduction, better GP service, stop building new housing.
- More business to promote different people to visit the village
- More retail spaces or commercial aspects for visitors to want to come to Pelynt
- Too early to say.
- The night bus in the summer should come to Pelynt, it would help evening workers to get to Looe/Polperro
- A local business directory for services/marketing purposes
- Promote small business by advertising them more and providing more doctors and schools and better water services
- No comment
- As it operates currently all is just right, however for future development I wish there was more area of land, woodland available to purchase at an affordable price for a community focused venture.
- Storage units, business hub for networking and educational and business courses. IT courses, Business legislation courses and advice
- I think Pelynt is very lucky to have what it has compared to its neighbours Lanreath, Polruan, Polperro and Duloe, who have very little
- Nothing
- An up to date business hub in the disused Hamblys Garage to tidy village and update facilities.
- A committee of small business owners to get together to share tips and advice, not to work against each other, all working together for the common good
- Traffic lights on Shute Hill
- Better parking facilities, a business hub

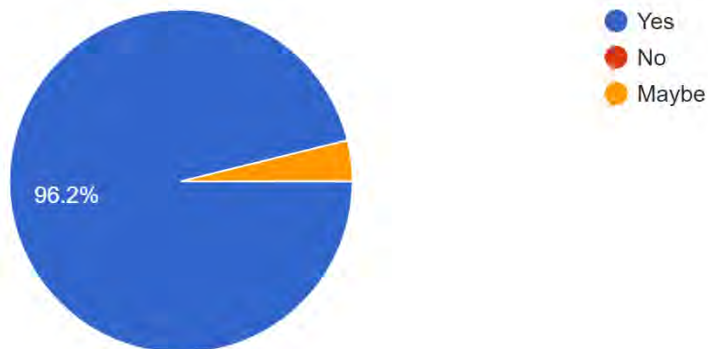
Q3 - Do you think the presence of nearby business facilities are important to your business or to you personally?

25 responses



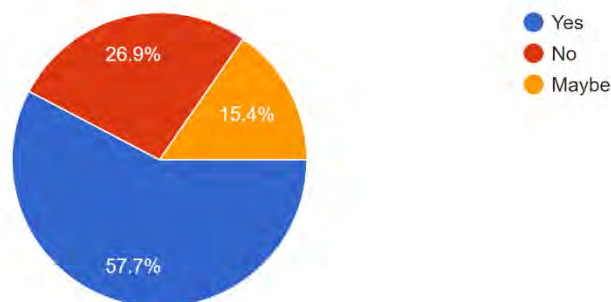
Q4 - Do you think that supporting and growing the local economy and jobs are important?

26 responses



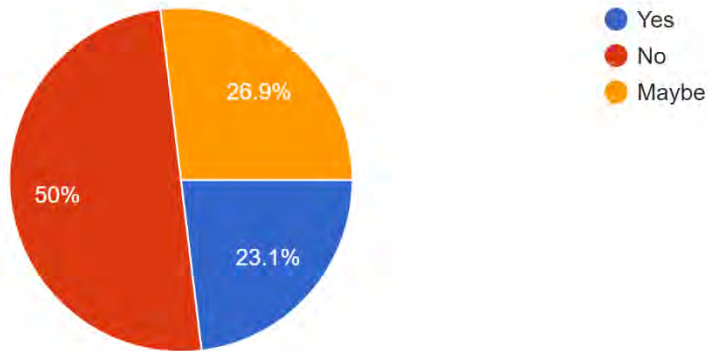
Q5 - Do you think the availability of local education and skills are important for your future business plans?

26 responses



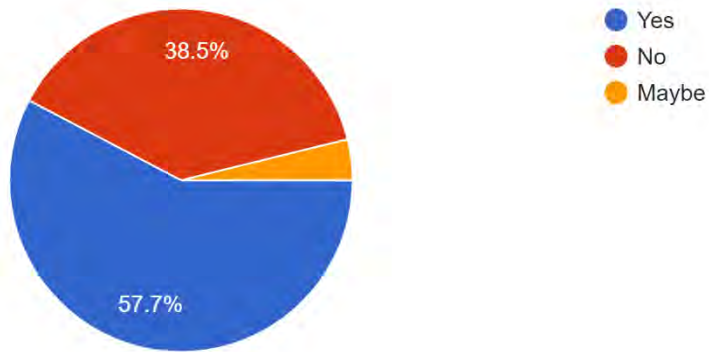
Q6 - Will you need more employees in the next 5 years?

26 responses



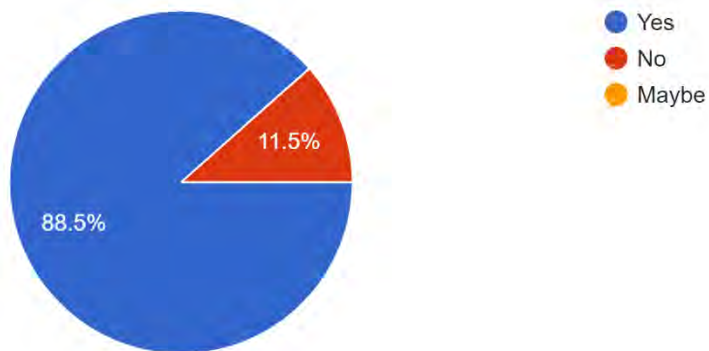
Q7 - Do you have enough work space to operate efficiently?

26 responses



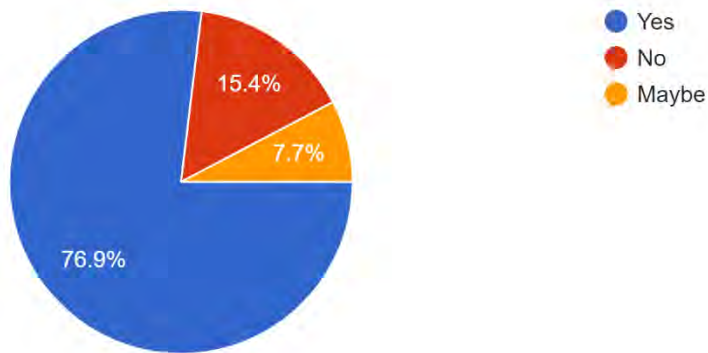
Q8 - Do you have enough parking space for your needs?

26 responses



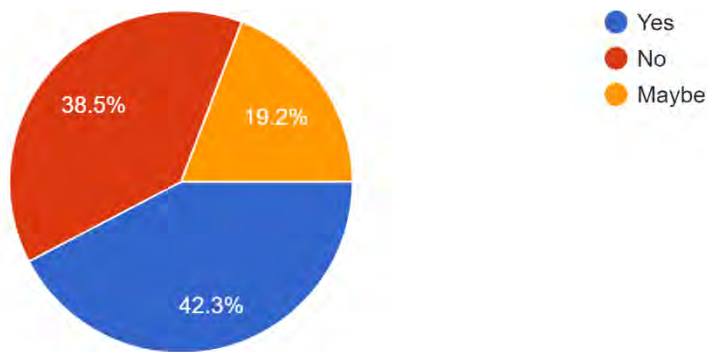
Q9 - Is the attractive local countryside and heritage important to your business future?

26 responses



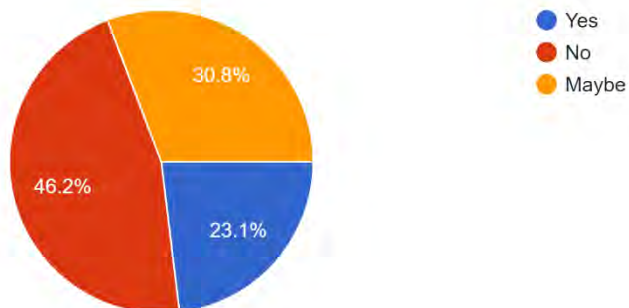
Q10 - Are the local public amenities, retail outlets and services adequate to meet the needs of additional residents and visitors?

26 responses



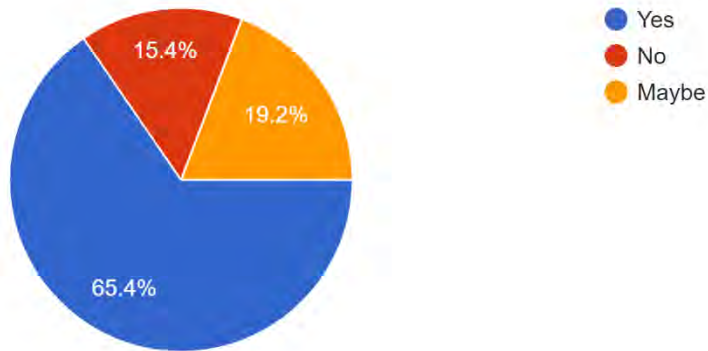
Q11 - Do you think local recreation and leisure facilities are adequate to meet the needs of additional residents and visitors?

26 responses



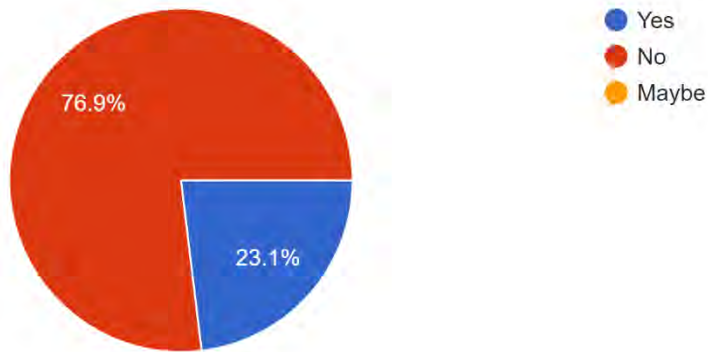
Q12 - Do you think renewable energy provision is important for your business premises?

26 responses



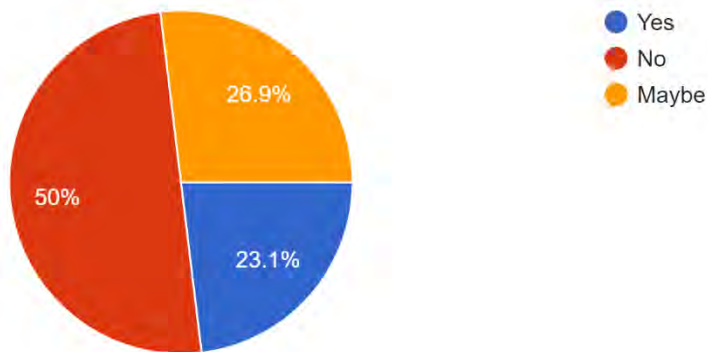
Q13 - Do you think second homes and holiday homes are important to your business?

26 responses



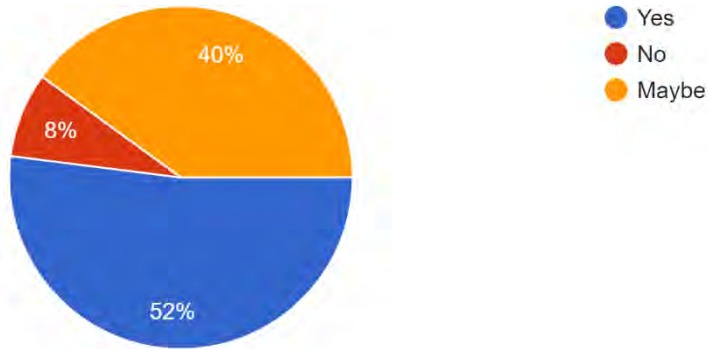
Q14 - Are transport and traffic issues causing problems to your business?

26 responses



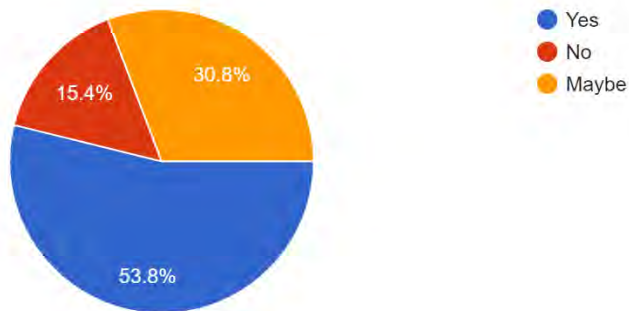
Q15 - Do you think businesses should encourage the establishment of publicly accessible open areas and leisure spaces.

25 responses

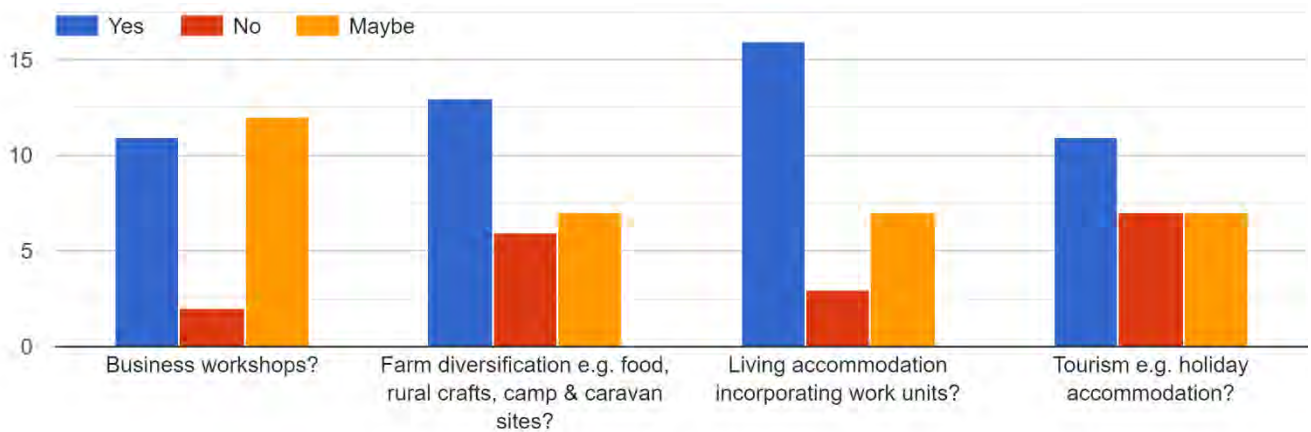


Q16 - Do you think businesses should encourage and/or support re-wilding or regeneration of the natural environment as community projects

26 responses

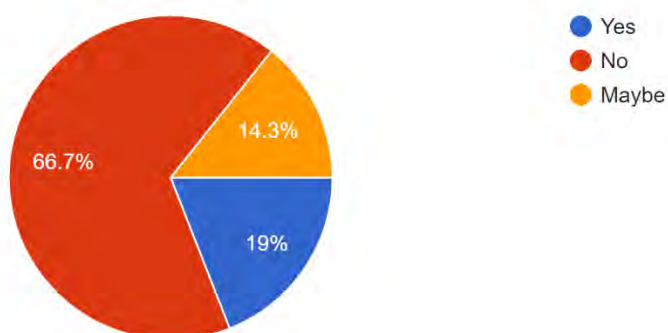


Q17 - Should the Neighbourhood Plan encourage the establishment of: (Please tick one box in each row)



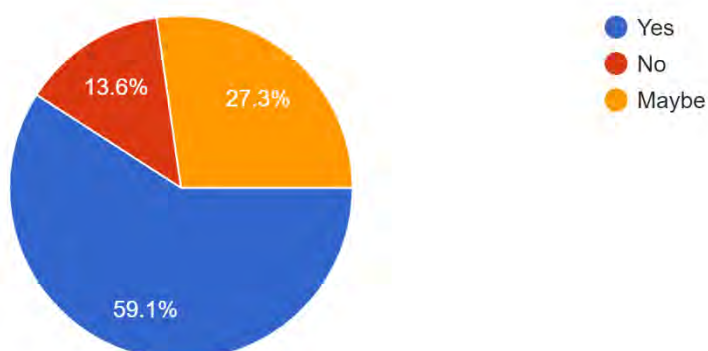
Q18 - Do you want more space for a home office or workshop?

