



CARN BREA PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2023 – 2030 CONSULTATION STATEMENT

Carn Brea Neighbourhood Development Plan Steering Group March 2023

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5[2].



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Note: All persons appearing in the photographs in this document have given their consent.

1. Introduction

1.1 The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 The document records the sequence of activities undertaken to ensure that the local community, organisations, non-statutory, and statutory bodies were informed, engaged, and consulted during the preparation of the Neighbourhood Plan. Outcomes from the community engagement helped to determine the content and shaped the policies incorporated into the final plan. This consultation statement also describes how concerns have been addressed, and what changes have been made to the final Plan as a result of the pre-submission consultation.

1.3 The Plan preparation has been led by Carn Brea Parish Council, with decisions delegated to the Carn Brea Parish Neighbourhood Plan Steering Group. The Group has acted as a key means of compiling the evidence base, engaging with the local community and testing the suitability and acceptability of its emerging policies and proposals.

2. Engagement and Consultation Strategy

Objectives and Principles

2.1 Our engagement and consultation objectives were:

- to make sure that we communicate with and engage with the entire Carn Brea Parish community so that we achieve a sound plan whose policies fully reflect the community's views and aspirations
- to make sure that the local community becomes more aware of how planning works and understands what can and cannot be done through the different parts of the planning system.
- to promote community interest and engagement through active participation in the work of producing a Neighbourhood Plan
- to encourage and include volunteers in taking part in working groups to collect and analyse information, investigating opportunities and working up ideas into creative new policy proposals.

2.2 It was considered to be imperative that engagement with the community was not a one-off event and that people continued to be involved in the whole process as it moved forward. To achieve this we embraced five key principles of community engagement:

1. INFORM: provide balanced and objective information
2. CONSULT: actively seek community views, input and feedback
3. INVOLVE: work with the community so concerns and aspirations are understood
4. COLLABORATE: work with the community to identify solutions
5. EMPOWER: present the draft plan to the community for their approval

2.3 To meet these objectives, we said we would aim to:

- ensure everyone can take part by overcoming barriers that some individuals have
- be clear on what we are trying to achieve
- make engagement easy to understand
- analyse and evaluate all responses and views
- share engagement responses and views in a timely manner
- review the methods we have used and reflect on which elements worked well and where there are gaps and why
- analyse our engagement process and adapt it as necessary
- comply with the Data Protection Act when handling personal information
- comply with the Freedom of Information Act 2000 by publishing a summary of the information gathered and detail how the results are used to help shape Carn Brea Parish's Neighbourhood Plan (ie this Consultation Statement)
- comply with Equal Opportunity legislation by carrying out a two stage Equalities Impact Assessment of the Neighbourhood Development Plan
- ensure any Neighbourhood Planning events and activities take into consideration the health and safety of everyone involved, by carrying out proportionate risk assessments
- ensure that appropriate safeguarding measures are built into the design of events involving children, young people and vulnerable adults.

Key Stages of Engagement and Consultation

2.4 The Engagement and Consultation Strategy has been broken down into key stages to ensure clarity and continuity of progress with the plan:

Stage 1 - Awareness raising and Community engagement in the analysis of local issues, creating the vision, and scoping of the Carn Brea Parish Neighbourhood Plan objectives and themes

Stage 2 - Community engagement in the development of the policy and proposal options to be considered

Stage 3 – Formal consultation on the draft plan.

Stage 4 - Promotion of the final plan and awareness raising for the Regulation 16 Consultation and local referendum.

Methods of Engagement and Consultation

2.5 Tools to be used in engagement and consultation were identified as being:

- Face to Face
- Open Days/Community Events
- Paper consultation
- Web based consultation
- Use of online platforms
- Traditional media
- Engaging with Community Groups

3. Awareness Raising and Community Engagement in Issues Analysis, Scoping and Vision (Stage 1)

3.1 The parish Council resolved to commence work on the Neighbourhood Plan in 2016. A **Working Group** was formed involving 8 Parish Councillors and the Parish Clerk. The Parish Council submitted an

application and map to Cornwall Council requesting that the Parish be designated as a Neighbourhood Area. The Neighbourhood Plan Area was formally designated on 2nd August 2017.

3.2 The Neighbourhood Plan Working Group developed a short initial questionnaire which went to each of 3500 households in November and December 2017. This was used to identify key areas of interest and strength of feeling. There were 99 responses.

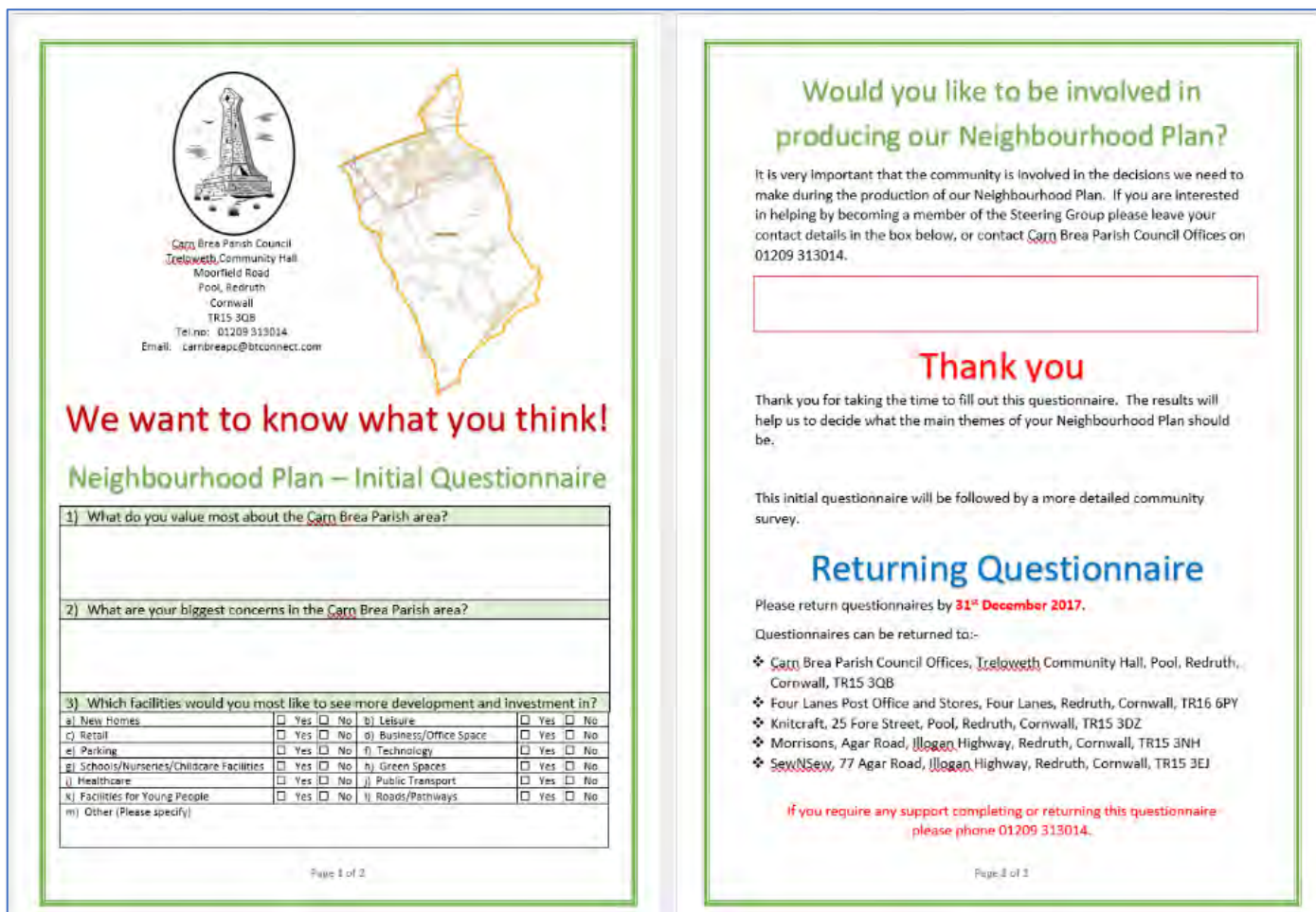


Figure 1: Scoping Survey form 2017

FEEDBACK FROM THE INITIAL [SCOPING] SURVEY JANUARY 2018 [SEE APPENDIX 1 FOR DETAILS]

What people like most about Carn Brea Parish: Responses emphasised the character and heritage of the area, and its countryside and landscape. The green open spaces and peace and quiet of the rural area was particularly valued. People also valued the variety of shops and services available, and the connectivity with a wider range of services. Community spirit was also praised.

What peoples biggest concerns are: Respondents mentioned traffic and speeding, with the risk of housing overdevelopment and the knock-on impacts this could have were the main issues. Many felt that local infrastructure was not adequate to support much more development. There was also a lot of concern about the quality and maintenance of the public realm.

What facilities people would like to see more development and investment into: Most popular was healthcare, then green spaces and facilities for young people. Improvements in public transport, roads and pathways came next. Mentions were also made of schools, nurseries and childcare, improved parking, better leisure opportunities. Investment in retail, business/office space and new homes came lowest.

3.3 In March 2018 a Business Questionnaire was published, receiving 21 responses from 250 delivered.

FEEDBACK FROM BUSINESS SURVEY MARCH 2018 [SEE APPENDIX 2 FOR DETAILS]

Local firms noted that:

- They benefitted from the central location of the Parish, the good availability of premises and the ability to serve a wide customer base, gaining mutual support from other businesses in the vicinity.
- Traffic conditions, a perceived rise in crime and anti-social behaviour, and poor maintenance of both the general environment and that of local industrial estates were a threat to future growth.
- To support future growth, there is a need for more well thought out commercial premises, improved signage to business estates, improved environmental maintenance [both generally and of industrial estate ambience], better roads, including traffic calming and the completion of Wilson Way, along with resolving congestion in the Cooks Corner junction area, and better local public transport connectivity.

3.4 The Neighbourhood Plan Working Group then arranged 5 display events at different locations within the Parish area, to feed back the results of the questionnaire to local residents, promote further engagement and to invite volunteers to help with the Plan process. Dates were chosen to coincide where possible with other regular and well attended events:

- 3rd March 2018 – Treloweth Community Hall, Pool
- 23rd March 2018 – United Methodist Church, Four Lanes
- 10th March 2018 – Carnkie – Breakfast Stop
- 23rd and 24th March 2018 – Four Lanes Methodist Church and Bangers and Mash
- 7th April 2018 – Carn Brea Village – Coffee Morning



Photos 1 and 2: Display events format March/April 2018



Photo 3 [above]: Display events format March/April 2018

Figure 2 [below]: NDP Event Posters



Carn Brea's Neighbourhood Plan PUBLIC DISPLAY EVENTS

Carn Brea Parish Council would like to invite you to attend any of the following events during March and April 2018. Please drop in to browse the displays, meet your councillors and give us your views on our findings so far:

- **Treloweth Community Hall, Moorfield Road, Pool**
Saturday 3rd March 2018
anytime between 10am and 4pm
- **United Methodist Church Four Lanes**
Friday 23rd March 2018
anytime between 6pm and 9pm

We will also be holding a small display at

- ❖ Carnkie Breakfast Stop at Carnkie Village Hall
on **Saturday 10th March 2018** between 9:30am and 11am
- ❖ Bangers & Mash at United Methodist Church Four Lanes
on **Saturday 24th March 2018** between 11am and 1pm
- ❖ Carn Brea Village Hall Coffee Morning at Carn Brea Village Hall
on **Saturday 7th April 2018** between 10am and 12:30pm

This is YOUR Neighbourhood Plan and YOUR views can make a difference!



REMINDER Carn Brea's Neighbourhood Plan PUBLIC DISPLAY EVENT

Carnkie Breakfast Stop at Carnkie Village Hall
Saturday 10th March 2018
between 9:30am and 11am

There will be a small display event, please drop in to browse the displays, meet your councillors and give us your views on our findings so far:

This is YOUR Neighbourhood Plan and YOUR views can make a difference!



REMINDER Carn Brea's Neighbourhood Plan PUBLIC DISPLAY EVENT

Carn Brea Village Hall Coffee Morning at Carn Brea Village Hall
Saturday 7th April 2018
between 10am and 12:30pm

There will be a small display event, please drop in to browse the displays, meet your councillors and give us your views on our findings so far:

This is YOUR Neighbourhood Plan and YOUR views can make a difference!

3.5 In the questionnaire and at the events, 17 people volunteered to help create the Plan. An initial general meeting was then held, at which 12 members of the public attended plus councillors. From this a Steering Group was formed in May 2018 with terms of reference that included the following [excerpts]:

2. Principles

a. That the Steering Group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the community.

b. All decisions made shall be fully evidenced and supported through consultation with the local community.

3. Roles and Responsibilities

- *Consult as widely and thoroughly as is possible to ensure that the draft and final NDP is representative of the views of residents;*

4. Membership

a. The Steering Group will be made up of a cross-section of volunteers from the community and three nominated Parish Councillors. These parish councillors will act as a link between the steering group and the parish council. Effort will be made to seek representation from under-represented sections of the community.

b. Membership of the Steering Group is by completion of the register of interests form, information sharing consent form and skills audit form.

c. Membership of the Steering Group will be open to members of the community indefinitely.

7. Working Groups

a. The Steering Group may establish working groups, made up of volunteers from the community and councillors to aid them in any Neighbourhood Plan related work.

3.6 The NDP Steering Group established a neighbourhood planning section on the Parish Website which has since been regularly updated with information including key documents, access to questionnaires and links to the GoCollaborate online engagement platform. The NDP Steering Group also set up a Facebook page which it uses to engage with online community groups and share information, which has subsequently been frequently updated. All Steering Group Meetings have been advertised through the Facebook page with three days' notice.

4. Community Engagement in Development of Policy and Proposal Options (Stage 2)

4.1 After the Steering Group had established its structures and administrative processes, it formed 6 working groups based on the 6 areas identified in the initial questionnaire. These were:

- Infrastructure, Community Facilities and Services
- Open Green Spaces and Recreation
- Heritage, Conservation and the Built Environment
- Housing Provision
- Business and Retail
- Traffic, Transport and Parking

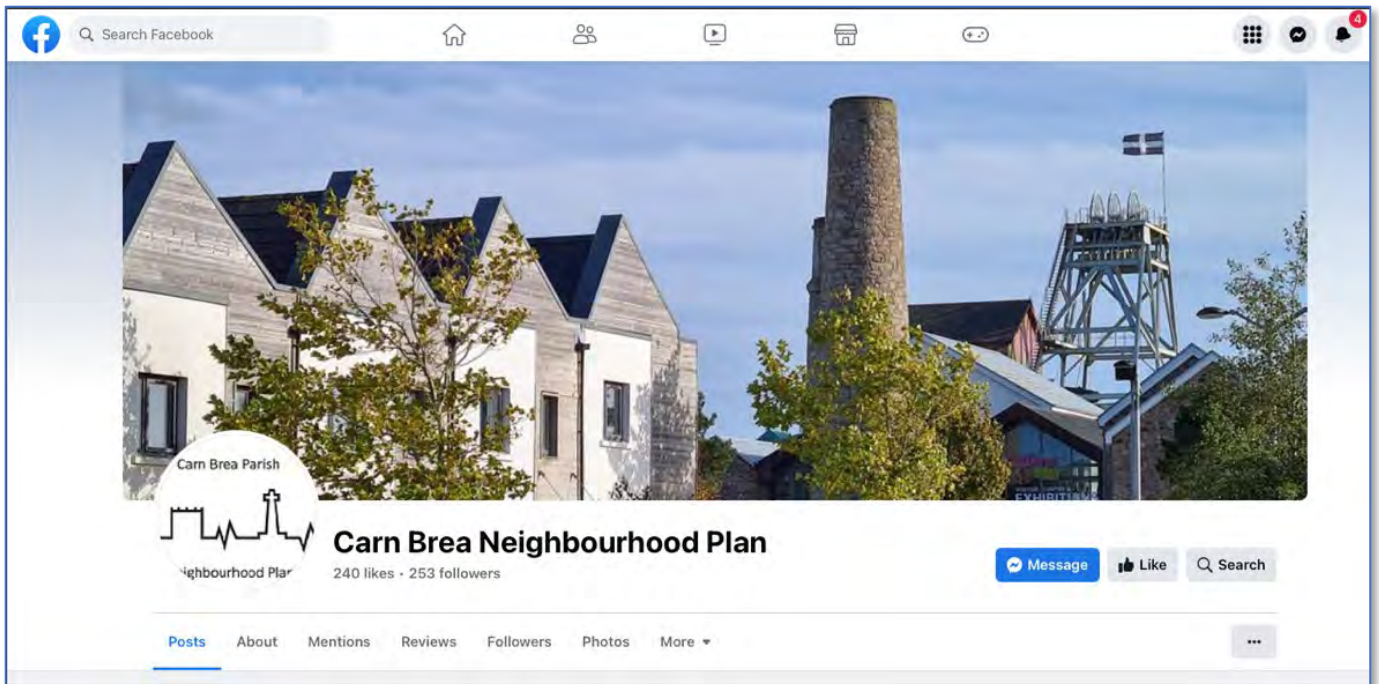


Figure 3: Carn Brea NDP Facebook profile header.

4.2 In order to support the work of these groups, a larger scale community survey was carried out in summer 2019. A detailed questionnaire was delivered to each household in the Parish [4099 in all] which elicited 562 responses in the form of 460 paper copies and 102 online versions, a 13.7% return.

FEEDBACK FROM THE MAIN SURVEY JUNE TO AUGUST 2019 [SEE APPENDIX 3 FOR DETAILS]

Housing. Over 90% said that brownfield land should be developed in preference to new sites, and just over 50% favoured a mix of open market, rental and shared ownership housing. Some 40% said that new housing should be in the form of infilling (1 or 2 houses) between existing properties, and another 20% supported a range of small scale (4 to 9 dwelling) sites.

Natural Environment and Landscape. 98% of people thought that the town and villages should have more space for nature and wildlife, whilst existing hedgerows, tree and woodlands should be protected. A similar level called for wildlife corridors which should be protected, maintained and made accessible. Looking at new development, people said that they should be environmentally friendly and include things such as insect nesting sites, bird and bat boxes, and wildlife garden areas. About 83% called for all trees lost in development to be replaced.

Built Environment and Heritage. More than 91% thought that new homes should be in keeping and blend in with character with the local area, and a similar level felt that they should also reflect Cornish heritage and history. Some 95% said that new developments should be environmentally friendly. Suggestions to achieve this included front and rear gardens, adequate off road parking, outside storage for refuse/recycling, and additional landscaping and trees. Turning to waste and pollution, over 55% supported more local 'own food' growing, and more than 65% called for food waste recycling. 62% said buildings or land which were badly maintained, or derelict spoiled their neighbourhood, as did poor architecture. Over 92% of respondents said it was important to retain and protect historic buildings, whilst 81% thought that new development should reflect Cornish heritage and history, especially that linked to mining.

Access and Connectivity. Reflecting the concern about traffic conditions locally, nearly 73% called for more off-street parking, whilst 45% wanted lower speed limits, and there was also some support for bus and cycle lanes. About 64% said they do not regularly use public transport because it was too expensive, infrequent, inconvenient in timing, or absent. However, 5.8% said they had no alternative.

Open Green Spaces and Recreation. More than 65% said that there were areas of land that should be protected, covering all the rural area and most urban parks and green sites. Green space was seen as being at a premium. The provision of more equipped Playspace for children [58.4%] and for teenagers [73.3] was supported. 71% called for more allotments, 80% for a cemetery for green burials, and 76% said there should be an increase in school playing fields. There was clear concern about the quality of open spaces, with people saying they were put

off by lack of parking [23.%], poor lighting [12%], dog fouling [54%], littering [34%], personal safety and anti-social behaviour [28%], lack of disabled access [13%] and unsafe pedestrian access by road [19%]. Just under 60% said there was a need for more information about the availability of green space and recreation facilities.

Community Facilities. The concern about the adequacy of services to meet the needs of the growing population was reflected in the response, with 87% saying there should be more dentists, 88% saying there should be more GPs, and 95% said there facilities should be made available for setting up youth clubs and social events.

Education. The need for school expansion was recognised, with people saying that they should include improved vehicle drop off/collection points [82%], pedestrian access [47%], and bike sheds [47%] amongst other things.

Climate Change. To help tackle the causes and impacts of climate change, people that that new developments should include solar panels [68%], insulation [92%], rainwater harvesting [75%], heat pumps [35%], and more electric vehicle charging points [70%]. 79% supported the idea of a community owned, sustainable and self-funding energy supply.

4.3 Defining Development Boundaries. The concept of using settlement Development Boundaries emerged as the favoured route to help manage development in an understandable and clear manner. Community sessions were held at Tregajorran [November 2018], Carn Brea Village [March 2019], Carnkie, Piece and Bowling Green [April 2019]. Feedback from these meeting supported the concept of development boundaries.

4.4 Following a review with a Planning Consultant, it was agreed that the smaller settlements were not suitable for development boundaries, and that that the only areas with suitable infrastructure for development were Four Lanes and West Tolgus.

4.5 In September 2020 an attempt to consult online via facebook was made due to Covid restrictions. However the response was considered to be far too low to be meaningful. Therefore, In October 2020 leaflets were delivered to local households, the reply to which could be dropped off to the local post office/local address. This had more success.

FOUR LANES DEVELOPMENT BOUNDARY CONSULTATION OCTOBER 2020

- Leaflets distributed – c.400
- Responses received – 103
- Number in favour of a Development Boundary – 96
- Number against a Development Boundary – 7

WEST TOLGUS DEVELOPMENT BOUNDARY CONSULTATION OCTOBER 2020

- Leaflets distributed – c.170
- Responses received – 30
- Number in favour of a Development Boundary – 28
- Number against a Development Boundary – 2

4.6 Based on these responses the vision and objectives of the proposed NDP started to emerge, along with specific proposals to establish development boundaries, propose environmentally friendly housing design, identify new footpath routes, protect particular green spaces, and provide additional play space, allotments and improved tree coverage. To check back with the community on these ideas a further **'midway' online consultation** was considered necessary.

4.7 Due to the continuing challenges presented by Covid, the Steering Group opted to continue consulting with the community online. Based on their analysis of the Main Survey, the Steering Group identified a series of follow up questions needed to support the writing of policies. These included:

- Sharing of vision and aims to ensure we were reflecting what the community wanted.

- Sharing the LLCA document which had been worked on for comment and feedback.
- Sharing the Development Boundaries for Four Lanes and West Tolgus.
- Sharing the proposed areas for Open Space Designation.
- Asking follow up questions to help form our policies relating to housing, heritage, transport, environment and open spaces.

4.8 The decision was made to use the GoCollaborate Online Consultation Platform. GoCollaborate are an independent Cornish company whose principal activity is the provision of digital engagement platforms for a wide range of applications. See: <https://www.gocollaborate.co.uk>

4.9 In order to stimulate engagement a digital communications strategy evolved employing a preliminary leaflet [see figure 4a and 4b below], regular online posts via Facebook, the creation and use of a mailing list, press releases to newspapers and radio, the availability of paper versions of the online survey form on request, contact with local schools, updates via the Parish Website, small cash prizes, and a follow-up postcard with extension to maximise on responses. In total 135 responses were generated.



Figures 4a and 4b: GoCollaborate Platform leaflet.



MIDWAY ONLINE CONSULTATION VIA GOCOLLABORATE APRIL TO JULY 2021 [SEE APPENDIX 4 FOR DETAILS]

Of those responding, 88% supported the proposed housing, conservation/heritage and open space objectives, whilst 87% supported the proposed transport objectives, and 86% the proposed environment objectives. On more detailed matters 55% said they would support new homes that were environmentally friendly, and 89% supported street lighting arrangements that were 'dark-sky' friendly. Some 6% would support local information boards, and 51% would support the use of Cornish language names in new developments.

On Development Boundaries, 51% supported the proposed West Tolgus DB, 18% said they did not agree with it, and 31% did not reply. On Four Lanes, 43% supported the proposed DB, 13% said they did not agree, and 44% did not reply. Respondents also offered possible amendments to the Development Boundaries, which have been taken into account in drawing up those proposed in the NDP.

Questions were also asked on footpaths, in return to which useful information as to which were most used, which needed better maintenance, and where new routes would be beneficial was gleaned. Respondents were also asked to agree or disagree with ten proposed Local green Spaces, and to indicate other locations that might be included, and to advise on where new play space, allotments and tree planting could be located. The opportunity was also taken to garner community views about the Parishes landscape and where people thought their most cherished views were.

The screenshot shows the GoCollaborate website interface. At the top left is the 'GoCollaborate' logo. Next to it is a small map of Cornwall with the text 'Visit the NDP website'. On the right side of the top navigation bar are 'Log In' and 'Help' buttons. The main heading is 'Have Your Say About Carn Brea' in large red font. Below this, a message states: 'The latest consultation on the Plan has now ended. For the current position on the Plan please refer to the NDP webpage a link to which is available above.' The central image features a man in a blue denim shirt looking at his smartphone. Surrounding him are several icons and images: a thumbs-up icon, a thumbs-down icon, a sad face emoji, a recycling symbol, a photo of a stone bridge, and a photo of a forest. At the bottom, there is a section for 'GoCollaborate in partnership with' featuring logos for the European Union, Cornwall Council, Research England, and HM Government. The footer contains links for 'Privacy Policy', 'Terms Of Service', and 'Cookie Policy', along with social media icons for Facebook, Instagram, and LinkedIn. A copyright notice at the bottom right reads '© 2023 GoCollaborate. All rights reserved. Web App Development by Hiyield'.

Figure 5: GoCollaborate Online Community Engagement Portal

5. Formal Consultation on the Draft Plan (Stage 3).

5.1 The draft Neighbourhood Plan for Carn Brea Parish was published on 28th October 2022 for 6 weeks of consultations with the community [ending 9th December 2022]. To coincide with the publication of the draft NDP various methods were used to publicise the NDP proposal details, where and when the NDP proposal could be inspected, details of how to make representations, and the date by which they must be received, in accordance Regulation 14 (a). This included a public notice placed in the West Briton newspaper [see Figure 6].

5.2 The website was updated with a front page with full details of how to make representations [Figure 7].

50 WEST BRITON THURSDAY, OCTOBER 27, 2022

Public Notices

Traffic & Roads

CORNWALL COUNCIL
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Traffic

The County of Cornwall (Falmouth) (Various Streets) (On-Street Parking Places and Restrictions on Waiting) (Amendment) (Part 2) Order 2022

The County of Cornwall (Mabe Burnhouse) (Carnsew Close) (Restrictions on Waiting) (Amendment) Order 2022

The County of Cornwall (Perranarworthal) (Cove Hill) (Restrictions on Waiting) (Amendment) Order 2022

The County of Cornwall (Penryn) (Saracen Way) (One-Way) Order 2022

NOTICE IS HEREBY GIVEN that Cornwall Council proposes to make the above Orders to regulate traffic in Falmouth, Mabe Burnhouse, Perranarworthal and Penryn. The effect will be to introduce, amend and revoke waiting and driving restrictions along the lengths of road described below.

Copies of the relevant documents are available for public inspection during normal office hours at Reception, New County Hall, Treyew Road, Truro, TR1 3AY. Alternatively, please telephone 01872 327250 or email traffic@cornmacld.co.uk to obtain further information.

Comments of support, objections or any other representations, must be sent in writing, with objections specifying the grounds on which they are made, to Cormac Solutions Ltd, Infrastructure Design, Radnor Road, Scorrier, Redruth, TR16 5EH. Any representations must be received no later than the 16/11/2022. Alternatively, you can respond on-line by visiting: www.cornwall.gov.uk/TrafficConsult. Once registered, you will be able to submit responses to this and other current traffic consultations. Please quote reference EDG2107 on all correspondence.

We value your privacy. To find out how we use the data you provide, please visit www.corservltd.co.uk/privacy-and-cookie-policy.

Other

CARN BREA PARISH COUNCIL DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

Carn Brea Parish Council as the qualifying body for the Carn Brea Parish Neighbourhood Development Plan gives notice that the Draft Plan is published on 28th October 2022 for consultation under regulation 14 of the Neighbourhood Planning (general) Regulations 2012.

The Draft Plan may be inspected on the website at www.carnbrepaparisshcouncil.gov.uk where details of how to make representation are included. The Draft Plan in hard copy form is also available to view at the Parish Council Offices during normal opening hours at Treloweth Community Hall, Moorfield Road, Pool, Redruth, TR15 3QB. There are also comment forms and collection boxes for immediate response to the Parish Council at this location.

Drop-in sessions where you can find out more and speak to a member of Carn Brea Parish Neighbourhood Development Plan Team will be held as follows:

- Saturday 5th Nov 10am - 2pm Treloweth Community Hall
- Tuesday 8th Nov 4 - 8pm Four Lanes United Methodist Church
- Saturday 12th Nov 10am - 2pm Four Lanes United Methodist Church
- Monday 14th Nov 4 - 7pm Carnkie Community Institute
- Saturday 19th Nov 10am - 2pm Carnkie Community Institute
- Tuesday 22nd Nov 4 - 7pm Carn Brea Village Hall
- Saturday 26th Nov 10am - 2pm Carn Brea Village Hall
- Tuesday 29th Nov 4 - 8pm Treloweth Community Hall

You will also be able to submit comment forms at these events.

Please ensure that any comments are received by midnight on 9th December 2022.

Probate & Trustee

ELLEN ROSEMARY OLIVER (Nee Crewes) (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 51 Tor View Avenue, Glastonbury, Somerset, BA6 8AF also of 1 Wheel Leisure Close, Perranporth, Cornwall, TR6 0HR, who died on 13/09/2022, are required to send written particulars thereof to the undersigned on or before 28/12/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

GOULD & SWAYNE,
31 High Street, Glastonbury, BA6 9HA

JOAN DOREEN LILIAN COLLIVER (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 12 Victoria Gardens Threemilestone Turo Cornwall, TR3 6DA, who died on 09/09/2022, are required to send written particulars thereof to the undersigned on or before 28/12/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

PULLEN DAVIES SOLICITORS
6 Vicarage Road, St Agnes, GB, TR5 0TU

Love being part of something local

marketplace.co.uk

Figure 6: Public Notice announcing publication of the pre-submission draft Carn Brea NDP

5,2 This also included links to all the relevant background documents and the evidence base for the Neighbourhood Plan.

5.3 A 'post' giving the link to the website page was put on the NDP Facebook page and regular updates were posted from the 29th October onwards [See Figure 8]. These included short videos using the 'Biteable' app. For an example click on this link: [CBNDP Biteable Video](#).

5.5 An [8 page summary booklet](#) was also distributed to all households that could be reached, which summarised the NDP, included a comments form for manual completion, and pointed to the website and the 'drop-in' events for further information [see Figure 9]. More than 6000 summary booklets were distributed around the Parish by mail to inform people about the consultation, and a further 1000 were handed out at the 8 'drop-in' events. The booklet included a QR code linking to the website.



Neighbourhood Plan

DRAFT CARN BREA NEIGHBOURHOOD PLAN NOW PUBLISHED FOR COMMUNITY CONSULTATION

The draft Neighbourhood Plan for Carn Brea Parish was published on 28th October 2022 for 6 weeks of consultations with the community [ending 9th December 2022]. It is a community-led framework to guide future development and growth of the area. It includes a 'vision' for the future and planning policies that deal with issues like housing, employment, heritage and transport matters.

You can see a **summary leaflet of the draft Plan** by clicking on this link: [Summary Leaflet](#)

You can see the **full version of the draft Plan** by clicking here: [Carn Brea Neighbourhood Plan](#)

You can **comment on the draft Plan** through GoColloborate here: [Online Consultation Portal](#)

If you prefer to download, print and complete a consultation form by hand to return by post or drop off at the Parish Office or at a 'drop-in' session, please use this [Downloadable Form](#).

You can find out more and meet a member of the Steering Group to discuss any issues by coming to one of the 'drop-in' sessions. The venues and dates for the sessions are given under the 'Find Out More About the Plan' link opposite. As well as the electronic document on this webpage, some printed copies will be available for inspection at the 'drop-in' exhibitions, and at the Parish Office during normal opening hours.

To find out more on what a Neighbourhood Plan is, and the consultations so far, please see the links opposite.

Our Vision:

- To **protect** the unique character and environment of Carn Brea Parish.
- To **celebrate** the history and culture of Carn Brea Parish.
- To **enhance** biodiversity, habitats and opportunities to tackle climate change.
- To **serve** the needs of the local community.
- To **connect** rural communities together.

What Happens Next?

After the draft Plan has been published and the community have commented on it, it will be re-drafted and submitted to Cornwall Council, who will do legal checks on it and then carry out a further consultation. It will then go to an Independent Examiner, who will check that the Plan conforms to the rules for NDPs. The Examiner will report to Cornwall Council, which will arrange a public referendum in which our residents can vote to adopt the Plan.

A simple majority vote is needed for the adoption.

As the Plan progresses, we will continue to update this page.

QUICK LINKS

[Find Out More About the Plan](#)

[Evidence Base](#)

[What is a Neighbourhood Plan?](#)

[Steering Group](#)

[Steering Group Agendas & Minutes](#)

[Zoomable Maps](#)

[Privacy Statement](#)

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Figure 7. Carn Brea Parish Council NDP Landing page.



Figure 9: Carn Brea NDP Summary booklet.



Figure 8: Facebook post announcing publication of the pre-submission draft Carn Brea NDP

5.6 In addition a credit-card flyer including a QR code was widely distributed around public venues, in order to provide people with a quick link that could be picked up on smartphones and tablets, with the thought that this would help to reach younger people [see Figure 10].



Figure 10: Carn Brea NDP Credit card flyer.



5.7 The ‘drop-in’ events were set up so that local people could find out more, see an exhibition about the draft Plan, and talk to a member of the Steering Group about any issues. The ‘drop-in’ events featured a central explanatory exhibition which described the Plan and provided a talking point around which members of the community and NDP Team could gather to discuss the issues [See photo 4] . A copy of the exhibition panels is given as Appendix 6. The events were held in each of the Villages and in Pool [see Photos 5, 6 and 7]. Hard copies of the draft Plan were also available for inspection, whilst tea, coffee and biscuits were provided to help set a comfortable environment for discussion.

5.8 The venues, dates and opening times of the ‘drop-in’ events were:

Saturday 5th Nov 10am - 2pm	Treloweth Community Hall
Tuesday 8th Nov 4 - 8pm	Four Lanes United Methodist Church
Saturday 12th Nov 10am - 2pm	Four Lanes United Methodist Church
Monday 14th Nov 4 - 7pm	Carnkie Community Institute
Saturday 19th Nov 10am - 2pm	Carnkie Community Institute
Tuesday 22nd Nov 4 - 7pm	Carn Brea Village Hall
Saturday 26th Nov 10am - 2pm	Carn Brea Village Hall
Tuesday 29th Nov 4 - 8pm	Treloweth Community Hall



Photo 4: Exhibition at ‘drop-in’ event, Treloweth Community Hall.



Photo 5: Four Lanes United Methodist Church



Photo 6: Carn Brea Village Hall



Photo 7: Carnkie Community Institute



Figure 11: Carn Brea NDP Pop-Up banner.

6. The Response to Regulation 14 Consultations

6.1 Appendix B of this document analyses the comments made in response to the formal community and statutory organisation consultations carried out on the Carn Brea Parish NDP under Regulation 14 of the Neighbourhood Plan Regulations from 28th October 2022 to 9th December 2022. It also records the Steering Group and Parish Council's considered responses to those comments and sets out the modifications to the Carn Brea NDP that are proposed to be made in preparing the submission version of the Plan.

6.2 People were directed to use the Go Collaborate consultation platform through facebook advertising, leaflet drop, and from face-to-face interaction at the drop-in sessions. Some filled in the survey online [39], others [55] submitted handwritten forms that were manually entered into the platform by PC staff. In total 94 people contributed to the Neighbourhood Plan survey. Of those that completed the personal data questions [39] some 28.5% were female, 56.4% male and 5.1% PNTS. The age range was dominated by older people [see diagram]. 10% said they considered themselves to be disabled. Typically for NDP consultations, involvement by the youngest age group [16 – 29], was much lower than the proportion of the young people known to reside in the Parish, and the proportion of older people correspondingly larger. 29 respondents were from outside the designated area, of whom 15 were members of the Emmanuel Free Gospel International Church [EFGI].



Photo 8: Discussion of Pool Development Boundary at Treloweth Community Hall.

Summary of Representations Received

6.3 The comments received provide the basis for the Plan to be constructively amended to produce a local planning strategy that reflects local needs and aspirations.

6.4 In summary the comments were:

Community comments Overall support for the draft NDP was high from residents of the Parish, with the average being 76.7% in favour of the objectives and policies. Strongest support [79.1%] was for the natural environment and landscape policies [see Figure 12 for scores for each theme].

Respondents from outside the Parish were markedly less supportive, with very low levels of support for natural environment and landscape policies [0%] and business and jobs [7.3%]. From an overall perspective, those responding who indicated a link with EFGI emphasised that the EFGI/Aid Centre was a vital community resource that ought to be retained because of the range of much needed services it provides for the wiser area. There appears to be concern that the NDP presents a threat the EFGI/Aid Centre, perceived by some as direct intention built into the Plan, and by others more generally in that the Plan expresses general support for additional community facilities across the Parish in the NDP policies may undermine existing services.

Further information about the community response can be found at Appendix 5.

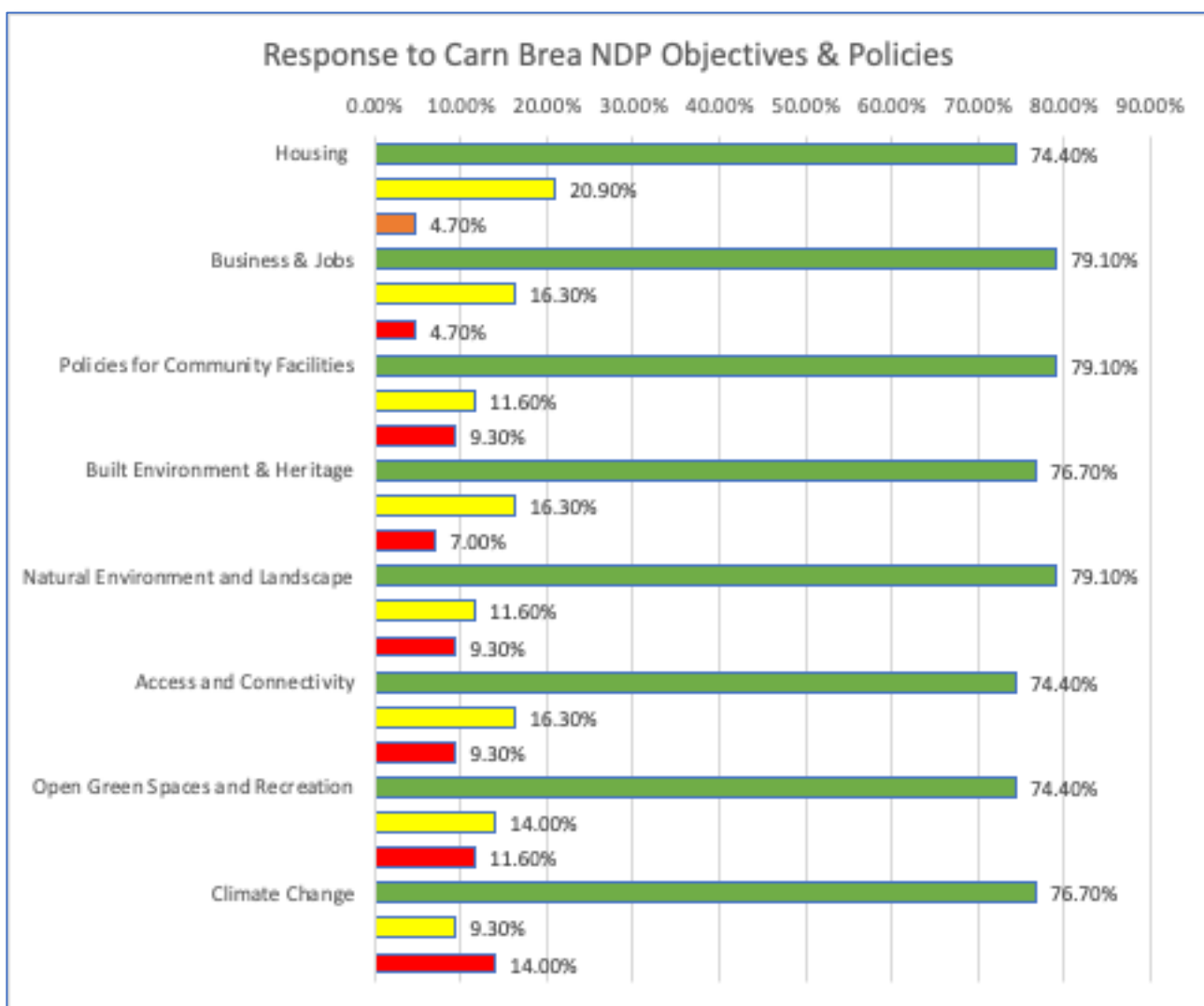


Figure 12: Residents response to NDP objectives and policies.

Key areas of concern expressed by residents were focussed around:

- the capacity of the area's physical, health and social infrastructure to accommodate more growth
- lack of affordable housing for local people
- the need for more local employment with better pay and prospects
- the importance of maintaining and improving local heritage and landscape
- inadequacy of public transport
- The need to properly maintain existing recreation facilities, footpaths and open spaces, and to provide more.

Very few of the **national and local organisations consulted** replied. Natural England, Environment Agency, Sport England pointed to their standard NDP practice guidance, whilst Historic England was most impressed by the rigorous and exemplary Carn Brea NDP Historic Environment Evidence Base Report. Highways England thought the Plan's proposed policies are unlikely to result in development which would adversely impact the safe and efficient operation of the trunk road, but asked for additional wording relating to the need for transport studies. Devon and Cornwall Police welcomed the references to Designing Out Crime etc within the draft Plan.

Several departments of Cornwall Council also commented on the NDP. Some of these included very helpful suggestions which will improve the Plan when incorporated, particularly around climate change, affordable housing, heritage matters, more recent policy strategic changes, and the wording of various policies. However, some of the comments from different departments were contradictory or involved actions and themes that are beyond the power of NDPs to achieve.

The **owners of proposed Local Green Spaces** were engaged with separately to the Regulation 14 process, with individual consultations. Only three landowners replied, two agreeing the designation, and one opposing. The responses to these are incorporated in the analysis that follows.

7. Response of the Carn Brea NDP Steering Group / Carn Brea Parish Council

7.1 All the comments have been carefully read and 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.

7.3 Full information on the comments received and Carn Brea Parish Council's response to them, and the amendments made to the Pre-submission Draft Carn Brea NDP, to form the Submission Draft NDP, can be found at Appendix 7.

7.2 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.

In summary the amendments made to the Pre-submission Draft Carn Brea NDP, to form the Submission Draft NDP, in the response to the comments made by the community, organisations, developers, landowners and the Local Planning Authority are as follows:

- Reference throughout document, and new supporting text section added, referring to the new 'Cornish Distinctiveness' initiative.
- Housing data updated to reflect latest available.
- Explanation of the housing strategy redrafted to make it clear that the NDP was not proposing to exceed Cornwall Local Plan targets.
- References to RNAS Cudrose and RAF Portreath safeguarding zones added.
- Pool Development Boundary adjusted to exclude the area of Flood Zone 3 and functional floodplain by Chapel Road.
- Housing mix policy [H2] First Homes and Social Rent percentages adjusted to reflect the new Chief Planning Officers Advice Note on Addressing Affordability.
- New clause added that tourism accommodation which is provided in a location or with a design that is unsuitable for full-time permanent occupation, shall be subject a planning obligation to guarantee holiday use, to comply with new Chief Planning Officers Advice Note on Holiday Occupancy Conditions
- Amendments to Net Biodiversity Gain and Trees policies to reflect new legislation and adoption of CC Climate Emergency DPD.
- Policies D2 and D3 and supporting text combined to provide a single policy on design and heritage.
- Policies D4 and D5 and supporting text combined to provide more succinct guidance on design, development standards and regeneration.
- Policy D6 on sustainable design deleted and references to the Cornwall Climate Emergency DPD policies SEC 1 and CC4 added to the supporting text, with list examples of the measures proposed.
- Amendments to policy RT1 to reflect newly adopted CC Parking Standards.
- Explanatory text commentary to Policy OG1 on Local Green Spaces improved.
- Reference to community orchards added to policy OG3.
- References to Illogan Highway Methodist Church, Light and Life Free Methodist Chapel, Carn Brea Village Chapel, and Railway PH in Community Facilities protection policy CF2 as they are now 'lost'.
- Supporting text to Policy OG2 and CF2 to ensure consistency with adopted Site Allocations DPD and Pool Vision.
- Policy RE1 on renewable energy production deleted and references to the Cornwall Climate Emergency DPD policies added to the supporting text.
- General improvements to policy wording throughout the document to reflect advice from Cornwall Council and add clarity.

ENDS

APPENDIX 1: INITIAL 2017 SCOPING QUESTIONNAIRE ANALYSIS

INITIAL QUESTIONNAIRE - RETURNS ANALYSIS - SUMMARY	
Number of returned questionnaires received	99
of a total of 3500 that we had printed/distributed which is a return of 2.8%	
1) WHAT DO YOU VALUE MOST ABOUT THE CARN BREA PARISH AREA?	
89 comments received	
[Note totals below do not add up to total comments received as some respondents made multiple comments]	
CHARACTER AND HERITAGE 19 respondents mentioned that they valued the heritage of the area.	
COUNTRYSIDE AND LANDSCAPE Respondents mentioned the attractive countryside [11], Carn Brea itself [9] the rural feel [8] peace and quiet [9] and green open spaces [18]	
COMMUNITY 14 Respondents said they valued local community spirit and the friendliness of the villages [14]	
ACCESSIBILITY AND CONNECTIVITY Respondents also valued the variety of shops and services [5] and the accessibility to a wider range nearby [17].	

2) WHAT ARE YOUR BIGGEST CONCERNS IN THE CARN BREA PARISH AREA?	
97 comments received	
[Note totals below do not add up to total comments received as some respondents made multiple comments]	
TRAFFIC 45 Respondents mentioned traffic issues, with speeding [21], lack of parking and parking congestion (20) being the top concerns.	
HOUSING OVERDEVELOPMENT 47 Respondents expressed concern about overdevelopment with housing and the knock-on impacts this would have.	
POLLUTION 5 Respondents mentioned the risk of pollution and low air quality as a result of development and traffic.	
INFRASTRUCTURE 30 Respondents mentioned the inadequacy of physical and social infrastructure to support more development, referring to schools [13], banks [2], police [3], health [9], and leisure [4].	
PUBLIC REALM	

24 Respondents referred to public realm issues, mentioning litter [13], dog mess [11], maintenance of footpaths and green areas [5], and vandalism [3].

RECREATION AND OPEN SPACE

16 Respondents referred to recreation and open space issues, mentioning loss or inadequacy of green space [14]. Resistance to a proposed BMX track [4] was also mentioned.

3) WHICH FACILITIES WOULD YOU LIKE TO SEE MORE DEVELOPMENT AND INVESTMENT IN?		
	Yes	No
NEW HOMES	7	84
LEISURE	40	38
RETAIL	17	70
BUSINESS/OFFICE SPACE	10	76
PARKING	41	44
TECHNOLOGY	28	53
SCHOOLS/NURSERIES/CHILDCARE FACILITIES	49	34
GREEN SPACES	84	7
HEALTHCARE	85	3
PUBLIC TRANSPORT	63	24
FACILITIES FOR YOUNG PEOPLE	67	20
ROADS/PATHWAYS	63	17
OTHER - 39 comments received		
<u>NUMBER OF THOSE WHO ARE INTERESTED IN BECOMING A MEMBER OF THE STEERING GROUP:</u>		17

APPENDIX 2: CARN BREA BUSINESS SURVEY 2018 ANALYSIS

Why is your business located in this area?

- Central location that gives access to west and mid Cornwall and beyond.
- Good availability of premises.

What is good about owning/running a business in the area?

- Central location attracts business
- Loyal local customers
- Low crime and friendly community
- Mutual support from other businesses

What improvement would you like to see in the area?

- Improved environmental maintenance, generally and of industrial estate ambience
- Continued regeneration.

- Better roads, including traffic calming and completion of Wilson Way, resolving congestion at Cooks Corner junction
- Better local public transport connectivity with trains and buses working to provide a more joined up service.

What do you need to support and encourage your business to grow in the future?

- No/less increase in business rates, or local discounts on using local businesses
- More well thought out commercial space to allow business expansion and attract other (larger) businesses to drive growth & footfall.
- For local companies using local labour and local suppliers to be given preference when planning consent is given.
- Grants for work, electric vehicles power charging. Also battery storage for energy. Fibre to the premises. Grants for green energy usage.
- Improved signage to business areas.

What are your biggest concerns about running a business in this area in the future?

- Traffic conditions
- Rates increase.
- Perceived rising crime and anti-social behaviour
- Unemployment/poverty preventing residents in area contributing to local economy.
- Poor maintenance of the environment

APPENDIX 3: CARN BREA MAIN SURVEY 2019 ANALYSIS

HOUSING

- 94.1% said their current home was adequate for their family's needs
- 91.1% said brownfield land should be developed first
- When asked what tenure should new housing be in:
 - 51.03% of respondents said that housing should be a mix of open market, rental and shared ownership
 - 6.4% supported only shared ownership
 - 12.3% supported only renting
 - 12.2% supported only open market.
- When asked how should new dwellings be provided:
 - 39.6% said by infilling gaps between existing properties with 1 or 2 dwellings
 - 19.9% said through a range of small scale developments (4 to 9 dwellings)
 - Less than 1% wated larger developments
 - 21.7% supported a combination of infilling and small developments
 - 9.9% thought all new requirements should be met on one site.

NATURAL ENVIRONMENT & LANDSCAPE

- 98% of questionnaire respondents think we should encourage our towns and villages to have more space for nature and wildlife.
- 93.7% said they wanted natural hedgerows protected.
- 87.4% said they would like more natural habitats for wildlife.
- 98.5% said wildlife corridors should be protected and maintained.
- 74.6% said wildlife corridors should be accessible to people.

- 80.7% said ancient trees should be protected
- 92.1% said woodlands should be protected
- 75% said agricultural land should be protected.
- 60.2% said there should be more tree management
- When asked what environmentally friendly solutions should be in new developments:
 - 42.3% said insect nesting sites
 - 46.8% said bird boxes
 - 9.1% said bat boxes
 - 76.7% said new trees
 - 82.9% said replacement of cut-down trees
 - 63.4% said wildlife garden areas
- When asked what could reduce waste and pollution:
 - 55.4% said growing own food locally
 - 65.4% said food waste recycling
 - 82.5% said less litter
 - 53.4% said a zero waste initiative
 - 74.9% said being a plastic free parish.
- 74.9% supported the idea of becoming a zero waste Parish

BUILT ENVIRONMENT

- 89% of respondents think that new homes in the Parish should have pavements and kerbsides.
- 83.3% think that new homes should be no higher than existing neighbouring developments.
- 90.6% think that new homes should be in keeping with the character of the local area.
- 91.1% said the design of new development should blend in with the existing area
- 73.2% think that new homes should be built using locally sourced materials.
- 62.4% said buildings or land which is badly maintained spoils their neighbourhood.
- 95% said it was important to make new developments environmentally friendly
- When asked what new dwellings should include:
 - 52.9% said front garden
 - 88.7% said back garden
 - 93.5% said off road parking
 - 30.1% said garages
 - 61.2% said designated off road visitor parking
 - 69% said outside storage for refuse/recycling
- 74.6% of respondents think that larger developments should have street lighting
- When asked what additional features that might enhance a neighbourhood:
 - 38.7% said landscaping
 - 60.1% said trees
 - 47.5% said benches
 - 35.1% said planters
 - 67.2% said litter bins
 - 69.5% said dog waste bins
- When asked if there are any buildings or spaces which spoil their neighbourhood:
 - 47.7% said buildings in states of disrepair
 - 30.5% said derelict buildings
 - 26.5% said poor architecture

- 62.4% said poorly maintained land and buildings

HERITAGE

- 84.5% of respondents said they feel it is important to retain and protect historic frontages.
- 92 % of respondents said they feel it is important to retain and protect historic buildings.
- 80.7% of respondents said they felt that new development should reflect Cornish heritage and history.
- 85% said assets connected with mining activity should be protected
- 76% said assets connected with other historical activity should be protected
- 74.3% said there should be more conservation areas

ACCESS AND CONNECTIVITY

- When asked what would improve the flow of traffic:
 - 72.8% said more off street parking
 - 45.6% said more private off street parking
 - 44.8% said lower speed limits
 - 11.8% said bus lanes
 - 30.8% said cycle lanes
- 93.5% think that new homes in the Parish should have off road parking.
- 66.4% said that houses should have at least 2 off road parking spaces.
- 89.5% said that new developments of 10 or more houses should have additional off road parking for visitors and carers.
- Nearly 50% of respondents to the questionnaire have 2 or more cars.
- 95.7% said that all new roads should be built to the standards needed for Cornwall Council to adopt and maintain.
- 97.5% think the local community should be consulted when changes to local roads are being planned.
- 82.1% want improved vehicle drop off at schools.
- 65.6% want improved road safety at schools.
- 84.7% think there should be an increase in improved traffic and transport in schools
- 68.5% think there should be an increased number of school buses.
- The majority of respondents (63.58%) say they do not regularly use public transport.
- When asked what prevented them from using public transport:
 - 37.6% said it was too expensive
 - 39.7% said routes were not appropriate
 - 22.6% said no routes near them
 - 48% said it was too infrequent
 - 35.45 said no convenient times
- For 5.8% public transport is their only option
- 81.3% said it is important to improve road safety for horses.
- 77.6% said that horses and riders should be able to share cycle paths.
- 94.7% said new developments should have unrestricted access for emergency vehicles
- When asked what could reduce waste and pollution:
 - 50.3% said more eco-friendly transport
 - 42.4% said better air quality

OPEN GREEN SPACES AND RECREATION

- 75.9% think there should be an increase in school playing field size and capacity
- 62.5% said there were areas of land that should be protected – covering all the rural area and most urban parks and green sites. Green space was seen as being at a premium.
- 59.3% said there should be more information advertising public open spaces across our parish
- When asked what communities need more open space for:
 - 58.4% said play equipment
 - 73.3% said for young people
 - 46.8% said for picnic areas
 - 35.1% said for community sports
 - 50.9% said for outdoor activities/gym
- When asked what stops people using open spaces:
 - 12.8% said poor signage
 - 23.3% said lack of parking
 - 11.8% said poor lighting
 - 54.2% said dog fouling
 - 34.3% said littering
 - 19.4% said personal safety
 - 6% said too far away
 - 27.5% said anti-social behaviour
 - 19.9% said lack of pavement access
 - 12.6% said lack of disabled access
 - 13.9% said lack of cycle ways
 - 19.4% said lack of safe pedestrian access
- 70% said there should be a car park for visitors to Carn Brea for walkers.
- 70.9% said there should be more allotments, but only 26.6% wanted one for themselves
- 56.9% said there was a need for a new cemetery
- 79.8% would support a cemetery for green burials
- 75.9% said there should be an increase in school playing field sizes/capacities

COMMUNITY FACILITIES

- 94.5% thought that facilities should be made available for setting up youth clubs and social events
- 87% said there should be more dentists
- 88% said there should be more GPs
- 37.3% would support a mobile library
- When asked what school expansions should include:
 - 82.1% said improved vehicle drop off/collection
 - 33.4% said Improved air quality
 - 47.4% said improved pedestrian access
 - 39.7% said separate access for pedestrians
 - 65.6% said improved road safety
 - 46.8% said bike sheds

CLIMATE CHANGE

- When asked what environmentally friendly solutions should be in new developments:
 - 67.7% said solar panels
 - 91.5% said insulation
 - 75.3% said rainwater harvesting
 - 34.5% said ground source heat pumps
 - 28.3% said air source heat pumps
- 70% said they would like to see more electric charging points in their area
- 50.5% supported more eco-friendly transport
- 78.65% supported the idea of a community owned, sustainable and self-funding energy supply.
- 65.4% supported food waste recycling
- 69% felt that new homes in the Parish should have outdoor recycling storage.

APPENDIX 4: GOCOLLABORATE ONLINE CONSULTATION 2021

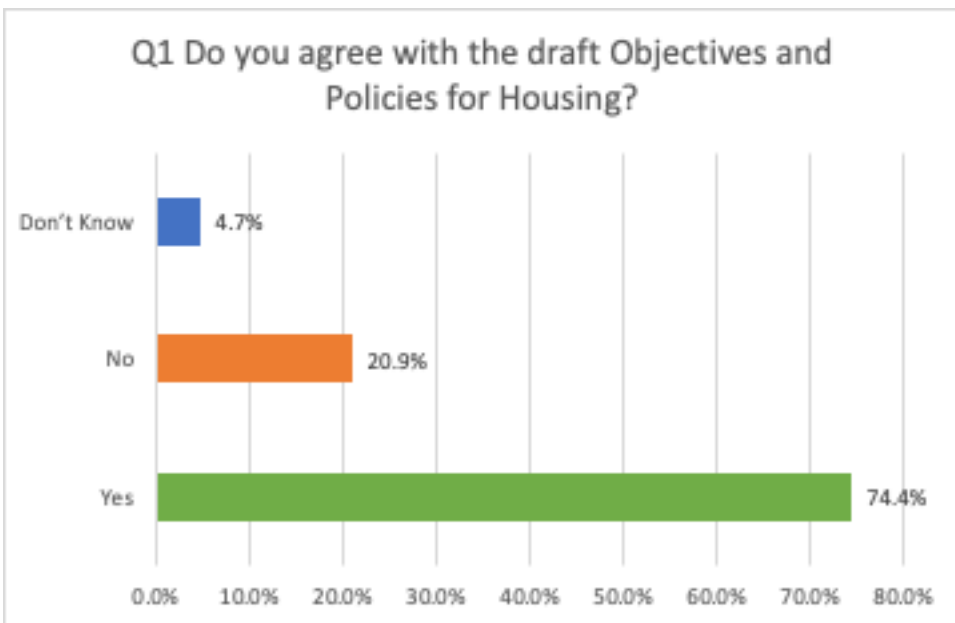
<https://plansupport.services/wp-content/uploads/2022/10/Carn-Brea-Full-Report-270721-inc.-maps-1-2.pdf>

APPENDIX 5: CARN BREA REGULATION 14 CONSULTATION COMMUNITY SURVEY RESULTS

NOTE: SUMMARY OF RESULTS FROM CARN BREA PARISH RESIDENTS ONLY

Q1 Do you agree with the draft Objectives and Policies for Housing?

Yes	74.4%	32
No	20.9%	9
Don't Know	4.7%	2
Total		43



Comments

Housing should be in line with traditional style so granite fronted not wooden and metal which can go to look aged and poor in a quick period big time ... need to limit to brown field sites and also need to ensure 2 parking spaces per property and additional visitor parking

There also needs to be a development for older people such as in Camborne with flat's community area and warden for purchase to free up other housing locally

Much needed in the community

Agree - Attended initial consultation. Gratifying to not that the draft plan protects our natural and industrial heritage while promoting growth and the use of brownfield sites.

We have to protect our natural boundaries

We need more housing for local people!

Agree - Very Good content and well specified and documented

Control of infill builds and garden development needs controlling and adequate provision for parking to be provided for these is key. Additionally affordable low cost, quality housing for locals is essential

Care should be taken over infill sites particularly that new buildings should fill in with the current housing

I find it difficult to expand any answers as it seems all bases are covered

the whole plan has been well thought out so i have no comments

Protecting green spaces is vital for local wildlife.

1) "Community engagement response was that the greatest need was for bungalows of 2 – 3 bedrooms and houses of 2, 3

and 4 bedrooms" - yet policy H2 says 85% 1/2 bed. This should be reduced slightly to say 75%. 2) "50% of market value in perpetuity" - none of us can predict the future this far ahead! By all means make it a long period, 25 years say, but from now to infinity is frankly silly.

Could affect the environment

No where

Why more homes?

To over populated already. GP surgery already over run as well as local schools

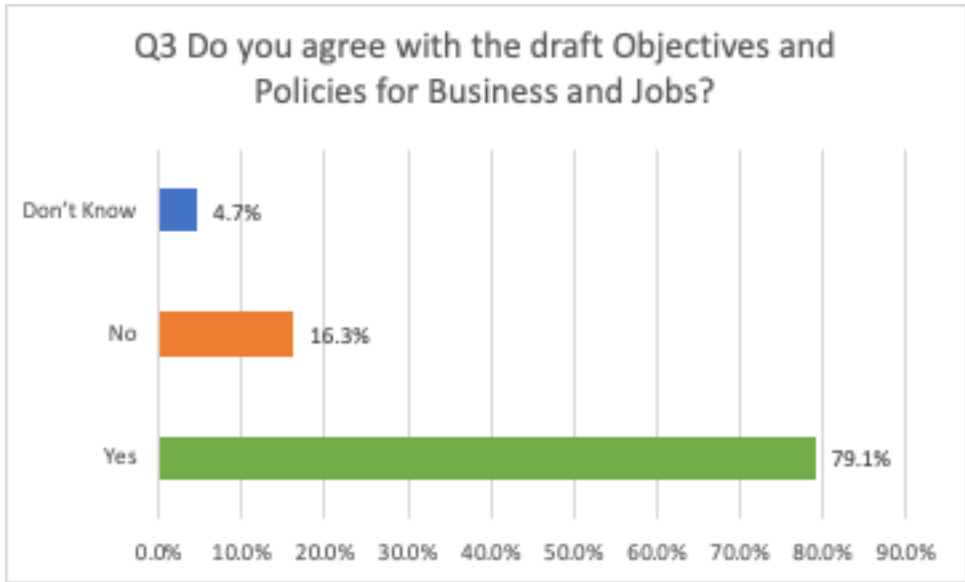
Need more amenities no more houses! Not enough infrastructure to support 305 more houses!!

Whilst provision for homes is required the selected site and developments proposed do not contribute in a positive way nor do they provide what is much needed in the community. Historically this site is of heritage value and proposals are not in keeping with this.

Response: Carn Brea has seen significant house building between 2011 and 2021. The population has risen by 17%, from 7,721 to 9,036. This is the eight highest increase of the 73 MSOAs in Cornwall. Therefore I would suggest a pause in house building is appropriate.

Q3 Do you agree with the draft Objectives and Policies for Business and Jobs?

Yes	79.1%	34
No	16.3%	7
Don't Know	4.7%	2
Total		43



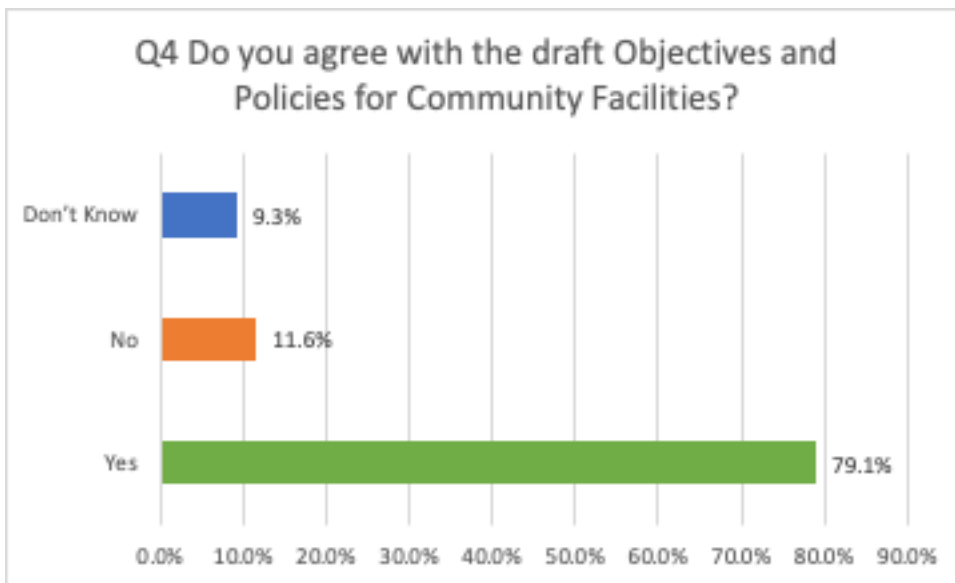
Comments

- Agree - As long as sewerage is sorted out for out-of-town workers who work in the parish
- Agree - Many Buildings may be rehabilitated to use as many sites may be used to create sustainable employment, provided that the challenges of contaminated land can be overcome. ** and local MP must recognise and provide sufficient funding.
- New small business units as well as helping the Main Street in Redruth. Reducing the business rates.
- Agree - yes but do developers consider local public transport routes and opportunities?
- BE 3 & BE4 are key points
- I'm concerned that the current infrastructure is poor. National investment is the only way forward that can improve our communication links either by road, rail, air and high speed broad band
- "Supporting rural diversification help keep farms viable for the future.
- We need new business but they must be located in suitable areas"
- Not providing long term employment
- Not enough jobs
- Not enough office space. We need sustain the homes with work and offices
- Don't think there is enough jobs for anyone at the moment, so more people means more jobs
- More infrastructure i.e. Doctors/Hospitals etc would create more jobs not 305 houses!
- Not at all sure that we need to 'encourage tourism development in our area. Wealth for very few and low paid, seasonal jobs for many
- This proposal only provides jobs in the short term during construction with only setting a service that is already in existence with Barncoose Hospital. The proposal only adds to the strain on services (jobs) that are in place.
- "Response: The statement above referring to 'less than a one hour drive' supports car use. Car-borne tourism runs counter to the aim of sustainability and of reducing congestion!
- Response: Is this feasible?"

Q4 Do you agree with the draft Objectives and Policies for Community Facilities?

Yes	79.1%	34
No	11.6%	5

Don't Know	9.3%	4
Total		43



Agree - Yellow lines won't help from Q7. Improve parking at TCH before a child is run over because of on road parking. Green space opposite or part of the field could be used. Chili Rd / Chariot Rd narrowing is a Hazard - why not 2 x one way

Agree - need to include financial help for independent green space providers. Eg heartlands who need help to continue before it becomes an eyesore.

Agree - Again - sufficient funding is the key. Numbered policies are not enough.

Local Surgery in Four Lanes

Agree - very good but in practical terms difficult to fund allocate priorities. Current austerity will not deliver on promises or objectives

Agree but traffic calming around facilities should not be a reason to lay more speed bumps as the area is surrounded by them and they do little to reduce speed or pollution

Need to build toilets because there are none

No toilets

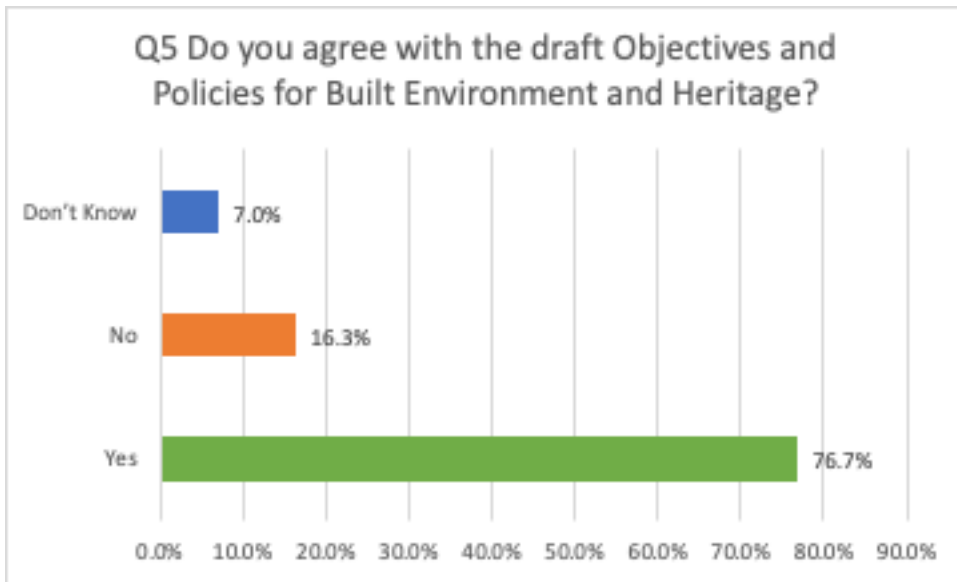
We need way more community hubs/so many in need! Do not shut our food banks we need them bad! EFGI church aid is a must!