21 responses



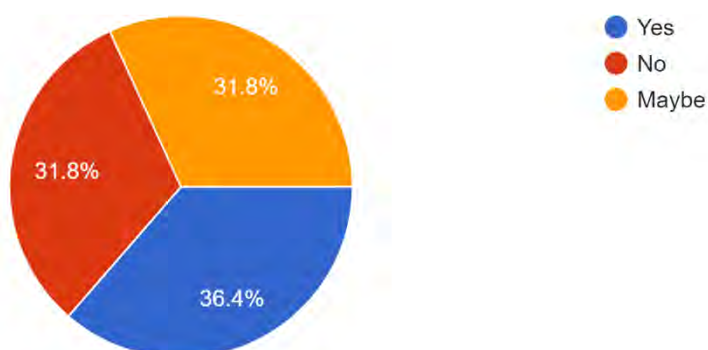
Q19 - Would you like faster broadband?

22 responses



Q20 - Would the availability of local IT facilities (e.g. larger format and 3d printing, scanning, space to assemble orders, etc) be useful to you?

22 responses



More information can be now added in addition to the questions and topics above. If you think any points that affect you have not been covered please write your requirements or comments below. If you are working from home fill in the next section as well or skip to the end and leave your details.

8 responses

- Investment in the village hall could be useful for business and the community

- It would be good for current residents and visitors to have a space to enjoy our village. Like field to picnic and play games in.
- No further comments at this stage.
- Holiday accommodation encouraged rather than second homes to increase jobs and economy during holiday season
- Schools, doctors surgery improved before more homes built?

(Addition to workspace + renewable energy)

Q7 Yes for current situation. Q12 Yes for future plans.

- I think Business workshops a good idea for businesses that can add value by manufacturing from the unit. The cost factor is an issue for small startup businesses, rent and rates etc. I think business units that have expert advice available to assist startups would be useful, i.e. units within a large property overseen or assisted by legal, technical and financial support. Physical business hubs.
- Pelynt has become a hub where people sleep at night then leave during the day for work etc. As a small business that has been here since 1929, we've seen the local use of our business shrink, most of the customer base is from nearby towns/villages- West Looe/Polperro the most
- There should be no further housing development without offering small commercial units. So many people want to be self employed but there is a severe lack of small rural units

(Addition to) Q14

- There are too many cars parked on the side of the road along Wilton Terrace. Makes it very difficult to get any vehicles through and difficult to see at the junctions for our tractors and implements and generally any cars to get through

Working from home specific responses Q 18 – 20

More information about working from home can be now added to the questions and topics above. If you think any points that affect you or your business have not been covered please write your requirements or comments below. 6 responses

- A parcel delivery and collection hub, not the post office
- Faster internet, especially for those just outside the village who are not on the main network because of cost or BT Open Reach not willing to install.
- If you want larger/better facilities then move to a town, don't try to make a peaceful Cornish village into a business hub. Tourism doesn't affect me, it is important, but can be too seasonal.
- Although working from home, it is used as a base for office and storage, the actual work aspect is in other peoples' properties as a service business- Electrical
- My business has been established for 20 years and is going well. I work on my own and the opportunity to grow/change is not an option in my current location
- I would be interested in a community hub, where I could meet other local business people

Appendix 4 – List of Statutory and other Consultees notified of Pre-submission Neighbourhood Plan Consultation

Agency & Email or address
<p>Cornwall Council Local Planning Authority via Neighbourhood Planning Team neighbourhoodplanning@cornwall.gov.uk</p>
<p>Adjoining Parishes DULOE cmasseymccarthy@gmail.com POLPERRO clerk@polperrocommunitycouncil.gov.uk LANREATH clerk2lanreathpc@gmail.com</p>
<p>The Coal Authority planningconsultations@coal.gov.uk The Coal Authority 200 Lichfield Lane Berry Hill Mansfield Nottinghamshire NG18 4RG DX716176 Mansfield 5</p>
<p>Homes England (replaced Homes and Communities Agency) enquiries@homesengland.gov.uk</p>
<p>Regulator of Social Housing enquiries@rsh.gov.uk</p>
<p>Natural England consultations@naturalengland.org.uk</p>
<p>Environment Agency SPDC@environment-agency.gov.uk</p>
<p>Historic England e-swest@HistoricEngland.org.uk</p>
<p>Network Rail townplanningwestern@networkrail.co.uk Lisa.Bullock@networkrail.co.uk</p>
<p>National Highways [aka Highways Agency] gaynor.gallacher@highwaysengland.co.uk info@highwaysengland.co.uk planningsw@highwaysengland.co.uk Highways Agency 1st Floor Ash House Falcon Road Sowton Industrial Estate Exeter EX2 7LB</p>
<p>Marine Management Organisation marineconsents@marinemanagement.org.uk plymouth@marinemanagement.org.uk Marine Management Organisation The Fish Quay Sutton Harbour Plymouth Devon PL4 0LH</p>
<p>Telecommunications OFCOM spectrum.Licensing@ofcom.org.uk BT Openreach nnhc@openreach.co.uk O2 and Vodafone EMF.Enquiries@ctil.co.uk Three</p>

jane.evans@three.co.uk EE Mobile public.affairs@ee.co.uk BT henry.2.parker@bt.com
Royal Cornwall Hospital Trust garth.davies@rhct.cornwall.nhs.uk pch.communications@nhs.net cpn-tr.Enquiries@nhs.net Royal Cornwall Hospital Trust Bedruthan House Royal Cornwall Hospital Trust Truro TR1 3LJ
Kernow Clinical Commissioning Group Cornwall and IoS Integrated Care Board primarycare.kernow@nhs.net ciosicb.primarycare@nhs.net kccg.contactus@nhs.net Peninsula Community Health The Sedgemoor Centre Priory Road St Austell PL25 5AS
Healthwatch Cornwall enquiries@healthwatchcornwall.co.uk
National Grid n.grid@woodplc.com nationalgrid.uk@avisonyoung.com
Western Power Distribution wpdnewsupplies@westernpower.co.uk
EDF Energy newconnections@edfenergy.com EDF Energy Freepost RRYZ-BRTT-CBJS Osprey House Osprey Road Exeter EX2 7WN
Wales and West Utilities enquiries@wwutilities.co.uk
British Gas assetprotection@nationalgrid.com
D&C Police martin.mumford@devonandcornwall.pnn.police.uk
South West Water developerservicesplanning@southwestwater.co.uk South West Water Peninsula House Rydon Lane Exeter Devon EX2 7HR
Cornwall Area of Outstanding Natural Beauty Unit planning@cornwall-aonb.gov.uk
National Trust

<p>Donna.crabtree@nationaltrust.org.uk South West Regional Office - Lanhydrock Lanhydrock Bodmin Cornwall PL30 4DE</p>
<p>Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area lgbtpact@fire.cornwall.gov.uk, info@fflag.org.uk, editor@gaycornwall.com, nfo@lgbtqyouthcornwall.co.uk, office@intercomtrust.org.uk helpline@intercomtrust.org</p>
<p>Bodies which represents the interests of different religious groups in the neighbourhood area SE CORNWALL METHODIST CIRCUIT admin@secornwallmethodist.com Revd. RICHARD ALLEN rev@Trelawnybenefice.com</p>
<p>Bodies which represent the interests of disabled persons in the neighbourhood area disAbility Cornwall & Isles of Scilly Units 1G/H Guildford Road Industrial Estate Hayle Cornwall TR27 4QZ</p>
<p>Cornwall Building Preservation Trust CBPTrust@gmail.com</p>
<p>Imerys sean.simpson@imerys.com Gary.Staddon@imerys.com</p>
<p>NFU south.west@nfu.org.uk</p>
<p>Registered Social Landlords Katie.slack@livery.com no such address michellefoster@coastlinehousing.co.uk Nick.Cross@cornwallhousing.org.uk glynnis.poole@livewest.co.uk direct@habinteg.org.uk mail@gilbertandgoode.co.uk</p>
<p>Civil Aviation Authority, Director of Airspace Policy windfarms@caa.co.uk Civil Aviation Authority 2W Aviation House Gatwick Airport South West Sussex RH6 0YR</p>
<p>Cornwall Chamber of Commerce hello@cornwallchamber.co.uk</p>
<p>Community Energy Plus enquiries@cep.org.uk</p>
<p>Cornwall Local Enterprise Partnership info@cioslep.com</p>
<p>Forestry Commission Garin.Linnington@forestry.gsi.gov.uk westengland@forestryengland.uk Peter.Devenport@forestrycommission.gov.uk nicholas.baxter@forestrycommission.gov.uk Forestry Commission</p>

<p>Buller's Hill Kennford Exeter Devon EX6 7XR</p>
<p>Duchy of Cornwall Deputy Estate Surveyor western@duchyofcornwall.org Land Steward Western District lhumphries@duchyofcornwall.org</p>
<p>Cornwall Wildlife Trust planning@cornwallwildlifetrust.org.uk</p>
<p>Ramblers Association ramblers@ramblers.org.uk</p>
<p>Sport England planning.south@sportengland.org</p>
<p>House Builders Federation James.stevens@hbf.co.uk</p>
<p>Age UK email@ageukcornwall.org.uk</p>
<p>West Country Rivers Trust info@wrt.org.uk</p>
<p>First Devon and Cornwall (First Devon and Cornwall, First Group PLC Buses) The Ride Chelson Meadow Plymouth PL9 7JT</p>
<p>First Great Western Floor 1 Intercity House Plymouth PL4 6AB gwr.feedback@gwr.com</p>
<p>Plymouth Citybus Limited 1 Milehouse Road Milehouse Plymouth Devon PL3 4AA</p>
<p>Cross Country Trains 18 The Priory Queensway, Birmingham B4 6BS</p>
<p>Looe Surgery The Practice Manager Looe Bridge Surgery Station Road East Looe Cornwall PL13 1HA oldbridgesurgery.looe@nhs.net</p>
<p>MoD Safeguarding-statutory@mod.gov.uk</p>
<p>Pelynt Primary Academy Pelynt Cornwall PL13 2LG</p>
<p>Cornwall Councillor cllr.armand.toms@cornwall.gov.uk [Covering for the late Councillor Edwina Hannafore]</p>

Cornwall Council affordablehousing@cornwall.gov.uk fire@cornwall.gov.uk
Cornwall Wildlife Trust admin@cornwallrcc.org.uk planning@cornwallwildlifetrust.org.uk
National Federation of Gypsy Liaison Groups info@nationalgypsytravellerfederation.org
Sustrans Cornwall south@sustrans.org.uk
RSPB Cornwall rspbcornwallgroup@gmail.com

Appendix 5 – [1] Letter Used to Notify Statutory Consultees

Sent by e-mail and surface mail to all those on the consultation list:

Hello

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(b), this email from Pelynt Parish Council, (the Qualifying Body for the Pelynt Neighbourhood Development Plan) is to:

(a) inform you that a pre-submission draft of the Neighbourhood Development Plan has been published for consultation purposes, and

(b) invite your organisation, which may have interests that are affected by the Neighbourhood Development Plan, to comment on the draft proposals.

The public consultation on the Draft Pelynt Parish Neighbourhood Development Plan starts at 5pm on March 20th 2024 and lasts for a period of 6 weeks ending at midnight on May 1st 2024.

All responses received will be considered by the Neighbourhood Development Plan Steering Group and the Parish Council and used to inform a revised version of the Neighbourhood Development Plan. The revised version of the Neighbourhood Development Plan will then be submitted to Cornwall Council, as the local planning authority, for examination by an independent examiner, before a local referendum is held to decide if the Neighbourhood Development Plan will be adopted.

The draft Neighbourhood Development Plan may be viewed online at <https://pelyntplan.co.uk> along with access to an online portal you can use to comment on the Neighbourhood Development Plan, a summary leaflet and details of the evidence base that informed the drafting of the Plan.

Paper copies may be viewed at Pelynt Village Hall Pelynt, Looe PL13 2LP

You can also see the Neighbourhood Development Plan, and explanatory display, and discuss the Neighbourhood Development Plan contents with a member of the Steering Group, at 'drop in sessions' as follows:

Wednesday March 20th 5pm to 8.30pm

Thursday March 21st 12 noon to 7.00pm

Saturday April 20th 11am to 5pm

Saturday April 27th 12 noon to 5pm

Please reply to the email address in the header of this message, or via the Comments Boxes at the drop-in sessions, or by post to: Jan Cook, Clerk to the Parish Council, 2 Richmond Road, Pelynt, PL13 2NH

Thanks for your attention

ENDS

Appendix 5 – [2] Reminder email sent to SWW, MoD, Cornwall NHS, Highways England and Cornwall AONB Service.

'Pelynt Parish Council emailed you in March this year as the qualifying body for the Pelynt Parish Neighbourhood Development Plan giving you notice that the Draft Plan was published on 20th March 2024 for consultation under regulation 14 of the Neighbourhood Planning (general) Regulations 2012. The period for consultations has now expired but I note that no response has been received from your organization. If you wish to respond, please do so before 21st June 2024. The Draft Plan may be inspected on the website at <https://pelyntplan.co.uk>'

ENDS

Appendix 6 – Notification to Local Planning Authority

Address:

neighbourhoodplanning@cornwall.gov.uk

Hello

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(b), this email from Pelynt Parish Council, (the Qualifying Body Pelynt Parish Neighbourhood Development Plan) is to inform you that a pre-submission draft of the Pelynt Parish NDP has been published for consultation purposes. The public consultation on the Draft Pelynt Parish Neighbourhood Development Plan starts on 5pm on March 20th 2024 and lasts for a period of 6 weeks ending at midnight on May 1st 2024.

The draft NDP may be viewed online at <https://pelyntplan.co.uk/> along with a summary leaflet and details of the evidence base that informed the drafting of the NDP. This of course is evolving and will be added to as the NDP progresses.

You can also see the NDP, and explanatory display, and discuss the NDP contents with a member of the Steering Group, at a 'drop in sessions' as follows:

Pelynt Village Hall Pelynt, Looe PL13 2LW

Wednesday March 20th 5pm to 8.30pm

Thursday March 21st 12 noon to 7.00pm

Saturday April 20th 11am to 5pm

Saturday April 27th 12 noon to 5pm

Thanks for your attention,

ENDS

THE PELYNT NEIGHBOURHOOD DEVELOPMENT PLAN IS READY FOR YOUR VIEWING AND FEEDBACK



Drop in to the Village Hall March 20th and 21st, afternoon and early evening. Sessions in April as well. More information on the plan in this booklet. Your views and comments needed.

WHAT WILL THE PELYNT NEIGHBOURHOOD PLAN DO?

It will provide a framework for planning policy in the Parish until 2030. It will:

- cover the way that land is used for housing, business, tourism and leisure.
- help protect the environment and heritage.
- influence the design of new buildings.
- be environmentally, economically and socially sustainable.



Community members and Parish Councillors have been working since 2019 to draw up the Neighbourhood Plan.

Following a community survey in spring 2021, a business survey in 2022, two small scale exhibitions and detailed analysis of local evidence, the Draft Plan has now been written.

Another comprehensive public





consultation and exhibition is now being planned for the village hall, details will be fully circulated to households, business's and others both online and by post.

National and Cornwall local policies tell us that Planning should:

- ensure adequate provision of housing, social and community facilities, for all residents
- ensure there are no harmful impacts on health and well-being
- maintain and enhance opportunities for activity and inclusiveness
- encourage local food production, shops, availability and reduce food miles.

No allotments in Pelynt, do you want one? Where will it go, how much land? How much will you pay?

Pelynt is identified in the Cornwall Local Plan as a rural service centre performing a key role in its local area.

Neighbourhood Planning in a nutshell:

Process was introduced through the Localism Act 2011.

Can only be prepared by local communities, supported by their Parish Councils.

Add a locally-prepared lower level of planning policy that guides planning decision making.

Help local people to influence the type, quality, location and amount of development. Must ensure that development is 'sustainable'.

Must be based on robust research and engagement with the local community.

Must conform with the National Planning Policy and Cornwall Local Plan.

Must go through a local referendum. If approved Cornwall Council must by law take it into account.

Pelynt Parish Council is the 'qualifying body' in law for producing the Neighbourhood Plan for its area.



What are the issues so far?

Pelynt is a 'super ageing' community – over 50% are more than 55 yrs of age. This will influence our lives for the foreseeable future so key areas for the Plan must be Health and Wellbeing, Income, Deprivation, Housing and Transport.

More affordable housing and local business opportunities are needed – the needs of local working age and younger people must not be overshadowed as they need to prosper and help to support their own development.

Development pressures on the village and countryside continue – demands for more open-market housing and new tourism facilities are rising and may affect the Parish's distinctive rural character and environment.

Community facilities need enhancement – to meet new demands and be 'future proofed'

Climate change will need to be adapted to and reduced ... if we don't there could be serious impacts on our well-being and the natural environment.




How can you help?

Watch out for more publicity about the Plan, online with our website and with Pelynt Whingers on facebook. There will be leaflets in the village hall, hairdressers and other locations with information about progress. Our website pelyntplan.co.uk will be updated weekly on the plan status and event dates.

Now the draft Plan is ready to read please attend our 'drop-in' sessions to find out more and give it some serious attention as you will be asked to vote in the Cornwall Council local referendum. Parish Council meetings are also the place to ask questions as it is on the agenda at every meeting and public participation is most welcome.

Your feedback is vital to the plan's success so tell others about the Plan and ask them to tell us their thoughts on the future of Pelynt.

When the Neighbourhood Plan referendum comes along in spring, make sure you take part!



What happens next?

The final draft has been approved by the Pelynt Plan Steering Group. Then there will be a six week period for everyone, including the Pelynt Parish Council, to see and comment on the Plan. After that there will be a period of redrafting to take into account as many views as possible.

The Plan will then be submitted to Cornwall Council who will hold another 6 week consultation period.

It will then be reviewed by an Independent Examiner, along with your comments on the submitted Plan.

If the Examiner recommends it, the Plan will go to local referendum where everyone registered to vote in the Parish can take part.

If the Plan is approved by the community [the referendum is a 'simple majority vote'] it will be formally adopted by Cornwall Council then, by law, must be taken into account when Planning Applications are decided.

Pelynt is a dog loving village but nowhere for dogs to play, what can we do for them?



There are QR links below and the website has summary pages about the plan. There are many downloads available and you can request printed copies by phone, text or email. Large text prints are also available. Fill in a Smartsurvey form, link on the home page of www.pelyntplan.co.uk

pelyntplan.co.uk
Plan website home

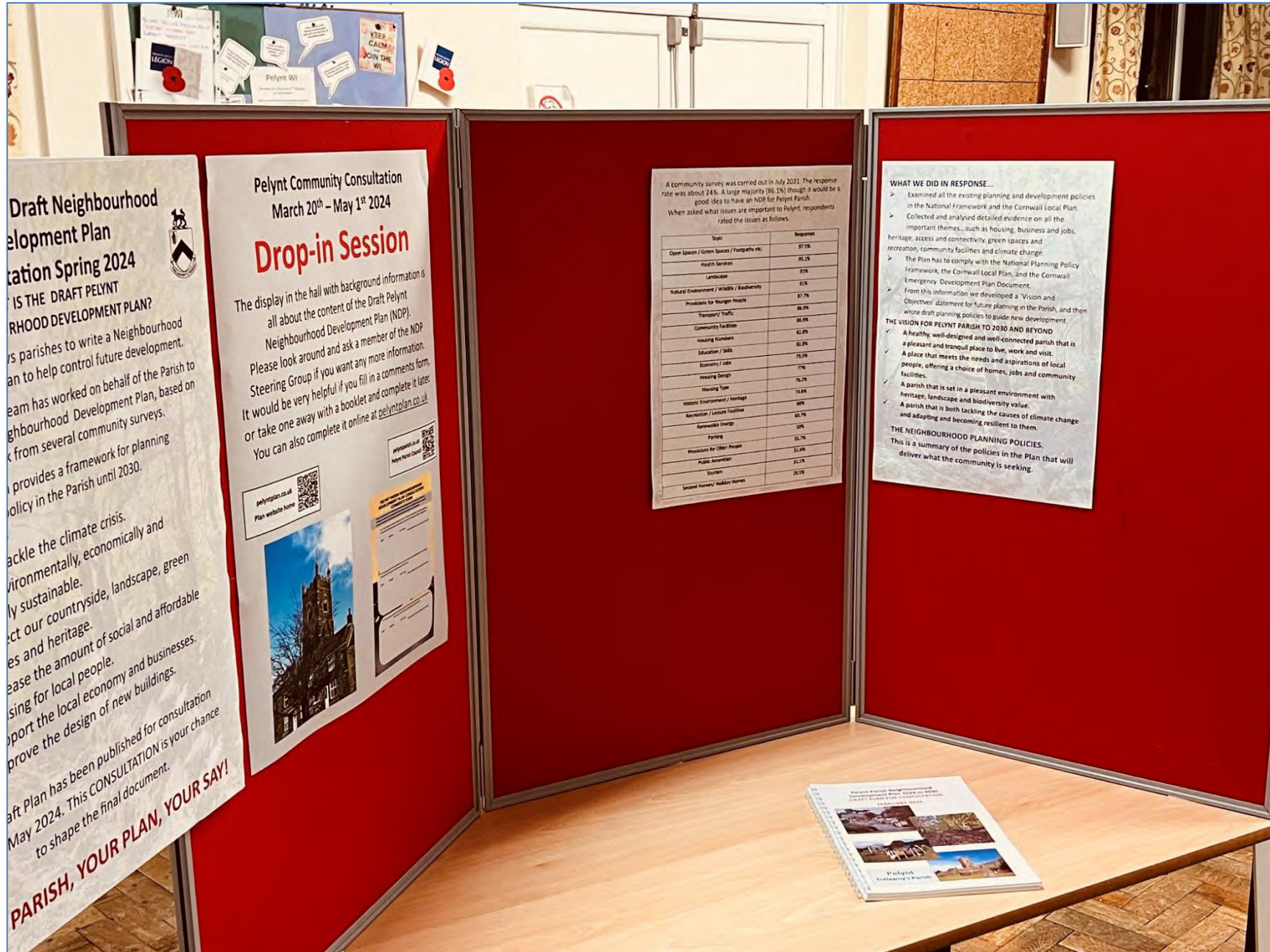


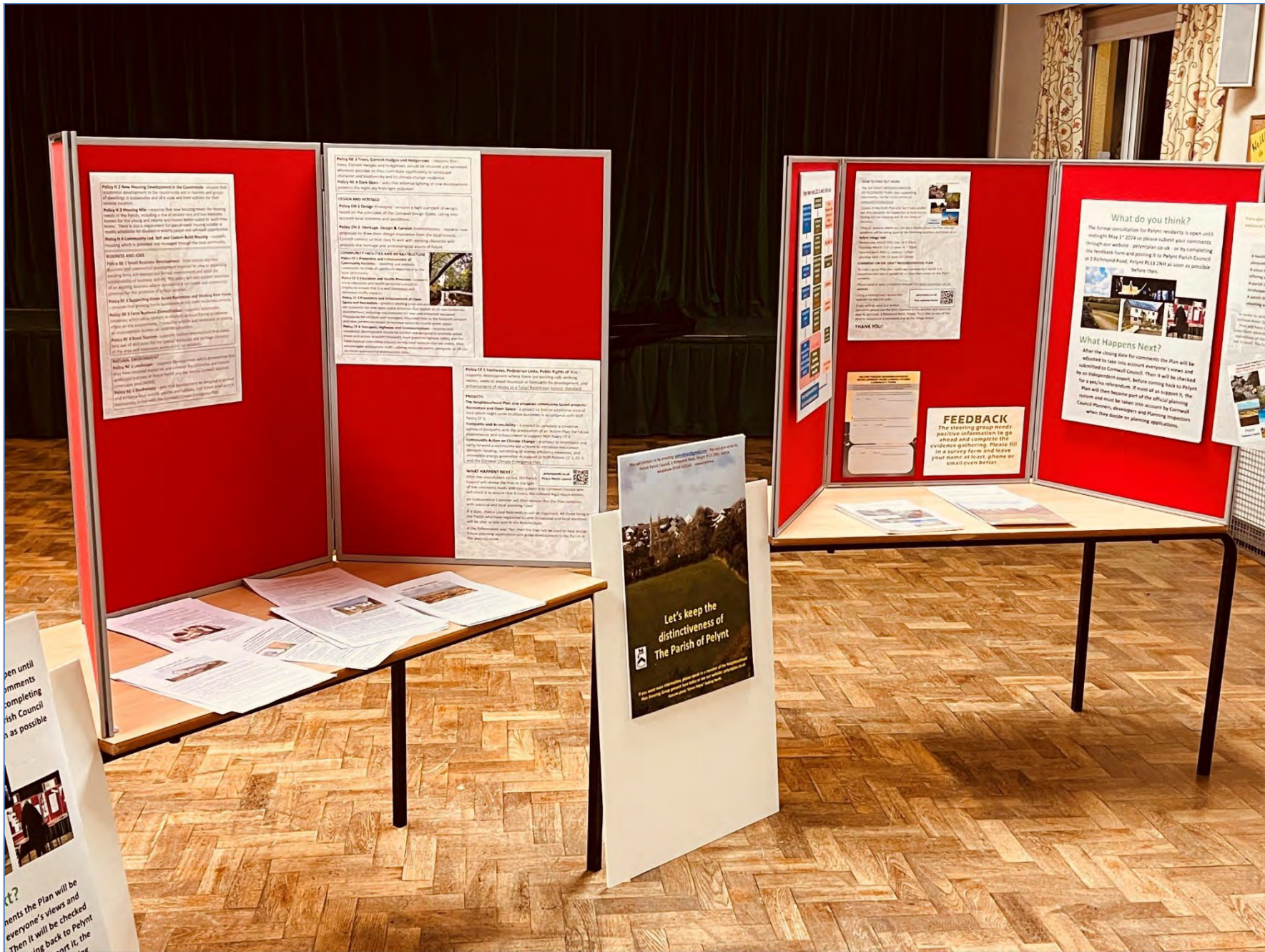
pelyntparish.co.uk
Pelynt Parish Council



CONTACT US PLEASE:
Email: pelyntplan@gmail.com
Text or phone answerphone
07546 022566, 24hr response if possible.

Published by Pelynt Parish Council NDP Steering Group.









PELYNT PARISH NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION COMMENTS FORM

If you are unable to use the online smartsurvey at www.pelyntplan.co.uk please use this form. Circle one only answer per question with comments if you wish. Use additional sheets to expand on your comments, but make sure each sheet includes your name or email address.

Q1: Do you agree with the draft Policies CC1 to CC7 about sustainability, local energy storage, community led energy systems, wind energy, solar panels, drainage and flood management ?

Agree Disagree Don't Know

Please comment on your answer if you wish:

Q2: Do you agree with the draft Policies H1 to H4 for new housing development in the village, countryside, housing mix and community led schemes?

Agree Disagree Don't Know

Please comment on your answer if you wish:

Q3: Do you agree with the draft Policies BE1 to BE4 for Business development including working from home, farm business diversification and tourism?

Agree Disagree Don't Know

Please comment on your answer if you wish:

Q

Q4: Do you agree with the draft Policies NE1 to NE4 about landscape, biodiversity, trees, Cornish hedgerows and dark Skies?

Agree

Disagree

Don't Know

Please comment on your answer if you wish:

Q5: Do you agree with the draft Policies DH1 and DH2 about building design principles, heritage and Cornish distinctiveness?

Agree

Disagree

Don't Know

Please comment on your answer if you wish:

Q3: Do you agree with the draft Policies CF1 to CF5 for community facilities, education, health, open spaces, transport and highways, footpaths, pedestrians and rights of way?

Agree

Disagree

Don't Know

Please comment on your answer if you wish:

Your Name and Email Address:

Your Postcode:

Telephone:

The information collected above will only be used for the Neighbourhood Plan and will be held securely for the duration of that process. The data will not be shared to any third party without your express permission. Please hand your comments form into one of the 'drop-in' sessions, or post it to:
NDP Jan Cook, 2 Richmond Road, Pelynt, PL13 2NH Email: jancook@pelyntparish.co.uk



Pelynt Parish Draft Neighbourhood Development Plan Consultation Spring 2024



SUMMARY BOOKLET

WHAT IS THE DRAFT PELYNT NEIGHBOURHOOD DEVELOPMENT PLAN?

Planning law allows parishes to write a Neighbourhood Development Plan to help control future development.

A local community team has worked on behalf of the Parish to draw up a draft Neighbourhood Development Plan, based on feedback from several community surveys.

The Plan provides a framework for planning policy in the Parish until 2030.

It aims to:

- Help tackle the climate crisis.
- Be environmentally, economically and socially sustainable.
- Protect our countryside, landscape, green spaces and heritage.
- Increase the amount of social and affordable housing for local people.
- Support the local economy and businesses.
- Improve the design of new buildings.

The draft Plan has been published for consultation until 1st May 2024.
This CONSULTATION is your chance to shape the final document.

YOUR PARISH, YOUR PLAN, YOUR SAY!

A community survey was carried out in July 2021. The response rate was about 24%. A large majority [86.1%] though it would be a good idea to have an NDP for Pelynt Parish.

When asked what issues are important to Pelynt, respondents rated the issues as follows:

Topic	Responses
Open Spaces / Green Spaces / Footpaths etc.	97.5%
Health Services	95.1%
Landscape	91%
Natural Environment / Wildlife / Biodiversity	91%
Provisions for Younger People	87.7%
Transport/ Traffic	86.9%
Community Facilities	86.9%
Housing Numbers	82.8%
Education / Skills	82.8%
Economy / Jobs	79.5%
Housing Design	77%
Housing Type	76.2%
Historic Environment / Heritage	74.6%
Recreation / Leisure Facilities	68%
Renewable Energy	60.7%
Parking	59%
Provisions for Older People	55.7%
Public Amenities	51.6%
Tourism	31.1%
Second Homes/ Holiday Homes	29.5%

WHAT WE DID IN RESPONSE...

- Examined all the existing planning and development policies in the National Framework and the Cornwall Local Plan.
- Collected and analysed detailed evidence on all the important themes...such as housing, business and jobs, heritage, access and connectivity, green spaces and recreation, community facilities and climate change.
- The Plan has to comply with the National Planning Policy Framework, the Cornwall Local Plan, and the Cornwall Emergency Development Plan Document.
- ❖ From this information we developed a 'Vision and Objectives' statement for future planning in the Parish, and then wrote draft planning policies to guide new development.