Cornwall Aid Centre is a absolute pot of the community and would be an absolute tragedy if house were build on it! Need more green areas not more houses!!

There are significant services being provided now by local charities and groups that will be lost if not given support should this scheme be approved. The provision of community facilities is not a well prepared for aspect of this application

Q5 Do you agree with the draft Objectives and Policies for Built Environment and Heritage?

Yes	76.7%	33
No	16.3%	7
Don't Know	7.0%	3
Total		43



Comments

Important to look after local landscape so it doesn't go to development

Agree - Sewerage concerns and ample parking

Agree - Must have parking for new builds adequate for house size. Not 1 space for 4 bed houses

Agree - provision of affordable housing is vital but so is the establishment of the local necessary infrastructure.

"I agree with the policies as detailed (D1 - D7)

I do not agree with the promotion of the use of Kernewek language (mislabelled as Cornish language) to name developments.

The method implementing dual language signs is not fit for purpose.

I'm aware that this is not the soap box for this particular argument but I would like it recorded that I do not support the implementation of Kernewek signs."

Agree- good and well-intended, objective

Developments should reflect the local heritage and align to existing buildings in terms of heights and stone or render types, whilst allowing for the use of some new materials such as cladding, with perhaps a blended mix on new builds

It is essential that we protect our World Heritage Sites

All Homes should now be energy efficient builder need to do this , the use of derelict building coming back to life is key to the housing problem but they need to be of a high standard .

The heritage would destroyed

Keep heritage No modern homes for outsiders

We need to keep the character of the area

Do not agree with building on heritage sites as its part of Cornwall life history

They are more important for future generations. Not to be built on

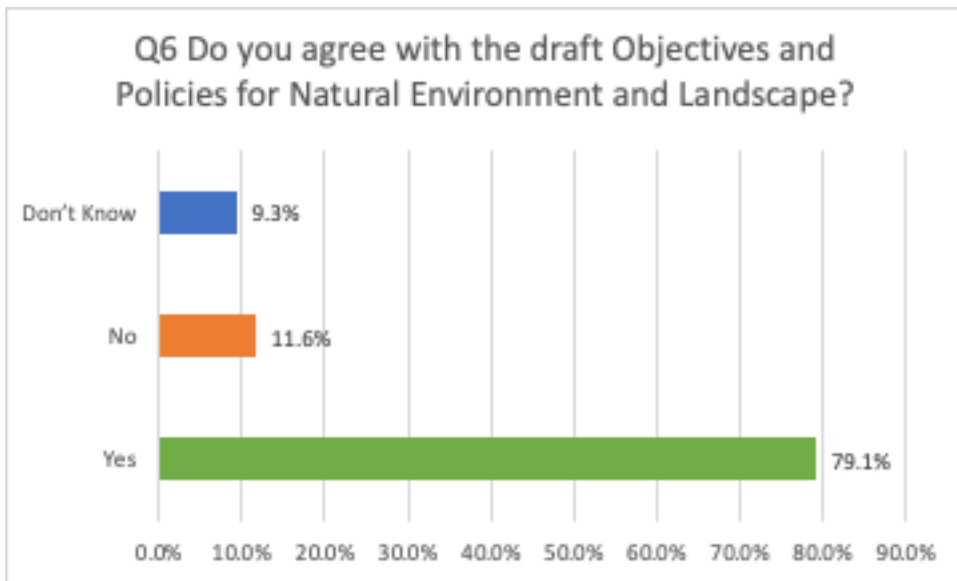
D3 Could and should be expanded to include Carn Brea Village. Equally as historic as other areas, but seemingly left out

Application does not consider or reflect the heritage of the site both locally and broadly as a mining heritage area

Response: The new housing at Heartlands cannot be said to fit with local architecture!

Q6 Do you agree with the draft Objectives and Policies for Natural Environment and Landscape?

Yes	79.1%	34
No	11.6%	5
Don't Know	9.3%	4
Total		43



Comments

only concern is if jobs sustainable

Disagree - New development must include consideration for our overloaded sewerage systems and health facilities
Provision considered for expanding local facilities. i.e. sewerage

Agree - More can be done - particularly on the rural dark sky with improved street lighting. Do commercial buildings really need large levels of external lighting at night? Especially in these energy efficient times.

Part of our natural heritage and good support for our local wildlife

Agree - Environmental issues of present concern- ample sewage capacity and adequate bulk storage of water (major dams & reservoirs) i.e. dry summers no seem to trigger Hose Bans

Retaining the natural environment and maximise use of brownfield sites should be paramount

Area of green space behind Forth-An-Prze is an incredibly important area for local wildlife including some endangered/protected species.

For generations to come we must protect the character of the parish. Cornish hedges should not be destroyed, nor wildlife havens.

To build up concrete jungle

Landscape is import to peoples well-being we need it!

Need more safe spaces for families ie Parks. Not enough for the residents of the area already let alone adding to numbers!

The proposal does not consider the environment nor landscape theme and while the site does need regenerating the proposal will loose all elements of the landscape theme with overdevelopment and loss of community services. The amount of vehicles increased due to this application will significantly impact the environmental affect

"It is unlikely that developments will also improve or enhance green infrastructure. The first - development contradicts the other 'green infrastructure'.

How can development conserve or enhance biodiversity? One is the opposite of the other.

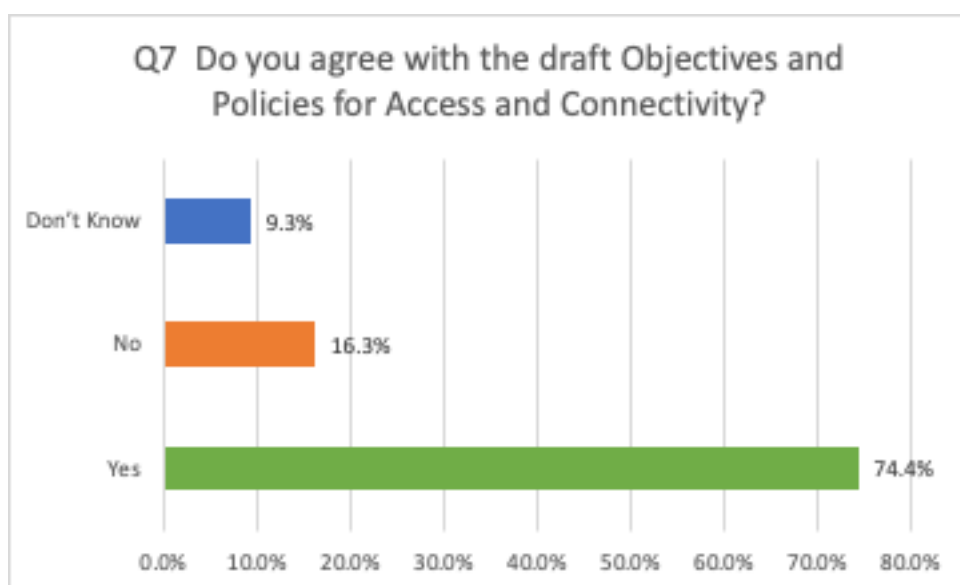
How is 'good arboricultural and amenity value' defined

It is in practice rather difficult to successfully incorporate trees or hedges/hedgerows into a development.

It would be appropriate if measures were taken to reduce the impact of existing lighting ..."

Q7 Do you agree with the draft Objectives and Policies for Access and Connectivity?

Yes	74.4%	32
No	16.3%	7
Don't Know	9.3%	4
Total		43



Comments

No requirement for train station

Agree - Parking concerns and remove traffic slowing measures to keep flow of traffic. Consider peak time only traffic lights

Agree - Keep traffic moving to stop so much pollution. Remove unnecessary traffic lights or make them only for busy times. Eg. On roundabout at bottom of Redruth ByPass near blowing house.

Agree - Broadband is improving but it's ironic that with Cornwall, the leader in developing world-wide telecommunications it's taken this time to get connected. Roads - lets control the HGV training companies using Broad Lane & Moorfield.

Connectivity is the answer to better jobs and bringing bigger companies, moving down to cornwall.

Agree- Very good but walking distance? 2 or more parking spaces per dwelling - this is not being achieved and probably never will

Pathways to link new developments to existing safely is very important and adequate parking should be provided not adding to the existing parking problems

None

Policy RT1 should read "safe" walking distance of Public Transport. Many rural roads around villages not supplied by public transport are extremely dangerous for walkers, cyclists and horses. In order to reach the nearest bus stop we put ourselves at great risk.

The movement of pedestrians is very important and must be considered for both their safety and access to local amenities and the countryside. Off-street parking is essential. Without the development of a good transport network growth is restricted and not attractive to investors. High speed broad band is essential

"RT5, "" or this can be achieved through the provision of new paths to link

with the existing network"". This is too weak. Say rather, ""this will be achieved as part of the development, through the... ""

Extra strain on the buses

Improve bus services

Should be more for natures habitat for wild animals and their homes

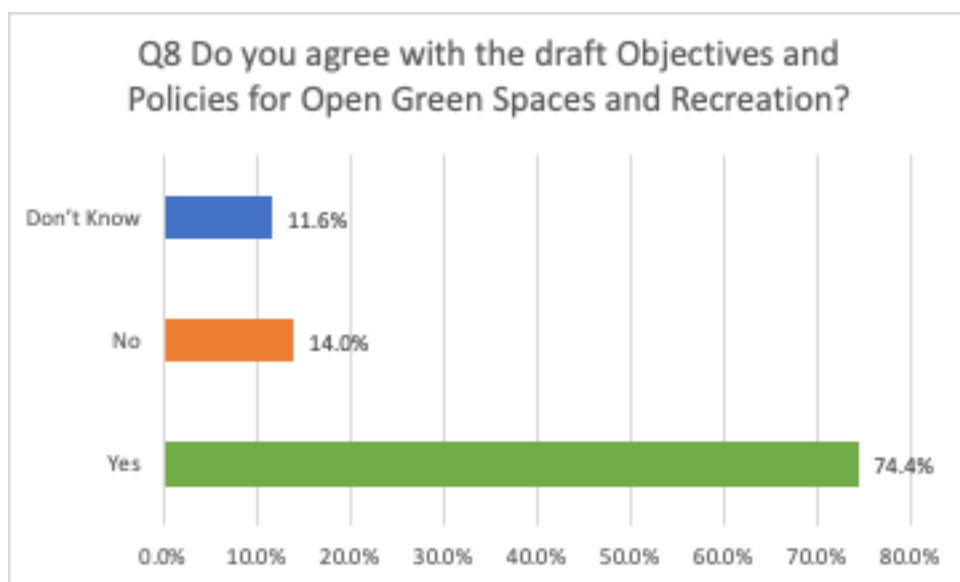
Not enough transport links in the area already as adding to the problem with more house/people!

RT1 - Would insert 'Safe' walking distance of public transport. There are no pavements in Carn Brea Village and you take your life in your hands walking anywhere

There is no possibility that the proposed could suitably provide connectivity for the mass of vehicles and people that would be introduced to the area which is already under strain. Without a much wider scheme to provide bus routes and cycle lanes this proposal falls short of providing good level of connectivity

Q8 Do you agree with the draft Objectives and Policies for Open Green Spaces and Recreation?

Yes	74.4%	32
No	14.0%	6
Don't Know	11.6%	5
Total		43



Comment

I think that as a world heritage site there is a much missed educational opportunity here for something akin to the black county living museum with old Cornish shops streets houses chapels and mines that could really attract tourists and as an educational facility this would develop heartlands and encourage its use

Agree - Support independent green space i.e. Heartlands and the good work they do, more play areas for children.

Agree - Must include play areas for toddlers and small children. Lots of wasted green space that could have a swing / slide.

Agree - Recreation facilities need proper funding. Loans be forthcoming, will Cornwall get its share?

Open spaces must be protected and included within new developments

Policy OG3 Should this not include Community Orchards?

Area of open land behind Forth-An-Praze needs to be protected as it is important for wildlife in the area including protected species

Green open spaces and recreational spaces are vital for both health and leisure activities

We are so lucky to have open area's around us such as Carn Brea it's a wonderful wild life corridor and open space and should be treasured

Too weak. The NDP should promote the acquisition by the parish council or other local community groups of playing fields and green spaces unless there is compelling and overwhelming evidence that this would be detrimental to residents. This is the only way to ensure their long term survival.

Destroying a park where the kids could play in

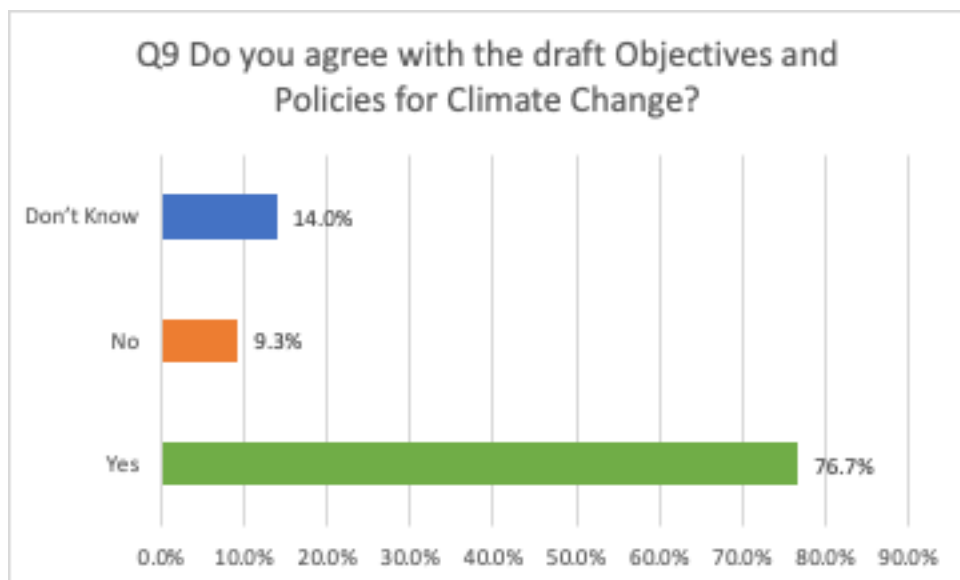
Build at park

Expand the green spaces please

More green areas not houses!

Q9 Do you agree with the draft Objectives and Policies for Climate Change?

Yes	76.7%	33
No	9.3%	4
Don't Know	14.0%	6
Total		43



Comments

Agree - As Q7 TCH Parking is a problem. Dangerous when events on, why not use green space opposite or part of field.

Agree - All new developments, particularly industrial should be required to provide a mix of high installation, solar generation, ground / source heat.

Every thing helps!

Disagree - It will not be possible to achieve 100% sustainable electric supply by 2030

Use of renewables should be encouraged but the impact on the areas of heritage/beauty should be protected

Renewable energy must be sustainable with great emphasis on the storage of electricity which must be environmentally acceptable. Water quality including waste management must be included in all planning applications, plus updating of the existing network. It is important that Cornwall as a whole keeps its foot on the accelerator with respect to Climate Change

Too weak. CC1 should insist on ALL new developments incorporating renewable energy generation. e.g. all new build houses should incorporate solar panels and local battery storage as a basic condition of planning approval.

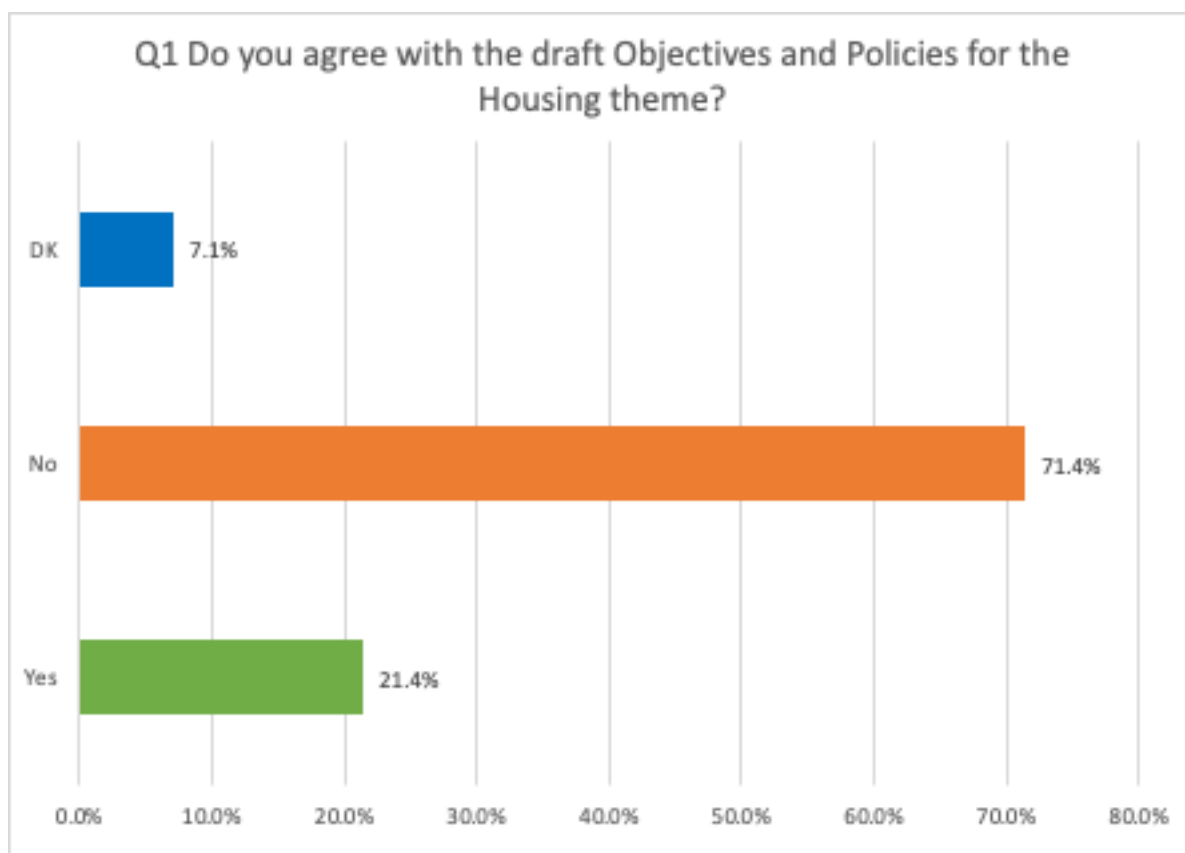
The amount of construction on the site will be a significant impact on the climate which will be long term given the big increase of vehicles

There are too many proposals in the plan which negate the aims of dealing with climate change. Additional development, seeing Pool as 'regional hub, and over-dependence on car travel are inimical to dealing with climate change.

SUMMARY OF RESULTS FROM CARN BREA PARISH NON-RESIDENTS ONLY [Excluding EFGI].

In total 14 replies were from non-residents.

Q1 Do you agree with the draft Objectives and Policies for Housing?



Disagree - CB does not need another 305 homes. There are 305 empty homes empty in the area. Bodmin (though not in area) does not need another 500.

Disagree

Disagree - New business, good paid jobs, schools etc

Disagree - There are too many houses in the area already

Disagree

Disagree - Far to many homes in this area - not enough facilities/schools/services - our hospital! No doubt council will give to other councils

Disagree - not sufficient infrastructure

Agree - Houses needed as long as schools, drs and jobs made available. No more offices, jobs normal people can do who have low GCSE results

Agree - more homes for low payed wages

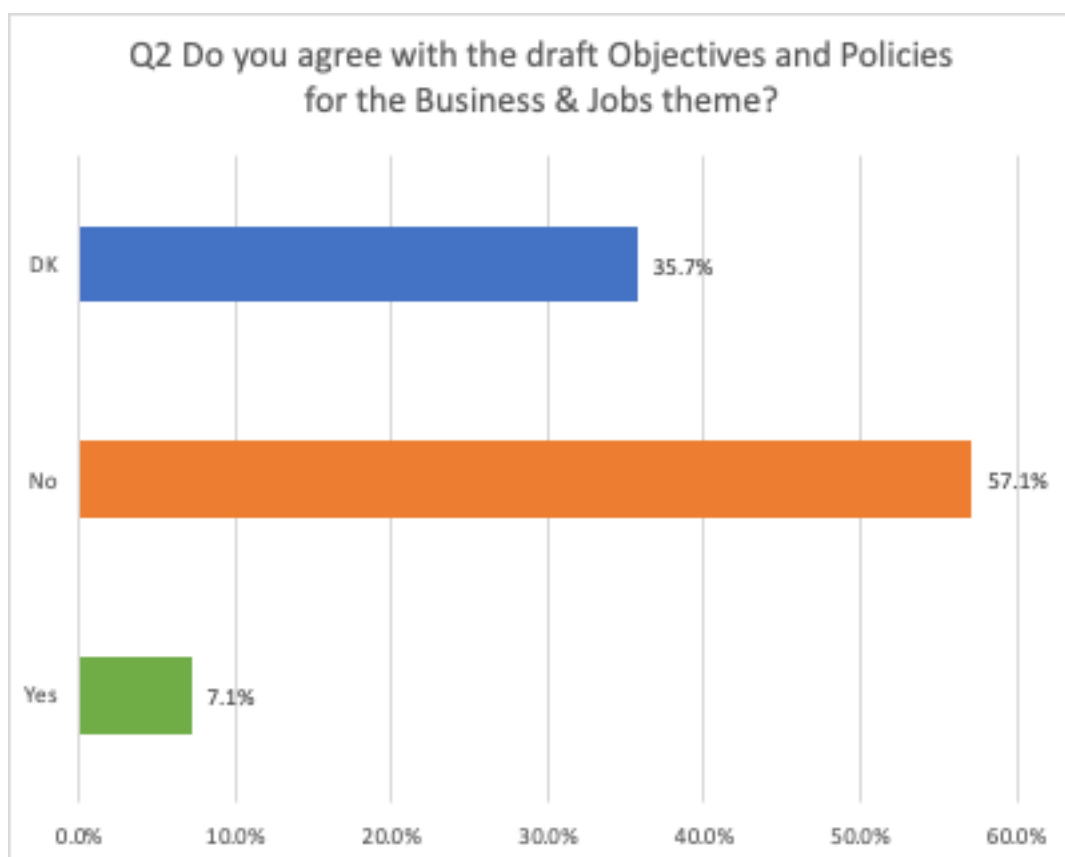
Disagree - we can't even get help with our own problem. As my daughter and myself living in a tent in a garden in all weather because of raw sewage

Disagree

Disagree - What about the roads and sewerage

Agree - We need to get more properties for local people as in your plan I have a brown field site at Dudnace Lane for 9 properties which the council was going to buy back in March 2020 but in Summer of this year never had any money so will go ahead myself - extra sheet provided with comments form

Q2 Do you agree with the draft Objectives and Policies for the Business & Jobs theme?



Agree Again for locals

Disagree - No good jobs, think off OAP

Disagree - There isn't any room for more business or jobs

Disagree - Community areas required!

Disagree - Not enough jobs as it is. Can't see how this will improve things (once building have finished)

Don't know - not explained here in papers I had

Don't know

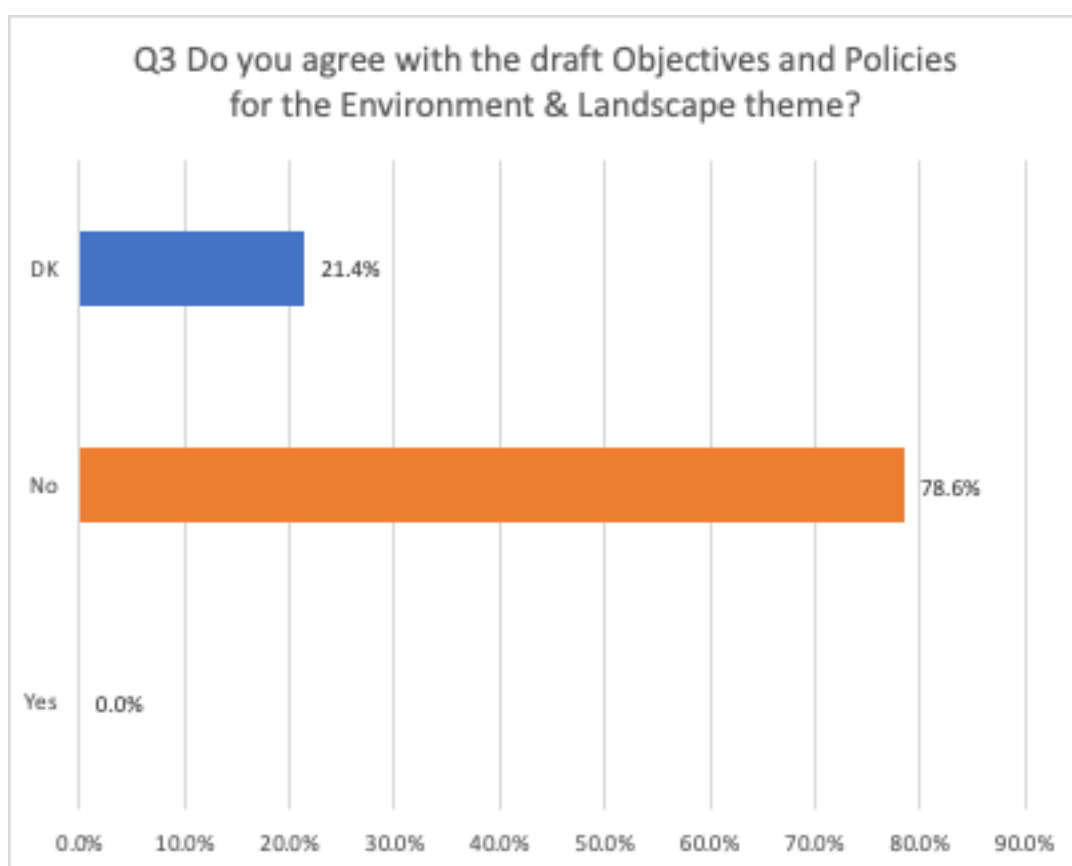
Disagree - There no job here at the moment kids and adults using drugs and drinking and causing a riot, police got no control and got there hands full

Disagree

Disagree - There are no jobs paying living wages now. There is a need for more shops & cafes

Disagree - There are plus and minus for both sides but have any of you got the money to do these things, at the meeting you said you have not?

Q3 Do you agree with the draft Objectives and Policies for the Environment & Landscape theme?



Disagree - I have suggested that Pool has 3 NEW enginehouses (new development) each 4 stories high. Caretaker lives inground floor, 1,2,3,4 as apartments. Chimney to house lifts to all floors, metal fire escapes as seen on american films out to the back. Basement on ground floor to hold storage rooms for bijes and bins/surfboards. Any other country would buid up (as seen in Qatar world football) Building upwards is more heat efficient and economical per Sq mtr. Think outside the box not just take land that could be put to better use.

Disagree

Disagree

Disagree - No footpaths or places to walk in and spoiling of landscape

Don't know - In the plan that would bring young families to the area

Disagree - Heritage sites should be kept for the community not more housing

Disagree - The area is already as should be

Don't know - not fully explained in papers I had

Disagree

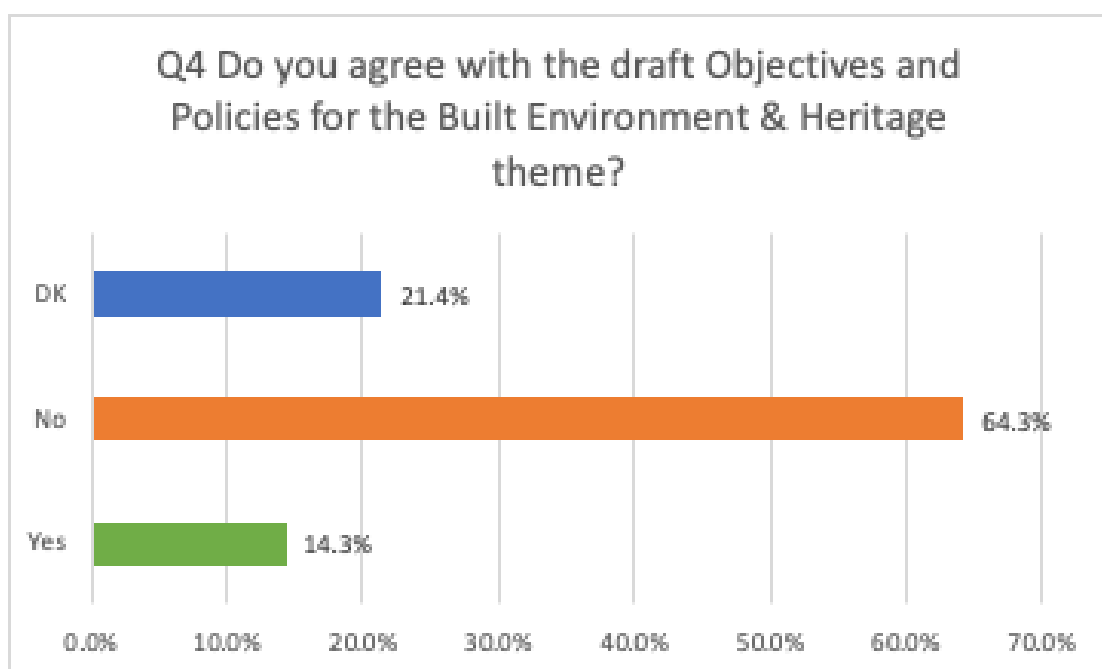
Disagree - No office space at moment not on the shops at moment the shops we've got are closed down or closing down and made into charity shops

Disagree - visitors to the area would not find this enjoyable

Disagree - Not enough footpaths that can be used. Wildlife needs natural areas, nothing for older people

Disagree - This also needs to be worked on but again is it down to money? Not got any?

Q4 Do you agree with the draft Objectives and Policies for the Built Environment & Heritage theme?



Disagree- Every supermarket has a large carpark area. This could have a solar farm on stilts above the car park as well as on the roof. (see British Antarctic Survey, Cambridge where it has been done)

Disagree

Disagree - Keep heritage sites, important for next generations

Disagree - I don't want it modern should be left alone

History of area should be kept for future generations

Disagree - Not enough spaces for all age groups more playground space required

Disagree - Local heritage destroyed

Don't know - not fully explained in papers I had

Agree - A lot of history around yes for young and old

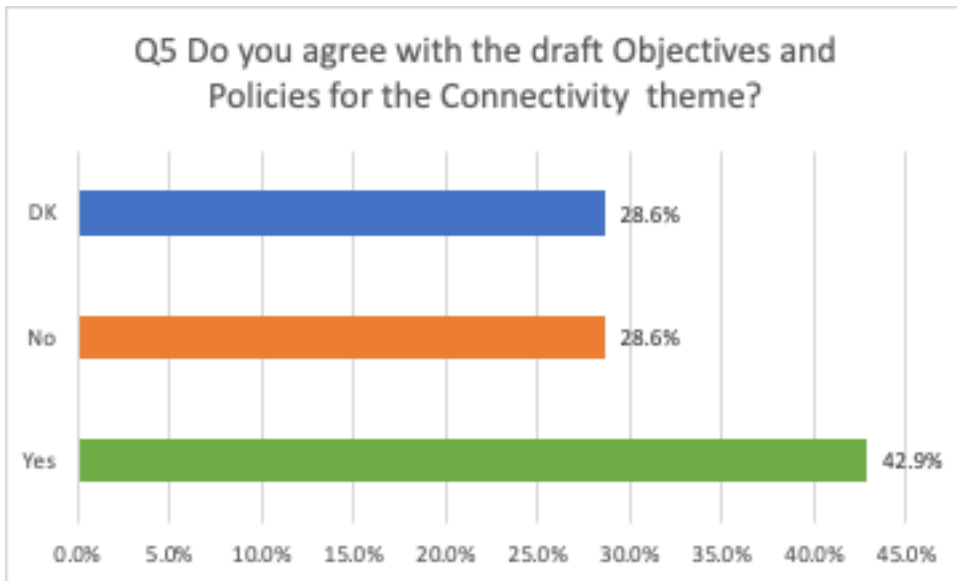
Disagree - You're ruining the view and wild life we are losing our bugs at moment and birds

Disagree - The history of the area should be kept

No modern should be kept the same

Agree - I think it good idea?

Q5 Do you agree with the draft Objectives and Policies for the Connectivity theme?



Agree

Keep heritage sites

Agree - we need more trains and buses to get about

Agree - Please put train station in as I travel by public transport and find the buses unreliable

Disagree - keep the area for the local community!

Disagree - Extra strain on public transport

Don't know - not fully explained in papers I had

Don't know - very import

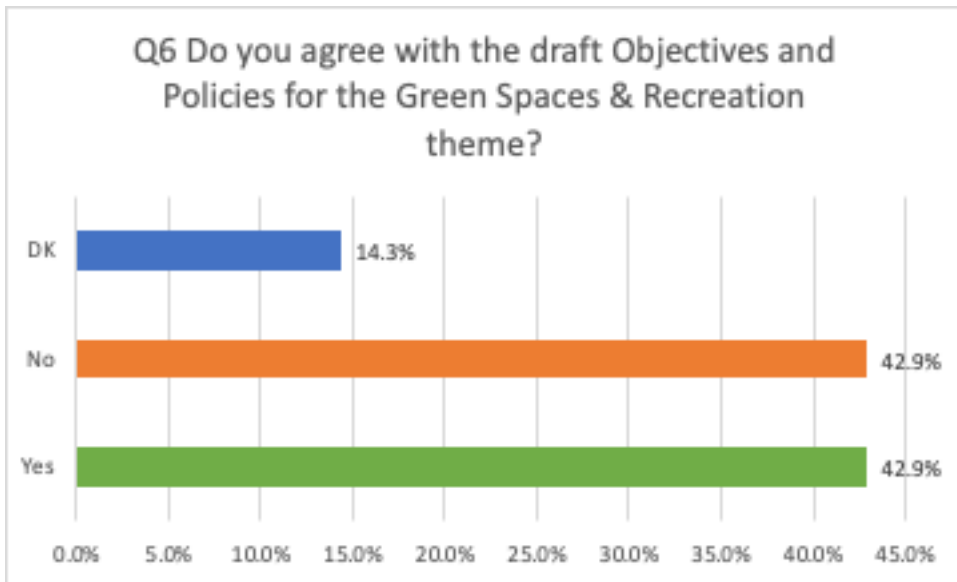
Disagree - There is no place for kids and young adults to go. Like choices closed down 2-3 years ago so disabled adults got no were to go and get a safe place

Agree - Please put train station in place, as this would be a wonderful asset to the area

Agree - Yes not enough cycle & mobility lanes good idea to open Carn Brea station, need more buses then less cars

Disagree - I think the needs to be worked on?