THE VISION FOR PELYNT PARISH TO 2030 AND BEYOND

- ✓ **A healthy, well-designed and well-connected parish that is a pleasant and tranquil place to live, work and visit.**
- ✓ **A place that meets the needs and aspirations of local people, offering a choice of homes, jobs and community facilities.**
- ✓ **A parish that is set in a pleasant environment with heritage, landscape and biodiversity value.**
- ✓ **A parish that is both tackling the causes of climate change and adapting and becoming resilient to them.**

THE NEIGHBOURHOOD PLANNING POLICIES.

This is a summary of the planning policies in the Plan that will deliver what the community is seeking.



CLIMATE CHANGE

Policy CC 1 Sustainable Design and Low Carbon Heat - supports high standards of design and sustainable development, including retrofitting of low carbon heating and cooling to existing buildings in line with the Cornwall's Climate Emergency Plan.

Policy CC 2 Local Energy Storage - encourages battery arrangements to support renewable energy generation and sets conditions to be sure they are not environmentally harmful.

Policy CC 3 Community Led Renewable Energy - supports community owned schemes which provide energy directly to domestic homes, business and other buildings in the Parish.

Policy CC 4 Wind Energy – restricts wind energy to single turbines or replacements of existing turbines up to a height of 99m, where they are in line with the Cornwall's Climate Emergency Plan, do not harm the landscape and don't affect highway safety or public rights of way.

Policy CC 5 Ground Mounted Solar PV – supports solar panel sites in line with the Cornwall's Climate Emergency Plan if there is no negative impact on residential amenity or on highways and Public Rights of Way and with continued agricultural use underneath the panels.

Policy CC 6 Sustainable Drainage – helps to tackle flooding by supporting provision of Sustainable Drainage Systems that help to reduce river and surface water flooding, provide additional habitat and contribute to the distinctive character of the area.

Policy CC 7 Natural Flood Management Solutions – supports flood and land management to help tackle the impacts of climate change, provide additional habitat and recreation opportunities and funding opportunities for landowners.

HOUSING

Policy H 1 New Housing Development at Pelynt Village – allows for infill, small scale rounding off and development of brownfield land for housing development, but only if at a scale that is commensurate with and will help to support village social and community facilities and the provision of affordable housing.

Policy H 2 New Housing Development in the Countryside - ensures that residential development in the countryside and in hamlets and groups of dwellings is sustainable and of a scale and form suitable for their remote location.

Policy H 3 Housing Mix – requires that new housing meets the housing needs in the Parish, including a mix of smaller one and two bedroom homes for the young and elderly and homes better suited to ‘work from home.’ There is also a requirement for special needs housing suitable or readily adaptable for disabled or elderly people and self-build opportunities.

Policy H 4 Community Led, Self and Custom Build Housing – supports housing which is provided and managed through the local community.

BUSINESS AND JOBS

Policy BE 1 Small Business Development - helps ensure any new business and commercial development required for new or expanding existing firms are appropriate for our environment and assist the sustainability of business activity. This policy will also support extension of an existing business where re-location is not viable and community schemes for the provision of critical services.

Policy BE 2 Supporting Home Based Businesses and Working from Home – ensures that growing home businesses do not harm residential amenity

Policy BE 3 Farm Business Diversification - supports sustainable initiatives which allow farmers to diversify without having an adverse effect on the environment, tranquility, wildlife and landscape, or placing an unacceptable burden on local infrastructure.

Policy BE 4 Rural Tourism - supports tourism development that makes best use of and cares for the special landscape and heritage character of the area and maximises accessibility for residents.

NATURAL ENVIRONMENT

Policy NE 1 Landscape – supports developments which demonstrate that they have minimal impact on and enhance the distinctive and historic landscape features of Pelynt Parish and the nearby Cornwall National Landscape area [AONB].

Policy NE 2 Biodiversity – asks that development be designed to protect and enhance local wildlife species and habitats, and deliver a net gain in biodiversity, in line with the Cornwall Climate Emergency Plan.

Policy NE 3 Trees, Cornish Hedges and Hedgerows – requires that trees, Cornish Hedges and hedgerows should be retained and extended wherever possible as they contribute significantly to landscape character and biodiversity and to climate change resilience.

Policy NE 4 Dark Skies – asks that external lighting in new development protects the night sky from light pollution.

DESIGN AND HERITAGE

Policy DH 1 Design Principles - ensures a high standard of design, based on the principles of the Cornwall Design Guide, taking into account local concerns and conditions.

Policy DH 2 Heritage, Design & Cornish Distinctiveness - requires new proposals to draw their design inspiration from the local historic Cornish context so that they fit well with existing character and protects the heritage and archaeological assets of Pelynt.

COMMUNITY FACILITIES AND INFRASTRUCTURE

Policy CF 1 Protection and Enhancement of Community Facilities – identifies and protects community facilities of significant importance to the local community.

Policy CF 2 Education and Health Provision - supports more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts.

Policy CF 3 Protection and Enhancement of Open Space and Recreation – protects existing provision and set standards for new open space provision that applies to all new residential development, including requirements for new and enhanced equipped Playspaces for children and teenagers, improved links to the footpath network and new permissive routes to increase access to natural green space.

Policy CF 4 Transport, Highways and Communications – requires that residential development should be located and designed to promote active travel and access to public transport, must preserve highway safety, and not have residual cumulative impacts on the road network that are severe. Also encourages appropriate traffic calming measures within, alongside, or off site on roads approaching development sites.



Policy CF 5 Footways, Pedestrian Links, Public Rights of Way – supports development where there are existing safe walking routes, seeks to avoid diversion of footpaths by development, and enhancement of routes to a ‘Least Restrictive Access’ standard.

PROJECTS

The Neighbourhood Plan also proposes community based projects:

Recreation and Open Space - a project to find an additional area of land which might serve multiple purposes in accordance with NDP Policy CF 3.

Footpaths and Accessibility – a project to complete a condition survey of footpaths with the preparation of an ‘Action Plan’ for future maintenance and enhancement to support NDP Policy CF 5

Community Action on Climate Change – a project to investigate and carry forward a community led scheme to introduce low carbon domestic heating, retrofitting of energy efficiency measures, and renewable energy generation in support of NDP Policies CC 1, CC 3 and the Cornwall Climate Emergency Plan.

WHAT HAPPENS NEXT?

After the consultation period, the Parish Council will review the Plan in the light of the comments made and then submit it to Cornwall Council who will check it to ensure that it meets the relevant legal requirements.

An Independent Examiner will then ensure that the Plan complies with national and local planning rules.

If it does, then a Local Referendum will be organised. All those living in the Parish who have registered to vote in national and local elections will be able to take part in the Referendum.

If the Referendum says ‘Yes’ then the Plan will be used to help decide future planning applications and guide development in the Parish in the years to come.

pelyntparish.co.uk
Pelynt Parish Council



HOW TO FIND OUT MORE

The full DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN, plus supporting documents, can be found online at: www.pelyntplan.co.uk

Copies of the Draft Plan and Summary Leaflet are also available for inspection at local stores during normal opening and at the 'drop-in' sessions.

'Drop-in' sessions where you can see a display about the Plan and ask questions will be taking place at the following locations and times all in:

Pelynt Village Hall

Wednesday March 20th 5pm to 8.30pm

Thursday March 21st 12 noon to 7.30pm

Saturday April 20th 12 noon to 7.00pm

Saturday April 27th 12 noon to 7.00pm

COMMENT ON THE DRAFT NEIGHBOURHOOD PLAN

To have a good Plan that meets our community's needs it is important that lots of people let us have their views on the Plan's contents.

Please send us your comments through the www.pelyntplan.co.uk website.

Using a smartphone? access the website via this QR code:

pelyntplan.co.uk
Plan website home



If you wish to send in a written comment please use the form inserted in this booklet and return by post to Jan Cook 2 Richmond Road, Pelynt, PL13 2NH or one of the drop in sessions or a comments box at the village stores.

THANK YOU!



Pelynt Parish Draft Neighbourhood Development Plan Consultation

PLEASE respond by MAY 1ST

WHAT IS THIS PLAN?

Planning law allows parishes to write a Neighbourhood Development Plan to help control future development. A local consultant with a community team and parish councillors have worked on your behalf to draw up a draft Neighbourhood Development Plan using feedback from you over the past 2½ years

Our Plan shapes planning policy in the Parish until 2030 by:

- Improving the design of new buildings.
- Being environmentally, economically and socially sustainable.
- Protecting our landscape, green spaces and heritage.
- Increasing social and affordable housing for local people.
- Supporting the local economy and businesses.
- Tackling the climate crisis.

VILLAGE HALL FACE 2 FACE SAT APRIL 27TH 12NOON - 6PM

This is your **LAST** chance to change the final document. Fill in a comments form by **MAY 1st**

YOUR PARISH, YOUR PLAN, YOUR SAY!

THE NEIGHBOURHOOD PLANNING POLICIES HEADINGS:

HOUSING

Housing development in Pelynt village. Housing development in the countryside. Community led, self and custom build housing.

BUSINESS AND JOBS

Small business development. Supporting home based businesses and home working. Farm business diversification. Rural tourism

NATURAL ENVIRONMENT

Landscape protection. Biodiversity. Trees, Cornish hedges and hedgerows. Dark skies protection.

DESIGN AND HERITAGE

Design principles, heritage, design & Cornish Distinctiveness.

COMMUNITY FACILITIES AND INFRASTRUCTURE

Protection and enhancement of Community facilities
Protection and enhancement of open space and recreation
Transport, highways and communications.

CLIMATE CHANGE

Sustainable design and low carbon heat. Local energy storage and off grid schemes. Community led renewables providing energy directly to us. Wind energy – designed so as not to harm our landscape. Ground mounted solar PV – supports solar panel sites as per Cornwall’s Climate Emergency Plan. Natural flood solutions and supporting land management

pelyntparish.co.uk
Pelynt Parish Council



<https://www.smartsurvey.co.uk/s/NHX6SG/>
Plan online survey

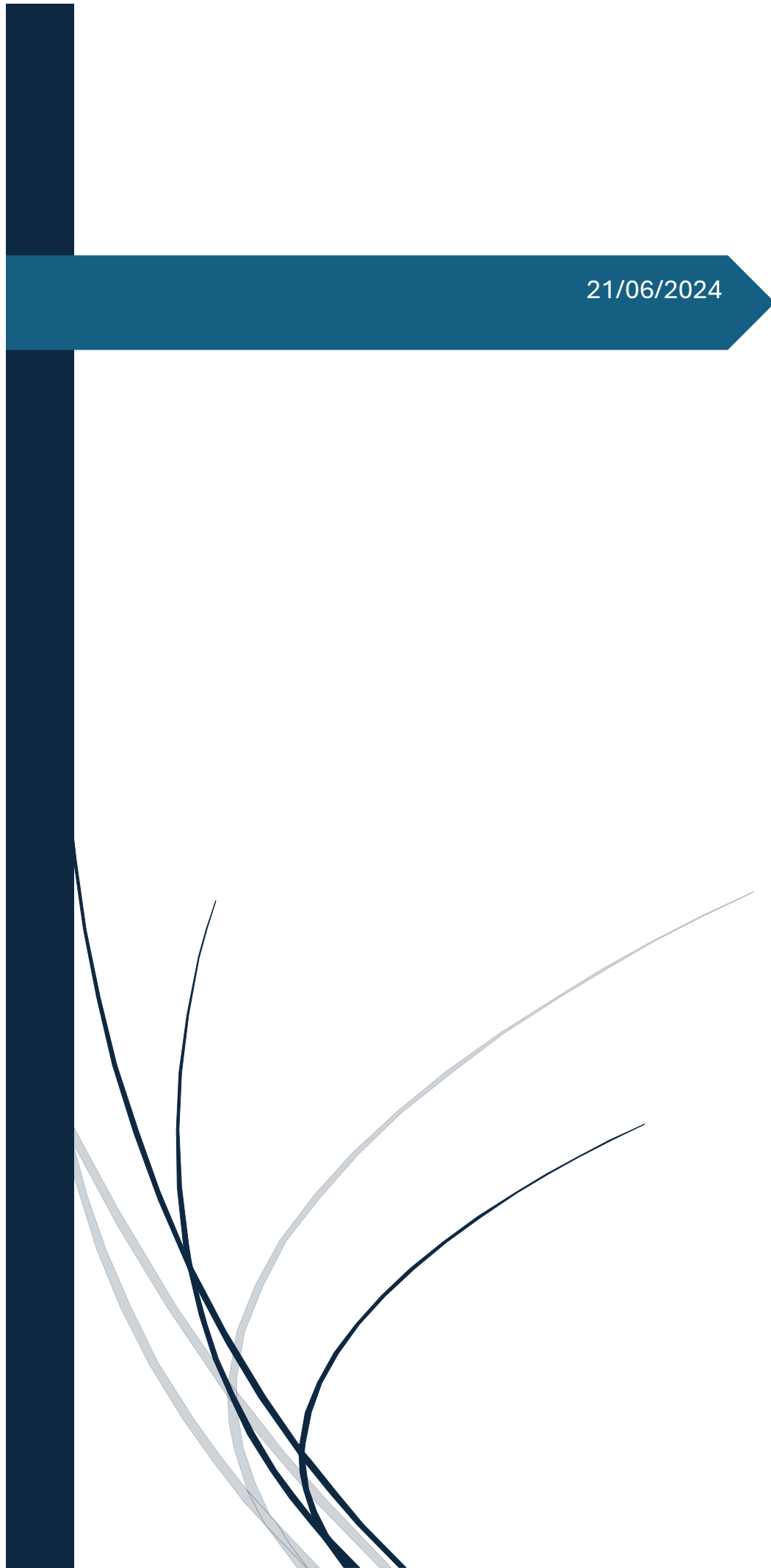


pelyntplan.co.uk
Plan website home



Appendix 12 – Response Report

See next page....



21/06/2024

Response Report to Regulation 14 Consultations

Pelynt Parish Neighbourhood Development Plan

Pelynt NDP Steering Group

PELYNT PARISH NEIGHBOURHOOD PLAN RESPONSE REPORT

1. INTRODUCTION

This document records the response to the consultation on the draft Pelynt NDP held for a 6 week period which ran until May 1st 2024. All the comments made on the draft Plan have been considered by the Steering Group through a series of meetings in June 2024. The Steering Group have carefully studied each comment made and prepared recommendations to Pelynt Parish Council as to how the draft Plan should be amended in the light of what local people, local and national organisations had said. Section 2 below gives a summary of the representation received. Section 3 summaries the representations into the topic order of the draft NDP, so that the comments made on each part of the Plan can be seen together. Alongside the summary is given the Steering Group's considered response, and its recommendations to the Parish Council.

Proposed responses seek to agree where possible to meet the comments made. However, there are several areas in which this would not be reasonable, for example where the change would be contrary to the NDP vision and objectives, or impossible to implement for financial or legal reasons. There are also areas where the responder appears to have misunderstood the policies, or where consultation bodies have made opposing comments, in which case a sensible compromise is sought.

2. OVERVIEW

Community Response

Prior to the consultation 'warm-up' leaflets were delivered around the Parish in the weeks before the survey opened. During consultation period an 8 page information booklet was delivered to every household to inform people about the consultation and the Plan's contents, and a further summary booklet was handed out at the four 'drop-in' events which were held on Wednesday March 20th 5pm to 8.30pm, Thursday March 21st 12 noon to 7.30pm, Saturday April 20th 12 noon to 7.00pm, and Saturday April 27th 12 noon to 7.00pm. A reminder leaflet was distributed shortly before the deadline for responses on 1st May 2024.

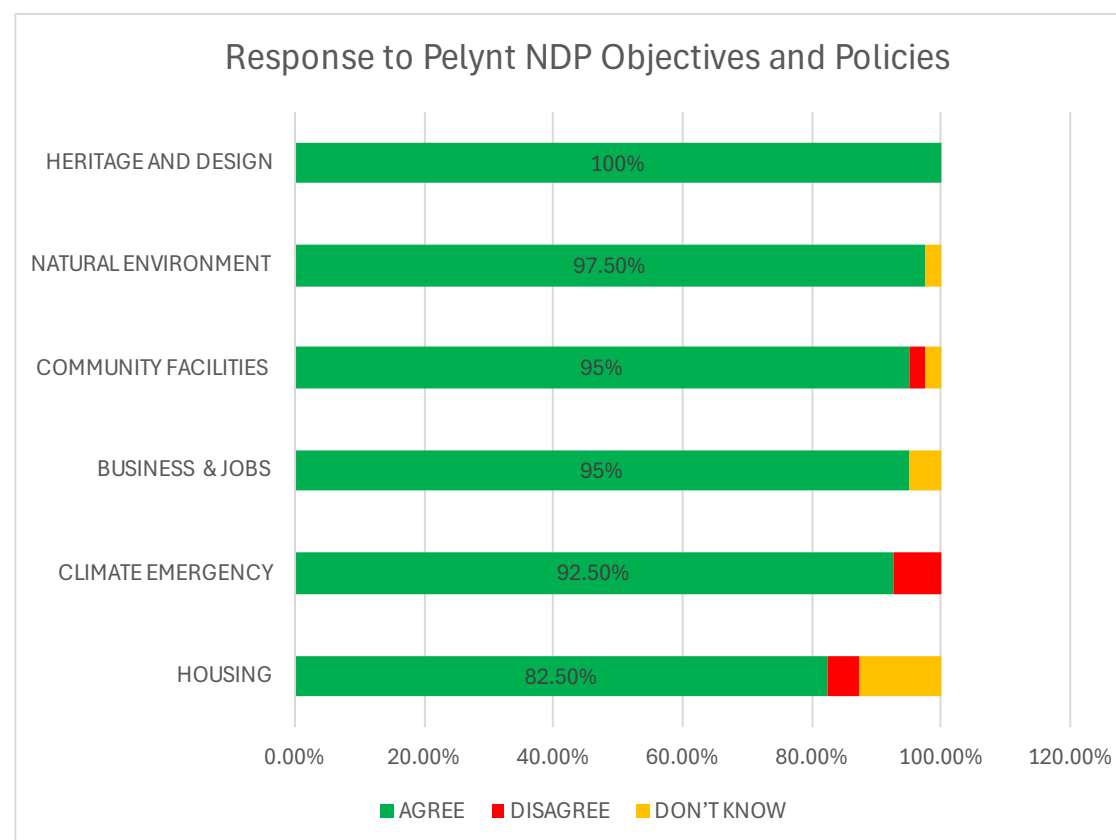
The survey was carried out online using the SmartSurvey platform, allowance being made for handwritten responses from those not using the internet, which were entered later. In total there were 40 responses from the community, including 1 landowner.

Respondents were largely in agreement with the NDP's objectives and policies [see diagram opposite], and many made interesting and informative comments which are recorded in Section 3 following. Residents' comments are shown in *Plum*.

Consultation Body Responses.

Publicity was given on the publication of the draft NDP informing the people who live, work or carry on business in the neighbourhood area, and to the range of statutory, non-statutory, volunteer and business consultees, as required by Regulation 14 and paragraph 1 of Schedule 1 to the Regulations, that is:

- where the local planning authority is a London borough council, the Mayor of London;
- a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
- the Coal Authority ;
- the Homes and Communities Agency ;
- Natural England ;
- the Environment Agency ;
- the Historic Buildings and Monuments Commission for England (known as English Heritage);
- Network Rail Infrastructure Limited (company number 2904587);
- a strategic highways company any part of whose area is in or adjoins the neighbourhood area;
- where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;]
- the Marine Management Organisation;
- any person—
 - to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and
 - who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;



Pelynt Parish Draft Neighbourhood Development Plan Consultation Spring 2024
SUMMARY BOOKLET
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The Plan provides a framework for planning policy in the Parish until 2030.
It aims to:

- Help tackle the climate crisis.
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- Increase the amount of social and affordable housing for local people.
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YOUR PARISH, YOUR PLAN, YOUR SAY!

Pelynt Parish Draft Neighbourhood Development Plan Consultation
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- Increasing social and affordable housing for local people.
- Supporting the local economy and businesses.
- Tackling the climate crisis.

This is your LAST chance to change the final document. Fill in a comments form by MAY 1st
YOUR PARISH, YOUR PLAN, YOUR SAY!

- (l) where it exercises functions in any part of the neighbourhood area—
 - (i) an integrated care board established under Chapter A3 of Part 2 of the National Health Service Act 2006;
 - (ia) NHS England;
 - (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;
 - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;
 - (iv) a sewerage undertaker; and
 - (v) a water undertaker;
- (m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
- (n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
- (o) bodies which represent the interests of different religious groups in the neighbourhood area;
- (p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and
- (q) bodies which represent the interests of disabled persons in the neighbourhood area.

In Section 3 following, formal comments from statutory bodies and consultees are shown in normal text.

Of the national and local organisations consulted only SWW Ltd, Natural England and Highways England replied. SWW Ltd made useful supportive comments and advocated the inclusion of a specified standard for water efficiency within policy CC1 for non-residential development, whilst the latter gave no comment but drew attention to their standard material on NDPs.

Several departments of Cornwall Council also commented on the NDP. Most of these included very helpful suggestions which will improve the Plan when incorporated, particularly around climate change, affordable housing, more recent policy strategic changes, and the wording of various policies.

No adjoining Parishes commented.

3. ANALYSIS AND RECOMMENDATIONS

All the comments have been carefully read, analysed, and discussed by the Steering Group, which has made recommendations as to how the NDP should be amended before it is formally submitted to Cornwall Council. In making the recommendations the Steering Group have sought to accommodate community views as fully as is possible whilst remaining focused on planning issues and maintaining the fundamental strategy of the Plan [i.e. to manage development in a way that supports the rural landscape and heritage character of the area] which is based on the community engagement work carried out before it was written.

Some comments and suggestions made by respondents would require actions which are beyond the legal remit of Neighbourhood Development Plans, so recommendations are made as to how these might be included in community projects or otherwise investigated by the Parish Council.

The following analysis includes comments in response to the consultation responses, and recommended changes to the NDP, shown in **red** text.

ANALYSIS BY THEME, OBJECTIVE AND POLICY

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	COMMENT & PROPOSED RESPONSE
GENERAL							
					CC Neighbourhood Planning	The plan is looking really good – thank you for reflecting our feedback in this revised version. The document is clearly and logically laid out and it is clear that a huge amount of work has gone into it. Comments on the policy are relatively minor.	Comment: Positive support is welcomed.
						Following an update to the NPPF in December, please ensure all references are to the correct (2023) version of the NPPF and check whether paragraph numbers remain accurate and that the text has not changed.	Comment: Most references were updated prior to publication of the draft but a further trawl for corrections will be made.
					Natural England	Natural England does not have any specific comments on this 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 and to the following information ETC ETC	Comment: NE Advice was taken into account on preparing the draft NDP.
					Highways England	Thank you for providing National Highways with the opportunity to	Comment: Noted.

					<p>comment on the draft Pelynt Neighbourhood Development Plan. As you are aware, we are the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A38 which passes approximately 14 km to the north of the plan area. The primary local road connection to the A38 would appear to be via the B3359 and A390 which joins the A38 at the Twelvewoods Roundabout to the west of Dobwalls.</p> <p>Having reviewed the draft plan, we consider that the Plan's policies are unlikely to lead to a scale of development which would adversely impact on the safe and efficient operation of the A38. We therefore have no specific comments to offer, but in general terms we welcome the inclusion of policy CF4 and the requirement for development to be supported by a suitable assessment of traffic impact.</p> <p>This does not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time, which is currently set out within DfT Circular 01/2022 The strategic road network and the delivery of sustainable development.</p>	
				Residents	<p><i>I asked some of the 30-year-olds in the village if they would respond to the questionnaire, and their response was very lethargic. Why? Their response was who listens, and the booklet and questions were too complicated. Very sad.</i></p>	<p>Comment: The concept behind Neighbourhood Plans is to put in place a local community prepared Plan that by law [the Localism Act] MUST be 'listened to' when planning applications are decided. Regarding the booklet and questions, others have said that they were too simplistic.</p>
Vision				CC Neighbourhood Planning	<p>The vision could include some content around growth and the ambitions for the future of Pelynt parish, currently it seems to be a statement of how Pelynt is today – how do you want it to evolve or grow over time and what are the priorities that residents want to deliver?</p>	<p>Comment: No local criticism of the vision has been received. However, the point made is accepted. The essence of the Vision can be captured in a more 'mission statement' form without losing the key points. Revision also provides the opportunity to ensure that the vision statement is equitable for all. Recommendation: Revise Vision as follows: <i>'Our vision for the parish is to create a healthy, well-designed, and well-connected community that is a pleasant and tranquil place to live, work, and visit for people of all ages and abilities. We aim to meet the needs and aspirations of residents by providing a diverse range of homes, jobs, and community facilities. Our parish will be set in a beautiful environment that values its heritage, landscape, and biodiversity. We are committed to addressing the causes of climate change and enhancing our resilience through sustainable practices and adaptive measures, ensuring a vibrant and sustainable future for all'.</i></p>
Objectives				CC Neighbourhood Planning	<p>What is an 'appropriate amount' of new housing? It may be difficult to express this as a number but setting out the function that you want new homes to achieve would be a good way to express this. Eg. 'we will deliver enough new open market homes to encourage new residents who will help to support the existing facilities of the village and provide sufficient affordable homes for local people on the Homechoice register' or 'new development will be supported where it delivers public open space and a play area for children up to age 12 / footpath access to the village / other' or another statement that reflects the intention behind the delivery of new homes.</p>	<p>Comment: Not accepted. The intention of delivering an 'appropriate amount' is clearly stated as that which will meet local needs and local demand for housing, and the spatial strategy to achieve this is given in the later section titled 'Delivering the Housing Requirement.' Tying the objective to a more specific metric such as enabling enough new open market homes to provide sufficient affordable homes for local people on the homechoice register would result in an unrealistic target [current need is for 59 dwellings, which under CLP Policy 8 'leverage' of 25% would require 256 new dwellings to be built, far in excess of the village's capacity]. Recommendation: No Change</p>

CLIMATE EMERGENCY							
Objectives	40	92.5%	7.5%	0%	Residents	<ul style="list-style-type: none"> • <i>Agree with most</i> • <i>The greener and cheaper the energy the better.</i> • <i>All except CC5</i> • <i>I would not want renewable infrastructure to be a blot on the landscape</i> • <i>The more these respond to local needs and communities the better.</i> • <i>The more these respond to local needs and communities the better.</i> • <i>Yes it will go towards help climate change and the carbon footprint.</i> • <i>I believe that local residents should most definitely be actively involved in these types of decisions.</i> • <i>Agree with most points but disagree with others. A lot of the technology is simply not here yet and what is, is very costly for a lot of people. Paying rent / mortgage, utilities and food bills are a lot people's priorities currently. And until the cost of living crisis is resolved a lot of people will not give it a second thought. In the current economic climate a lot of people can't afford to go "green". I am not against the principle. A few years ago a planning application was made for a wind turbine near Pelynt. It caused an absolute uproar. With the application being withdrawn. People are all green until it comes to having a large turbine in the parish.</i> • <i>I'm not happy with how the questions ask for an answer to seven questions, of which I disagree with three of the most important ones!</i> • <i>As per policy documents today, big on rhetoric and generalisations but thin on actual detail. Good agricultural land being used for solar farms with tokenistic sheep grazing - but our priority in this country must be self sufficient food production. This is compounded by hundreds, if not thousands of waste acres lying dormant for decades in Cornwall from mining activities (some can be seen from space), which go unused for wind, solar etc. Furthermore, Britain has the second largest tidal range in the world and yet has a total inability to generate energy from this consistent, reliable source (cf. 'renewables' which rely on the vagaries of the British climate). We could also be a net generator of geothermally produced electricity to the rest of Britain - but again our current blinkered mindset refuses to see beyond the immediate short term, politically expedient, 'quick fix'.</i> • <i>We understand this is a Cornwall Council lead plan and could be used for any village in Cornwall, in consultation with the Pelynt Parish council. May we ask the names of the local community team who have worked on behalf of the Parish, and how they were elected? You also mentioned several community surveys and we can only remember one mentioned in lockdown in July 21 with only a response rate of 24 per cent. Could this be considered as a good representation of the village?</i> 	<p>Comment: General support noted. The issue of technology and costs is a matter for strategic government and not something that an NDP can change, although it can support planning policies which can enable the deployment of green technologies when it is appropriate and economic to do so. Resistance to wind turbines is reducing as climate impacts accelerate, and the NDP is clear that only developments which minimise impacts should proceed. The NDP is led by Pelynt PC, not CC. names of those involved in preparing the draft NDP are clearly stated at page 2 of the NDP. They are local Parish Councillors and community volunteers. Adequate publicity was given to the earlier surveys and the response rate is above average for such activity.</p>

				<p>Environment Service – Flood and Coastal Environment Officer</p> <p>I'm supportive of the Pelynt Neighbourhood Plan's content and policies on climate change resilience and flood risk management. This is a good practice example for flood risk policies, with the role of green infrastructure and NFM well considered. It's good to see most of my previous recommendations have been taken up and I think this has strengthened the policies and supporting text. The information about the SMP policies hasn't been included, but it is mainly just a short stretch of unclassified road that's affected and the Climate Emergency DPD policies will cover any potential planning applications in this area. I flagged it up to raise awareness that there may be future issues with coastal erosion and sea level rise in that area.</p> <p>Well done for comprehensively summarising the climate risks and policy context and making this neighbourhood plan so strong on climate change resilience. I wish the parish well with the next stage of the process.</p> <p>New information for the evidence base:</p> <p>The Local Climate Adaptation Tool has now been launched and is available at the European Centre for Environment and Human Health ECEHH. The tool forecasts that on average each year, Pelynt parish will get hotter and drier by 2070. It points to summer drought as a particular local risk that the parish and its farmers will need to plan for. The wildfire risk is also likely to increase, especially where there are large areas of grassland. An annual decrease in cloudiness will be beneficial for generating solar power. Winters in the parish are projected to be warmer, wetter and windier, increasing the risk of flooding, soil erosion and storm damage at that time. This could be partly mitigated through sustainable soil management techniques.</p> <p>Groups with a higher risk of being exposed to climate change impacts are: Older people, under 5s, people with health conditions, people on low incomes, tenants, people living in the area for a short time (e.g. agricultural workers and holiday makers), people who are socially isolated and people with limited mobility. Given this is a largely agricultural parish, the health impacts of heat on outdoor workers could be of particular concern locally.</p>	<p>Comment: Positive support is welcomed. Recommendation; Incorporate new material supplied into the NDP Evidence Base.</p>
				<p>South West Water Ltd</p> <p>SWWL fully support the principles of the proposed policies and objectives aiming to mitigate identified local effects of Climate Change (para 4.3), particularly:</p> <ul style="list-style-type: none"> - Reduced water resources and summer droughts; - Poor water quality after heavy rain; - Increased risk of flooding, including increased vulnerability to 1:100 year floods; - Demands for investment in the capacity of wastewater treatment plants, sewers, and upgraded flood defences; and - Soil erosion due to flash flooding 	<p>Comment: Positive support is welcomed</p>