Q6 Do you agree with the draft Objectives and Policies for the Green Spaces & Recreation theme?



Disagree - To keep footpaths open encourages 'The Ramblers Society' to take secateurs with them. To improve the hedges and traditional stone walls contact - 'Cornwall Wildlife Trust' who have volunteers who would love to do this.

Green space is a must for future preservation

More bus routes and railway, less cars on road

Disagree - More parks and playing areas for children and more seating areas for picnics and spaces for visitors

Agree - If a large enough budget for childrens play equipment and a area for older people to sit, talk and meet

Agree - Yes, but for existing locals - not enough already

Disagree - They are destroying what could a wonderful part

Don't know - not fully explained in papers I had

They don't need one a park needed, better road

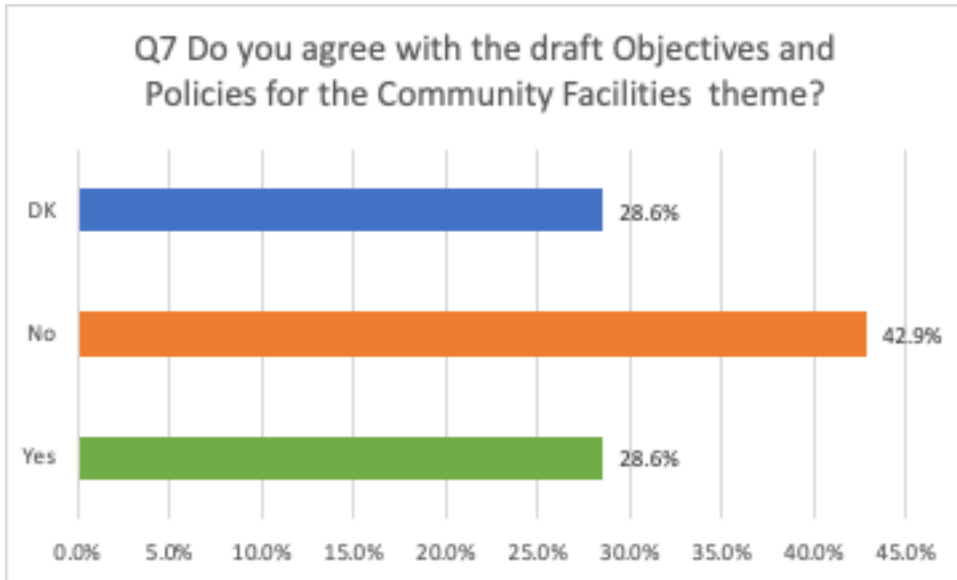
Disagree - vulnerable people and pensioners are not safe. We been broken into and attacked several times and nothing has been done about it. We've even been STABBED whilst in BED in the pandemic as the man was on drugs - he got away

Disagree- The parks in the area are not kept well, no proper seating for the elderly

Disagree - More trees for the birds etc. Not enough seats for OAPs. A bandstand & space for families would be good

Agree - Good we need green spaces and recreation, but will it be done as no money

Q7 Do you agree with the draft Objectives and Policies for the Community Facilities theme?



More facilities are needed to help alongside the existing

Disagree - Green spaces where OAP's, Groups and families can take part in

Disagree - we need more public toilets in the community as there isn't any open right now

Disagree - Certainly not. Do not put them all into one community centres in the area are working and do not need to be removed.

Agree - The area is relies heavily on local playgroups and safe spaces for elderly we can not loose these

Disagree - Already not enough so would only add to the problem

Don't know - not fully explained in papers I had

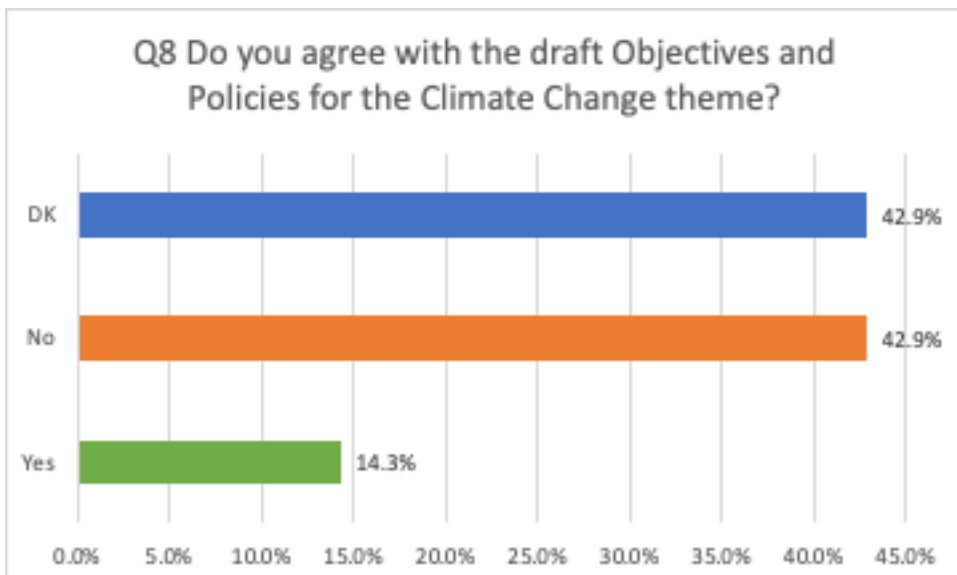
Yes the hospital open 24hrs

Disagree - No choices man got away with it as he said he didn't know any different/drugs and drinks etc. was to blame and young adults and kids climbing on the roof or choices we've got photos of it and reported it.

Disagree - No the communtiy facilities in the area are working well, these need to be increased and appreciated for all they do

Agree - same as 6

Q8 Do you agree with the draft Objectives and Policies for the Climate Change theme?



Disagree

Bigger facilities for all Climate change area age thing

Don't know

Don't know

Agree

Don't know

Disagree - no such thing as climate change - just a money making racket

no

Disagree - windfarms no good its and eye sore. No place for people to feel safe to move about with mobility scooters and stones on path like at heartland no picnic

Disagree

Disagree - I don't think anyone knows exactly where the climate change will end.

15 Comments from outside the Parish appear to be from members of the Emmanuel Free Gospel International Church.

From an overall perspective, those responding who indicated a link with EFGI emphasised that the EFGI/Aid Centre was a vital community resource that ought to be retained because of the range of much needed services it provides for the wiser area. There appears to be concern that the NDP presents a threat the EFGI/Aid Centre, perceived by some as direct intention built into the Plan, and by others more generally in that the Plan expresses general support for additional community facilities across the Parish in the NDP policies may undermine existing services. Opposition is expressed by many to most objectives and policies on the bass that any growth will be detrimental to already inadequate services and infrastructure, notwithstanding that many of the policies seek to address existing problems. Some more supportive comments are made about heritage, landscape and transport policies.

APPENDIX 6: 'DROP-IN' EXHIBITION

CARN BREA PARISH NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION DRAFT

Community Consultation Autumn 2022

Drop-in Session

This display summarises the content of the Draft Neighbourhood Development Plan.

Please look at the display and if you have any queries, please ask a member of the Neighbourhood Development Plan Team.

Then please fill in a comments form, or take one away with a leaflet and complete it later.

You can also complete it online at www.carnbreaparishcouncil.gov.uk



WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

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

It can cover the way that land is used for housing, business, shops and leisure. It can also protect green spaces and heritage, and influence the design of new buildings.

We don't have a completely free hand: The Plan must comply with national policies, the Cornwall Local Plan, the Minerals Safeguarding Development Document, and must follow a formal procedure to be adopted.

HOW WAS THE NEIGHBOURHOOD PLAN CREATED?

In 2017 a local community team [the Steering Group] was set up to draw up the Neighbourhood Plan. It collected and analysed evidence, including the results from major surveys of local opinion taken between 2017 and 2021. Based on this, the Steering Group have now written the Consultation Draft of the Carn Brea Parish Neighbourhood Development Plan.



THE PLAN WILL PROVIDE A FRAMEWORK FOR PLANNING POLICY IN THE PARISH UNTIL 2030.

It aims to:

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

The Carn Brea Parish Neighbourhood Development Plan will become part of the planning policy framework used by Cornwall Council to decide planning applications, so that they better reflect local people's views and aspirations.

This CONSULTATION is your chance to shape the final document.

**YOUR PARISH
YOUR PLAN
YOUR SAY!**



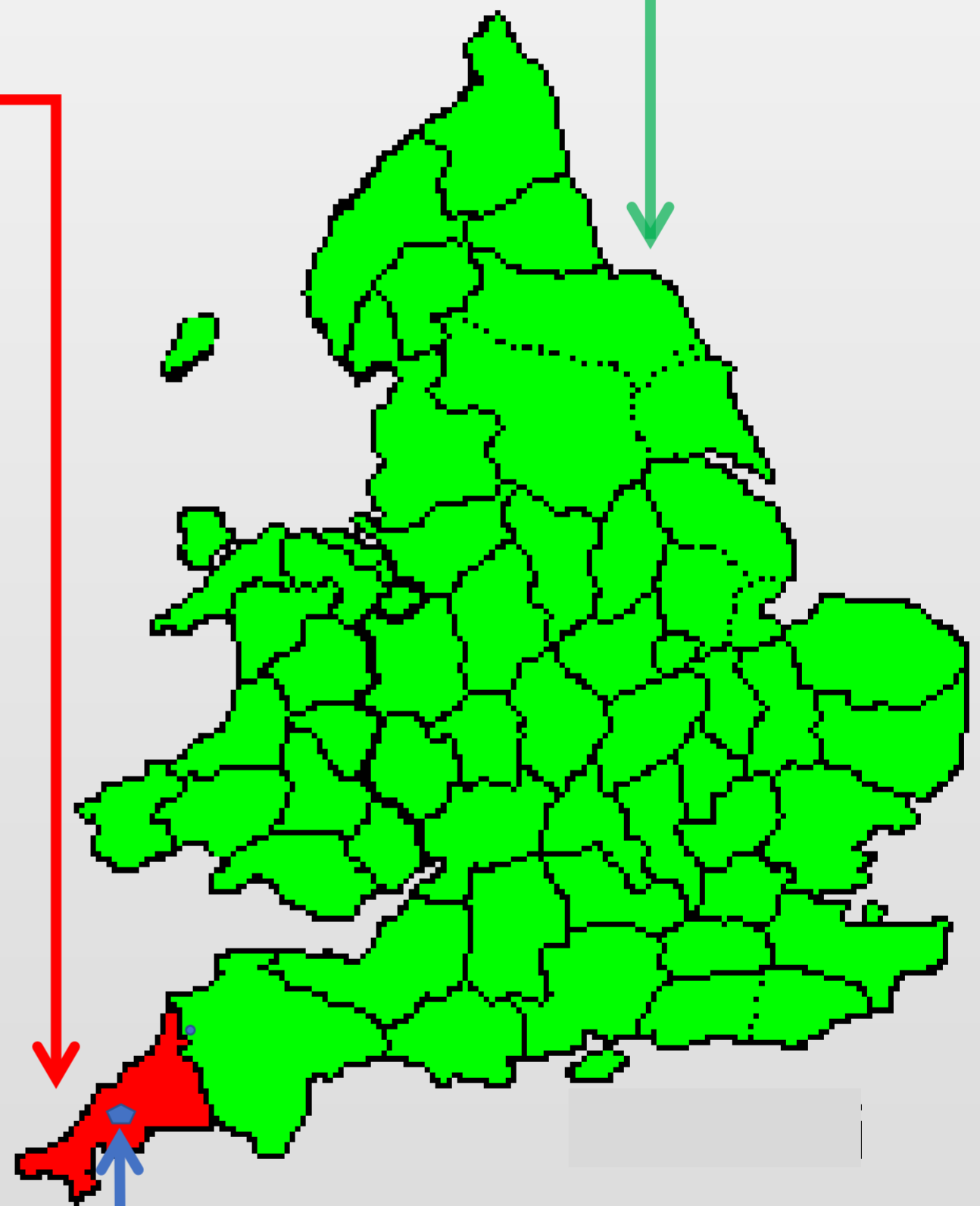
HOW OUR NEIGHBOURHOOD PLAN WILL FIT INTO THE PLANNING SYSTEM.

NATIONAL PLANNING POLICY FRAMEWORK

The Government's planning policy for England is set out in the **National Planning Policy Framework (NPPF)**. This aims to strike the right balance between sustainability and growth to ensure that development makes a positive contribution to our lives but also leaves a lasting legacy for our children.

CORNWALL LOCAL PLAN

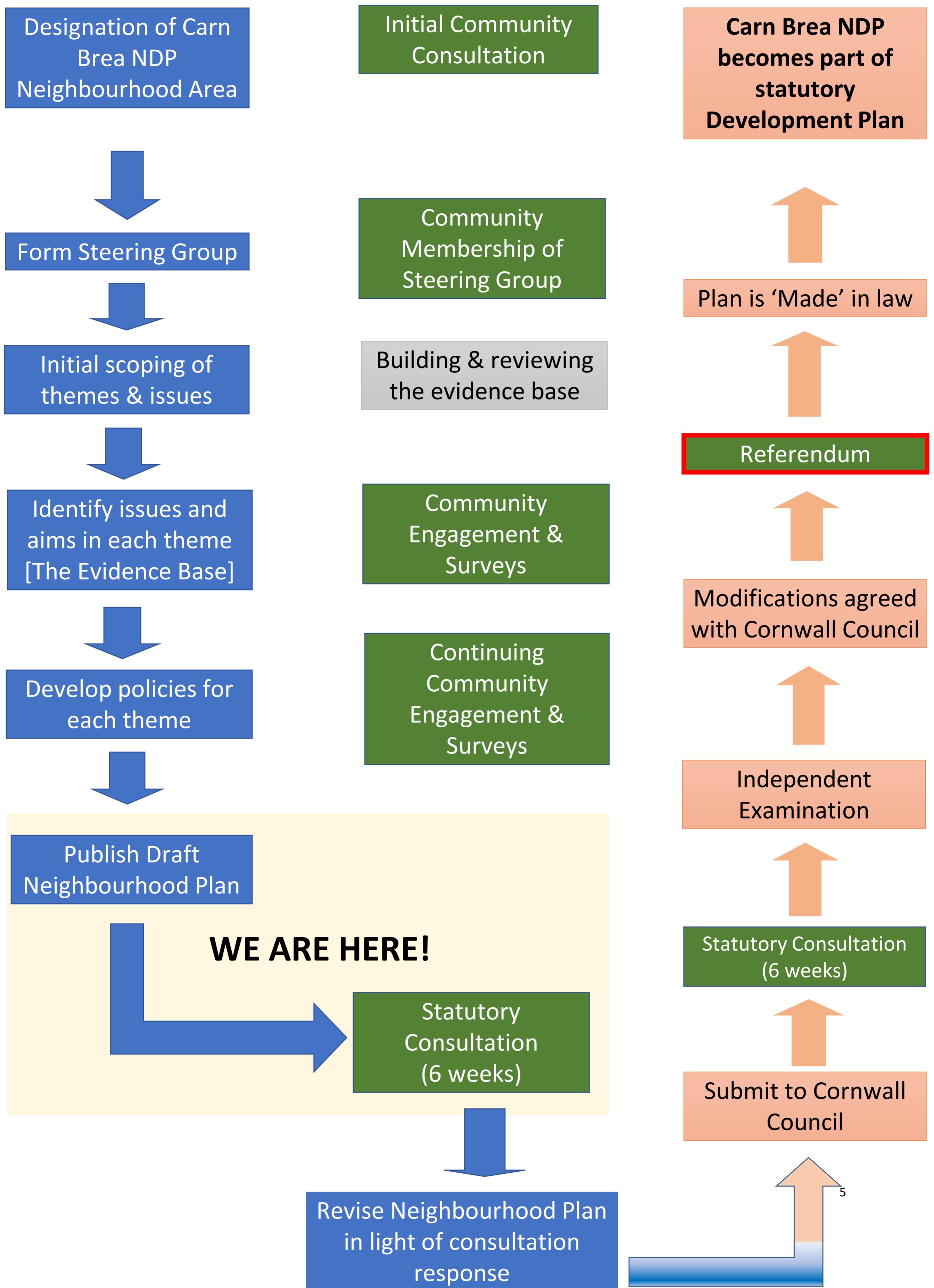
Cornwall Council holds responsibility for setting planning policy in the **Cornwall Local Plan** and deciding most local applications. The county-wide planning policy for 2010 - 2030 is set out in the 'Local Plan'.



Carn Brea PARISH NEIGHBOURHOOD PLAN

The **Carn Brea Parish Neighbourhood Development Plan** is being led by the **Parish Council** and will enable local residents and businesses to have a greater say in the planning and development of the area to 2030. Cornwall Council must, by law, take it into account when making planning decisions.

THE STEPS WE NEED TO TAKE...



WHAT YOU TOLD US THE PLAN SHOULD DO...

- Make sure any new housing is in a mix of open market, rental and shared ownership housing that meets local needs, favouring the development of 'brownfield land'.
- Support growth of the local economy.
- Set 'development boundaries' for Four Lanes and West Tolgus.
- Protect the landscape, countryside, and open/green spaces avoiding over-development.
- Protect and improve wildlife corridors, enhance biodiversity, support tree planting.
- Make sure new development is in-keeping with existing local architectural character.
- Protect and enhance local heritage and historic sites.
- Allow for better public transport and help tackle traffic and parking conflict.
- Protect and support local facilities and services - improve the amount and quality of recreation spaces.
- Help tackle the causes and impacts of climate change

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.
- ✓ Commissioned a detailed Design Guide from urban designers.
- ✓ From this information we developed a Vision and Objectives for future planning in the Parish, and then wrote draft planning policies to guide new development. .



THE VISION FOR Carn Brea PARISH TO 2030 AND BEYOND

- ✓ To protect the unique character and environment of Carn Brea Parish.
- ✓ To celebrate the history and culture of Carn Brea Parish.
- ✓ To enhance biodiversity, habitats and opportunities to tackle climate change.
- ✓ To serve the needs of the local community.
- ✓ To connect rural communities together.

WHAT DOES THE PLAN INCLUDE?

Based on the community feedback and evidence assessment, the Steering Group have prepared a comprehensive set of Planning Objectives and Policies that cover many aspects of life in Carn Brea Parish. Over the next set of boards there is a summary of the objectives and the proposed Planning Policies that will try to deal with the issues raised.



OBJECTIVE 1: HOUSING

- Ensure that new residential development meets the local need.
- Protect the existing housing stock and its availability to local people.
- Protect the rural landscape from inappropriate development.
- Ensure development is in line with local character.

The Plan estimates that about 305 more homes will be needed to meet housing needs.

Policy H1 - sets 'Development Boundaries' around the villages and Pool, to enable controlled growth through infill, 'brownfield land' and 'rural exception' affordable housing sites, whilst protecting the surrounding countryside.

Also sets the guidelines for density, layout, parking, etc. for development inside the 'Development Boundaries'.

Policy H2 - sets the housing mix. It calls for 85% of rented homes to be 1 & 2 bedroom socially rented homes, and encourages more family homes, homes suitable for home working, special needs housing, and self-build sites.

It also calls for all 'First Homes' provision to have a discount of 50% of market value in perpetuity.

Policy H3 - sets some additional guidelines for 'rural exception' affordable housing allowed by the Cornwall Local Plan, including a cumulative total of 100 homes, and restricts self-build to local people.

Policy H4 - supports affordable housing schemes led by community groups and land trusts.

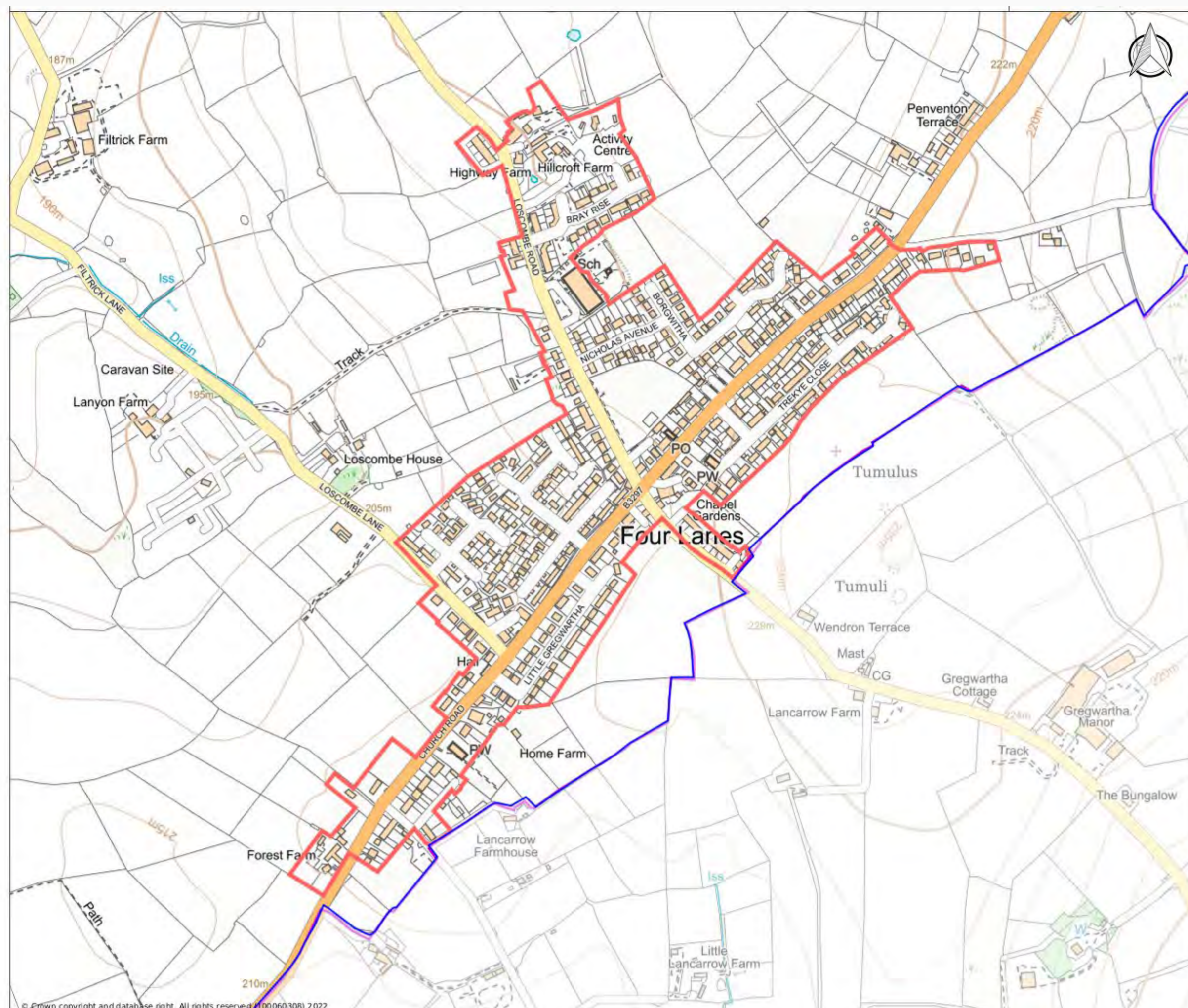
Policy H5 - sets guidelines for infill in hamlets, to ensure it is sensibly located and well designed.

Policy H6 - protects the Parish's existing housing stock from loss.

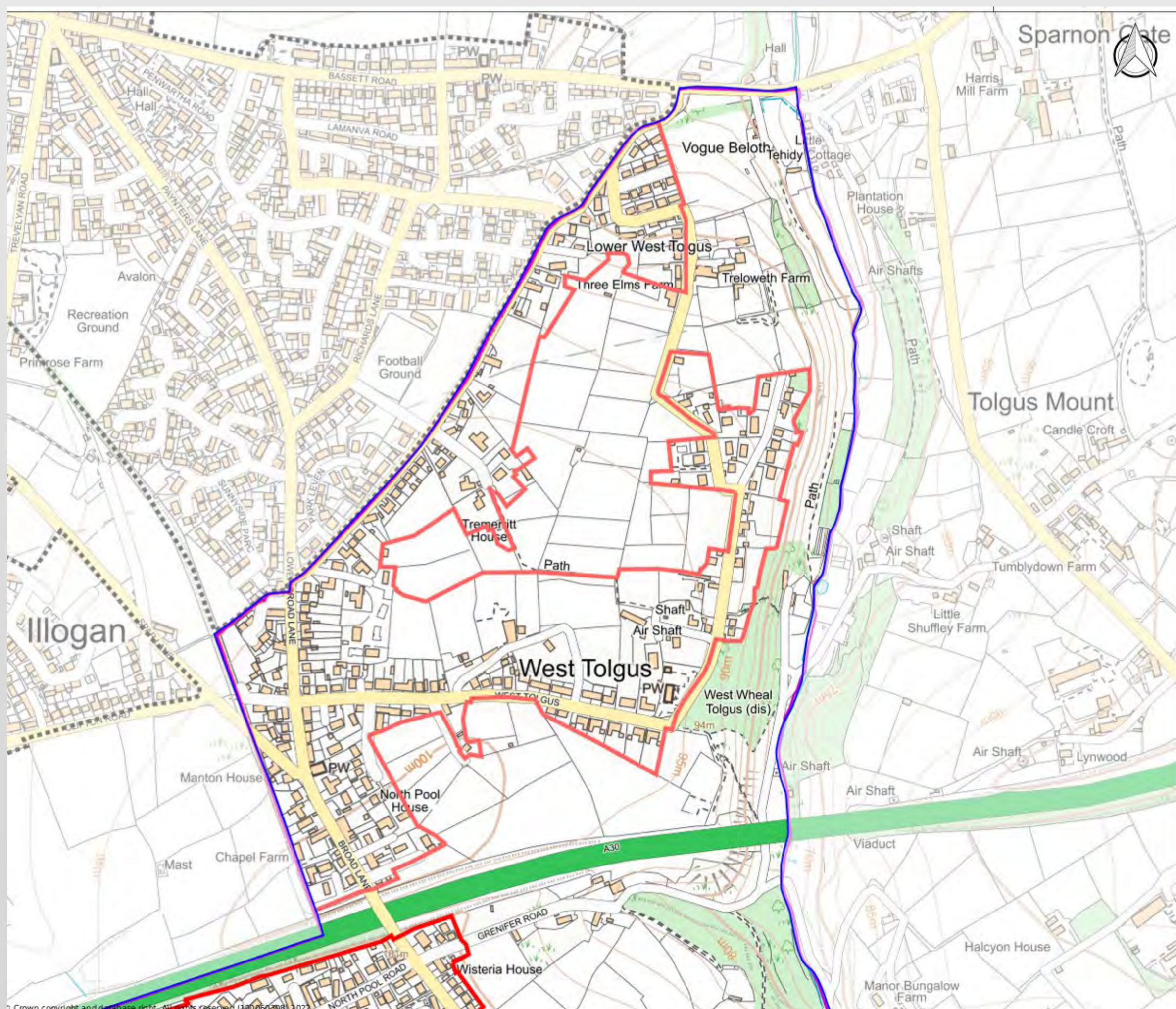
SEE THE DEVELOPMENT BOUNDARIES ON THE MAPS OPPOSITE

Zoomable maps are available on the NDP website

**Four Lanes -
Proposed
Development
Boundary**



**West Tolgus -
Proposed
Development
Boundary**



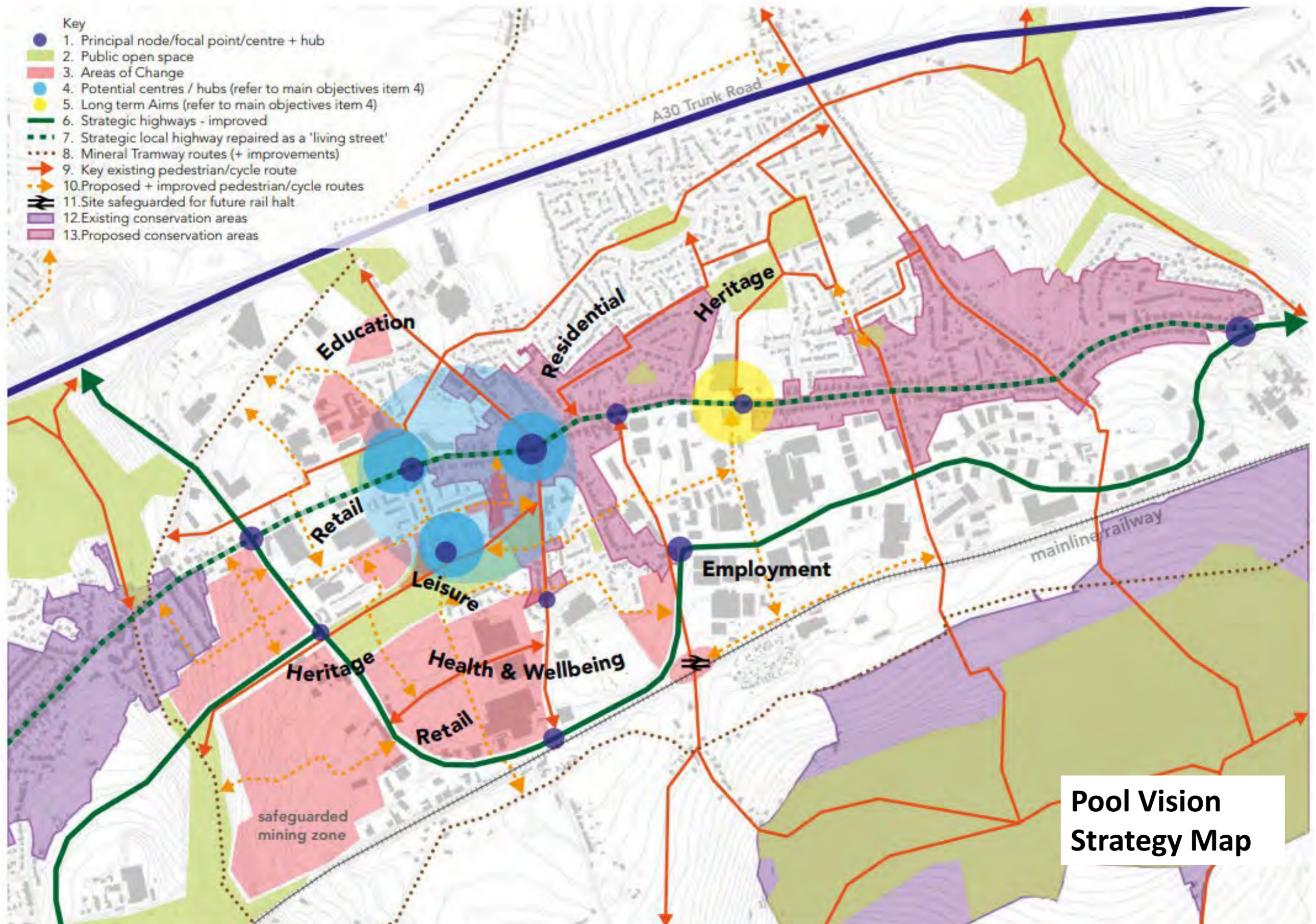
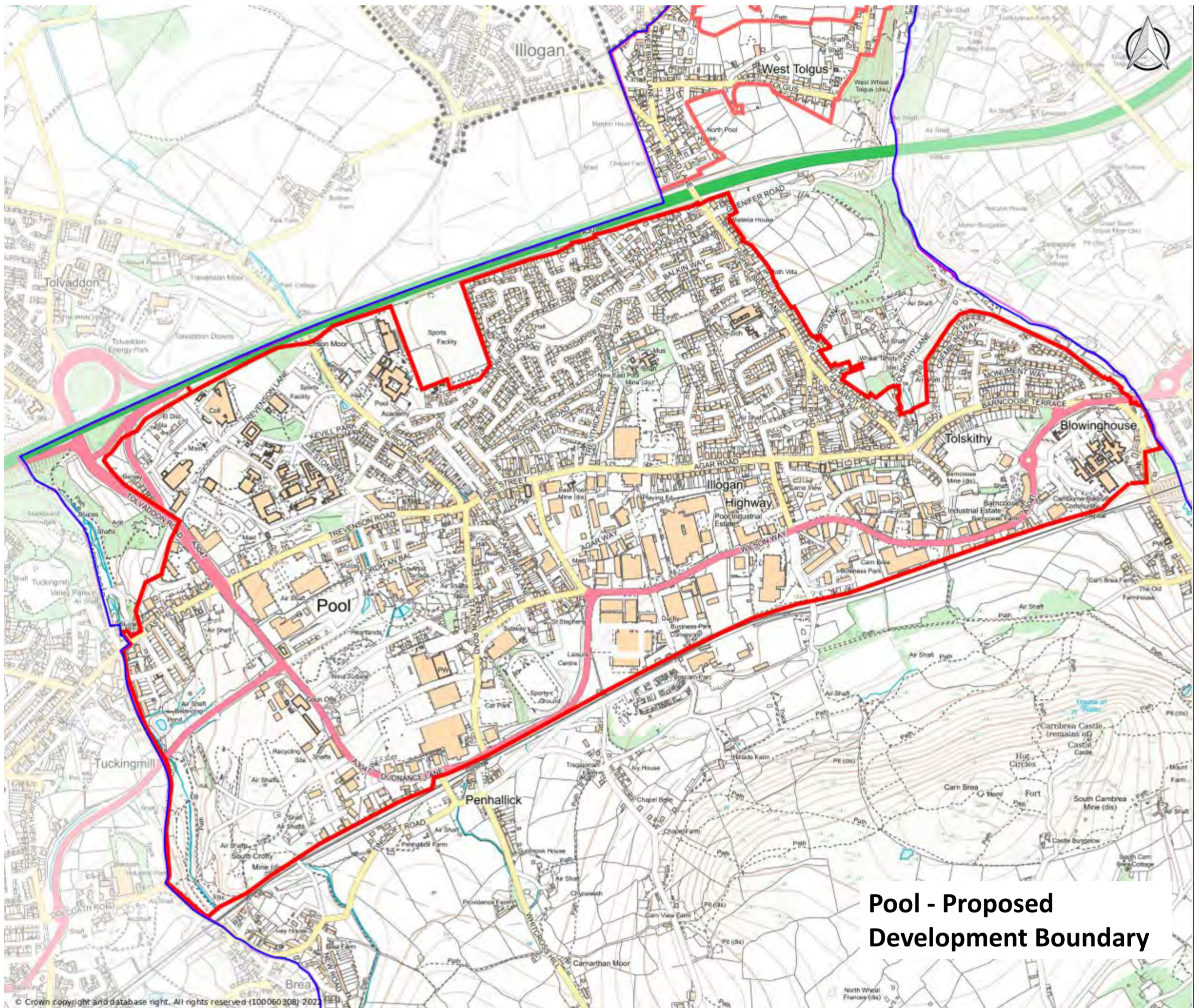


Figure 3: Pool Vision Concept diagram

OBJECTIVE 2: BUSINESS & JOBS

- ❑ Support, strengthen and help diversify local businesses, particularly where it
 - aligns with the aims of the Cornwall Strategic Economic Plan
 - delivers higher value jobs, and
 - supports the aims of the Pool Vision.
- ❑ Support opportunities for local people to access local employment.