					With continuing trends of Climate Change resulting in hotter, drier summers and wetter, milder winters (IPPC, August 2021), impacts – like the threat of exacerbated drought and flood cycles – pose significant risk to our environments. During periods of drought the soil can become compacted, and when the rains arrive the soil cannot absorb the excess rainfall at a sufficient rate, increasing the volumes of surface water run-off; carrying soil and other surface particulates with it.		
Policy CC1 - Sustainable Design and Low Carbon Heat					Residents	<ul style="list-style-type: none"> • <i>Every new roof should have a solar panel</i> • <i>More solar panels on houses.</i> • <i>Every property, including those on the Conservation category should have as a minimum solar PV panels fitted (or retro-fitted).</i> • <i>All new homes should have solar PV or thermal panels installed.</i> • <i>The retrofitting of low-carbon heating systems does not work in old buildings.</i> • <i>What is Cornwall's Climate Emergency Plan - this is the first I've heard of it.</i> • <i>Furthermore, any new housing development should insist on appropriate levels of insulation, solar panels per house etc. However, recent new housing developments elsewhere in Cornwall have been totally woeful with regard to such matters. It is almost as if the trumpeting about climate change is ignored for the rapid need for profit from the developers.</i> 	<p>Comment: Positive support is welcomed. It is not the case that low carbon heating does not work for older buildings. Advice has been prepared by Historic England: https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/low-and-zero-carbon-technologies/</p> <p>Cornwall Council also provide advice: https://www.cornwall.gov.uk/planning-and-building-control/conservation-and-planning/technical-conservation-advice-and-guidance/</p> <p>The Climate Emergency Plan was produced by Cornwall Council through a prolonged and exhaustive process with considerable public consultation leading up to its adoption in February 2023. A copy can be found here: https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/climate-emergency-development-plan-document/</p>
					CC Neighbourhood Planning	<p>It may not always be appropriate to support retrofitting of renewables / energy efficiency measures on heritage buildings.</p> <p>I've suggested removing the final part of the policy [ref to minimising waste etc] because it's a bit vague and difficult to assess whether an application meets the requirements.</p>	<p>Comment: Agreed it may not always be appropriate to support retrofitting of renewables / energy efficiency measures on heritage buildings, but this eventuality is covered in CEDPD Policy SEC1.</p> <p>It would be preferred to retain the intention to demonstrate an intent to sustainably minimise waste or improve the management of resources, but a revised wording might address the concern.</p> <p>Recommendation: Insert new Paragraph: '4. 11 Additionally, in order to minimise waste and improve the management of resources, sustainably designed homes might incorporate:</p> <ul style="list-style-type: none"> • Recycling Facilities - Incorporate built-in recycling bins in kitchens and communal areas to encourage proper waste separation and recycling. • Composting Systems - Install composting units in gardens or communal green spaces to manage organic waste and provide nutrient-rich soil for landscaping. • Rainwater Harvesting - Implement rainwater harvesting systems to collect and reuse rainwater for irrigation, flushing toilets, and other non-potable uses. • Energy-Efficient Appliances - Equip homes with energy-efficient appliances and fixtures, such as LED lighting, low-flow faucets, and Energy Star-rated appliances, to reduce resource consumption. • Green Roofs and Walls - Incorporate green roofs and living walls to improve insulation, reduce stormwater

						<ul style="list-style-type: none"> runoff, and increase biodiversity. Water-Efficient Landscaping - Use native and drought-resistant plants in landscaping to reduce water usage and maintenance needs. <p>Amend final para of Policy to read: ‘Applications that clearly demonstrate <i>the incorporation of measures</i> to sustainably minimise waste or improve the management of resources will also be supported’.</p>
				South West Water Ltd	<p>Increases in water consumption demand has increased within Cornwall, stemming from multiple factors; with climate change and tourism (particularly post-Covid) being among them. The South West region has among the highest water consumption in the country, with significant shift in behaviours exacerbated by sharp increases in consumption during peak tourism seasons. The Undertaker fully supports the inclusion of water efficiency measures within the proposed draft policies.</p> <p>Draft policies CC1 and CC6 are supported by the Undertaker. Policy SEC1 adopted within the Cornwall Climate Emergency DPD includes the requirement for all dwellings to achieve an estimated maximum water consumption of 110 litres/person/day; in line with Building Regulations Part G Optional Requirement G2. SWWL support the reiteration of this policy within Policy CC1 of the Draft Neighbourhood Plan. Furthermore, SWWL support the inclusion of wording within Draft Policy CC1 Classification: BUSINESS stating that high standards of design and sustainable development will be generally supported for new development proposals.</p> <p>SWWL would support the inclusion of a specified standard for water efficiency within this policy for non-residential development. A similar policy with example wording specifying the need for non-residential development to achieve a score of three credits within the Water (Wat 01 Water Consumption) issue category of the BREEAM New Construction Standard, can be found in Draft Policy 96 of the Wiltshire Council Draft Local Plan (which underwent Regulation 19 consultation between September to November 2023).</p>	<p>Comment: Positive support is welcomed. With regard to the second paragraph opposite, Policy CC1 can be modified to make it clear that both residential and non-residential development is covered by the policy: Recommendation: Amend first line of policy CC1 to read as follows: ‘All new development proposals will be supported which:.....’</p> <p>With regard to the third paragraph, the CCEDPD does not specify a BREEAM water consumption standard for non-residential development. Therefore, this could be added to Policy CC1. Recommendation: (1) Insert additional supporting text, follows:</p> <p>4.10b The CEDPD requires a water consumption standard for residential development of no more than 110 litres/person/day through the incorporation of water saving measures where feasible, but does not specify a water consumption standard for non-residential development. In response to Regulation 14 consultation, South West Water have advocated the inclusion of a specified standard for water efficiency within policy CC1 of this NDP for non-residential development.</p> <p>Recommendation (2): Amend Policy CC1 by adding a further criterion:</p> <p>a) In addition, non-household development should achieve a score of three credits within the water (Wat 01 Water Consumption) issue category for the BREEAM New Construction Standard, achieving 40% reduction compared to baseline standards;</p>
Policy CC 2: Local Energy Storage				Residents	<ul style="list-style-type: none"> All battery storage systems are environmentally harmful and have a short shelf life; the cost to invest in them is prohibitive. 	<p>Comment: Noted, however while current battery storage systems have some environmental and economic challenges, ongoing technological advancements and innovations are addressing these issues, making batteries an increasingly viable and sustainable option for energy storage. For further information see: https://cat.org.uk/info-resources/free-information-service/energy/battery-storage/</p>

				CC Neighbourhood Planning	Suggests minor amendments.	<p>Recommendation: Amend policy as follows:</p> <p><i>Proposals for renewable and low carbon energy storage developments will be supported and encouraged providing that:</i></p> <p><i>a. Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape.</i></p> <p><i>b. They would not dominate, or prevent the understanding and appreciation of heritage assets, the layout and use of heritage buildings is informed by a detailed Heritage Impact Assessment.</i></p> <p><i>C Ecological and tree surveys are undertaken where appropriate and adequate mitigation of any effects is proposed in accordance with NDP Policies NE2 and NE3.</i></p> <p><i>d. They would not adversely affect the amenities of local residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts – e.g. noise, vehicle movements, tree removal.</i></p> <p><i>e. Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and apply remedies to despoiled ground</i></p>
Policy CC 3 Community Led Renewable Energy					<ul style="list-style-type: none"> <i>I agree.</i> 	Comment: Positive support is welcomed.
Policy CC 4 Wind Energy					<ul style="list-style-type: none"> <i>I agree. And as a community, we could take the initiative to explore a community turbine where all benefit, showing our commitment to renewable energy solutions.</i> 	Comment: Positive support is welcomed.
Policy CC 5 Ground Mounted Solar PV					<ul style="list-style-type: none"> <i>Fields of solar energy visible from the village should certainly not be allowed. If you look at Google Earth, very few properties in the village have been fitted with solar panels; more shocking is that not a single one is on the roofs of the Sentry Meadows development.</i> <i>Don't spoil the beautiful countryside with ugly solar panels and the loss of agricultural land. Once it's gone it's gone forever</i> <i>If the land were instead planted with trees then CC6 and CC7 would be easier.</i> <i>Do not agree with Solar PV on greenfield sites.</i> 	Comment: The Policy refers to Policy RE1 of the Climate Emergency DPD and the Cornish Renewable Energy Landscape Sensitivity Assessment 2020, both of which set guidelines to help ensure that there will be no significant negative impact on landscape. Agriculture is not inherently inhibited beneath solar panels, and with proper planning agrivoltaics can offer a synergistic approach that benefits both agriculture and renewable energy production
Policy CC 6 - Sustainable Drainage				Residents	<ul style="list-style-type: none"> <i>I Agree.</i> <i>All new homes should have solar PV or thermal panels installed, together with a basic rainwater harvesting unit (to be used for car washing and gardening purposes)</i> 	Comment: Positive support is welcomed.
				Environment Service – Flood and Coastal Environment Officer	I support the changes made to policy 24 and para 4.22. Soakaways have been removed as an example of natural SuDS, as advised previously. A new policy encouraging the use of retrofitted SuDS, rainwater harvesting and water efficiency products has been added, as advised previously,	Comment: Positive support is welcomed.

				CC Neighbourhood Planning	Suggests minor amend to clauses 1 and 3	<p>Recommendation: Amend policy as follows:</p> <p>1. <i>Wherever possible</i>, Include one or more of the following Sustainable Drainage Systems (SuDS) design features to reduce and manage the risk of surface water flooding within on site and elsewhere in the parish and beyond:</p> <p>a) The use of “natural” SuDS features including infiltration, swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands which deliver ecological and community benefits</p> <p>b) Permeable driveways and parking areas;</p> <p>c) Water efficiency, for example by incorporating rainwater harvesting and storage technology alongside other SuDS features.</p> <p>3. Are designed to <i>work with</i> the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.</p>
				South West Water Ltd	<p>With continuing trends of Climate Change resulting in hotter, drier summers and wetter, milder winters (IPPC, August 2021), impacts – like the threat of exacerbated drought and flood cycles – pose significant risk to our environments. During periods of drought the soil can become compacted, and when the rains arrive the soil cannot absorb the excess rainfall at a sufficient rate, increasing the volumes of surface water run-off; carrying soil and other surface particulates with it.</p> <p>The implementation of natural SuDS within Draft Policy CC6 (Sustainable Drainage) and CC7 (Natural Flood Management Solutions), with reference to Cornwall’s Climate Emergency DPD, enables increased opportunity for maximising the use of rainwater on land for a longer period than direct sewer disposal. The utility of infiltration techniques like swales, tree planting, rain gardens, ponds and wetlands can provide a broad range of benefits, including:</p> <ul style="list-style-type: none"> - Enabling slow absorption prior to drought events of surface waters into the ground, allowing sufficient saturation into the soil substrata to provide greater drought resiliency; - Enabling slow absorption, post drought events, of surface waters into the ground, promoting recovery of the moisture content of the soil; and - Reduction of surface water run-off, reducing sediment and other particulates entering sewers and surface water bodies. 	<p>Comment: Positive support is welcomed.</p>

Policy CC 7 - Natural Flood Management Solutions					Residents	<ul style="list-style-type: none"> <i>I Agree.</i> <i>Flooding at Shute. Edwina, bless her, sorted much of the problems. Drains need to be regularly cleaned not just Shute though. We could save the water from Shute further down for farmers in case of drought.</i> 	Comment: Positive support is welcomed.
					Environment Service – Flood and Coastal Environment Officer	<p>I support this policy.</p> <p>For information: This month we added a NFM project layer to the Strategic Flood Risk Assessment (cornwall.gov.uk) interactive map. The purpose of this layer is to help anyone developing a NFM project to check if there is any existing or previous activity in a catchment, so as to help support project coordination and collaboration. As far as we're aware, the only previous activity has been on the eastern side of the parish where the Cornwall Rivers Project led by Westcountry Rivers Trust worked in the West Looe River catchment. New active, proposed or completed NFM projects can be added to the map by emailing the ERA Team at floodrisk@cornwall.gov.uk and requesting a NFM Project Map form.</p> <p>The Environment Agency have now published their new SMP Explorer tool, which expands on the No Active Intervention policy for the short stretch of the Tidal West River Looe on the eastern parish boundary.</p> <p>See: Upper Estuary (East and West Looe Rivers above Trenant Point) 3.5 Shoreline Management Plans (data.gov.uk)</p> <p>The National Coastal Erosion Mapping is being updated by the EA and we are expecting NCERM2 to be released in late 2024. I suggest checking the updated version when available to see if there has been any change in the projection for Pelynt parish, which currently shows an unclassified road between Lower Bracken and Watergate Cottages being at risk.</p>	Comment: Positive support is welcomed.
					South West Water Ltd	See CC6 Above	Comment: Positive support is welcomed.
HOUSING							
Objectives	40	82.5%	5%	12.5%		<ul style="list-style-type: none"> <i>I think the plan has been really well put together and in superfast time! Well done To Paul Wright and his team. The policies put forward for new housing in the village are completely correct.</i> <i>New housing is needed for all types of people not just social housing. A good mix must come with services.</i> <i>Agree strongly - there has been far too much new housing allowed at the top end of the village. This well put together section of the plan should ensure no further large developments are permitted.</i> <i>All seems to be covered, young people and smaller families/single households need special consideration otherwise villages just become 'retirement places'</i> <i>All seems to be covered, young people and smaller families/single households need special consideration otherwise villages just become 'retirement places'</i> <i>This policy seems to contradict some of the maintaining the</i> 	Comment: Overall support is expressed in these comments, but there is clear concern about the scale of recent developments and the need to ensure that any new developments meet local need and are commensurate in scale and proportions to the character of the village and its facilities.