Policy BE1 - safeguards existing employment sites from loss and encourages their enhancement.

Policy BE2 - sets guidelines for new business developments to ensure they:

- are well located and designed,
- do not harm heritage assets or create traffic hazards, and
- support regeneration.

Policy BE3 - sets guidelines for the use of homes for business or home working, to ensure that they don't cause unacceptable noise, fumes, road safety, parking and other problems.

Policy BE4 - supports rural business diversification providing it is:

- of a sensible scale,
- environmentally sound, and
- does not harm farm and land management.

Policy BE5 - encourages tourism development based on the peace and tranquility of the area, it's important industrial heritage and distinctive settlements, providing it respects the environment.

Policy BE6 - supports and encourages well designed advance roadside signs for businesses.



OBJECTIVE 3: NATURAL ENVIRONMENT & LANDSCAPE

- ❑ Protect and enhance the landscape character and setting for the Parish, including locally cherished areas and characteristic views and vistas within and across the Parish.
- ❑ Protect and enhance wildlife corridors, reduce the environmental impact of development, and increase local biodiversity through sustainable design.
- ❑ Conserve and increase Cornish hedge and tree coverage.
- ❑ Conserve and enhance the rural dark sky.

Policy NE2 - sets criteria to help design and landscape new development so that it fits in well with the local landscape.

Policy NE2 - asks development to take account of, preserve and enhance the key viewpoints or vistas from, across and within the Parish's settlements.

Policy NE3 - sets an Area of Local Landscape Value to maintain the visual separation of the existing settlements, and the openness and landscape character of the land, along the Tolskithy valley and at West Tolgus.

Policy NE4 - identifies a 'Green Infrastructure Network' for the Parish and requires that new development doesn't harm it and if possible, adds to it.

Policy NE5 - protects existing habitat and biodiversity and requires that new development includes a 'Biodiversity Gain Plan' to enhance the existing situation.

Policy NE6 - protects trees, Cornish Hedges and hedgerows in development.

Policy NE7 - encourages new development to avoid lighting that will harm the enjoyment of the dark rural night sky.



OBJECTIVE 4: BUILT ENVIRONMENT & HERITAGE

- ❑ Celebrate, maintain and enhance the architectural and historic character of the Parish so that it continues to make a significant contribution to the World Heritage Site.
- ❑ Encourage new development to match or complement the distinctive character of the area and ensure that regeneration is of the highest quality in line with the Pool Vision.
- ❑ Support development proposals which aim to meet a high level of sustainable design and construction to help tackle the causes and impacts of climate change.
- ❑ Encourage buildings which are disused to be brought back into use, retaining traditional features.
- ❑ Promote the use of the Cornish language in the naming of developments.

- **Policy D1** - supports development which fits in with the World Heritage Site.
- **Policy D2** - ensures that new development fits in with the local historic context and existing character and helps to reverse previous poor design.
- **Policy D3** - gives more precise design criteria for the historic core areas of Pool, Illogan Highway, Brea Village, Carnkie and Four Lanes / Pencoys.
- **Policy D4** - requires that new development;
 - accords with the Cornwall and Carn Brea Design Guides,
 - fits in the landscape, and
 - helps to prevent crime, anti-social behaviour and disorder
- **Policy D5** - encourages high quality architectural and urban design in regeneration at Pool.
- **Policy D6** - supports development which aims to meet a high level of sustainable design and construction optimised for energy efficiency.
- **Policy D7** - encourages reconstruction or conversion of abandoned buildings to provide new dwellings and facilities.

OBJECTIVE 5: ACCESS & CONNECTIVITY

- ❑ Ensure that new housing or business development is sustainably located and connected to appropriate supporting services and facilities through public transport, safe walking and cycling routes, and adequate roads.
- ❑ Encourage all new developments to include off road parking appropriate to their size and function so that they do not adversely affect traffic and parking in the local area.
- ❑ Avoid new development which might aggravate the existing traffic/transport difficulties in the wider road network in terms of delays, safety or harm to air quality.
- ❑ Ensure new roads are built to Cornwall Council and Manual for Streets standard.
- ❑ Support the extension and enhancement of bus services and the opening of a local railway station.
- ❑ Encourage development which provides for connection of highspeed broadband and improved digital communication.
- ❑ Protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways to transport hubs, play areas and key community infrastructure.

Policy RT1 - requires new residential development to:

- be in walking distance of public transport,
- have two or more parking spaces per home,
- and if for more than 4 dwellings, include a speed reducing layout and a pedestrian priority layout.

Policy RT2 - requires replacement parking where a garage conversion to habitable rooms requires planning permission.

Policy RT3 - supports future potential for new bus and rail links.

Policy RT4 – asks for development to include highspeed broadband and for new telephone towers to be well sited.

Policy RT5 - aims to ensure that footpaths and public rights of way are protected and new development has well designed pedestrian access.

OBJECTIVE 6: OPEN GREEN SPACES AND RECREATION

- Protect and support the enhancement of local green spaces, key recreation spaces, and sports pitches.
- Support development which would increase accessibility to green spaces e.g. footpaths, car parking.
- Support development of a cemetery where it catered for green burials.
- Support the development of allotments in the community.

- Policy OG1** - identifies and protects local green spaces that are not otherwise protected.
- Policy OG2** - identifies and protects the existing key recreation sites and sports pitches. It also sets standards for developer contributions to additional sites, and encourages the provision of additional play space for children and teenagers.
- Policy OG3** - supports proposals for new allotments.

OBJECTIVE 7 COMMUNITY FACILITIES

- Ensure that development of services and facilities takes place in a timely manner alongside any future development.
- Protect and support the enhancement of high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.
- Support the provision of buildings and social spaces to meet the needs of teenagers and young adults.
- Support more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts and pollution, particularly around school entrances where possible.

- Policy CF1** - requires new development to contribute to community facilities and infrastructure.
- Policy CF2** - safeguards and encourages the enhancement of existing community facilities.
- Policy CF3** - encourages provision of new facilities for young people.
- Policy CF4** - sets criteria for new or expansion of existing schools, pre-schools and nurseries.

OBJECTIVE 8 CLIMATE CHANGE

- Support local actions to tackle the causes and effects of climate change.
- encourage new development to incorporate on site provision of renewable energy, energy storage, low energy and low carbon technologies.
- Encourage opportunities for community energy.
- Encourage new development, to help reduce current rainfall runoff rates in accordance with the CPIR Surface Water Management Plan.

Policy CC1 - supports renewable energy generation that contributes to 100% renewable electricity supply by 2030.

Policy CC2 - sets guidelines for the location of energy storage batteries to ensure they are environmentally acceptable.

Policy CC3 - gives guidance on development so that it reduces rainfall runoff and protects water quality.



WHAT DO YOU THINK?

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

**The formal consultation for residents is open until the
9th December 2022**

**Please submit your comments by using the forms below and popping them in the box or take it away and post it to the
Parish Council.**

Please send us your comments through the 'GoCollaborate' portal you can find at www.carnbreaparishcouncil.gov.uk (select Neighbourhood Plan from the top menu).

It will save time and money to do it online!

WHAT HAPPENS NEXT?

After the consultation period, Parish Council will review the draft 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.

Find out more...

If you want more information, please speak to a member of the Neighbourhood Plan Steering Group present here today, or send us your comments through the 'GoCollaborate' portal you can find at www.carnbreaparishcouncil.gov.uk (select Neighbourhood Plan from the top menu).

You can also use this QR code with your smartphone:



You can contact us for information by emailing: clerk@carnbreaparishcouncil.gov.uk

You can also write to:

The NDP c/o Parish Council Offices,
Treloweth Community Hall, Moorfield Road, Pool, TR15 3QB
You can also call: 01209 313014

The Carn Brea Neighbourhood Plan is supported by grant awarded by Neighbourhood Plan Support Programme led by Locality



Carn Brea Parish Council
— Consel Plu Carn Bre —



APPENDIX 7: RESPONSE REPORT

1. INTRODUCTION

This document records the response to the consultation on the draft Carn Brea NDP held during autumn 2022. All the comments made on the draft Plan have been considered by the Steering Group through a series of meetings in January and February 2023. The Steering Group have carefully studied each comment made and prepared recommendations to Carn Brea 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.

Formal comments from statutory bodies and consultees are shown in normal text, comments from the local community are shown in italics.

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.

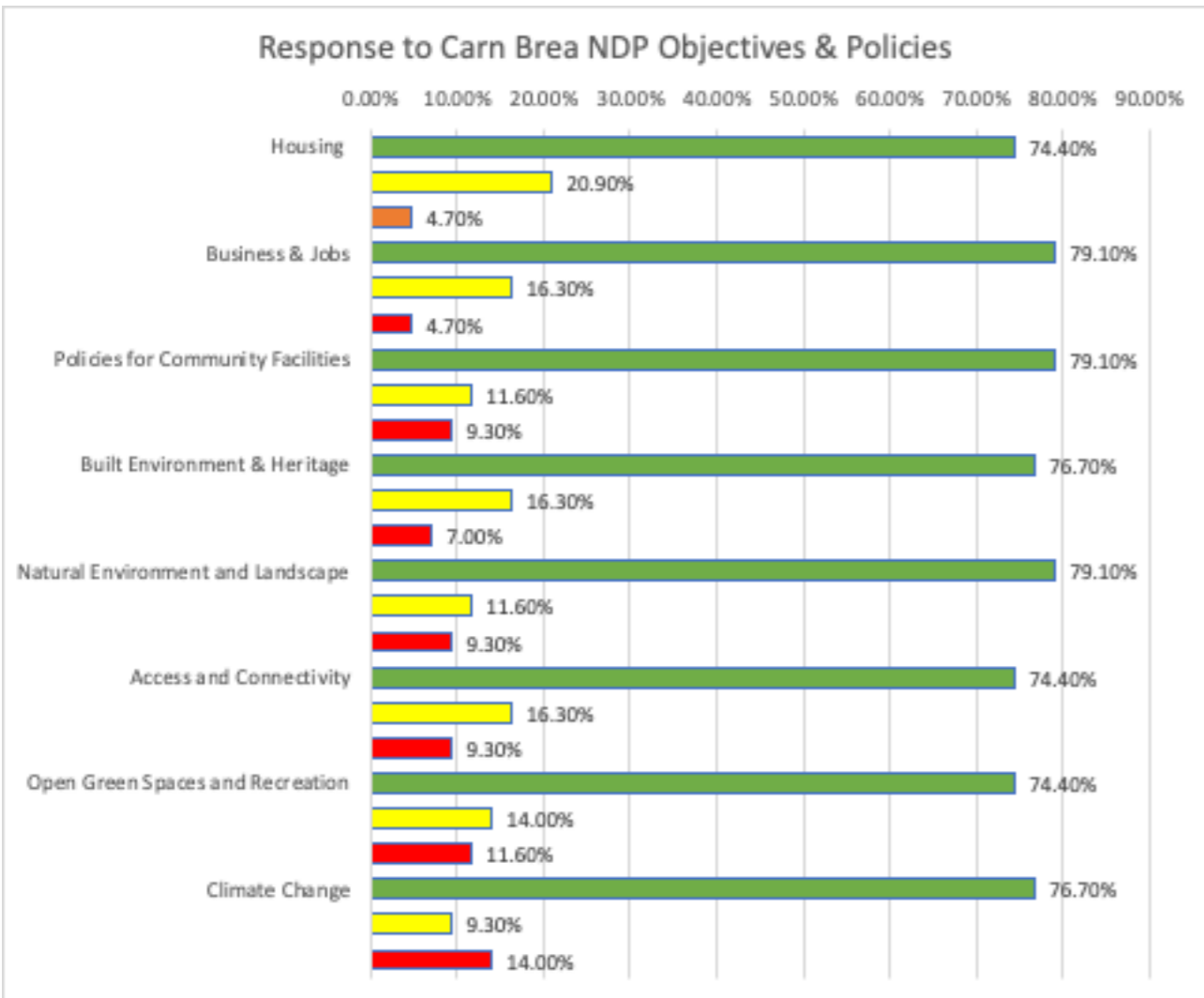
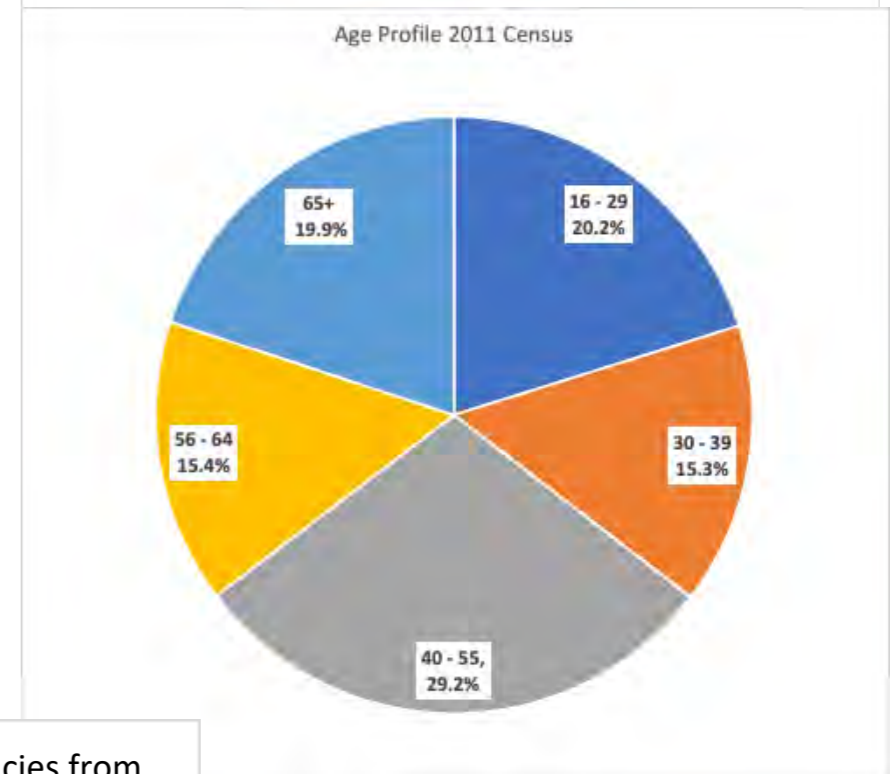
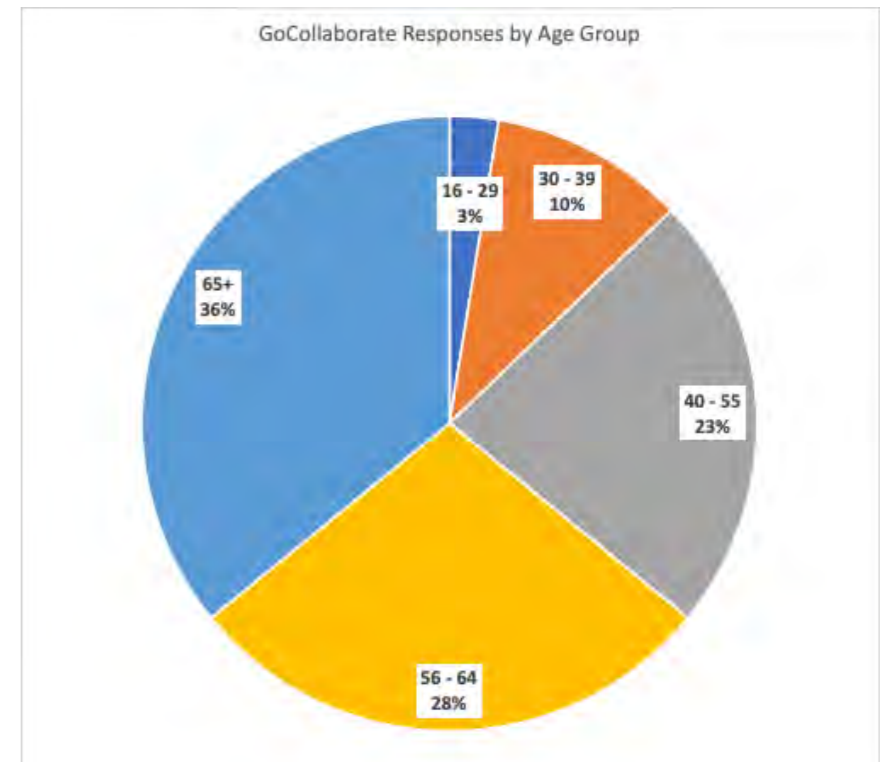
2. OVERVIEW

Community Response

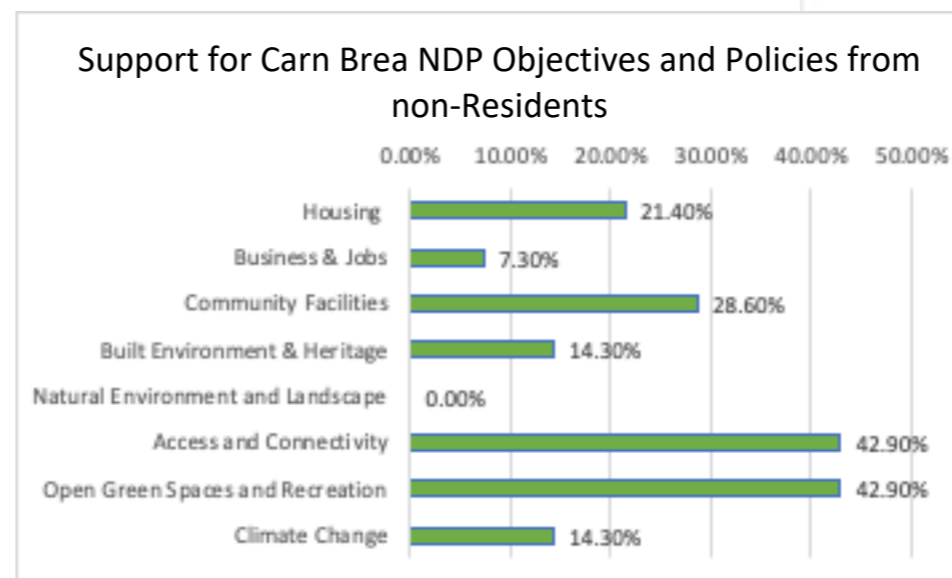
During consultation 6000 leaflets were distributed around Carn Brea Parish by mail to inform people about the consultation, and a further 1000 were handed out at 8 ‘drop-in’ events held in the different public spaces around the parish.

People were directed to use the Go Collaborate consultation platform through facebook advertising, leaflet drop, and from face-to-face interaction at the drop-in sessions. Some filled in the survey online [39], others [55] submitted handwritten forms that were manually entered into the platform by PC staff. In total 94 people contributed to the Neighbourhood Plan survey. Of those that completed the personal data questions [39] some 28.5% were female, 56.4% male and 5.1% PNTS. The age range was dominated by older people [see diagram]. 10% said they considered themselves to be disabled. Typically for NDP consultations, involvement by the youngest age group [16 – 29], was much lower than the proportion of the young people known to reside in the Parish, and the proportion of older people correspondingly larger.

29 respondents were from outside the designated area, of whom 15 were members of the Emmanuel Free Gospel International Church.



Overall support for the draft NDP was high from residents of the Parish, with the average being 76.7% in favour of the objectives and policies. Strongest support was for the natural environment and landscape policies [79.1%]. See diagram following. Respondents from outside the Parish were markedly less supportive, with very low levels of support for natural environment and landscape policies [0%] and business and jobs [7.3%]. From an overall perspective, those responding who indicated a link with EFGI emphasised that the EFGI/Aid Centre was a vital community resource that ought to be retained because of the range of much needed services it provides for the wider area. There appears to be concern that the NDP presents a threat the EFGI/Aid Centre, perceived by some as direct intention



built into the Plan, and by others more generally in that the Plan expresses general support for additional community facilities across the Parish in the NDP policies may undermine existing services.

Further information about the community response can be found in the analysis which follows and more precise detail can be found in appendix 5 of the Consultation Report.

Key areas of concern expressed by residents were focussed around:

- the capacity of the area’s physical, health and social infrastructure to accommodate more growth

- lack of affordable housing for local people
- the need for more local employment with better pay and prospects
- the importance of maintaining and improving local heritage and landscape
- inadequacy of public transport
- The need to properly maintain existing recreation facilities, footpaths and open spaces, and to provide more.

Consultation Body Responses.

Consultation was carried out with the range of statutory, non-statutory, volunteer and business consultees as required by regulation 14 i.e.

(a) where the local planning authority is a London borough council, the Mayor of London;

(b) 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; (c) the Coal Authority;

(d) the Homes and Communities Agency;

(e) Natural England;

(f) the Environment Agency;

(g) the Historic Buildings and Monuments Commission for England (known as English Heritage)(5);

(h) Network Rail Infrastructure Limited (company number 2904587);

(i) the Highways Agency;

(j) the Marine Management Organisation;

(k) any person—

(i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

(l) where it exercises functions in any part of the neighbourhood area—

(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section; (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

Very few of the **national and local organisations** consulted replied. Natural England, Environment Agency, Sport England pointed to their standard NDP practice guidance, whilst Historic England was most impressed by the rigorous and exemplary Carn Brea NDP Historic Environment Evidence Base Report. Highways England thought the Plan's proposed policies are unlikely to result in development which would adversely impact the safe and efficient operation of the trunk road, but asked for additional wording relating to the need for transport studies. Devon and Cornwall Police welcomed the references to Designing Out Crime etc within the draft Plan.

Several departments of Cornwall Council also commented on the NDP. Some of these included very helpful suggestions which will improve the Plan when incorporated, particularly around climate change, affordable housing, heritage matters, more recent policy strategic changes, and the wording of various policies. However, some of the comments from different departments were contradictory or involved actions and themes that are beyond the power of NDPs to achieve.

The **owners of proposed Local Green Spaces** were engaged with separately to the Regulation 14 process, with individual consultations. Only three landowners replied, two agreeing the designation, and one opposing. The responses to these are incorporated in the analysis that follows.

3. Analysis and Recommendations

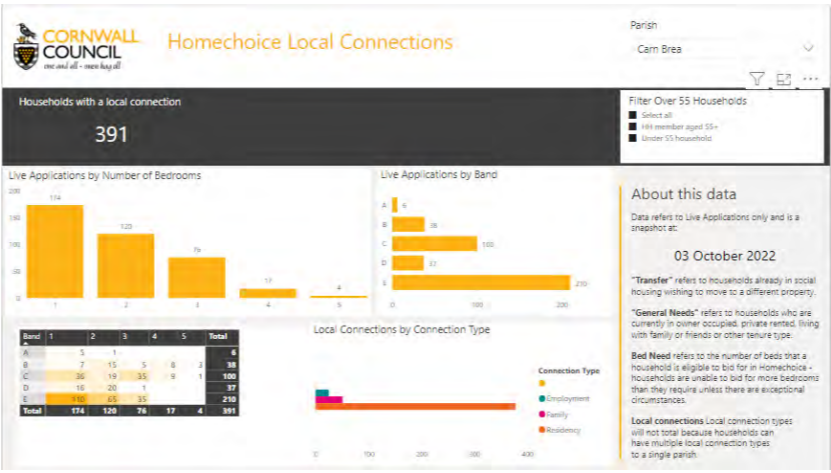
All the comments have been carefully read and analysed, and discussed by the Steering Group, which has made recommendations as to how the NDP should be amended before it is formally submitted to Cornwall Council. In making the recommendations the Steering Group have sought to accommodate community views 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.

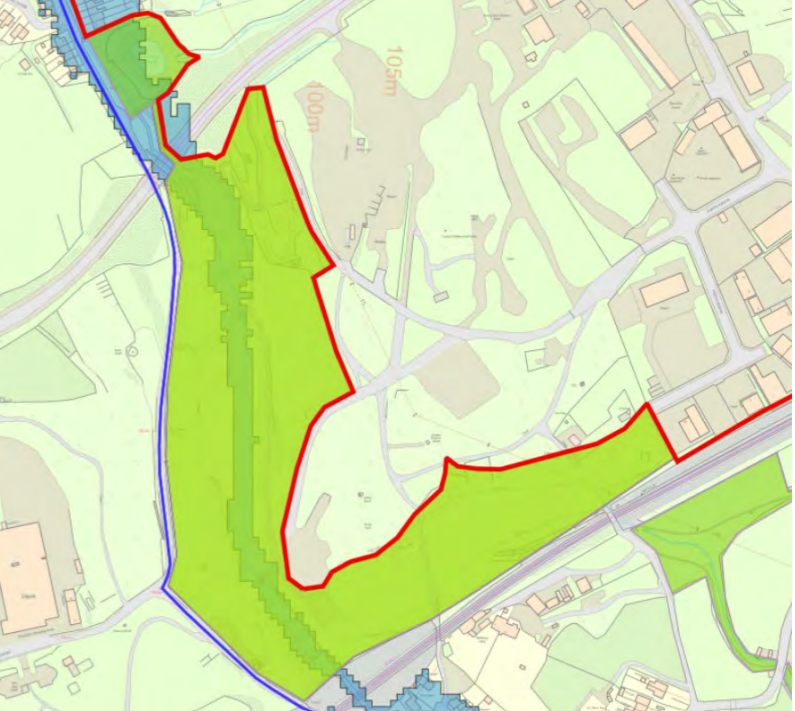

ANALYSIS BY THEME, OBJECTIVE AND POLICY

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
GENERAL							
					National Grid	National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	NOTE.
					Natural England	Points to NDP practice guidance re natural environment.	NOTE, this material has already been taken into account.
					Historic England	Applaud the work of the Neighbourhood Development Plan steering group. and were most impressed by the rigorous and exemplary Carn Brea NDP Historic Environment Evidence Base Report.	NOTE.
					Environment Agency	Points to NDP practice guidance re natural environment.	NOTE, this material has already been taken into account.
					Sport England	Points to NDP practice guidance re sports and recreation.	NOTE, this material has already been taken into account.
					Highways England	The Plan's proposed policies are unlikely to result in development which would adversely impact the safe and efficient operation of the trunk road.	NOTE.
					Crowan PC	No comments	NOTE
					CC Public Health	<p>Main gaps identified against the Spatial Planning for Health Evidence, and for which it is felt the NDP could be enhanced by:</p> <ul style="list-style-type: none"> • Consideration of retrofitting of existing stock particularly in relation to fuel poverty • Consideration to the food environment, particularly in relation to access to healthy food • The NDP considers pedestrian and cycling but falls short of their prioritisation over vehicles • The NDP could be enhanced by adopting the key principles in Spatial Planning for Health and considering how the NDP can address health inequalities 	NOT AGREED. Cornwall Local Plan Policy 16 'Health and Wellbeing' provides the strategic policy context for the issues identified in the 'Spatial Planning for Health' key principles and as these are key elements of sustainable development. The NDP takes them as far as is achievable in <i>local</i> land-use planning policy. See CBN DP Planning for Health Assessment in evidence base.
					CC Environmental Resilience and Adaptation Team	<p>Pleased to see tackling climate change is included in the vision There's a logical connection between the vision, objectives and policies regarding climate change</p> <p>Advises that visions are normally written in the past tense because they're about where the community wants to be in 2030, whereas the vision currently reads like a list of aims. The vision could have the ambition to <i>enhance</i> the things people like about the parish. Example best practice wording can be found in the Falmouth, Perranworthal and Penzance NDP's. A suggested edit could be along the lines of:</p> <p><i>"In 2030 Carn Brea parish will have maintained and enhanced its unique character and environment. The parish's history and culture will be widely appreciated and celebrated. It will be more biodiverse, with healthy connected habitats and accessible green spaces. The community will be effectively tackling the causes and impacts of climate change and rural communities will be more connected and resilient."</i></p>	NOTED. However, as the Vision is derived from community feedback and has been broadly supported in the R14 consultation, it is considered that the Vision should remain as stated.
						<i>The whole plan has been well thought out so i have no comments..... Very Good content and well specified and documented</i>	NOTED
Part 1 Introduction					CC Historic Environment Service	Page 25 – although just outside the area, it might be worth mentioning King Edward Mine Museum as is an important part of the WHS, a visitor attraction with the Croust Hut Café, and gateway to the Great Flat Lode etc. ?	AGREED – Add reference to KE Mine: <i>'King Edward Mine Museum, located just outside the Parish, is an important part of the WHS, a noted visitor attraction with the Croust Hut Café, and gateway to the Great Flat Lode'.</i>

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						<p>Pages. 26, 34 and 49 suggest reference to Cornish Distinctiveness: Cornish Distinctiveness Let's Talk Cornwall.</p> <p>Page 33 – penultimate bullet point, normally write Grade II listed buildings, Grade II* listed buildings (rather than '2' and 2*').</p> <p>Page 35 – Protect and enhance public rights of way and access – but retaining historic features such as stiles that add character and interest and evidence of past land use and connectivity</p> <p>Page 36 – encouraging growing local food – does these need to be any consideration of heavy metal, arsenic etc. land contamination in some ex-mining areas?</p>	<p>AGREED – Add reference as follows: <i>'It makes a huge contribution to Cornish Distinctiveness [see page XXX], featuring characteristic placenames, the heartland of Cornish resourcefulness and innovation, a remarkable landscape, and a strong focus for Cornish identity and spirit.'</i> ALSO add detailed reference to Cornish Distinctiveness as preamble to Heritage and Design section of the NDP.</p> <p>AGREED – Amend accordingly.</p> <p>AGREED – Add: ...<i>'whist retaining historic features such as stiles that add character and interest and evidence of past land use and connectivity.'</i></p> <p>AGREED – But as the bullet point referenced is from NPPF it is best to add reference to land contamination to the text at Policy OG3: <i>As a heavily mined area with many former process and disposal sites, where there is a risk of land contamination, the selection of sites and the need for restorative treatment should be carefully considered.</i></p>
HOUSING							
Objectives	32	74.4%	20.9%	4.7%		<p><i>Support: 'Housing should be with traditional style and weather well ... need to limit to brownfield sites and ensure 2 parking spaces per property with additional visitor parking...we need more development for local people and for older people to free up other housing locally...the draft plan protects our natural and industrial heritage while promoting growth and the use of brownfield sites...control of infill builds and garden development needs controlling...we have to protect our natural boundaries.</i></p> <p><i>Oppose: 'First Homes' discount of 50% would appear financially not sustainable and could lead to pressure from developers to reduce provision of this type of house...CB does not need another 305 homes. There are 305 empty homes empty in the area.... Community engagement response that the greatest need was for larger bungalows and houses yet draft Plan says 85% 1/2 bed. This should be reduced to 75%. "50% of market value in perpetuity" - none of us can predict the future this far ahead... from now to infinity is frankly silly'.</i></p>	<p>NOTED - Retain current housing objectives</p> <p>NOT AGREED. The evidence indicates that more smaller dwellings in social rented format will best address needs.</p>
					CC Historic Environment Service	Suggest specific references to Cornish Distinctiveness as part of policies H1/H2/H3/H4/H5/H6 and policies BE2/BE3/BE4/BE5 – It seems likely that this will support the ambitions of these policies and provide a source of advice and guidance for all parties. Additional guidance relating to Farmsteads and Streetscapes are also available on these pages and may be useful as well.	AGREED – However the most appropriate location for this is in the Design section of the NDP which should be retitled: <i>'THE BUILT ENVIRONMENT, HERITAGE AND CORNISH DISTINCTIVENESS'</i>
Carn Brea Parish Housing Requirement						More recent data supplied: HomeChoice registered local housing need in the Parish of Carn Brea is currently 391 households seeking affordable rented accommodation, 38 households are aged 55 or over requesting mainly 1 bed accommodation, 3 household requires 1 or 2	NOTED - Update the data shown in the NDP and adjust figures as appropriate.

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						<p>bed Category 3 Wheelchair Accessible Housing. Existing Permissions are at: North of the Brea Inn Higher Brea (Reserved matters) 3 Intermediate sale (completion 2022/23) Sunnyside Illogan Highway (outline) 6 Intermediate sale (completion 2024/25) Gas Lane Valley Motors (outline) 6 self/custom build.</p> 	
Policy H1 - Locations and Scale for New Housing Development						<p><i>'Do not to encroach current greenfield boundaries....align with Parish boundary...only Local Homes for Local People...Planning is for 20yrs ahead, not just the next 5 and who can make the most money...make any housing affordable for local people....Development Boundary for Lower Carnkie needs changing...no mention of infrastructure improvements or considerations in practical form'.</i></p>	<p>NOT AGREED – A development boundary is not proposed for Carnkie as it is not considered to be a suitable location for any more than a minimal amount of development. Any proposals for development outside the current extent of the village will be considered under CLP Policies 7 and 9.</p>
					CC Planning	<p>On Strategic Environmental Assessment and Habitats Regulations Assessment. Plan exceeds the Local Plan minimum growth figures and there are a number of sensitive sites within or in close proximity to the parish. However, the plan has been informed by extensive studies which have taken into consideration environmental, social and economic concerns. Therefore SEA and HRA is not required. However, Natural England have flagged concerns about:</p> <ul style="list-style-type: none"> * the amount of development that may happen in and around Four Lanes as this is within the 'zone of influence' for the Fal and Helford SAC (in fill and rounding off, combined with exception sites) * potential for impact on West Cornwall Bryophytes SSSI - the very western end of the Pool Development boundary has an area that is covered by the SSSI 'impact risk zone' where the need for further assessment is Triggered by over 100 houses. It is unlikely that 100 of the 355 houses you propose will be located in that small area, given the majority of the area is safeguarded employment land and green infrastructure, however Natural England require more clarification on this point. <p>On Policy wording: Policy H1 states that outside the Development Boundary development will not be supported unless it is in accordance with CLP Policy 7, 9, or 21 or is small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy H6. Policy 21 is a relatively broad policy and this may give rise to</p>	<p>AGREED - Rather than Undertake HRA/SEA make tweaks/clarification to make it clear that the 305 dwellings referred to is a forecast capacity assessment and not a 'target' to be achieved and adjust text and policies to satisfy Natural England that there will not be significant impacts on the Fal and Helford SAC or West Cornwall Bryophytes SSSI, including reference to what 'small scale' means.</p> <p>Insert in the supporting text: <i>'Small scale is defined as being below the definition of Major Development as described in NPPF 2021 i.e. 'For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more'.</i></p> <p>AGREED – Amend Point 4 to read....' <i>3, 7 or 9, 21, or CEDPD Policy AL1, or is small scale infill ...'</i></p> <p>INSERT the following into the supporting text: <i>'Regenerative Low Impact developments are proposals that seek to enable off-grid</i></p>

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						incremental harm where development outside the settlement is supported. Policy H1 could clarify whether or not the PDL is required to immediately adjoin the settlement in accordance with Policy 3 of the CLP. It would be beneficial if the policy could address this rather than remaining silent in the interest of avoiding differences in the interpretations of this policy. Reference to policy 3 in part 4 would address this issue. The policy should also support development permitted by policy AL1 of the CEDPD for low impact living.	<i>lifestyles that minimise the ecological footprint of the inhabitants to a broadly self-sufficient level in terms of energy, water and waste, food and income whilst bringing various environmental enhancements</i> <i>Policy AL1 of the Climate Emergency DPD sets out an approach to Regenerative Low Impact development in Cornwall tied to the restorative use of land and controlled by conditions regarding measurable carbon sequestration and environmental net gain. It allows for a departure from national and local policy preventing development in the open countryside, so any such proposals must clearly demonstrate a truly low impact approach and undergo rigorous assessment and ongoing monitoring.'</i>
					CC Affordable Housing	This policy is supported and will assist with the delivery of small scale rounding off and infill residential schemes and rural exception sites delivering affordable housing to meet the parish local needs in accordance with Policies 3, 7, 8 and 9 of the Cornwall Local Plan. Please refer to the requirements in the Chief Planning Officer notes on Affordability, First Homes and Self and Custom Home Building in Cornwall.	AGREED - Add references as requested at appropriate locations.
					Natural England	Note that the plan proposes 305 dwellings, but does not allocate this to any specific sites. NE are concerned that this level of growth may have unavoidable adverse impacts on West Cornwall Bryophytes SSSI and the Fal & Helford SAC, contrary to NPPF (para 174) and/or Local Plan policies 22 & 23. We therefore advise that evidence is provided to demonstrate that the plan area has the capacity to accommodate this level of growth without such unavoidable adverse impacts. The SEA/HRA screening appropriate assessment concluded that "any development in Four Lanes is likely to be of a very small scale". However, the Plan does not provide any clear evidence to support this conclusion. Rural exception sites will be delivered outside but adjoining the development boundary and the plan allows for the cumulative maximum of 75 dwellings to be delivered in rural exception sites. There does not appear to be a policy mechanism to restrict development at Four Lanes to a very small scale, and so potentially all 75 dwellings could be delivered at Four Lanes. Further to this, a clear definition of small scale and very small scale would be beneficial.	See above.
					Ministry of Defence	The Four Lanes Development Boundary is within the height safeguarding zone for RNAS Culdrose and the technical safeguarding zone for RAF Portreath. The Pool Development Boundary and West Tolgus Development Boundary development areas are washed over by the technical safeguarding zone surrounding RAF Portreath. Policy H1 should be supplemented with provision that applications for development do not compromise, restrict, or otherwise degrade the operational capability of safeguarded MOD sites and assets.	AGREED. 1. Add paragraph to Policy 1 explaining that <i>'Proposals should not compromise, restrict or otherwise degrade the operational capability of safeguarded MOD sites and assets.'</i> 2. Add lower case text explaining that <i>'The Parish falls into the safeguarding zone for RNAS Culdrose and the technical safeguarding zone for RAF Portreath. Guidance from the MoD is that it should be consulted on (a) any potential development within the safeguarding zone surrounding RAF Portreath which consists of structures or buildings exceeding the statutory safeguarding technical zone; (b) any applications for development within the safeguarding zones designated for RNAS</i>

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
							<p><i>Culdrose for structures or buildings exceeding statutory safeguarding height; and (c) any development within the Birdstrike Safeguarding Zone which includes schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation’.</i></p>
					<p>CC Environmental Resilience and Adaptation Team</p>	<p>Support the steer towards development on brownfield land. Greenfield land has an important role to play in supporting climate change resilience.</p> <p>Pool development boundary The western edge of the development boundary could be pulled in a little to exclude the area of Flood Zone 3 and functional floodplain by Chapel Road and likewise for the edge at Blowinghouse. This would steer development away from the flood zone. The other flood zone 3 at Pool academy would be more awkward to exclude because of the shape. In any event a Flood Risk Assessment will be needed for new development in the CDA.</p> <p>West Tolgus development boundary This boundary appears to be clear of the fluvial flood zone on the eastern edge.</p> <p>Four Lanes development boundary There’s no fluvial flood zone in the village.</p>	<p>AGREED – AMEND the DB to follow the urban [E] side of the POS area.</p> 
							<p>UPDATE: DB at Four Lanes opposite Pencoys Cottage requires amendment to enclose recently approved dwelling.</p> 
<p>Policy H2 - Housing Mix</p>						<p><i>‘Community engagement response was that the greatest need was for bungalows of 2 – 3 bedrooms and houses of 2, 3 and 4 bedrooms’ - yet policy H2 says 85% 1/2 bed. This should be reduced slightly to say 75%. 2) "50% of market value in perpetuity" - none of us can predict the future this far ahead! By all means make it a long period, 25 years say, but from now to infinity is frankly silly...Pool should have 3 NEW engine houses each 4 stories high as residential accommodation with lifts in</i></p>	<p>DISAGREED. The factual data clearly shows that it is more smaller dwellings that are needed. Any new forms of residential development such as ‘engine house lookalike’ blocks would be considered against the policies set out in the Cornwall Local Plan and the NDP.</p>

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						<i>the chimney as building upwards is more heat efficient and economical per Sq mtr...'</i>	
					CC Planning	Should make reference to the most up to date housing needs evidence. The policy reflects latest First Homes guidance but should also reflect the CPOAN Addressing Affordability which sets tenure provision as 50% social rent and 50% intermediate in zone 5 Chief Planning Officer Note - Addressing Affordability (cornwall.gov.uk) Not sure I understand the 25% or less comment for intermediate homes – reword to clarify.	AGREED – The new CC study and policy supports what the NDP was seeking to achieve. See also below.
					CC Affordable Housing	<p>In response to the housing crisis, the Council now expects the target provision of affordable housing in Zone 5 to be 50% social rented and 50% intermediate housing (includes 25% First Homes when there is a requirement for the tenure). There is further guidance in the Chief Planning Officer Notes – Addressing Affordability and First Homes</p> <p>Under 4. i) The Council has set a discount percentage of 50% of open market value based on evidence and viability testing. You need to refer to the guidance in Appendix 1 of the Housing SPD for the local purchasing power prices in the first table rather than the discount percentages for each value zone.</p> <p>Under 4. iii) The proportion of 1 and 2 bed units should be appraised on a scheme-by-scheme basis taking into account the current housing need for the parish.</p>	<p>PARTLY AGREED - Amend the evidence base and NDP supporting text and to refer to the latest Chief Planning Officer Notes – Addressing Affordability and First Homes which adds further justification to the NDP stance. As follows: <i>'First Homes is a recent government backed affordable housing product. It offers a discount on the purchase price of a minimum of 30% against the market value, sale prices no higher than £250,000 after the discount is applied in perpetuity, and restriction to first-time buyers with a household with a combined annual income of less than £80,000.</i></p> <p><i>Where justified by local evidence, a deeper minimum discount of up to 50% may be set. Cornwall Council have examined the local housing market and concluded that households on an average income in Cornwall would also not be able to afford a 50% share of a First Home if the standard 30% discount was applied. Acquiring a First Home product would only be likely to begin to be affordable for people on an average income if a discount of 50% is applied. This situation is also backed by evidence produced independently for the NDP evidence base. The Cornwall Chief Planning Officers Advice Note relating to first home can be found via this link:</i> https://www.cornwall.gov.uk/media/ee1dodd4/chief-planning-officer-note-first-homes-final.pdf</p> <p>AMEND Policy as follows: Under 3, amend to read: <i>'The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure).'</i></p> <p>Under 4.iii, amend to read: <i>'To meet the needs of the community on or below local average household incomes, the rented portion of affordable housing development should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the parish.'</i></p>
Policy H3 - Rural Exception Sites for Affordable Housing					CC Planning	<p>You may want to consider well-related sites as well as immediately adjoining to increase the potential for affordable homes.</p> <p>Much of this policy repeats that in the CLP – our advice is to avoid duplication of policy.</p>	<p>PARTLY AGREED – There is concern that 'well-related' is too loose a phrase and subject to wide interpretation. However, some amended wording may help meet the CC comment. Amend H3.1.a to read as follows: <i>'The site being adjacent to ("i.e. 'next to' or 'very near to') a development boundary as defined in NDP Policy H1;'</i></p>

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						You can't impose a maximum housing number – affordable homes are demand led and will be approved if there is a local level of demand.	NOT AGREED - Some repetition of Policy 9 of CLP is necessary to set the context for those elements of the policy which are local. AGREED – The 'cap' of 75 is not useful as it does not reflect local need, nor land availability and evidently may be perceived as a target. Therefore DELETE clause h).
					CC Affordable Housing	We support the policy to deliver affordable housing on rural exception sites.	NOTED.
Policy H4 - Community Led, Self and Custom Build Housing					CC Planning	You should specify where this type of development is acceptable – is it in sustainable locations that are well related to exiting settlements? They are not likely to come forward within settlement boundaries (as there would be no obligation to make them affordable). Move design requirements to the design policy. Some of these requirements may be difficult for individual affordable self-builders.	NOT AGREED. The policy is clearly about community led housing within and outside DBs and the criteria included are sufficient to ensure that those inside DBs are and remain affordable housing. The design element (clause D) is minimal and applies primarily to multiple self-build sites where excessive variety might be harmful to Cornish distinctiveness.
					CC Affordable Housing	We support the policy for the delivery of Community Led Housing. Under Policy H4: B. A local connection cascade is set out in the Council 's Section 106 template and includes secondary (adjoining parishes) and County cascades on affordable homes. Registered Providers and mortgage lenders will require a local connection cascade to be included in Section 106 agreements so the policy cannot just limit the local connection to Primary residence. We would recommend the following amendment in sentence B. delete "and as primary residences" Although the number of bedrooms/size of the unit should reflect the identified housing need, to ensure future affordability the maximum size of an affordable self-build would be no larger than the relevant National Described Space Standards for that property type + 10 and no larger than 3-bedroom homes. Planning proposals for larger affordable self-build units would require special justification. We would recommend that you refer to the Chief Planning Officer's Advice Note on self and custom build and the requirements within the document	SUPPORT NOTED BUT DISAGREE: It is not considered that there will be a conflict between the cascade system and a primary residence, the latter being intended to ensure that the dwellings produced are only occupied as the primary residence of the occupier and not used as a secondary residence. AGREE: Amend by adding to clause C the following '.... <i>With the maximum size being no larger than the relevant National Described Space Standards for that property type + 10 and no larger than 3-bedroom homes. [Planning proposals for larger affordable self-build units would require special justification], and...</i> ' AGREE. Insert: <i>Detailed advice may be found by refereeing to the Chief Planning Officers Advice Note on Self and Custom Home Building in Cornwall https://www.cornwall.gov.uk/media/ns0ah40r/chief-planning-officer-note-self-and-custom-home-building.pdf</i>
Policy H5 - Infill Within Hamlets and Small Groups of Dwellings.					CC Planning	Remove C and D – if there is land that is important enough to protect, use a Local Green Space definition. How would a judgement be made on whether open land was special enough? Keep design content in the design policy. Paragraph 2 is unclear – what does 'account should be taken of..' mean? If you want to restrict such development to only sustainable locations, say so and then define what you mean by that.	DISAGREE – LGS designation is not intended to be used in this way and it would be impossible to identify every potential LGS site amongst hamlets scattered across the Parish. Appropriate design, landscape and historic character assessment tools exist in the NDP, CLP and Cornwall DG to enable a judgement to be made effectively. 'Account should be taken of...' is followed by criteria that provide the means of assessment.

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
Policy H6 - Protection of Carn Brea's Existing Housing Stock					CC Planning	<p>Many home extensions are covered by permitted development rights and will not require planning permission.</p> <p>Not sure what you mean by 'will not contribute to the erosion of the stock of dwellings available to meet the needs of local people' do you mean that they should continue to be used as dwellings,? that they should be principal residences (would require justification) – please clarify. Or does it mean enlarging a house with the addition of bedrooms, so say a 2-bed becomes a 5-bed, therefore there would be fewer small homes available? However as that home would then be lived in by someone local, I don't think you can argue that its not meeting a local need – suggest deletion.</p> <p>Move design policy to the design policy.</p> <p>2i – if a dwelling is being replaced, it is probably more appropriate to consider the relationship with neighbouring buildings than the original placement and footprint.</p> <p>2 iii requires that any replacement dwelling is sited on the footprint of the original dwelling – there are likely to be circumstances where an alternative location on the plot is acceptable. Also are you requiring that the replacement dwelling occupies the same footprint (size) as the original? PD rights could allow the extension of the original house size beyond the existing footprint. This will not be appropriate in all cases.</p> <p>4: what if it is for a property that had previously been a single property? I think this blanket ban may go too far – suggest removal.</p> <p>It is possible to lose some housing and then gain new homes as part of the redevelopment.</p>	<p>PARTLY AGREED – Amend H6.1 to read <i>'Proposals for the extension of dwellings that require planning permission will be supported provided it is demonstrated that they....'</i></p> <p>NOT AGREED – The reasoning behind the policy is clearly set out in its preceding reasoned justification preamble.</p> <p>NOT AGREED – cross reference to the design policies is already made in the policy.</p> <p>PARTLY AGREED –placement and footprint is important for continuity, settlement pattern and historic character reasons but so is relationship to existing buildings - this is covered by clause H6.2.ii. There can always be exceptions to the policy if fully justified with planning based reasons.</p> <p>NOT AGREED - If the property had previously been a single dwelling that would be a material consideration taken into account through the planning process. However, it is accepted that many such cases will not need planning permission. Therefore AMEND 4. To read as follows: <i>'Where planning permission is required, proposals for the amalgamation of adjoining small dwellings into one unit will not be supported'</i>.</p>
					CC Affordable Housing	<p>We would recommend inserting the paragraph below into the supporting policy text for Policy H6:</p> <p>'Extensions on Affordable dwellings would be subject to the same restrictions in the Section 106 agreement that apply to the existing property. This includes the discount percentage for re-sale of the affordable home'.</p>	<p>AGREE. Insert <i>'Extensions on Affordable dwellings would be subject to the same restrictions in the Section 106 agreement that apply to the existing property. This includes the discount percentage for re-sale of the affordable home'</i>.</p>
Supporting text					CC Affordable Housing	<p>What forms of Housing will meet the housing need? (p48)</p> <ul style="list-style-type: none"> • Starter Homes – We would recommend removing the Starter Homes sentence as the Government have replaced the Starter Homes scheme with the First Homes tenure. • Discounted Ownership - Where the property is sold at a fixed discount, making it cheaper to mortgage. For Carn Brea [Value Zone 5] the current discount is set at 20% for a 1 bed property and 40% for a 2-bed property. <p>Comments</p> <p>The tenures that are relevant today as set out in the Housing SPD are Social Rent, Affordable Rent, Shared Ownership, Discount Market Sale and Rent to Buy. We would recommend you delete reference to the discount percentages in the Discount Ownership paragraph and</p>	<p>AGREE Delete reference to Starter Homes, delete reference to discount percentages.</p>

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						<p>mention the purchasing power prices as previous stated in the comments above relating to Appendix 1 of the Housing SPD.</p> <p>We would not encourage the Shared Equity tenure as there are sales issues when vendors come to sell their properties. You may want to delete the paragraph Shared Equity – Where the occupier enjoys an ‘equity loan’ (a portion of the equity is owned by the local authority or registered social provider) and therefore can afford a home on the open market</p> <p>Useful supporting information for Affordable Housing</p> <p>You may wish to make reference to the following adopted policy document in respect of Housing in Cornwall.</p> <p>Housing SPD adopted February 2020. Housing Supplementary Planning Document (adobe.com)</p> <p>Section 106 template 4335739-s106-template-with-intermediate-and-social-and-first-home-draft-v5-210322-final.pdf (cornwall.gov.uk)</p> <p>Chief Planning Officer’s Advice Notes:</p> <ul style="list-style-type: none"> Addressing Affordability https://www.cornwall.gov.uk/media/d3jpzano/chief-planning-officer-note-addressing-affordability.pdf Self and Custom Home Building in Cornwall https://www.cornwall.gov.uk/media/ns0ah40r/chief-planning-officer-note-self-and-custom-home-building.pdf First Homes https://www.cornwall.gov.uk/media/ee1dodd4/chief-planning-officer-note-first-homes-final.pdf 	<p>DISAGREE although CC may not encourage shared equity schemes they may still be offered so a reference here remains appropriate.</p> <p>The NDP already does make a reference to the SPD and includes a hyperlink to it.</p>
BUSINESS AND JOBS							
OBJECTIVES	34	79.1%	16.3%	4.7%		<p><i>Support: ‘As long as sewerage is sorted out for out-of-town workers who work in the parish....Many Buildings may be rehabilitated to use as many sites may be used to create sustainable employment, provided that the challenges of contaminated land can be overcome... Supporting rural diversification help keep farms viable for the future...We need new business but they must be located in suitable areas....New small business units as well as helping the Main Street in Redruth....Reduce the business rates....do developers consider local public transport routes and opportunities?’</i></p> <p><i>Oppose: ‘Should refer to previous employment sites that are now under used, not used at all or derelict, i.e. ‘brown field sites’ that should be prioritized for housing as Central Government are strongly in favour of...current infrastructure is poor...national investment is the only way forward that can improve our communication links either by road, rail, air and high speed broad ban’</i></p>	<p>NOTE. The NDP already includes a priority in favour of brownfield land to be used before greenfield is taken.</p>
					CC Historic Environment	Suggest specific references to Cornish Distinctiveness as part of policies BE2/BE3/BE4/BE5 – It seems likely that this will support the ambitions of these policies and provide a source of advice and guidance for all	<p>AGREED – Insert references to Cornish Distinctiveness before BE2: <i>In order to maintain and enhance Cornish Distinctiveness it is important that</i></p>

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						parties. Additional guidance relating to Farmsteads and Streetscapes are also available on these pages and may be useful as well.	<i>new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings. [Hyperlinks]</i>
Policy BE1 - Safeguarding and Enhancement of Employment Land					CC Planning	The provisions of CLP policy 5 are more complete and there is no need to restate that policy here.	AGREED. Delete para 2 of the Policy. However, in order to better link with CLP Policy 5, AMEND policy title to 'Safeguarding and Enhancement of Locally Significant Employment Sites' . AMEND paragraph 1 to read: <i>'1. The existing employment sites identified in Figure 14 below and shown on Map 6 are identified as 'Locally Significant Employment Sites' and are safeguarded in accordance with CLP Policy 5'</i> . Also make consequential amendments to supporting text. NOTE: Site BE1 7 now has PP for continued use for Class B8 storage covering a wider area, so the Proposals Map is modified to include the permitted area. [PA22/08359]
Policy BE2 - New Business Development						Not sure which document you are referring to when you talk about the Cornwall Strategic Economic Plan – the policy is a bit wide ranging – suggest rewording to 'Proposals for new and expanding businesses which align with the aims of the Pool Vision Masterplan and Cornwall Council's economic and strategic objectives...'	PARTLY AGREED. The reference is to the Cornwall and IoS Local Economic Partnership's 'Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030, but reference should also be made to its elaboration in the more recent 'Cornwall and the Isles of Scilly Industrial Strategy'. AMEND Policy BE2 as follows: <i>'1. Proposals for new and expanding businesses which align with the aims of the Cornwall and IoS Local Economic Partnership's 'Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030', the 'Cornwall and the Isles of Scilly Industrial Strategy' and Pool Vision Masterplan.....'</i>
Policy BE3 - Working from Home and Home Based Businesses						<i>BE 3 & BE4 are key points</i>	NOTED.
					CC Planning	Many of these types of development would be permitted by PD. Design aspects are covered by the specific design policy so not needed here.	NOT AGREED. The preamble and policy makes it clear that the policy only applies where PP is needed, and the design aspects are either specific to this type of development or are references to the Design section of the NDP.
Policy BE4 - Rural Business Diversification						<i>BE 3 & BE4 are key points</i>	NOTED.
					CC Planning	Consider policy AG1 of the climate emergency DPD which makes provision for some farm diversification	AGREED. Amend Policy BE4 to avoid duplication and cross reference CEDPD policy AG1, and make similar changes to supporting text.
Policy BE5 - Rural and Sustainable Tourism					CC Planning	C – biodiversity likely to be covered by the CEDPD so may be unnecessary here.	AGREED. Amend C to cross reference CEDPD Policy G2.
					CC Resilience	This policy could also steer campsites and other holiday accommodation away from areas of high flood risk. Visitors staying in the area may be particularly vulnerable because they won't have the awareness of local flood risks and may be staying in tents or other single-storey accommodation where they can't move themselves or possessions upstairs.	PARTLY AGREED. Although permanent development proposals requiring PP would be subject to local and national flooding policy there is a possibility that some types of accommodation such as informal camping may expose visitors to flood risks. AMEND supporting text to include <i>'There is also a risk that campsites and other informal holiday accommodation provided as part of a diversification scheme could include areas of flood risk where visitors may be vulnerable'</i> and insert additional clause to Policy BE5: <i>'G. Do not increase the vulnerability of visitors to local flood risks'</i> .

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							<p>Also NOTE: Chief Planning Officers Advice Note on Holiday Occupancy conditions has changed to recognise that some sustainably located and suitably designed accommodation has potential to help address the local need for affordable housing. INSERT into supporting text:</p> <p><i>'Tourism accommodation permitted in areas where it would not be sustainable for permanent residential use, or where the accommodation is unsuitable for permanent residential occupation will normally be subject to a holiday occupancy planning condition in order to make the development acceptable. However, where the location and design are suitable for permanent residential accommodation, such development may, if the local holiday market changes over time, be a means of helping to address local housing needs, in which case holiday occupancy conditions will not be applied, and existing conditions may be relaxed [depending on assessment of local circumstances].</i></p> <p>ADD new para to Policy: <i>'New tourism accommodation which is provided in a location or with a design that is unsuitable for full-time permanent occupation, shall be subject a planning obligation to guarantee holiday use'.</i></p>
Policy BE6 - Advance business Signage					CC Planning	<p>It would be worth including the point on verges within the policy rather than the supporting text but if the signs are not to be on verges, are there workable locations where they would be acceptable?</p> <p>You may wish to consider some of the factors in Class 11 of Deemed Consent: untitled (publishing.service.gov.uk)</p>	<p>AGREED. Amend Policy by adding additional clause <i>'F. The sign is not on a highway verge and has the prior consent of the landowner'.</i> Add to supporting text: <i>'Advice on signage may be found in the publication 'Outdoor advertisements and signs: a guide for advertisers'</i></p>
THE NATURAL ENVIRONMENT AND LANDSCAPE							
OBJECTIVES	34	79.1%	11.6%	9.3%		<p><i>Support: 'jobs should be sustainable...provision allowed for expanding local facilities. i.e. sewerage... must protect green spaces.... More can be done - particularly on the rural dark sky with improved street lighting.... Provide for ample sewage capacity and adequate bulk storage of water (major dams & reservoirs).... Retaining the natural environment and maximise use of brownfield sites should be paramount... Part of our natural heritage and good support for our local wildlife.....For generations to come we must protect the character of the parish. Cornish hedges should not be destroyed, nor wild life havens... the area of green space behind Forth-An-Praze is an incredibly important area for local wildlife including some endangered/protected species.</i></p> <p><i>Oppose: 'New development must include consideration for our overloaded sewerage systems and health facilities....</i></p>	<p>NOTE. Provision for sustainable drainage is covered in the Plan, at Policy CC3, and Health facilities at CF4.</p>
Policy NE1 - Landscape					Historic England	<p>Recognises the importance of the local landscape, so commend the inclusion of Policy NE1. This policy demands that all new development "responds to and has been informed by" a number of criteria, including historic features.</p>	<p>NOTED.</p>

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					CC Planning	I don't think you need to list the character assessment aspects. The policy could be consolidated.	AGREED – Delete reference to the character assessment headings.
					CC Historic Environment	<p>Suggest adding links to Cornish Distinctiveness Cornish Distinctiveness Let's Talk Cornwall; Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall's Historic Environment (2022 - 2030) Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall's Historic Environment (2022 - 2030) Let's Talk Cornwall; The Cornwall Heritage Hub Heritage Let's Talk Cornwall; and the HER online mapping site; Cornwall and the Isles of Scilly's Historic Environment.</p> <p>3.82 Worth putting in more about the importance of the area from Early Neolithic onwards rather than just focus on its significance in terms of WHS. Carn Brea is possibly one of the most important archaeological sites in Cornwall, showing 6,000 years of evidence of human occupation from hunter gatherers onwards and led to new term 'Tor Enclosure' being used to describe this site type. We can provide mapping showing this if you would like.</p>	<p>AGREED – Insert to end of introductory sentence.... <i>and is a fundamental part of the Cornish Distinctiveness of the area.</i></p> <p>AGREED. Amend supporting text paragraph to include: <i>Carn Brea is possibly one of the most important archaeological sites in Cornwall, showing 6,000 years of evidence of human occupation from hunter gatherers onwards and led to new term 'Tor Enclosure' being used to describe this site type.</i></p>
Policy NE2 - Cherished Views and Vistas					Historic England	Commends Policy NE2 which is both specific and thoughtful about the protection of significant local views and tall heritage elements within the landscape.	NOTED.
					CC Planning	<p>Suggested replacement policy Development proposals will be supported where they can demonstrate that they will not impede views of the landmarks, views and vistas identified in (Box X) [list – may be easier to list in the supporting text and keep the policy simple]</p> <p>It would be helpful to show the relevant views on a map to add clarity and help planning officers when making decisions.</p> <p>Examiners may also seek evidence to support the inclusion of this policy.</p>	<p>NOT AGREED – The Policy as stated is drawn from examples in NDPS that have passed Examination and have been approved at referendum. It is appropriate to include enhancement of views as part of the process of supporting Cornish Distinctiveness. Previous Examination experience is that such views should be referenced in the body of the Policy and not in a separate listing. AGREED – insert a map showing the views identified..</p> <p>NOTED. However the justification is given in both the Local Landscape Character Assessment and the Historic Environment Report in the NDPS evidence base. AMEND the second paragraph of justification to include the following: <i>'Both the Local Landscape Character Assessment and the Historic Environment Report in this NDPS evidence base identify key viewpoints or vistas, showing that...'</i></p>
Policy NE3 - Area of Local Landscape Value					CC Planning	The line on the map leaves room to expand a little on the developed edge. This is effectively a green buffer, but it does cover a significant area. It seems to correspond to the edges of the development boundaries that are also set as part of the NDP. My concern is that it would restrict AH exception site opportunities coming forward – is that the intention?	NOTED – It is not the intention to restrict AH exception sites – Policy NE3 provides criteria by which development proposals can be designed and assessed to ensure that they are located and designed to maintain the visual separation of established development, openness and landscape character.
Policy NE4 - Green Infrastructure					CC Planning	Fine	NOTED.
					CC Environmental Resilience and Adaptation Team	I support all of this. A connected network of green infrastructure will strengthen climate change resilience. Connectivity and wildfire impacts may need to be considered where there are large areas of gorse-rich heathland – like Carn Brea, but the development zones are outside of this vulnerable area.	NOTED.
Policy NE5 - Net Biodiversity Gain					CC Planning	Please review the policy in the CEDPD – your policy should be in conformity and may be unnecessary [Policy G2].	PARTLY AGREED – Update supporting text to reflect the CEDPD: <i>Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was</i>

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						<p>Suggest that you refer to the CEDPD and be clear about the different major / minor approach. Minor sites use the small sites metric.</p> <p>Also it's a Biodiversity Net Gain Plan (not a Biodiversity Metric Gain Plan).</p>	<p><i>involved in development. A mandatory requirement to achieve a 10% net gain for biodiversity has been introduced in the Environment Act 2021. Based on this Cornwall Council have introduced a 10% net gain in biodiversity requirement in the Cornwall Climate Emergency DPD.</i></p> <p><i>For NBG to be effective Proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy.</i></p> <p>Amend Policy NE5 as follows:</p> <p>Policy NE5: Net Biodiversity Gain</p> <ol style="list-style-type: none"> 1. Development whose primary objective is to conserve or enhance biodiversity will be supported; 2. Proposals for major development should demonstrate, through use of a Biodiversity Metric Net Gain Plan [BMNGP], based on an assessment of the site before and after development, how the impact on biodiversity will be minimised and at least a net gain in biodiversity achieved in line with national policy and the provisions of the development plan Policy G2 of the Cornwall Climate Emergency DPD. 3. Minor development (as defined in secondary legislation) shall demonstrate biodiversity net gains in accordance with a Cornwall Council approved Small Site Biodiversity Metric. <p>A BMGP should use appropriate methods drawn from the most current guidance and advice including the current versions of the 'Chief Planning Officer's Advice Note: Biodiversity Net Gain in Cornwall' and the DEFRA 'Biodiversity Metric and User Guide' and it should explain how a Mitigation Hierarchy has been followed and how the proposal will integrate into any wider green infrastructure networks.</p> <ol style="list-style-type: none"> 4. The receptor site for any local offsite biodiversity gains should have regard to the Local Green Infrastructure Network [see Policy NE4] and be within the NDP area. 3. Proposals which would result in significant harm to biodiversity which cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for will not be supported.
Policy NE6 - Trees, Cornish Hedges and Hedgerows					CC Planning	<p>Again review the policies on canopy in the CEDPD to remove any duplication. To an extent this policy is the mitigation hierarchy.</p> <p>The policy should be reframed positively – 'Proposals will be supported where they...'</p> <p>C(I) and (II)– we would not support this inclusion. The CEDPD has a canopy calculator (15%). 3 trees per dwelling seems a lot. When you combine the three trees approach with net gain the 10% net gain would be comprised purely of trees and may adversely affect the provision of other types of habitats. Suggest alignment with the CEDPD policy.</p> <p>3(d). Priority species and habitats Adverse impacts on European and UK protected species and Biodiversity Action Plan habitats and species</p>	<p>AGREED – Amend supporting text to reflect CEDPD. <i>Trees absorb carbon dioxide in the atmosphere, add to resilience to climate change by intercepting and slowing storm water, filtering air pollution, providing shade canopies and cooling the urban environment during periods of excess heat</i></p> <p><i>Cornwall Climate Emergency DPD Policy G3 requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area, and that small developments should explore all options in relation to canopy provision, and take appropriate measures to both avoid or reduce harm to existing onsite trees.</i></p> <p>AMEND Policy NE6 as follows:</p> <ol style="list-style-type: none"> 1. Trees, Cornish Hedges and hedgerows contribute significantly to the landscape character and biodiversity of the Neighbourhood Plan Area and

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						<p>must be avoided wherever possible (i) subject to the legal tests afforded to them, where applicable (ii) otherwise, unless the need for and benefits clearly outweigh the loss. 3(e). Ancient woodland and veteran trees Development must avoid the loss or deterioration of ancient woodland and veteran trees, unless the need for, or benefits of, development on that site clearly outweigh the loss.</p>	<p>contribute to climate change resilience, and should be retained and extended wherever possible. Development proposals should: Proposals will be supported where they:</p> <ul style="list-style-type: none"> a. Retain and sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme and include measures to ensure their protection during the course of development and their continued survival in the long term; b. Are accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of British Standard BS 5837 'Trees in relation to demolition, design and development' to demonstrate how they will be so maintained; c. Are accompanied by a detailed landscaping scheme which: <ul style="list-style-type: none"> I. includes the replacement of trees lost as a result of the development at a ratio of 3:1 where achievable. II. Where achievable incorporates the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50sq^m of gross business floorspace. III. Provides for a canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3 ; IV. Includes replacement planting should be of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance]. V. Includes a scheme depicting the method by which retained trees and hedges will be protected for the duration of development. d. Where proposed development abuts existing woodland, providing Provide an adequate buffer-between residential or commercial development and edge of canopy of any adjoining woodland in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland. <p>2. No loss of deciduous woodland identified in the Cornwall Biodiversity Action Plan Adverse impacts on ancient woodland and veteran trees, European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.</p>
					CC Historic Environment	Have you considered the accessibility of stiles and how these can be retained as part of master planning and design processes?	See proposed amendments to Policy RT5.
					CC Environmental Resilience and Adaptation Team	I support this. Retaining existing trees, hedges and large trees will provide more immediate surface water management services than newly planted small trees. In the right location (generally across contours) established Cornish hedges play an important role in intercepting and channelling surface water, as well as providing shelter and shade in a changing climate. New trees can take over 30 years to grow to a size where they start delivering the same kind of ecosystem services being provided by large existing trees (e.g. carbon sequestration, clean air, water management). Maintaining and enhancing habitat connectivity is also crucial for enabling plants and	NOTED.