					<p><i>green space policy. More houses mean more stress on our already stretched health centre, as one example.</i></p> <ul style="list-style-type: none"> <i>Don't want too much new housing estates. Sentry Meadow (apart from a few) don't shop in village, all online and don't join in things like clubs.</i> <i>With the caveat that our existing green spaces and 'rights to roam' including public footpaths are not eroded in the headlong rush to build affordable homes over every green field.</i> <i>Don't want to see any more large development and thought there was ample affordable housing.</i> <i>As long as we don't lose the identity of the village by becoming too large.</i> <i>Most of the housing won't be for local, Cornish people so won't help the housing crisis here. Plus there are no jobs as it is.</i> <i>I think we have the maximum amount of new houses that the village can cope with</i> <i>No more big housing development. Housing for locals on a small scale</i> <i>All highly commendable for Cornwall, but two developments in the last few years for Pelynt have not fulfilled, we understand, the requirements for the village. The infrastructure for both these developments have been a problem and are ongoing. Perhaps Pelynt has been developed enough.</i> <i>Your draft covers these points in a way that should slow the previous rapid expansion the village has seen in the previous 4-5 years</i> <i>Only if the utilities and infrastructure are able to cope with the increase in population</i> <i>Again, same as above.</i> 																																											
Pelynt Housing Requirement				CC Affordable Housing	<p>Housing Need Justification - The Housing needs evidence for the Parish is as follows:</p> <table border="1"> <thead> <tr> <th>Pelynt</th> <th>1 Bed</th> <th>2 Bed</th> <th>3 Bed</th> <th>4 Bed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Band A</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> <td>5</td> </tr> <tr> <td>Band B</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>5</td> </tr> <tr> <td>Band C</td> <td>6</td> <td>0</td> <td>0</td> <td>0</td> <td>6</td> </tr> <tr> <td>Band D</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>1</td> </tr> <tr> <td>Band E</td> <td>29</td> <td>9</td> <td>4</td> <td>0</td> <td>42</td> </tr> <tr> <td>Total</td> <td>42</td> <td>11</td> <td>5</td> <td>1</td> <td>59</td> </tr> </tbody> </table> <p>Local Connection Type/Percentage of L/C Households</p>	Pelynt	1 Bed	2 Bed	3 Bed	4 Bed	Total	Band A	5	0	0	0	5	Band B	2	1	1	1	5	Band C	6	0	0	0	6	Band D	0	1	0	0	1	Band E	29	9	4	0	42	Total	42	11	5	1	59	<p>Comment: Helpful figures from CC show that local need for affordable rented accommodation is currently maintaining a steady level, having increased from 58 to 59, although the pattern of need has changed with a slight decrease in those in the greatest needs [ABC] and increase in those with lesser need. CC Affordable Housing however point out that the Band E category still have housing needs that might be addressed by low cost ownership routes.</p> <p>Recommendation: insert the new data into the NDP, amend supporting text and Policy H3 to reflect changes and the material regarding band E as follows:</p> <p>4.30 The NDP must also plan to meet affordable housing needs, in accordance with the NPPF and CLP. Homechoice is the choice-based system for letting council and housing association homes to rent in Cornwall. In November 2023 the housing need identified in the Homechoice housing register was for 59 households seeking affordable rented housing. 34 households were aged 55 or over requesting 1 bed accommodation (29) and 2 bed accommodation (5), whilst 1 household requires Category M4(2)</p>
Pelynt	1 Bed	2 Bed	3 Bed	4 Bed	Total																																											
Band A	5	0	0	0	5																																											
Band B	2	1	1	1	5																																											
Band C	6	0	0	0	6																																											
Band D	0	1	0	0	1																																											
Band E	29	9	4	0	42																																											
Total	42	11	5	1	59																																											

					<p>Employment 2%</p> <p>Family 12%</p> <p>Residency 86%</p> <p>HomeChoice registered local housing need in the Parish of Pelynt is currently 59 households seeking affordable rented accommodation. 34 households are aged 55 or over requesting 1 bed accommodation (29) and 2 bed accommodation (5). 1 household require Category M4(2) Accessible/Adaptable Housing (1 x 1 bed)</p> <p>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 42 households in Band E who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale.</p> <p>Existing Permissions - No current implementable consents that would deliver affordable housing for the parish.</p>	<p>Accessible/Adaptable Housing (1 x 1 bed). Of the total 2% had an employment Local Connection, 12% a family local connection, and 86% a residency local connection. See Figure 8. No current implementable consents that would deliver affordable housing for the parish</p> <p>4.30a 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 42 households in Band E who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale.</p> <p>4.33b Taken together the data in Table 8 and Paragraph 4.30 above suggests that a small development of 1 and 2 bedroom dwellings for occupation by people 55 or over, in a mix of tenures, may go a long way in meeting housing need.</p> <p>4.48 The evidence also reports that the population in the Parish is ageing, and the already significant needs of those aged 55 and over is likely to increase in the future, emphasising the need for smaller, more appropriate housing provision, which is suitable for older people, including homes which are suitable or readily adaptable to meet the needs of disabled or elderly people. Such provision will offer ‘downsizing’ opportunities, and allow existing residents to remain in their community as they grow older.</p> <p>POLICY H3: HOUSING MIX</p> <p>1. Residential developments will be supported in accordance with CLP Policy 6 if they provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choices are available to meet the identified housing needs in the Parish. These may include:</p> <ul style="list-style-type: none"> a) a mix of smaller one and two bedroom homes for the young and elderly in the form of social/affordable rented and low cost home ownership; b) homes that provide enhanced opportunities to ‘work from home’; c) Dwellings designed to meet special needs such as fully accessible or extra care units suitable or readily adaptable for disabled or elderly people, on parts of the site with generally level access and close to community facilities. (Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document October 2019.); d) Self-build opportunities in accordance with Policy H3. <p>2. When applications for housing are being considered developers</p>
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						should assess current demographic, housing need and market information to determine the proportional balance of dwelling size, type and tenure required and demonstrate how their proposals meet the local requirements identified in the assessment.
Delivering the Housing Requirement				Residents	<ul style="list-style-type: none"> <i>I Agree; however, as we have seen, a long-standing village resident was prevented from doing such a development.</i> <i>I disagree with H1 because this Parish has, over the past few years, provided 71 affordable homes which is a massive amount for a small village and should be ample to fulfil the need of local connection. The problem is the management of housing stock which is being allocated to people without a strong local connection. The Parish does not need any further large developments and anything in the future should be small scale only.</i> 	<p>Comment: Affordable homes in Cornwall are restricted to those with a strong local connection to Cornwall. The Council’s local connection criteria is used in all Section 106 agreements (using the Council’s template) to secure both rented and intermediate affordable homes for local people. The criteria are consistent with the Council’s Cornwall Homechoice policy, which may change from time to time.</p> <p>The Council’s approach to defining local connection cascades is purposefully flexible. Exception sites, considered under Policy 9 of the Adopted Cornwall Local Plan, as well as development permitted under Policy 8 in rural areas (except for exceptions set out below), operate a ‘three tier cascade’ in terms of the local connection eligibility, this is, in order of priority: 1. Primary Parish – household should have a local connection to the Parish in which the site is located; 2. Secondary Parish – households should have a local connection to the parishes directly surrounding the Primary Parish; 3. Cornwall connection – households should have a local connection to the county of Cornwall; 4. Minimum local connection – households should have a minimum local connection to the county of Cornwall (in the case of Affordable Homeownership Dwellings).</p> <p>Housing need will always be considered at the parish level. New affordable homes are, in the first instance, typically only available to households with a local connection to the parish or town in which the site is located. If an insufficient number of households with a primary local connection choose to let or buy the homes, the homes ‘cascade’ out and become available to eligible households with a secondary connection, i.e. a location connection to the adjoining or surrounding parishes. If, having considered all eligible households with a primary or secondary local connection, affordable homes are still available on a site, the cascade is further widened to include any household with a connection to Cornwall. This will be explicitly stated in the Section 106 agreement for the development.</p> <p>See https://www.cornwall.gov.uk/media/3ohctsvc/affordable-housing-cascade-process-note-updated-final-oct-22.pdf</p>

Policy H1 – Housing Development at Pelynt Village					CC Affordable Housing	<p>The Chief Planning Officer Guidance Note on Infill and Rounding off may assist in some of the terminology and is worth making reference to and can be found here: https://www.cornwall.gov.uk/media/fxebiwus/infill-or-rounding-off-chief-planning-officer-s-advice-note.pdf</p> <p>We can see that our previous concerns have been addressed in the re-drafting of this policy.</p>	<p>Comment: The CPOAN is helpful. Recommendation: Insert new Paragraph as follows:</p> <p>4.42b For further advice see The Chief Planning Officer Guidance Note on Infill and Rounding off which can be found here: https://www.cornwall.gov.uk/media/fxebiwus/infill-or-rounding-off-chief-planning-officer-s-advice-note.pdf</p>
					CC Neighbourhood Planning	<p>Suggests alternative wording of policy.</p>	<p>Comment: The revised wording incorporates the key parts of the policy as drafted but will be easier to use for Development Management purposes. However some details on rounding off should be retained. Recommendation: Amend wording of Policy as follows.:</p> <p>1) Housing Proposals for the construction of small-scale developments of new housing on infill, rounding-off and brownfield sites within and adjacent to Pelynt village, will be supported where development:</p> <p>a) Is an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside.</p> <p>b) Is a rounding off scheme, which involves the rounding off of a settlement, is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside in accordance with CLP Policy 3;</p> <p>c) Involves development of previously developed land within or immediately adjoining Pelynt village of a scale appropriate to the village;</p> <p>d) Conserves and enhances Pelynt’s special historic, architectural and landscape character;</p> <p>2. Proposals for affordable housing-led residential development under CLP Policy 9 [‘Rural exception Sites’] and proposals which meet the criteria for affordable self-build dwellings will be supported where they meet an identified local need for affordable housing on sites outside of and well-related* to the existing built edge of the settlement of Pelynt, and</p> <p>a. where there is potential for harm to the landscape setting of the settlement, a landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines is submitted and appropriate mitigation is demonstrated in the design;</p> <p>b. if market homes are included, the overall scheme is ‘tenure blind’ such that market and affordable homes are indistinguishable in design, materials and form.</p> <p>c. where feasible the scheme will deliver some homes that</p>

						are accessible and suitable for older or less mobile residents, including those that may require an overnight carer.
Policy H2 - New Housing Development in the Countryside				Residents	<ul style="list-style-type: none"> • <i>I agree with H2</i> • <i>Agree.</i> 	Comment: Positive support is welcomed.
Policy H3 – Housing Mix				Residents	<ul style="list-style-type: none"> • <i>Il agree with H2 and some of H3</i> • <i>Agree. Working from home is being actively discouraged by companies, and I could just imagine the comments if someone started a foundry in the village.</i> 	Comment: Positive support is welcomed. Note that whilst some companies discourage working from home, evidence is clear that this format of working is very popular and is increasing year -on - year as technology advances and peoples desire to live more sustainably develops.
				CC Affordable Housing	<p>In part d, we think that the wrong policy number has been inserted as Policy H4 is now this policy.</p> <p>You may wish to make reference to Housing for the Over 55's and 1.5 bedroom properties. i.e. The inclusion of 1.5 bed 2 person dwelling types will be welcomed. This will enable accommodation that provides a small ancillary room for a carer or for homeworking, that is not considered a bedroom for rental charging purposes. Such dwellings should have a Gross Internal Area of 50m2 as a minimum, but should also be less than 61m2, with the second bedroom being smaller than 7.5m2.</p> <p>We do not promote First Homes as an affordable housing product as these do not provide affordable homes for local people in perpetuity. See First Homes guidance note.</p> <p>The affordability for Shared Ownership properties is undertaken by the relevant registered provider based on the applicants personal circumstances. Some may be able to afford more than 25% as an initial share and subsequently this would reduce the amount of rent paid on the unowned share.</p>	<p>Comment: Noted, reference to over 55's provision is already given in Para 4.36. Although CC do not promote First Homes it remains an option for developers so the policy reference is still necessary. The policy wording does not prevent Shared Ownership properties being offered at higher initial shares.</p> <p>Recommendation: Amend policy reference to H4 accordingly. Add to Paragraph 4.48 the following: 'See also para 4.36 above regarding the needs of those 55 and over.'</p>
				CC Neighbourhood Planning	1d should refer to policy H4. For parts 3 and 4, the requirements for the mix of tenure for affordable homes is periodically adjusted by CC to reflect changes in need and it may be worth simply referring to current Council guidance rather than specifying the mix in policy – the AH team will probably advise on this.	Comment: Noted. However, the requirements given in paras 3 and 4 are derived from local research and are rightly included as a local interpretation of strategic policy and practice that CC would be expected to follow.
Policy H4: Community Led, Self and Custom Build Housing				Residents	<ul style="list-style-type: none"> • <i>H4: That's a nice idea, but friends I have known have always been sceptical about building regulations, especially regarding eco-friendly kit-made homes imported from Denmark.</i> 	Comment: Noted.
				CC Affordable Housing	<p>The Chief Planning Officer Guidance note will be useful providing appropriate terminology for this policy and can be found here:</p> <p>https://www.cornwall.gov.uk/media/ns0ah40r/chief-planning-officer-note-self-and-custom-home-building.pdf</p> <p>Self build can be difficult to finance as an affordable housing product and will often result in less affordable, detached dwellings. I would refer you to the references in the guidance note referred to</p>	<p>Comment: Noted. Reference to the CPOAN is already included.</p> <p>Recommendation: Amend Paragraph 4.52 and add new paragraph as follows: '4.52a Self build can be difficult to finance as an affordable housing product and will often result in less affordable, detached dwellings. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term.'</p> <p>Amend Paragraph 4.53 to remove reference to off site</p>

					<p>above in respect of the inclusion and requirements related to self build affordable homes.</p> <p>In the text of the policy (Para 4.53), there is reference to provision of an offsite financial affordable housing contribution, however, we cannot accept off site contributions for Rural Exception Sites as they have to be affordable housing led, maximising delivery on site.</p> <p>Part c refers to covenant as an option, but from a planning point of view, we would require this to be secured by legal agreement at the time planning permission is granted and the primary residency can be imposed by condition.</p> <p>Other useful documents.</p> <p>This link may be useful providing guidance on Extra Care provision and I would also refer you to HAPPI design principles. https://www.cornwall.gov.uk/media/45117979/cpoan-extra-care.pdf</p> <p>Housing SPD adopted February 2020. Housing Supplementary Planning Document (adobe.com)</p>	<p>contributions.</p> <p>Amend Policy H4 Para c) as follows: ‘They are secured as locally restricted affordable dwellings on all future resales through a planning obligation; and...’</p>
BUSINESS & JOBS						
Objectives	40	95%	0%	5%	<ul style="list-style-type: none"> • <i>More business opportunities are a must.</i> • <i>But why are we left with a complete eyesore in our village when an existing business has plans to expand and improve facilities?!</i> • <i>In general, expanding local businesses would be difficult, given the traffic issues in the village and locally.</i> • <i>Yes, but as per my earlier comments, will we see the derelict Shute Garage area properly developed (before building elsewhere on green fields in the village)?</i> • <i>Fine words in the proposals but often control of Business and jobs is dependent on who have the most influence.</i> • <i>I have agreed in principle but don't know enough about these issues to comment.</i> 	<p>Comment: Regarding the Shute Garage site, Planning permission was granted on 18th March 2021 for the demolition of existing buildings, erection of six dwellings, erection of three Class E units, with associated access, parking and landscaping provision at the former Hambleys Garage, Shute Hill,</p> <p>The most notable and visible change within the site would be the demolition of a dilapidated garage building with a large retail unit. It would, in effect, replace the Spar shop and Post Office located on the opposite side of the highway, which is under the ownership, and operated by, the applicant. Details submitted pursuant to the Planning Permission covering Condition 3 – Highway Design and Construction, Condition 4 – Contamination of Land, Condition 5 – Remediation Measures were approved 11 May 2023.</p> <p>A formal start on the development is believed to have taken place so the planning permission is now perpetuated.</p> <p>If an alternative use were to be proposed, then Policy BE1 would apply to any new application on the site.</p>
Policy BE1 - Small Business Development					<ul style="list-style-type: none"> • <i>Agree with nearly all points except about the “served well by public transport”</i> • <i>I would not like to run a business in the parish that relied on public transport.</i> • <i>BE1: Agree. However, any business expansion should only occur if it is sustainable and in line with the nature of that business</i> 	<p>Comment: The Policy actually says ‘b) They are physically well-related to existing settlements, or if not, they exploit opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.’ This reflects advice in NPPF that recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances they should be sensitive to surroundings, not have an</p>