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						animals to adapt to climate change. Hedges are better boundaries for storm resilience and biodiversity than fences.	
Policy NE7 - Dark Skies					CC Planning	<p>It would be worthwhile contacting CPRE and asking for a clearer map / checking permission to use their nightblight image.</p> <p>No need to add street lighting as a separate item. If it requires consent it will be covered by the rest of the policy.</p> <p>Suggest: Proposals for external lighting will be supported where it protects the night sky from light pollution through:</p> <p>(i) Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens...</p> <p>Unclear about rural edge highway point – CC highways lighting won't need planning permission. Highways may need to look at safety implications of lighting coming off and on by a highway. Like the use of landscaping as mitigation (although there is a risk landscaping would not last as long as the lighting).</p>	<p>AGREED.</p> <p>PARTLY AGREED. However, note that the reference is not to adopted highway lighting, but to street lighting within sites with unadopted roads. AMEND Policy NE7 as follows:</p> <p>Proposals which demonstrate that, if external lighting is required, it protects the night sky as far as possible will be supported where they:</p> <p>Proposals for external lighting will be supported where it protects the night sky from light pollution through:</p> <ul style="list-style-type: none"> i. Use low level or shielded street lighting within circulation areas and roadways; ii. Use of full shielding of any fixture exceeding 500 initial lumens; iii. Limit the impact of unshielded lighting through use of adaptive controls in security, rural edge highway and public space lighting; iv. Restrict the number, and position of lamps and carefully use flood and security lighting including effective baffling and motion sensors; v. Use low colour temperature lighting with a limit of 3000k (kelvins) or less; vi. Use landscaping to reduce glare and reduce unnecessary light throw to a minimum; vii. reduce light spill from within buildings by avoiding or recessing large areas of vertical fenestration and avoiding large areas of glazing which face upwards.
					CC Transport	<p>Comments from Amy Looker (Highway Technology Manager) –</p> <ul style="list-style-type: none"> i. Use low level or shielded street lighting; We do not allow the use of low level for Highway Lighting. We do use shields were required but not as standard ii. Use of full shielding of any fixture exceeding 500 initial lumens; Site be site basis pending ecological review/location of properties iii. Limit the impact of unshielded lighting through use of adaptive controls in security, rural edge highway and public space lighting; Lighting would be as per the Cornwall Council policy iv. Restrict the number, and position of lamps and carefully use flood and security lighting including effective baffling and motion sensors; All lighting on the highway will be to the current British standard. We do not permit the use of motion sensors for highway lighting v. Use low colour temperature lighting with a limit of 3000k (kelvins) or less; Yes – we already implement this for highway lighting vi. Use landscaping to reduce glare and reduce unnecessary light throw to a minimum; If within the British standard 	<p>NOTED. However, the reference is not to adopted highway lighting, but to street lighting within sites with unadopted roads.</p>
THE BUILT ENVIRONMENT AND HERITAGE							
OBJECTIVES	33	76.7%	16.3%	7%		Support: 'Important to look after local landscape so it doesn't go to development....Sewerage concerns and ample parking must be addressed.....provision of affordable housing is vital but so is the	NOTED.

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
						<p><i>establishment of the local necessary infrastructure....Developments should reflect the local heritage and align to existing buildings in terms of heights and stone or render types, whilst allowing for the use of some new materials such as cladding, with perhaps a blended mix on new build.... All Homes should now be energy efficient.... the use of derelict building coming back to life is key to the housing problem but they need to be of a high standard'</i></p> <p><i>Oppose: 'I do not support the implementation of Kernewek signs'.</i></p>	NOTED.
					CC Historic Environment Service	<p>We would suggest broadening the language here to ensure that it clearly advocates for all undesignated heritage assets rather than just those that contribute to the WHS. Should include the importance of the archaeology etc. from prehistory onwards – the depth of time within this landscape.</p> <p>It would be nice to see recognition of the parishes rural character and heritage referenced here such as hedgerows and hedge and street furniture such as stiles, signs and fingerposts.</p> <p>Would strongly recommend the inclusion of Cornish Distinctiveness as a reference framework as part of Policies D2/D3/D4/D5/D6/D7.</p>	<p>AGREED – Amend Objectives A and B as follows:</p> <p>A. <i>To celebrate, maintain and enhance the architectural and historic character of the Parish so that it continues to reflect the distinctive physical, cultural and economic history of the area that makes it the 'place' it is today, and continue to make a significant contribution to the Outstanding Universal Value of the World Heritage Site</i></p> <p>B. <i>Encourage new development to match or complement the distinctive rural character and heritage character of the area and ensure that regeneration at Pool is of the highest quality in line with the Pool Vision.</i></p>
Introductory text							<p>Insert the following as consequential changes referring to Cornish distinctiveness"</p> <p><i>'The Cornish Distinctiveness Initiative. As part of the Cornwall Devolution Deal, the 'Cornwall Historic Environment Cultural Distinctiveness and Significance Project', was commissioned to make sure that Cornwall's historic environment is recognised when designing change and making planning decisions. The project has developed documents which include some prompts, suggestions, ambitions and hopes. 'Distinctively Cornish: Valuing What Makes Cornwall Cornish' says that 'All places within Cornwall, while different or distinct from each other, and whether ancient or modern, are distinctively Cornish. They have been made so in the past, and they can be made so (and kept so) in the future'.</i></p> <p><i>It identifies five themes to sum up what is distinctive about Cornwall:</i></p> <p><i>One: Linguistic - A Celtic language, and a Cornish way with the English language: both still spoken and both visible every day in the names of places, from tre to splat, chy to row and in dialect, from loustering to scheming.</i></p> <p><i>Two: Economic - A uniquely diverse rural, industrial, urban and marine economy, much of it characterised by a particularly Cornish resourcefulness and innovation, adapting to conditions and taking opportunities.</i></p> <p><i>Three: Topographical - Distinctively Cornish ways of living in and working with a beautiful, rugged and exciting natural topography.</i></p> <p><i>Four: Natural - Equally distinctively Cornish ways of adapting a natural environment that reflects that diverse topography, especially its flora</i></p>

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							<p><i>and fauna. Cornish ways of adapting to that natural environment, living closely and respectfully with nature, and also introducing a distinctively Cornish suite of non-native plants and animals.</i></p> <p><i>Five: Spirit - The distinctive Cornish identity and spirit, Onen hag Oll, One and All. The ways we have of relating to place, to each other, to our culture and that of others. From maintaining customs to gathering for ceremonies, festivals, feasting and pleasures, partaking in rituals and religious practices, engaging in raucous and more disciplined sports, composing and retelling stories, creating art and literature, making music and dancing wildly; all these contribute tangibly and intelligibly to what it is that makes Cornwall distinctive.</i></p> <p><i>Caring for this distinctiveness when making decisions that will affect Cornwall in the future will help the economy, society and individual people in many ways:</i></p> <ul style="list-style-type: none"> <i>· It will reduce or halt the gradual diminishment of Cornwall's distinctiveness, which to many is its principal asset, the basis of its brand, a major contributor to the beauty and the interest of its places</i> <i>· It will ensure that Cornwall's landscape, towns and sites continue to be a major part of Cornwall's draw for visitors, contributing greatly to the tourism that is worth nearly £2 billion a year to Cornwall's economy, supporting jobs and giving pleasure to people from all over the world</i> <i>· It will help make Cornwall a better place to be, a more attractive place in which to work, live, relax and play. This will increase people's sense of well-being and encourage them to be more active and healthier</i> <i>· It will inspire people to learn about and engage more actively with the places they know and love, and get more involved in deciding their future</i> <p><i>This will contribute to Cornwall's sustainability and resilience and ensure that future generations can continue to draw on the cultural and heritage capital that distinctiveness contributes to. Additionally, it will encourage younger people's involvement in maintaining, celebrating and understanding Cornwall.</i></p> <p><i>'Distinctively Cornish: Valuing What Makes Cornwall Cornish' identifies two forms of distinctiveness:</i></p> <p><i>The Typical: The first form of distinctiveness depends on the many aspects of our historic environment that are 'Typical of Cornwall' or more usually typical of areas within it. Typical aspects of the historic environment may be found through all or large parts of Cornwall or they may be restricted to areas as small as a corner of a parish.</i></p> <p><i>The Particular: The second form of distinctiveness recognises that there are some aspects of our historic environment that are Particular to Cornwall, either not found elsewhere or much less frequently such as particular forms of historic structures or archaeological sites, tin mines, miners' smallholdings, and terraces and rows of industrial workers' housing.</i></p> <p><i>The companion Document 'Using Cornish Cultural Distinctiveness' contains an advice note as to how NDPs</i></p>

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							<i>can help to care for, value and enhance Cornish distinctiveness through the application of a 'distinctiveness assessment framework' in the NDP formulation process which will help to understand and describe how the historic landscape, buildings and places in the NDP area contribute to its sense of place and cultural distinctiveness and develop policies that will care for and reinforce that distinctiveness. This he Carn Brea NDP Historic Environment Report, with the Carn Brea NDP Design Guide [when completed] and the Carn Brea NDP Local Landscape Character Assessment together represent the NDP's Cornish Distinctiveness Assessment, which is reflected in the policies of this NDP'.</i>
Listed Buildings and Scheduled Ancient Monuments					CC Historic Environment	Suggest including links to Historic England guidance to World Heritage Site, Scheduled Monuments, Conservation Areas and Listed Buildings.	AGREED – Insert text with appropriate hyperlinks as follows: <i>'Information and advice can be found via these links: World Heritage Site, Scheduled Monuments, Conservation Areas and Listed Buildings.'</i>
Placenames						<i>Oppose: 'I do not support the implementation of Kernewek signs'.</i>	NOTED.
Policy D1 - World Heritage Site						<i>Support: 'I think that as a world heritage site there is a much missed educational opportunity here for something akin to the black county living museum with old Cornish shops streets houses chapels and mines that could really attract tourists and as an educational facility this would develop heartlands and encourage its use '.</i>	NOTED.
					Historic England.	Policy D1 offers a good form of words to protect this internationally significant inscribed site. The policy references the correct set of documents that ought to inform any future development. The advice on mitigation is both well-defined and likely to lead to benign outcomes.	NOTED.
Policy D2 - Development and Heritage					Historic England	The form of words in Policy D2 seems to offer the required level of protection to heritage assets. As already noted, it is very helpfully supported by an exemplary Historic Environment Evidence Base Report.	NOTED.
					CC Historic Environment	Would add that this is not an exhaustive list, that additional features are added to the Cornwall and Isles of Scilly Historic Environment record daily and that it is important that the HER is consulted as part of any development proposals. Suggest change of wording in Policy D2 b from Non-Designated to Undesignated. Non-Designated refers only to a specific sub-group of heritage assets. Un-designated can refer to all. D2 C - proportionate archaeological and heritage assessment is accepted and... Should this read proportionate archaeological and heritage assessment is expected and...?	AGREED – Insert the following in the supporting text: <i>'This is not an exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of any development proposals'</i> NOT AGREED –.D2b Non-designated heritage assets are specifically described in NPPF as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets. It is these that D2b is intended to address, whereas D2a addresses all development. AGREED – Although 'provided' is a more appropriate word to use.

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					CC Planning	This policy seems to largely repeat the provisions of LP 24 and is therefore unnecessary. Your policy should focus on the locally significant aspects – such as the non-designated heritage assets.	<p>PARTLY AGREED – The policy differs to CLP 24 by addressing [in para 1a] format, scale, massing, density, articulation and use of materials and other external finishes and orientation and location within the site, applicable to general development in its local context rather than the more specific provision in CLP 24 relating to heritage assets. It also refers to demonstration of how these factors have been taken into account, which has been found in other NDPs to be a requirement of Historic England. Combining policies D2 and D3 [see CC comments on Policy D3] - could make this more explicit.</p> <p>D2b makes the necessary link to CLP24 and is also intended to be clear and specific about Non-Designated assets. D2c specifically references Kresen Kernow but could be better phrased. AMEND D2c to read: <i>In view of the significant potential for prehistoric, mediaeval and post-medieval sub-surface archaeological evidence of sites in the Parish, a proportionate archaeological and heritage assessment is provided and any subsequent archaeological investigation and heritage impact mitigations are agreed.....</i></p>
Policy D3 - Design and Local Distinctiveness in the Historic Cores of Pool, Illogan Highway, Brea Village, Carnkie and Four Lanes/Pencoys					Historic England	We think that Policy D3 is particularly well crafted. Unusually, this policy takes the initiative to celebrate local public views and also welcomes deliberately contrasting development proposals, whilst seeking to moderate their impact.	NOTED.
					CC Planning	<p>Changes to national planning policy look likely to recommend the use of design guides and we are encouraging NDP groups to include a policy that requires design to be in accordance with any local design code for the parish. These are expected to pick up historic context and it may be better to refer out to a design code rather than get too specific in policy. The design code can be updated by the parish but the process to review the NDP is more formal and must follow a statutory process.</p> <p>The policy below [D4] refers to the CB Design Guide – we would recommend that you put your design guidance in a separate document and refer out to it in a policy.</p> <p>This number of design policies is confusing and we would suggest consolidation into a much smaller number of policies – we are happy to assist if you need some help to consolidate or rewrite these policies</p>	<p>NOTED. A separate Design Guide is being produced. It will be specific but it is considered that the general provisions in D3 will continue to be relevant across the life of the NDP and should be retained.</p> <p>See above.</p> <p>AGREED – Policies D2 and D3 could be combined to provide a single policy on Design and Heritage. DELETE Policy D2 and D3 and replace with the following: Policy D2/3: Design, Heritage and Local Distinctiveness. <i>1. New development proposals will be supported, as appropriate to their nature and location, where:</i></p> <p>a) <i>it is demonstrated that their format, scale, massing, density, articulation and use of materials and other external finishes, and orientation and location within the site, is drawn from and influenced by the distinctive historic architectural, design and cultural traditions established in the surrounding character area.</i></p> <p>b) <i>if it involves or would have an impact on Designated or Non-Designated heritage assets*, it complies with Cornwall Local Plan</i></p>

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							<p><i>Policy 24 and national policy and guidance and seeks to preserve the building or its setting or any features of special architectural or historic interest which it possesses. [Such proposals must be accompanied by a heritage impact assessment which demonstrates that any harmful impact of the development on the significance of the asset and its contribution to the historic character of its setting is adequately mitigated or that an enhancement results].</i></p> <p><i>2. New development proposals within the historic core areas of of Pool, Illogan Highway, Brea Village, Carnkie and Four Lanes/Pencoys, as defined on Map 9, should be particularly sensitive to their surroundings, and will be supported where the design:</i></p> <ul style="list-style-type: none"> <i>a) Is locally distinctive, informed by and consistent with context of the site and its surroundings interpreted in a contemporary manner appropriate to the 21st century, in terms of: <ul style="list-style-type: none"> <i>a. the historic topography, landscape features and boundary treatments;</i> <i>b. orientation and location within the site;</i> <i>c. the scale and shape of buildings including height, massing, silhouettes and roofscapes;</i> <i>d. vertical and horizontal rhythms, for example created by window arrangements and architectural composition;</i> <i>e. materials [using locally sourced materials where possible] and colours, and</i> </i> <i>b) avoids any overwhelming impact on buildings nearby or on the streetscape, and</i> <i>c) reflects the historic streetlines and established/traditional building line practice;</i> <i>d) demonstrates a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes;</i> <i>e) is sensitive to its potential impact upon the setting of the settlements and public views into, across and out of the settlement.</i> <i>f) demonstrates reference to and incorporation of the guidance, where appropriate, outlined in the Cornwall Design Guide 2021, Pool Vision 2021 and the Carn Brea Parish Design Guidelines 2022.</i> <i>g) Where appropriate and feasible, helps to address any negative features and take up enhancement opportunities.</i> <p><i>3. Exceptionally, a deliberate contrast to the prevailing locally distinctive characteristics may be acceptable, but only where this would provide a demonstrably greater contribution to local distinctiveness and design quality than following those local characteristics.</i></p> <p><i>4. In view of the significant potential for prehistoric, mediaeval and post-medieval sub-surface archaeological evidence of sites in the Parish, a proportionate archaeological and heritage assessment is provided and any subsequent archaeological investigation and heritage impact mitigations are</i></p>

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							<p>agreed. For mitigation consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).</p> <p>*A list of non-designated heritage assets is included in the Carn Brea NDP Historic Environment Evidence Base Report</p> <hr/> <p>AMEND supporting text as follows: POLICY D2 - DESIGN, HERITAGE AND LOCAL DISTINCTIVENESS.</p> <p><i>It is literally true that Carn Brea Parish is 'packed' with heritage features. Carn Brea itself has multiple prehistoric sites, whilst the sloping and undulating land around it is the location of many early medieval settlements and associated medieval field boundaries. Post medieval features, ranging from farm houses to stamping mills and engine houses are scattered across this rural area, but the main concentration is within the World Heritage Site area.</i></p> <p><i>Whilst the most important sites are formally protected as Listed Buildings or Scheduled Monuments, there are many non-designated buildings within the Parish which are of local historic significance, architectural significance and/or make an important contribution to the local distinctiveness and the character of the area. The Carn Brea NDP Historic Environment Evidence Base Report provides a list of such assets derived from the gazetteers compiled by the CISI surveys of Pool, Illogan Highway and Tuckingmill, and from local surveys and assessments carried out as part of the process of compiling the NDP. This is not an exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of any development proposals.</i></p> <p><i>The National Design Guide says that it should not be forgotten that today's new developments extend the history of their context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century. It says that when designing a new development, it is important to understand how the place in which the site is located has evolved as the local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.</i></p> <p><i>Carefully designed development proposals can be locally distinctive and to complement rather than detract from the village and urban form, by being informed by and consistent with the scale and character of the existing sense of place and reflecting its historic street-lines and established/traditional building line practice. There should still be scope for different areas of a development to establish their own distinctive character and identity, derived from the environmental and historic character and context of the settlements, interpreted in a contemporary manner, appropriate to the 21st century.</i></p> <p><i>In so doing it can help reverse previous losses to local character. It is appropriate to try to ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, and ensure that the impact of development on the heritage and archaeological assets of the Parish and the WHS is effectively mitigated and opportunities to reverse previous harm to local character are encouraged.</i></p>

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							<p><i>There may also be situations where a contrast to prevailing characteristics can actually enhance appreciation of those characteristics rather than detract from this, but such developments need to be very carefully designed to ensure that they are a positive rather than a negative feature and do not appear incongruous.</i></p> <p><i>Locally, during community engagement scoping the NDP, over 92 % of respondents said it was important to retain and protect historic buildings.</i></p> <p><i>When considering development likely to impact on the historic environment, the specific value of the historic assets likely to be affected should be taken into consideration and given appropriate weight alongside all other relevant issues. Understanding the specific character and importance of the historic assets will help guide decision making and will also be invaluable when determining appropriate mitigation measures to be applied (by conditions) if adverse impact is likely to occur.</i></p> <p><i>The Cornwall Local Plan also recognises that available information will often be an inadequate basis for informed planning decisions, and recommends that all development proposals should be supported by proportionate historic environment assessments and evaluations such as heritage impact assessments, desk-based appraisals, field evaluations and historic building reports. These should identify the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects which are likely to ensue from development. They should also demonstrate how any harm will be (in order of preference) avoided, minimised or mitigated.</i></p> <p><i>It is therefore appropriate to ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensures that the impact of development on the heritage and archaeological assets of Carn Brea Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character.</i></p> <p><i>There are large parts of the Parish's settlements where mining heritage is evident and the traces of the post medieval identity are still visible in the form of settlement form and layout, miner's terraces, Chapels, Institutes and Schools that together create a distinctive 'sense of place' associated with each settlement. However, the large majority lack formal protection, which means that their historic integrity is at risk through un-sympathetic designs and standardisation of treatments. This carries the risk of leading to further deterioration in the distinctive character of the settlements and, by effecting its setting, diminishing the status of the World Heritage Site. These are seen as particular risks at Pool and Illogan Highway and there is a long term proposal, outside the remit of this NDP, to establish two Conservation Areas in the town. There are similar concerns for Four Lanes/Pencoys, which although they are outside the WHS nevertheless have distinctive characteristics related to their evolution.</i></p> <p><i>In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.</i></p>

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Policy D4 - General Design and Development Standards					Devon & Cornwall Police	Note and very much welcome the references to Designing Out Crime etc within the draft which are naturally fully supported.	NOTED.
					CC Planning	d) Would want to reflect local character/distinctiveness even if not using MMC. Modern Methods of Construction.	AGREED – that is the ‘default’ position but MMC must not be seen to be a reason to downplay local character/distinctiveness, so the reference is valid.
Policy D5 - Design & Regeneration					CC Planning	No need to repeat any elements from D4 (see D4 part a).	<p>AGREED – Furthermore, taking into account the CC comment on D3, it is considered that policies D4 and D5 could be combined. DELETE Policy D4 and D5 and replace with the following:</p> <p>POLICY D3 – DESIGN, DEVELOPMENT STANDARDS AND REGENERATION.</p> <p>1. New development proposals will be supported where:</p> <p>a.) It is demonstrated that the design has been informed by the principles and processes set out in the Cornwall Design Guide 2021; and by making reference to and incorporating the guidance set out in the ‘Carn Brea Parish Design Guidelines’ 2022.</p> <p>b.) It incorporates design features that minimise the fear of crime; minimise opportunities for crime and anti-social behaviour; and support personal and property security by application of ‘Secure by Design’ standards.</p> <p>c.) It demonstrate a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes;</p> <p>d.) If using MMC, it incorporates elements that reflect local character and distinctiveness.</p> <p>2. In addition, regeneration schemes coming forward on the ‘opportunity sites’ identified in the Pool Vision will be supported where they are of high quality designs which:</p> <p>a) adopt a clear and consistent architectural style, ensuring that the individual parts add up to a coherent whole, which effectively responds to Pool’s unique historical significance and, individually or cumulatively, do not detract from the inscribed Outstanding Universal Value of the WHS; and</p> <p>b) are of a scale, height and massing that is not intimidating nor unduly dominate the skyline or townscape; and</p> <p>c) follow the principles of good urban design, providing a human scale at street level, excellent pedestrian permeability, connected streets, overlooked streets and spaces, positive frontages etc; and</p> <p>d) locate their principal frontage on the most important adjacent highway or other public space, whilst providing a similar level of visual interest on other prominent frontages; and</p> <p>e) locate their main entrance on the principal frontage, ensuring that it is easy to identify and access; and</p> <p>f) have sufficient texture, depth and detailing to provide visual interest; and</p> <p>g) do not have any unacceptable impact on the local microclimate, for example in terms of the speed, direction or tunnelling of wind; and</p>

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							<p><i>include provision, where appropriate, for a mix of other activity that may help release successful regeneration and add to the benefits available to local people, such as the development of the night-time economy, environmental improvements, additional cultural and recreation facilities etc.</i></p> <p>Amend supporting text as follows:</p> <p><i>The design of buildings has in the past been influenced by factors such as the local availability of construction materials, the technology of the times, social conditions, needs and functional roles, and the traditional skills (and ability) of the builders. This has imparted the locally distinctive architectural style and the pattern and layout of development that is now highly valued. The National Design Guide says that well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal explaining how the concept influences the layout, form, appearance and details of the proposed development and draws its inspiration from the site, its surroundings and wider context.</i></p> <p><i>In response to consultation, people said that new development should be in keeping with area, sympathetic to the different styles of our villages and protect the unique heritage of the area. It is therefore important that full account is taken of the local context in the design of new development so that it responds to and enhances our local "sense of place" and meets the expectations of people already living in the area.</i></p> <p><i>To fit in well and be good neighbours to adjoining buildings and their occupants, the proportions and positioning of new buildings should be informed by and consistent with the scale and character of the surrounding area, reflecting the curtilage, scale, net density and roofline of adjacent buildings, the streetscape, its existing street-lines and established/traditional building line practice. It is important to note however that the Parish also welcomes diversity in design, and that it is possible through careful design to respond to the scale, density and character of settlements without limiting originality and innovation .</i></p> <p><i>Good design is also a factor in improving the local acceptability of new housing schemes, which is essential if local housing needs are to be met without creating social divisions and controversy. It can also help to 'design out' crime and the fear of crime which otherwise can have a major impact on quality of life and the success of individual developments and places.</i></p> <p><i>There is increasing interest in Modern Methods of Construction [MMC] using factory-built modules or rapid techniques, through innovative working processes to speed-up delivery, reduce labour costs, eliminate unnecessary waste and improve quality. MMC has been seen as a way to help solve the UK's housing crisis it has the potential for a 30% improvement in the speed of construction of new houses, a potential 25% reduction in costs, and potential for advances in improving quality and energy efficiency. However there is concern that MMC may lead to increased standardisation in the appearance of dwellings, potentially causing harm to local character and distinctness.</i></p>

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							<p>Although Cornwall Local Plan Policy 13: 'Design', Policy 14: 'Development Standards' and the Cornwall Design Guide 2021 provide policy and process requirements on design related matters, there are specific design aspects of any development proposals in the Parish, both within villages and the countryside, that should be taken fully into account in development. Therefore as part of the preparation of the Neighbourhood Development Plan, a Design Guide has been prepared to provide guidance as to how new development in the Parish could best be designed to fit into local character.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Early engagement is essential!</p> <p>The Cornwall Design Guide 2021 says that places are shaped and made by the people who use them. Early engagement with the local community, the Parish Council, Cornwall Council and other key stakeholders must take place at the earliest opportunity in a development proposal.</p> <p>By engaging early, the efficiency of the planning and design process will be improved. A process of active engagement through all stages of design, where an iterative process is evidenced to have shaped the final proposals, is an essential component of any planning application submission, and is likely to improve its reception by the local community.</p> </div> <p>Regeneration usually requires a complex range of factors to be addressed. As noted elsewhere in this NDP, regeneration is a priority in the Pool area and the Pool Vision masterplan described at paragraph 1.45 of this NDP identifies several 'site opportunities' that will achieve this outcome. The masterplan also emphasises that the development of these opportunities should be of high quality. The Carn Brea NDP supports this stance as it considers that to attract the type and size of employers and investment that will bring with them the activity and jobs sufficient to cascade prosperity through the local economy, the form and scale of the new development will need to be both functional and very attractive, with excellent public realm surroundings in which supporting mixed uses are easily accessible. Because of Pool's unique historical significance, these designs will also need to respond to the requirements of the WHS and its inscribed Outstanding Universal Value. The tension between these imperatives can be a complicated, particularly where there is a desire to create an architecturally distinctive building. Designs must therefore be of high architectural quality, responding effectively to the vernacular and ensuring that historic context and setting is addressed meaningfully, whilst meeting the functional and business requirements of the customer involved, and also following the principles of good urban design (connected streets, overlooked streets and spaces, positive frontages etc.)</p> <p>Where mixed use development is appropriate, choice and quality of housing is a key part of attracting people to live and invest in an area. Quality designs that reflect, enhance and build on the existing sense of place and identity, incorporating the historic forms, street and permeability patterns, and integrate effectively with them. whilst providing for the most modern lifestyles and expectations, are the most successful. The careful layout of highways, public spaces, private spaces and buildings is a vital component of high quality</p>

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							<p><i>design. It can ensure that new developments function as an integral part of the wider area rather than being separated from it. Good layouts can help to promote walking, cycling and public transport use, and are easy for people to find their way around. A layout based around a grid, or distorted grid, will normally be appropriate and the use of cul-de-sacs should generally be avoided wherever possible.</i></p> <p><i>During the scoping community engagement for the NDP, 81% thought that new development should reflect Cornish heritage and history, especially that linked to mining.</i></p> <p><i>The purpose of this policy is not to specify which architectural styles should be adopted, but rather to ensure that the architectural design of buildings is of a high quality, which serves its functional purpose, contributes to an attractive and useable townscape, and rests comfortably with its World Heritage Site location.</i></p>
Carn Brea Design Guide							
Policy D6 - Sustainable Design					CC Planning	See the CEDPD which picks up many of these issues in policy SEC1 and CC4– this may remove the need for this policy. The energy requirements in part 2 of Policy SEC1 have been designed to go as far as possible within the bounds of viability for new homes and new commercial premises.	<p>AGREED – Delete Policy D6, add references to the CEDPD on the supporting text, and list examples of the measures proposed in the Policy in the text:</p> <hr/> <p>SUSTAINABLE DESIGN</p> <p><i>Carn Brea Parish supports Cornwall Council’s commitment to tackling the climate emergency. A significant contribution can be made to this if all new developments within the Parish aim to achieve high standards of sustainable design in construction and operation as this can:</i></p> <ul style="list-style-type: none"> • <i>Reduce the use of fossil fuels and the consequent release of ‘greenhouse’ gasses</i> • <i>Improve the efficiency of use of natural resources,</i> • <i>Increase the re-use and recycling of resources, and</i> • <i>Increase the production and consumption of renewable energy.</i> <p><i>According to the latest version of the Cornwall Strategic Flood Risk Assessment [SFRA] a 1 in 30 year and 1 in 100-year flood risk affects many areas of the Parish’s settlements, and a more extensive area is within the 1 in 1000-year surface water flooding risk area. Surface water flooding risk is anticipated to increase as a result of climate change, adding to the economic and health costs associated with the inundation of properties. ‘Hard’ engineered mitigation of flood risk can be unsympathetic to both the natural and built environment. On the other hand, Sustainable Urban Drainage [SuDS] techniques can help to reduce the incidence of surface water flooding and reduce harm to water quality, whilst providing additional habitat to support</i></p>

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							<p>and enhance the green infrastructure network, and contributing to the distinctive character of the area.</p> <p>During community engagement some 95% said that new developments should be environmentally friendly. Suggestions to achieve this included front and rear gardens, adequate off road parking, outside storage for refuse/recycling, and additional landscaping and trees. Turning to waste and pollution, over 55% supported more local 'own food' growing, and more than 65% called for food waste recycling.</p> <p>Policies SEC 1 and CC4 of the CEDPD provide an excellent basis for ensuring new development is of sustainable design. Its provisions go as far as possible within the bounds of viability for new homes and new commercial premises. Measures proposed require new developments to:</p> <ul style="list-style-type: none"> • take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise the use of renewable energy and optimize passive solar gain; • incorporate on-site provision of renewable energy or heat and/or low carbon technologies; • incorporate water reduction, storage and reuse design principles including rainwater harvesting, greywater recycling and efficient use of all water for both internal and external water consumption; • be designed to reduce the risk of summer overheating of properties and increased energy use for building cooling, optimising the use of green infrastructure [such as shelter belt planting in areas exposed to wind] in maintaining healthy indoor and outdoor temperatures; • use high quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use; • Include the use of "natural" SuDS features • sensitively retrofit energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of these heritage assets and development is done with the engagement and permissions of relevant organizations**. Such measures could include: • include measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or • replace of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally. • achieve BREEAM 'Excellent' (or equivalent).
					CC Transport	Point f: Since this policy was drafted, requirements for EV charging are now included within Building Regulations Part S (which took effect from 15th June 2022). The first part of this statement may therefore be no longer needed in this plan.	POLICY DELETED
					CC Environmental Resilience and Adaptation Team	<p>g.) Include one or more of the following Sustainable Urban Drainage [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>i. the use of "natural" SuDS features including infiltration (soakaways), swales, storage basins, tree planting, street trees, raingardens, green roofs, permeable driveways and parking</p>	POLICY DELETED

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						<p><i>areas, ponds and wetlands</i> which deliver ecological and community benefits;</p> <p>ii. <i>have site arrangements that make provision for simple, straightforward and wild-life friendly maintenance of SuDS features.</i></p> <p>iii. <i>are designed to the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.</i></p> <p>Policy D6 G – SuDS - this is all good practice and what we would normally recommend, but the policy to use infiltration conflicts with the policy in CC3 and the CDA guidance. Policy D6 g) could be moved into CC3 to avoid repetition and ensure alignment. The rest of Policy D6 is really good. You may wish to include a climate change resilience policy for existing buildings located in areas at flood risk: “Alterations to existing buildings in the areas at flood risk should be designed to reduce the risk of flooding and enable faster recovery from flooding, for instance by including property flood resilience measures like raised sockets and appliances and solid tiled floors.” The PFR exhibition at Heartlands in Pool is a useful source of information about the type of measures that could be considered. See: Property Flood Resilience PFR - BeFloodReady See: Property Flood Resilience - Cornwall Council Flood risk and coastal change - GOV.UK (www.gov.uk)</p>	
Policy D7 - Reconstruction or Conversion of Abandoned/Neglected Buildings					CC Planning	<p>Do you need to specify the acceptable uses – your list seems to cover almost everything (although excludes community uses). Much of this content is covered by LP policy 24- remove duplication.</p> <p>C) Historic buildings may not be able to offer car parking – this should not prevent their reuse.</p> <p>I think much of the content of this policy would sit better in design guidance.</p> <p>Policy D7 appears to support the conversion of most buildings for any use and does not provide any assessment with regard to:</p> <ul style="list-style-type: none"> o the accessibility of the location (e.g. giving support for employment/tourism uses within the open countryside which may lead to high numbers of unsustainable transport movements by employees, customers or visitors); o the appropriateness of the retention of the existing structure (e.g. is this policy supportive of the conversion of utilitarian buildings such as blockwork buildings or is the intention to focus on locally distinctive buildings such as historic or traditional buildings formed from stone etc). <p>Whilst planning policy can pull in different directions, it is useful when specific policies that establish in-principle support for certain developments provide a clear methodology for application to aid consistency in decision making. It is of note that Policy 7 of the CLP requires the conversion of buildings in the open countryside to lead to an enhancement of the immediate setting, whereas Policy D7 of the NDP only seeks to avoid adverse landscape impacts.</p>	<p>AGREED – Add community uses to the list.</p> <p>AGREED – but a reuse without parking must not impinge on highway safety.</p> <p>NOT AGREED – Design guidance may offer more precise advice but the general considerations identified in the Policy are necessary to have clear impact.</p> <p>PARTLY AGREED - NPPF notes that ‘Planning policies and decisions should 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 it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.’ To reflect this AMEND the policy by inserting the following additional criteria...’ <i>Demonstration through an appropriate assessment that the scale of transport movements by employees, customers or visitors will not be unsustainable within the local context.’</i></p>

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						Policy D7(1.A.a.) states that a survey is needed to justify the demolition of any part of the building proposed for conversion, thereby suggesting that the policy considers that the full extent of all buildings proposed for conversion are worthy of preservation/retention and appears to suggest that all abandoned or neglected buildings (that are not portal framed) should be retained in their entirety unless the structurally unsafe. This does not consider utilitarian blockwork buildings etc and it is unclear whether the intention of Policy D7 is to support such developments.	PARTLY AGREED – that is the intention, i.e. a priority for re-use in line with sustainability principles, and this may include utilitarian buildings, many of which are part of the historic vernacular for this industrial area.
					CC Historic Environment	by adapting / reusing historic buildings it doesn't just 'reduce the pressure for new buildings that may be less attractive', but it also takes account of the carbon cost of new build. Could also mention that historic buildings provide character that is attractive to many high growth sectors, such as the creative economy and hospitality: Businesses Benefit from Listed Buildings Historic England	AGREED – Add a further sentence to the supporting text as follows: <i>'Historic buildings provide character that is attractive to many high growth sectors, such as the creative economy and hospitality. Conversions of existing buildings also helps to take account of the carbon cost of new build'</i> .
ACCESS AND CONNECTIVITY							
OBJECTIVES	32	74.4%	16.3%	9.3%		<i>Support: 'Connectivity is the answer to better jobs and bringing bigger companies, moving down to Cornwall....Without the development of a good transport network growth is restricted and not attractive to investors...But traffic calming around facilities should not be a reason to lay more speed bumps as the area is surrounded by them and they do little to reduce speed or pollution....remove traffic slowing measures to keep flow of traffic....Keep traffic moving to stop so much pollution... Consider peak time only traffic lights....Remove unnecessary traffic lights or make them only for busy times... lets control the HGV training companies using Broad Lane & Moorfield'.</i>	NOTED.
					CC Transport	'To encourage all new developments to include off road parking commensurate with their size and function so that they do not adversely affect traffic and parking in the local area' - Do not support this objective. There may be occasions when less than one parking space per unit is appropriate e.g. units for students or older people, or where alternative provision is available e.g. car club	NOT AGREED - The objective clearly refers to a level of parking that is commensurate with their size and function of a development so the examples given by CC Transport are not prevented.
Policy RT1 - Accessibility and Transport					Highways England	Welcomes the inclusion in Policy RT1 under 3a, that development will not be supported if it results in an unacceptable impact on road safety or the residual cumulative impact is severe, reflecting the requirements of the NPPF. Also notes under 3b that reference is made to Manual for Streets applying for highways works. With regards to any highways works that impact on the SRN then the standards contained with the Design Manual for Roads and Bridges (DMRB) will apply instead. National Highways will also expect any major development which comes forward within the Plan area, and which has the potential to impact on the A30 trunk road, to be supported by an appropriate transport assessment in line with the requirements of DfT Circular 02/2013 "The strategic road network and the delivery of sustainable development" and the National Planning Policy Framework. Any impacts on the SRN which are considered severe or unacceptable in capacity or safety terms will require mitigation in line with current policy.	NOTE AND AGREE. Amend RT1 to refer to Design Manual for Roads and Bridges (DMRB) and need for appropriate transport assessment in line with the requirements of DfT Circular 02/2013 where necessary: <i>B. All developments should be designed and will be constructed to the appropriate road layouts and design requirements of the Manual for Streets (DoT 2007), the Design Manual for Roads and Bridges (DMRB) and the Cornwall Council Design Guide.</i> <i>C. Development which has the potential to impact on the A30 trunk road, must be supported by an appropriate transport assessment in line with the requirements of DfT Circular 02/2013</i> [see also consolidated changes to Policy proposed in response to CC Planning comments below].

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						<p><i>Support: 'Very good but walking distance? 2 or more parking spaces per dwelling - this is not being achieved and probably never will.... Requiring two or more parking spaces/home is contrary to Cornwall Council policies where it is normally considered two spaces maximum and in urban areas close to town centres and public transport less or no parking is acceptable....Policy RT1 should read "safe" walking distance of Public Transport. Many rural roads around villages not supplied by public transport are extremely dangerous for walkers, cyclists and horses. In order to reach the nearest bus stop we put ourselves at great risk....Off-street parking is essential'.</i></p>	<p>PARTLY AGREED [see consolidated changes to Policy proposed in response to CC Panning comments below].</p>
					<p>CC Planning</p>	<p>You can't require a garage space for every home – the vast majority of garages are not used to store cars. Also, on street or shared parking is an acceptable alternative to on plot parking. Align with the Cornwall Design guide parking guidelines. This is an overly long policy and could be significantly shortened. We are happy to assist in rewriting.</p>	<p>PARTLY AGREED – The new Cornwall Design Guide has extensive advice in its 'Movement' section which should be referred to, but it is considered that the NDP should retain criteria on transport and access which reflect local concerns and conditions and gives planning policy effect to measures to address the issues of concern. Consolidated revised policy suggested below:</p> <p>Insert the following new paragraphs in supporting text:</p> <p><i>'In an area where there is a high level of valuable heritage and traditional street and estate layouts, insufficient and poorly designed parking encourages pavement parking, obstruction of accesses and other ad hoc parking. It is essential that new development does not make this situation worse and where possible helps to alleviate existing problems.</i></p> <p><i>The Cornwall Design Guide includes a section on 'Movement' which gives useful guidance, and the following policy should be used with reference to this, taking into account the local concerns noted above. For guidance, parking space provision should be designed to accommodate modern family-sized private vehicles with the minimum provision for at least two vehicles, and where possible for larger dwellings one parking space per bedroom'.</i></p> <p>AMEND Part 1 of Policy RT1 as follows:</p> <p><i>Development will be supported where it is located and designed to promote active travel and access to public transport and improve air quality, and :</i></p> <p>1. For new residential development it:</p> <ul style="list-style-type: none"> A. <i>Is within a safe walking distance of public transport (bus stop or railway station), maximises opportunities for safe walking and cycling to services and facilities, and includes the appropriate provision of new paths to link with the existing network and to local facilities, to a standard which allows for wheelchair access wherever practicable and appropriate, and</i> B. <i>Incorporates sufficient car parking to realistically meet demand [including residents, visitors, delivery and work vans] without impacting on the appearance and safety of the development in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised, and</i>

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							<p>C. Supports a layout which provides and facilitates interconnected streets and avoids the use of cul-de-sacs; and</p> <p>D. Is supported, dependent upon the size and scale of the proposals, by a Transport Assessment or Travel Plan which demonstrates how the impact of any additional traffic will be managed to minimise the impact on the local road network; and</p> <p>E. Is designed to take into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health; and</p> <p>F. In the case of developments of more than 4 dwellings, are designed with a speed-reducing layout which <i>prioritises active travel, social interaction and play</i>, with the following hierarchy of transport in mind: pedestrian, cyclist, public transport, service vehicles, other motor vehicles; and where the scale is appropriate, includes bus bays and shelters located where they will encourage public transport provision and use; and</p> <p>G. Demonstrates that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards in the Camborne, Pool, and Redruth AQMA and includes appropriate mitigation under CLP policy 16.</p> <p>AMEND Part 3 of Policy RT1 as follows:</p> <p>B. All developments should be designed and will be constructed to the appropriate road layouts and design requirements of the <i>Manual for Streets (DoT 2007)</i>, the <i>Design Manual for Roads and Bridges (DMRB)</i> and the <i>Cornwall Council Design Guide</i>.</p> <p>C. Development which has the potential to impact on the A30 trunk road, must be supported by an appropriate transport assessment in line with the requirements of <i>DfT Circular 02/2013</i></p>
					CC Transport	<p>Parking standards should be in line with Cornwall Council guidance and where there are higher levels of accessibility – such as in the more urban areas, it would not be appropriate to allow high levels of parking.</p> <p>On community dissatisfaction with public transport: Clearly some of these issues cannot be addressed within a planning document. The recent reduced bus fares scheme and interchangeable bus tickets along with the high frequency bus corridor through Pool should help to address some of these concerns.</p>	NOTED. [see consolidated changes to Policy proposed in response to CC Planning comments above].
					CC Historic Environment	<p>RT1/RT2: Suggest reference to Cornish Distinctiveness.</p> <p>RT1 (E)/RT5 would emphasise need for Stiles and access to be addressed.</p>	NOTED. Appropriate reference to be included under RT5 and design policies generally will refer to Cornish distinctiveness. [see consolidated changes to Policy proposed in response to CC Planning comments above].
Policy RT2 - Conversion of Residential Garages					CC Planning	<p>If on site parking is already on site, there would not necessarily be a need to replace it.</p>	<p>AGREED. Also the policy should be updated to reflect the Cornwall Design Guide. AMEND policy RT2 as follows: <i>Where planning permission is required for garage conversion to habitable rooms, proposals will only be supported where they include appropriate replacement parking adequate to meet the needs of the occupiers of the dwelling.</i></p>

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					CC Transport	Residential garages are not often used as parking spaces so not sure this policy will help. Parking standards should be in line with Cornwall Council guidance and where there are higher levels of accessibility – such as in the more urban areas, it would not be appropriate to allow high levels of parking.	NOTED. See above.
Policy RT3 - Future Bus and Rail						<i>Oppose: 'No requirement for train station'</i>	NOT AGREED. The logic justifying the proposal is clearly explained in the Policy's supporting text.
					CC Transport	No objection to provision of new railway halt, however it should be noted that at the current time the rail industry would be unable to support a business case to call trains at a location which is so close to Redruth and Camborne stations. Both of these stations are connected to the Pool area by high frequency bus services.	NOTED.
Policy RT4 - Broadband and Mobile Communications						<i>Support: 'Broadband is improving but it's ironic that with Cornwall, the leader in developing world-wide telecommunications it's taken this time to get connected. High speed broad band is essential'</i>	NOTED.
Policy RT5 - Footways, Pedestrian Links, Public Rights of Way						<i>Support: 'Pathways to link new developments to existing safely is very important and adequate parking should be provided not adding to the existing parking problems.... " or this can be achieved through the provision of new paths to link with the existing network".... is too weak: Ssay rather, "this will be achieved as part of the development, through the..."The movement of pedestrians is very important and must be considered for both their safety and access to local amenities and the countryside'.</i> <i>Disagree - To keep footpaths open encourages 'The Ramblers Society' to take secateurs with them. To improve the hedges and traditional stone walls contact - 'Cornwall Wildlife Trust' who have volunteers who would love to do this.</i>	NOTED NOT AGREED. The Ramblers is a responsible organisation with a properly constituted volunteer administration and any footpath activity is properly organised with regard to methods employed, impacts and health and safety matters.
					CC Planning	Suggest Para 1 be amended as follows: '1. Development (except for agricultural need dwellings) will be supported where there are existing safe walking routes to public transport, services and facilities, or this can be achieved through the provision of new paths to link with the existing network. <i>Where possible, developers should seek to connect to the Minerals Tramway routes. Where practicable, routes should be accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access''</i>	AGREED. Also needs change to accommodate Historic Env Team comments. AMEND policy RT 5 to read as follows: <i>'1. Development (except for agricultural need dwellings) will be supported where there are existing safe walking routes to public transport, services and facilities or this can be achieved through the provision of new paths to link with the existing network. Where possible, developers should seek to connect to the Minerals Tramway routes. Where practicable, routes should be accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access''</i> <i>2. Development proposals which are likely to effect public footways, pedestrian links, and Public Rights of Way should protect the existing network, its ambiance and respect heritage features such as stiles and hedges.'</i>
					CC Historic Environment	Could add protection of historic stiles as part of the character and historic landscape	See above.
OPEN GREEN SPACES AND RECREATION							

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
OBJECTIVES	32	74.4%	16.3%	11.6%	CC Environment Service – Open Spaces	Objective 6 (p42) sets out broad aspirations, but it is unclear what mechanisms will be employed to deliver the physical improvements. For instance, who will review and determine what POS requires better car parking (Obj 6B)? Most are local spaces intended for pedestrian access, and it seems unlikely that car parking can be delivered without sacrificing some of the actual green space, which could be contrary to Obj 6A. Also, without special control measures free parking spaces are likely to be misused by local residents for their vehicles. Similarly, how are Objectives 6C & 6D going to be delivered? The NDP provides an opportunity to identify the key delivery stakeholders and what process they will follow that might deliver the objectives. For example, Para 3.171 suggests 2 potential allotment sites, but no mention is made to how further investigations will be facilitated. The obvious one is soil contamination assessments. If as a result, these are not viable, the allotment review process might need to explore agricultural land further afield e.g. near Four Lanes or as a joint venture in Illogan Parish, where there is also a deficiency. Vehicle access, parking & mains water are minimum requirements wherever the site is.	NOT AGREED. These objectives are intended to be and an expression of things aimed at or sought rather than a specific delivery measures for the objectives. NOT AGREED. The NDP is a land-use planning tool and cannot cover intentions to acquire land or manage land [although these factors might be recorded as local projects if they exist.]
Policy OG1 - Local Green Spaces						<i>Support: 'Area of open land behind Forth-An-Praze needs to be protected as it is important for wildlife in the area including protected species...'</i> <i>Oppose: Too weak...the NDP should promote the acquisition by the parish council or other local community groups of playing fields and green spaces unless there is compelling and overwhelming evidence that this would be detrimental to residents...this is the only way to ensure their long term survival.'</i>	SUPPORT NOTED. The area mentioned is bounded by Forth-An-Praze, Tolgus Lane and the A30 and is proposed in the NDP as an Area of Local Landscape Value. NOT AGREED. The NDP is a land-use planning tool and cannot cover intentions to acquire land or manage land [although these factors might be recorded as local projects if they exist.]
Site (g) at Trevenson Park					Redrow Homes	Redrow does not take issue with the principle of designating the area for Local Green Space in the emerging Neighbourhood Plan. That being said the draft report, and the description of the area is inaccurate. Part of the space is currently being used as a compound which facilitates ongoing works at the site. It is the intention that this will remain for some time, and therefore it is important that the Local Green Space Report, and accompany text in the Neighbourhood Plan and any future designation, including policy wording, should acknowledge the temporary citing of a compound.	AGREED. AMEND the LGS study accordingly and add the following paragraph after Policy OG1: <i>'Part of Site (g) at Trevenson Park is currently being used as a compound which facilitates ongoing works at the adjacent site. It is the intention that this will remain for some time, but on completion the site will become an accessible Local Green Space for enjoyment by the local community.'</i>
Site (a) Carn Brea Village Hall Field					Carn Brea Village Institute	The trustees of Carn Brea Village Institute were pleased to receive the draft proposals put forward by the NDP steering group. We have discussed the proposal to designate the land around the Institute as a Local Green Space and are in full support. This space is very important to our community and its protection is paramount. We thank you for considering its inclusion.	NOTED.
Site (f) Fronting Cornwall College and (g) Trevenson Lane					Cornwall College	Object to the areas identified in your plan as that would cause the college significant inconvenience to future plans for the college redevelopment. The college currently has a pre application in with Cornwall Council outlining its plans to rationalise the site and to demolish many on the outdated buildings on the campus. During these works which will be completed by September 2024 there will be many other areas of greenspace identified that would be better suited than the ones outlined in your document.	NOT AGREED. It is noted that the pre-app does not affect the candidate LGS. Site (f) 'Land fronting Cornwall College' is important to the reconfiguration of the College as described as Site Opportunity 6.6 in the Pool Vision, to provide a green gateway which integrates the College, the Innovation Centre and Trevenson Road, and creates a high quality 'green town square' for Pool. Site (g) 'Trevenson Lane' is also within the College grounds and has heritage importance as part of the

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							setting for Trevenson House [GII LB]. Given their importance from a heritage and streetscape perspective they are retained as LGS.
Site (e) Stamps Lane Field:					CC Planning	Add para similar to existing para 3.193 below policy e.g. land at site (e) Stamps Lane Field: (site is not publicly accessible) recognising the significant need for affordable housing in the parish a 100% affordable scheme of a high quality, may meet the 'very special circumstance' criteria in the Policy.	AGREED – rearrange supporting text to run in site order and add the following: <i>Land at site (e) Stamps Lane Field is not publicly accessible. Recognising the significant need for affordable housing in the parish a 100% affordable scheme of a high quality may meet the 'very special circumstance' criteria in the Policy.</i>
					CC Planning	Fine – please ensure that your evidence base covers each of these sites and that you have contacted the appropriate landowners to enable them to comment on the proposal.	NOTED. All landowners that could be identified from Land Register records and local knowledge were consulted in advance of the R 14 consultation. Responses received have been recoded above.
Policy OG2 - Key Recreation Spaces and Sports Pitches						<i>Support: 'Must include play areas for toddlers and small children...Lots of wasted green space that could have a swing / slide... Support independent green space i.e. Heartlands and the good work they do, more play areas for children... Recreation facilities need proper funding...We are so lucky to have open area's around us such as Carn Brea it's a wonderful wild life corridor and open space and should be treasured...Open spaces must be protected and included within new developments...Green open spaces and recreational spaces are vital for both health and leisure activities.'</i>	SUPPORT NOTED.
					CC Planning	No need to list the types here if they are identified on a map.	NOT AGREED – The list of types is essential in order to be clear about the nature of the sites and the relationship with CC guidance on its website and mapping records, and with locally identified LGS.
					CC Planning	Land adjacent to the Carn Brea Leisure Centre running track is identified in the adopted Pool Vision document with potential for development as part of wider improvement plans to the existing Leisure Centre site; proposals may be considered in accordance with the Cornwall Local Plan and the Pool Vision. Suggest add new ref to Policy OG2 ref 8.	AGREED – Add new item 8 as follows: <i>Land adjacent to the Carn Brea Leisure Centre running track is identified in the adopted Pool Vision document with potential for development as part of wider improvement plans to the existing Leisure Centre site; proposals may be considered in accordance with the Cornwall Local Plan and the Pool Vision.</i>
					CC Environment Service – Open Spaces	The NDP uses the information provided by the open space assessment completed in 2018 in establishing the key issues identified at page 35. This accords with the National Planning Policy Framework 2021 (para 98), which requires that <i>planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.</i> The findings and resulting standards are summarised and set out clearly at Policy OG2. As corroborated by the community consultations on page 26, the two key open space deficiencies are in type 5 (youth equipped) and type 6 (allotments). The need to address these are given support in Policies OG2.2 and OG3 respectively, but it would be even better to set out where and how these might be delivered. The NDP is the ideal document to present how these proposals will be taken forward. For instance, what is intended with the land r/o Pencoy's School, between Kemp Close and Bray Rise, Four Lanes? This needs expanding / explaining.	NOTED. NOT AGREED. The NDP is a land-use planning tool and cannot cover intentions to acquire land or manage land [although these factors might be recorded as local projects if they exist.]
					CC Environmental Resilience and Adaptation Team	I like this policy: 6. <i>The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.</i>	NOTED.

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						The NDP could also raise awareness that grass pitches contribute to surface water management, water quality, biodiversity and summer cooling, whereas artificial pitches can exacerbate runoff, shed microplastics and overheat in hot weather.	NOTED. The supporting text largely covers these points.
Policy OG3 - Provision and Protection of Allotments						<i>Policy OG3 should include Community Orchards?</i>	<p>AGREED. AMEND Policy OG3 as follows:</p> <p>Insert new paragraph in supporting text: <i>Community Orchards are places for people to come together to plant and cultivate local and unusual varieties of fruit trees and to use as the focal point for community activities such as an Apple Day, open air plays, picnics, story-telling events or festivals or as a green haven in which to relax and wind-down.</i></p> <p><i>Both Allotments and Community Orchards can be provided by private and community agencies, and as such sites are often flat and in locations that are attractive for development, there is a risk that once provided they could quickly be lost....</i></p> <p>Amend Policy OG3 1 and 2 as follows: <i>1. New proposals for allotments and Community Orchards will be supported subject to an appropriate condition/legal agreement incorporating an agreed management and maintenance plan.</i></p> <p><i>2. Proposals that result in harm to or loss of existing allotments and community orchards will only be supported if: ...</i></p>
					CC Planning	Fine	NOTED.
					CC Historic Environment	When considering sites for allotments, to consider possible disturbance to archaeology, so choice of site should be informed by the HER; may also need to consider soil contamination from heavy metals, arsenic, etc if in areas of previous mining.	NOTED. Policies elsewhere in the NDP or the Local Plan will cover these points.
COMMUNITY FACILITIES							
OBJECTIVES	34	79.1%	11.6%	9.3%		<p><i>Support: 'Access and parking to green spaces definitely need improving....need to include financial help for independent green space providers....sufficient funding is the key....in practical terms difficult to fund allocate priorities due to current austerity...we need a local Surgery in Four Lanes'</i></p> <p><i>Oppose: From an overall perspective, those responding who indicated a link with EFGI emphasised that the EFGI/Aid Centre was a vital community resource that ought to be retained because of the range of much needed services it provides for the wiser area. There appears to be concern that the NDP presents a threat the EFGI/Aid Centre, perceived by some as direct intention built into the Plan, and by others more generally in that the Plan expresses general support for additional community facilities across the Parish in the NDP policies may undermine existing services.</i></p>	<p>NOTED.</p> <p>NOTED. In fact the NDP identifies the use as safeguarded. However it's site is located within an allocated site within the Cornwall Site Allocations Document, and is identified as a site for regeneration and investment in the adopted Pool Vision. Therefore efforts should be made to aid the relocation of the use should the redevelopment come forward in the future. See under Policy CF2 below.</p>
Policy CF1 – Development Infrastructure for Growth					CC Planning	This policy does not really add anything and should be removed. Move the bit about off site recreational contributions to the rec spaces policy OG2	NOT AGREED. The issue of infrastructure is one that universally arises when any form of development is proposed and local people need to be able to see that the issue is one that is effectively addressed by the planning system. To make the policy more focused, AMEND the first

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							paragraph of Policy CF1 to read as follows: <i>'Development proposals within Carn Brea Parish NDP area will be supported where the infrastructure provision is consistent with the requirements of Policy 28 [Infrastructure] of the Cornwall Local Plan and effectively addresses local requirements.'</i>
Policy CF2 - Safeguarding and Enhancing Neighbourhood Community Facilities					CC Planning	<p>Suggested reword – remove other elements.</p> <p>1. The facilities in Fig 17 are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.</p> <p>2. Well designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:</p> <ul style="list-style-type: none"> • encourage the use of active travel or public transport <p>provide a well-designed public realm to encourage social interaction</p> <p>NP: Policy CF2: Protection and Support for Neighbourhood Community Facilities In Fig 17: add an asterisk to the *Emmanuel Full Gospel Church site ref and the following text (at the end of fig17): <i>*this use sits within an allocated site within the Cornwall Site Allocations Document, plus is identified as a site for regeneration and investment in the adopted Pool Vision. Therefore any proposals for the redevelopment of the site should consider the opportunity to enable its relocation as long as it does not adversely impact delivery of the sites regeneration.</i></p>	<p>PARTLY AGREED. However previous experience is that proposals maps should be referenced in relevant policies. Note also that the list of sites needs to be updated to remove those which are now lost and reflect relationship of sites with the DPD and Pool Vision.</p> <p>AMEND policy CF2 to read as follows:</p> <p><i>1. The facilities in Fig 17 and shown on Maps 12a and 12b are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.</i></p> <p><i>2. Well designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:</i></p> <ul style="list-style-type: none"> • encourage the use of active travel or public transport • Improve the viability of established community uses of buildings and facilities; • provide a well-designed public realm • Increase the range of every-day facilities and services within reasonable walking distance of residential areas; • Incorporate opportunities for informal gatherings in a safe and clean environment. <p>DELETE Illogan Highway Methodist Church, Light and Life Free Methodist Chapel, Carn Brea Village Chapel, and Railway PH.</p> <p>Regarding Fig 17. add an asterisk to the *Emmanuel Full Gospel Church site ref and the following text (at the end of fig17): <i>*this use sits within an allocated site within the Cornwall Site Allocations Document, plus is identified as a site for regeneration and investment in the adopted Pool Vision. Therefore any proposals for the redevelopment of the site should consider the opportunity to enable its relocation as long as it does not adversely impact delivery of the sites regeneration.</i></p>
Policy CF3 - Facilities for Young People					CC Planning	Fine	NOTED.
Policy CF4 - Education & Health Provision					CC Planning	Fine – although possibly unnecessary?	NOTED. The policy addresses local concerns.
					CC Education Infrastructure	The group may wish to review the wording of supporting text which refers to the need for local authority or private investment 'in the form of academies and 'free schools''. May wish to consider amending this to local authority or private investment in schools, pre-schools and nurseries' to match the wording of Policy CF4, as only mentioning academies and free schools is a narrow definition.	AGREED. AMEND supporting text accordingly.
CLIMATE CHANGE							

THEME AND POLICY REF	COMMUNITY COMMENTS RECEIVED	SUPPORT	OPPOSE	DON'T KNOW	CONSULTEE COMMENTS RECEIVED	SUMMARY CONTENT	PROPOSED RESPONSE
OBJECTIVES	33	76.7%	9.3%	14%		<p><i>Support: 'Every thing helps!... It is important that Cornwall as a whole keeps its foot on the accelerator with respect to Climate Change.'</i></p> <p><i>[As Q7 TCH Parking is a problem. Dangerous when events on, why not use green space opposite or part of field.] ???</i></p>	SUPPORT NOTED.
					CC Environmental Resilience and Adaptation Team	The Carn Brea NDP has some really good content on climate change resilience. It recognises that the parish's most widespread flood risk is from surface water and address this with a specific sustainable drainage policy. The role of the natural environment in mitigating flood risk is recognised through comprehensive green infrastructure policies. The NDP could promote the South-West Climate Change Centre and Property Flood Resilience exhibits at Heartlands as a further source of information.	AGREED. Insert the following in supporting text to Policy CC1 <i>'The South-West Climate Change Centre and Property Flood Resilience exhibits at Heartlands are a further source of information on the impacts of and solutions to climate change.'</i>
Policy CC 1 - Sustainable Energy Production						<p><i>Support: 'All new developments, particularly industrial should be required to provide a mix of high installation, solar generation, ground / source heat...Use of renewables should be encouraged but the impact on the areas of heritage/beauty should be protected...Renewable energy must be sustainable with great emphasis on the storage of electricity which must be environmentally acceptable</i></p> <p><i>Disagree - It will not be possible to achieve 100% sustainable electric supply by 2030... Every supermarket has a large carpark area which could have a solar farm on stilts above as well as on the roof.....Too weak. CC1 should insist on ALL new developments incorporating renewable energy generation. e.g. all new build houses should incorporate solar panels and local battery storage as a basic condition of planning approval.</i></p>	<p>SUPPORT NOTED.</p> <p>NOTED.</p>
					CC Planning	<p>You need to ensure that this aligns with the renewable policies in the Climate Emergency DPD (with the proposed modifications) here – you should be able to remove most if not all of this policy – our advice is to avoid duplication.</p> <p>Climate Emergency Development Plan Document (DPD) - Cornwall Council</p>	<p>AGREED. DELETE policy and add the following to the lower case text:</p> <p><i>Cornwall Council has now adopted the Cornwall Climate Emergency DPD [CEDPD]. The Document identifies 'broad areas' that are 'suitable for wind energy' development based on a landscape sensitivity assessment, and sets relevant criteria for decision making. The entire Parish of Carn Brea is within this area. Falling within the broad areas does not mean that proposals will automatically be granted planning permission. They are essentially an 'area of search' within which the Council will consider whether turbines should be granted permission in line with local and national policy which sets out a series of technical tests (including distances from homes and heritage assets (including Scheduled Monuments and Listed Buildings)) and demonstrate the acceptability of their visual impact.</i></p> <p><i>Policy RE1 of the CEDPD supports renewable energy schemes where</i></p> <ul style="list-style-type: none"> <i>they contribute to meeting Cornwall's target of 100% renewable electricity supply by 2030; and they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution</i> <i>will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated</i> <i>the current use of the land is agricultural, the use allows for the continuation of the site for some form of agricultural activity</i>

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							<ul style="list-style-type: none"> Commercial led energy schemes with a capacity over 5MW provide an option to communities to own at least 5% of the scheme subject to viability; and There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use; and Opportunities for co-location of energy producers with energy users, in particular heat will be supported. <p>Para 156 of NPPF 2021 encourages neighbourhood plans to support community-led initiatives for renewable and low carbon energy. The Government's Energy Security Strategy of April 2022 includes plans to prioritise putting local communities in control by developing local partnerships for supportive communities who wish to host new onshore wind infrastructure in return for benefits. The CEDPD gives significant weight to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it. Encouragement will be given to schemes to provide for a community benefit in terms of profit sharing or proportion of community ownership and delivery of local social and community benefits.</p>
					CC Environmental Resilience and Adaptation Team	The Carn Brea NDP has correctly identified a comprehensive list of local climate change risks. The widespread surface water flood risk in the parish is addressed, however fluvial, sewer and groundwater flooding isn't. Information on all types of flood risks and other climate change risks is provided below. The EA should be consulted on flood risk from the Red River and South West Water should be consulted on sewer flood risk.	NOTED
Policy CC2 - Local Energy Storage						<i>Renewable energy must be sustainable with great emphasis on the storage of electricity which must be environmentally acceptable</i>	SUPPORT NOTED.
					CC Planning	Fine	NOTED.
Policy CC3 - Sustainable Drainage						<i>Water quality including waste management must be included in all planning applications, plus updating of the existing network.</i>	???
					CC Environmental Resilience and Adaptation Team	<p>I'm pleased to see a specific policy for sustainable drainage (CC3). I've made a few suggestions for minor improvements to the wording and suggest you check the latest version of the CDA Guidance is being referred to. Policy D6 G (SuDS) should be cross-referenced against or moved to policy CC3 to ensure it's not giving conflicting advice (regarding the CDA guidance to avoid infiltration in this area). I understand the Council's SuDS Officer has also responded to this consultation.</p> <p>CC3 1. All new developments, including on Previously Developed Land, must demonstrate that they will produce a <i>meaningful contribution</i> to</p>	<p>AGREED. Insert cross reference from CC3 to D6. AMEND Policy CC3 as follows:</p> <p>CC3 1. All new developments, including on Previously Developed Land, must demonstrate that they will <i>reduce current rainfall runoff rates in accordance with the current CPIR Critical Drainage Area Guidance, including:</i></p> <p>a. The draining of surface water to a watercourse, or surface water sewer;</p> <p>b. Ensuring that all off-site surface water discharges from development mimics greenfield discharge rates;</p> <p>c. Management of all on site surface water up to the 1 in 100 year plus climate change conditions.</p>

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						<p>reducing current rainfall runoff rates in accordance with the <i>CPIR Surface Water Management Plan</i>, including:</p> <ol style="list-style-type: none"> The draining of surface water to a watercourse, or surface water sewer; Ensuring that all off-site surface water discharges from development mimics greenfield discharge rates; Management of all on site surface water up to the 1 in 100 year plus climate change conditions. <ul style="list-style-type: none"> “meaningful contribution” isn’t defined and could be open to interpretation. This could just say ‘reduce current rainfall runoff rates in accordance with...’ The CPIR Surface Water Management Plan is quite old now. It may need updating. Leave it in for now, while we try to establish if it’s still fit for purpose. You could add “...in accordance with...and the CPIR Critical Drainage Area Guidance”. Looking at the flood history for the area, keeping surface water run-off out of the combined sewers is really important. <p>CC3 2. If it is <i>deemed unviable</i> to drain to a watercourse or surface water sewer, draining surface water by infiltration may be permitted, subject to assessment and the inclusion of natural SuDS drainage methods (e.g. permeable paving, use of Green Roofing, Living walls and Rain Gardens, ponds and wetlands which deliver ecological and community benefits etc).</p> <p>This policy should start with a reminder that infiltration should be avoided in the area because of the mine workings. It would be more robust if “deemed” is replaced with “proven” (as in the SuDS NDP advice note – see the table on ‘green critical drainage areas’). The inclusion of natural SuDS is linked to the proviso about infiltration and aligns with the priorities in the Cornwall Local Flood Risk Management Strategy and policy CC4 of the draft Cornwall Climate Emergency DPD. Other approaches in the SuDS hierarchy are still possible (e.g. nature-friendly attenuation basins). The CPR Drainage Implementation Strategy provides more detailed steer on SuDS in this area – for instance ensuring any ponds and channels are lined. The sustainable drainage policy could also encourage wildlife-friendly design and maintenance of SuDS. For further guidance please refer to the Cornwall Council Neighbourhood Planning SuDS Advice Document provided by the Council’s SuDS Officer and the latest version of the CPIR Critical Drainage Area information note.</p> <p>I support Policy CC3 Water Quality – the rainwater harvesting policy will also help to reduce surface water runoff and thus play a role in both flooding and drought resilience. Please note the web links to the Council’s SuDS pages are to the old website. New links include:</p> <ul style="list-style-type: none"> Cornwall Council Sustainable Drainage Policy V1.0 (cornwall.gov.uk) CPIR CDA 2015.pdf (cornwall.gov.uk) 	<p>CC3 2. Infiltration drainage should be avoided in the area because of the mine workings in accordance with current CPIR Critical Drainage Area Guidance. If it is proven to be unviable to drain to a watercourse or surface water sewer, draining surface water by infiltration may be permitted, subject to assessment and the inclusion of <i>wildlife-friendly natural SuDS drainage methods and maintenance</i> (e.g. permeable paving, use of Green Roofing, Living walls and Rain Gardens, ponds and wetlands which deliver ecological and community benefits etc).</p> <p>Insert replacement text following the policy: <i>The inclusion of natural SuDS is linked to the proviso about infiltration and aligns with the priorities in the Cornwall Local Flood Risk Management Strategy and policy CC4 of the draft Cornwall Climate Emergency DPD. Other approaches in the SuDS hierarchy are still possible (e.g. nature-friendly attenuation basins). The CPR Drainage Implementation Strategy provides more detailed steer on SuDS in this area – for instance ensuring any ponds and channels are lined. For further guidance please refer to the Cornwall Council Neighbourhood Planning SuDS Advice Document provided by the Council’s SuDS Officer and the latest version of the CPIR Critical Drainage Area information note.</i></p>

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						<ul style="list-style-type: none"> • Consenting Works on Watercourses - Cornwall Council • Preliminary Flood Risk Assessment 2011 - Cornwall Council <p>Please check the national planning guidance on flood risk to ensure the NDP isn't duplicating or contradicting anything already covered by the NPPF. For instance, I'm not sure of the need for the FRA requirements for areas outside the CDA in the second sentence of para 3.202, since situations when a Flood Risk Assessment is needed are already explained in the national guidance. Where the neighbourhood planning area is in Flood Zone 2 or 3, or is in an area with critical drainage problems, advice on the scope of the flood risk assessment required should be sought from the Environment Agency. All planning applications submitted for these areas will be considered using the National Planning Policy Framework Guidance and then by following the Exception and Sequential Tests where appropriate.</p> <p>It is useful to draw attention to the latest version of the CPIR CDA guidance.</p>	