						<p>unacceptable impact on local roads and exploit opportunities to make a location more sustainable.</p> <p>Note: Cornwall Council have recently started a survey involving local councils that Pelynt Parish Council are responding to with a local perspective. See also page 23 regarding a Public Transport Project suggestion.</p>
Policy BE2 - Supporting Home Based Businesses and Working from Home					<ul style="list-style-type: none"> • <i>BE2: Agree. Most start-ups fail in the first year, so this should not be an issue. Please take a look at the H3 comment.</i> 	Comment: Positive support is welcomed.
Policy BE3 - Farm Business Diversification					<ul style="list-style-type: none"> • <i>BE3: I don't know, and the question is too broad; farming is farming.</i> • <i>The ability for local farms and businesses to change and diversify - It needs to be more streamlined less red tape so these changes can be implemented quickly.</i> 	Comment: Noted.
Policy BE4: Rural Tourism				Residents	<ul style="list-style-type: none"> • <i>BE4: Agree.</i> • <i>We agree with most but BE4 we feel until infrastructure is put in place to accommodate more, tourism should not increase.</i> • <i>We rely on tourism. As a business we wouldn't survive without the Tourists. We have some good supportive customers but many locals shop online and visit supermarkets. Many farms have diversified to B&B & holiday lets.</i> • <i>As long as rewilding is encouraged as a draw for tourists.</i> • <i>Too many holiday parks ruining the landscape</i> • <i>Agreed, providing we don't see a further large increase in holiday park growth.</i> 	Comment: Positive support is welcomed.
				CC Neighbourhood Planning	<p>See chief officers note on holiday occupancy conditions Chief Planning Officer Note: Lifting Holiday Occupancy Conditions (cornwall.gov.uk)</p> <p>In general, holiday occupancy conditions should not be used where the property could be used for residential use.</p> <p>CLP policy 5(3) requires that new tourist accommodation should be accessible by a range of transport options – so new tourism accom in remote locations is generally not supported; so locations will often also be suitable for residential use.</p>	Comment: The CPOAN is already reflected in Paragraph 4.70, although a direct reference is not given. Recommendation: Add reference to the new guidance.
				South West Water Ltd	<p>In terms of Draft Policy BE3 (Farm Business Diversification), SWWL would support the inclusion of specific policy wording to promote rainwater harvesting and water efficiency. Policy AG1, adopted within the Cornwall Climate Emergency DPD, referenced within Draft Policy BE3 include consideration of water pollution; however, not specific to water efficiency. There is existing breadth within the Draft Policy BE3 to apply to water efficiency – for example proposals that are complementary to and sustain the long-term operation of the farm business (Draft Policy BE3(b)) – however, SWWL suggest the inclusion of specific policy referencing support for proposals for agricultural development including water</p>	Advice noted. Recommendation (1): Insert new paragraph as follows: <i>'4.63a A significant number of agricultural holdings utilise private water sources, like boreholes, for their primary water resource with a secondary source from the public water supply system. Water efficiency and SuDS within agricultural development and diversification can assist sustainable agricultural practices; both in terms of reducing pressures on groundwater sources and on potential pressures on the public water distribution network during periods of water stress. The use of rainwater harvesting and SuDS for managing surface water run-off could provide sustainable storage for slow attenuation and/or</i>

						<p>efficiency measures, where practicable.</p> <p>A significant number of agricultural holdings utilise private water sources, like boreholes, for their primary water resource with a secondary source from SWWLs public system. The inclusion of policy supporting water efficiency and SuDS within agricultural development and diversification would assist in the promotion of sustainable agricultural practices; both in terms of reducing pressures on groundwater sources and on potential pressures on the public water distribution network during periods of water stress. As such, SWWL would support the implementation of wording within Policy BE3 that specify support for rainwater harvesting and use of SuDS for managing surface water run-off, which could provide sustainable storage for slow attenuation and/or reuse within agricultural irrigation systems.</p>	<p>reuse within agricultural irrigation systems’.</p> <p>Recommendation (2): Add further criterion to Policy BE3 as follows:</p> <p>f) Include water efficiency and sustainable drainage measures, where practicable.</p>
NATURAL ENVIRONMENT							
Objectives	40	97.5%	0%	2.5%	Residents	<ul style="list-style-type: none"> • Agree but again, contradicted by planning granted for a so called residential caravan park!! • Again a very well put together section. • Time will tell if these objectives are achieved. • Again these are issues that local people should be engaged in. 	Comment: Positive support is welcomed. Time will indeed tell!
Policy NE1 - Landscape					Residents	<ul style="list-style-type: none"> • NE1: Nice thought, but Pelynt lost any historic distinctiveness when the development at Sentry Meadow was built. 	Comment: Noted, but evidence is clear that Pelynt Parish has a distinctive and quality environment.
					CC Neighbourhood Planning	This requirement may be too onerous for small development proposals – suggest limiting it to major applications (more than 5 homes)	Comment: Not agreed, taking such an approach could lead to many smaller sites being out of character, so form of assement is justified. Recommendation: Amend opening sentence of NE1 to read: Development proposals will be supported where they demonstrate using a method proportionate to the scale of development.
Policy NE2 - Biodiversity					Residents	<ul style="list-style-type: none"> • NE2: Agree • I would like to see more wild flowers planted wherever possible in the village. Less mowing. The patch of green in front of Meadow Walk would look nice as a meadow with a couple of trees too. 	Comment: Positive support is welcomed
Policy NE3 - Trees, Cornish Hedges and Hedgerows					Residents	<ul style="list-style-type: none"> • NE3: Agree. • Yes please stop landowners cutting down all the trees! Not all of them are a hazard or diseased • Cornish hedges and hedgerows are an intrinsic part of cornwall as much as the beaches and should be highly valued and protected • Not many trees due to the topography. As per the map of suitable turbine sites a lot of Pelynt’s parish is exposed to the prevailing winds. 	Comment: Positive support is welcomed

Policy NE4 - Dark Skies					Residents	<ul style="list-style-type: none"> • <i>NE4: Agree. However, the light pollution after the expansion of the village is very evident. Street lighting needs cowling added to the lamps to direct light down.</i> • <i>All very commendable - but are we really going to limit the 'after-glow' in the night sky from Plymouth and St.Austell?</i> • <i>Turn street lights off at night</i> • <i>We should reduce the local authority street lighting by 50 percent from 23.00 until 06.00 hours, initially as a trial to see if any group is disadvantaged.</i> 	Comment: Positive support is welcomed
HERITAGE & DESIGN							
Objectives	40	100%	0%	0%	Residents	<ul style="list-style-type: none"> • <i>Yes, only to a limited extent - heritage and history are important but only when given objectively - not for some warped ideologically driven agenda.</i> • <i>Pelynt to look like Pelynt</i> • <i>We look forward to seeing the plans and who puts them forward.</i> 	Comment: Everyone benefits from good designs which function well and add to the overall quality of an area, are sympathetic to local character, establish or maintain a strong 'sense of place', create attractive, welcoming and distinctive places to live, work and visit, and are safe, inclusive, accessible and support quality of life and well-being. Recognising that there has been poor design in the past, the NDP policies are written to help achieve these outcomes without being dogmatic
Policy DH1 - Design Principles					Residents	<ul style="list-style-type: none"> • <i>DH1: I wonder if this will ever be the case. Developers will keep building the cheapest, non-sustainable homes that constantly need maintenance and are unsustainable in the long run. I would question the principles of the Cornwall Design Guide and argue that we should be building solid stone-built homes that will last the test of time. However, developers will always win over the local needs of the communities they build in.</i> 	Comment: See above. Also, by having good design policies and guidance is a good way of persuading developers to provide well designed properties, as they also provide the material that can be used effectively if refused proposals are appealed.
Policy DH2 – Heritage, Design & Cornish Distinctiveness					Residents	<ul style="list-style-type: none"> • <i>Buildings need to be in keeping with Cornish Traditions. Same with rebuilding of hedges. Some housing estates are ugly and not in keeping with Cornwall.</i> • <i>This is very important! Cornwall must look like Cornwall and not everywhere else. Of course, if local, natural building materials are used the construction will go a long way towards addressing the green agenda.</i> • <i>DH2: I agree, but more research is needed into any overall design plan. It might be better to get conservation status and a few bylaws that force landlords and owners to look after their properties.</i> 	Comment: Positive support is welcomed.
COMMUNITY FACILITIES & INFRASTRUCTURE							
Objectives	40	95%	2.5%	2.5%	Residents	<ul style="list-style-type: none"> • <i>Community changing issues should be taken very serious</i> • <i>Most things need a damn good overhaul. Our village seems to have lost its Community Spirit, youngsters not interested in youth clubs. I can see no shops, all online in the future. All out of town shopping and yes - I'm disillusioned at the moment.</i> • <i>We need more.</i> 	Comment: Positive support is welcomed.

Policy CF 1 – Protection and Enhancement of Community Facilities				Residents	<ul style="list-style-type: none"> We agree with most but feel that the village should have more parking facilities. CF1: Agree. CF1 Protection and enhancement of community facilities - I believe this relates to changes to the Village Hall as this is the main community facility in the Parish. Whereas I agree with energy saving improvements I do not agree with the proposals suggested, this is a Village Hall not a conference centre to cater for businesses. The time to consider changing the setup is when the usage declines, at the moment the hall is in use every day sometimes multiple times. It will amount to thousands of pounds of expenditure which will be a waste of money, in other words why try and fix it if it isn't broken? More green wild spaces and public footpaths off lanes would be great. The tractors are always up and down. 	<p>Comment: Lack of parking is a problem that Pelynt has in common with many other rural villages where residents in the wider rural area need to drive into the village to access services. The Shute Garage development will help address this, but a reference to the need for such parking would be appropriate in Policy CF1. Regarding the village hall, the NDP simply says that 'Proposals for the enhancement of the village hall that require planning permission will be supported' and no more.</p> <p>Recommendation: Insert additional criteria in Policy CF1.2 as follows: 'Provide additional parking so that outlying residents are able to visit the village to access services.'</p>
Policy CF 2 – Education and Health Provision				Residents	<ul style="list-style-type: none"> CF2: Agree. 	<p>Comment: Positive support is welcomed.</p>
Policy CF3 - Protection and enhancement of open spaces and recreation				Residents	<ul style="list-style-type: none"> Community based projects relating to CF3 - In a rural area consisting mainly of farm land an area of the size you propose is a valuable asset to farmers. The Parish Council has, for over 20 years, actively looked for land and contacted most of the land owners with no success so I can't see that as being a successful project. With regards for facilities for young people from toddlers to teenagers, particularly the latter, I think they should maybe asked what facilities they would like. CF3: Agree. Though there is little provision for teenagers. 	<p>Comment: The Policy serves to protect the existing provision and also identify the gaps in provision so that standards can be set for developer contributions. It also provides a planning strategy to support and focus any future initiative by the Parish Council or others to provide additional facilities.</p>
				CC Neighbourhood Planning	<p>Suggests minor amendment: 4. The standards for open space provision set out in Figure 12 will apply to are encouraged in all new residential development.</p> <p>Also incorporate any feedback from the public open space officer.</p>	<p>Recommendation: Amend the policy CF3.4 as follows: '4. The standards for open space provision set out in Figure 12 are encouraged for all new residential development.'</p>
Policy CF4 - Transport Highways and Communications				Residents	<ul style="list-style-type: none"> CF4: Agree. All very well but the bus service timetable has been reduced The issue is the distance to major towns eg. Truro, Plymouth etc. as buses will take for ever. Transport links and suitable provision essential especially to encourage living/working from their communities so that remain vibrant. Also essential for young and those with disabilities/special needs and of course the elderly. Transport links and suitable provision essential especially to encourage living/working from their communities so that remain vibrant. Also essential for young and those with disabilities/special needs and of course the elderly. Regarding transport links to and from the village. Would it be possible to have a later bus service of an evening running from Looe to the village and vice versa? This is more prevalent during the summer months as local residents have difficulty parking in the car parks, due to holidaymakers. 	<p>Comment: As 'planning' document that has its effect through setting policy for decisions on planning applications, it cannot cause new or increased frequency bus services to be provided, as they are a matter of investment and management by strategic transport authorities and bus companies. However it can work to ensure that new development is well designed and able to accommodate and facilitate public transport. Recommendation: Insert additional paragraph as follows: '4.113a However, bus services in Pelynt Parish are limited but do provide at least hourly journeys to Looe and Liskeard, including journeys to school to both Liskeard and Looe senior schools, a journey to work [Looe], and a single shopping journey per day to Bodmin Asda. This creates a reliance on cars and vans for most journeys to work and services, so to address sustainability it is important to take a balanced approach which promotes active travel and access to public transport but also recognises that car use will continue.'</p>

					CC Neighbourhood Planning	Pelynt is not in an air quality management zone so 2) is probably unnecessary	Recommendation: Remove reference to air quality.
Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way					Residents	<ul style="list-style-type: none"> • <i>Many footpaths need an overhaul with new signs. Example Casey Lane - who knows you can get to Polperro (lovely walk) Path is used and spoilt by motorbikes so many (me for one) can't walk. More trees to be planted.</i> • <i>But we need to have the footpaths maintained and in some instances reinstated as landowners have been allowed to remove or relocate them.</i> • <i>Footpaths should be clearly marked</i> • <i>Also maybe maps of the walks that surround the village so people can stick to the marked paths without affect biodiversity.</i> • <i>More protection of footpaths</i> 	Comment: Positive support is welcomed.
IMPLEMENTATION & PROJECTS							
					Residents	<ul style="list-style-type: none"> • <i>Wonderful manifesto, where will the money come from to pay for all this, we presume these are fully costed for the future?</i> 	<p>Comment: The NDP deals with planning matters. The implementation of some of the policies in the NDP may be assisted and enhanced by non-Planning initiatives, or 'Projects', led locally. Based on community feedback, the following list of projects was set out. To be clear, they are not formally part of the NDP and are reliant on volunteer effort including project management, grant acquisition and investment.</p> <p>There have been some quite consistent community responses in during consultation suggesting additional projects as follows:</p> <ul style="list-style-type: none"> • Improvement to the footpaths and rights of way over the whole parish • protecting and enhancing our modest amount of green space and making Pelynt more attractive to us and visitors especially in view of the development of solar 'farms' • improving public transport • protection and planning support for our existing village assets. • continuing the quest for small parcels of land for a variety of community uses. <p>Recommendation: That's the list of projects be revised as follows:</p> <p>Recreation and Open Space - a project to find additional small areas of land which might serve multiple purposes in accordance with NDP Policy CF 3.</p> <p>Footpaths and Accessibility – a project to finalise a condition survey of footpaths and PROWs with the preparation of an 'Action Plan' for future maintenance and enhancement to support NDP Policy CF 5</p> <p>Community Action on Climate Change – a project to investigate and if possible carry forward a community led scheme to introduce low carbon domestic heating,</p>

							<p>retrofitting of energy efficiency measures, and renewable energy generation in support of NDP Policies CC 1 and CC 3, and CEDPD Policies SEC 1, CC 4 and RE 1.</p> <p>Public Transport Improvement Initiative – a project to advocate/lobby Cornwall Council and bus operators for better service, more routes, improved timetables, and fairer pricing; raise awareness about specific issues affecting bus users, such as accessibility, safety, or environmental concerns; mobilize public support to address these issues; and educate the public on the benefits of using public transportation, in support of Policy CF 4.</p>