

# Luxulyan Neighbourhood Development Plan

## Consultation Statement

2016 – 2030



Produced by the Luxulyan Neighbourhood Development Plan Steering Group

9<sup>th</sup> May 2019

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## **Introduction**

This 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.

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Luxulyan Neighbourhood Development Plan (LNDP). It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

## **Aims of the Consultation**

In the Consultation Strategy, produced at the beginning of the Neighbourhood Plan process, we stated that our objectives were:

- To protect and enhance our valued and astoundingly beautiful Parish whilst at the same time positively planning for the types of development and facilities we do need.
- To develop a Plan that is in line with the NPPF and Cornwall Local Plan (CLP); whilst at the same time is in keeping with the Parish of Luxulyan and the proven aspirations of the parishioners.
- That policies are aimed at making sure opportunities are created for local people to build to solve their own housing problems and that they are positively supported through the planning process.

## **Background Information to the Consultation on the Neighbourhood Plan**

Throughout the process, residents have been kept informed via the Parish magazine - The Granite Towers, media and press releases, leaflets and bulletins, the Luxulyan Parish Council website and Notice Board. The Neighbourhood Plan Steering Group Meetings have been open to the public.

### 1. Public Meetings

Luxulyan Parish Council agreed to develop a Neighbourhood Plan at a public Parish Council Meeting held in June 2015. The LNDP has been prepared using formal consultation procedures. The consultation process has involved a number of key events:

- Regular updates at the public Luxulyan Parish Meeting;
- The monthly Steering Group meetings are open to the public and the minutes are published on the Parish Council website;
- An open day was held at the Village Hall on 9<sup>th</sup> July 2016.
- An exhibition was hosted at the Institute in November 2017

### 2. Neighbourhood Plan steering group actions

Steering Group meetings are held monthly, minutes of meetings can be found at: -

[http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan\\_Neighbourhood\\_Plan\\_1.aspx](http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_1.aspx)

- Regular distribution of information to Councillors.
- Two Neighbourhood Plan Questionnaires. One distributed with Granite Towers and the other sent to all residents. Both went to the school, the pub, the shop and local businesses.
- The Steering Group met and analysed the results of both questionnaires with a detailed response to the Autumn 2017 questionnaire
- The First Draft Regulation 14 LNDP was produced – January 2018
- Six-week Consultation was carried out commencing in February 2018
- A Second draft LNDP was produced in August 2018 to respond to comments and advice from Cornwall Council and residents following the consultation
- Opportunities for public comment at Steering Group meetings and Parish Meetings, most recently on 8<sup>th</sup> November 2018
- Third draft LNDP produced – November 2018

### 3. Neighbourhood Plan Steering Group Members

Neighbourhood Plan Steering Group Members	Responsibility
Robin Stephenson	Chair
Nick Legard	Vice Chair
Mick Coleman	Member (Public)
Francis Payne	Member (Parish Council)
Roger Smith	Secretary
Simon Hall	Member (Public)
Sue Perry	Member (Public)
Tony Lee	Consultant

### 4. Community survey and consultation

An initial survey was undertaken in July 2016.

- 38 people responded (2.6% of the parish).
- Out of the responses, most interest concerned environmental or open spaces issues etc.
- This was followed by housing issues, e.g. housing numbers, affordable houses etc.
- Of less interest were business and employment.
- Many of the issues raised will be covered in the plan; however, priority has to be given to housing and infrastructure in order to comply with Government and Cornwall Council policies.

A second survey was undertaken in July 2017.

- A questionnaire was sent to all residents, further copies were placed at the Institute, Village Hall, shop, Church, School, Lockengate Hairdresser's; notices were posted around the Parish, first week in July 2017.
- There was a Neighbourhood Plan stand at the Friends of Luxulyan all day anniversary event in the Village Hall
- 611 copies were delivered, a number were placed in the Church, 163 were returned.
- A copy of the questionnaire and analysis can be seen at: -  
<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/4%20Questionnaire%20for%20printing.pdf>

and

<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/5%20Analysis%20of%20responses%20latest%20ver22%20%2011%2017.pdf>

### 5. Summary of responses

65 respondents to the questionnaire commented about places that should be considered to be significant within the parish. It is clear that a significant number of people consider the large granite boulders to be a

particular feature of the parish. Therefore, the steering group considered whether protection of these features should be taken into account in any future planning applications.

There appears to be reasonably strong feeling that the heart of the village (Churchtown) should protect its existing character.

There is a reasonably strong feeling about protecting the rural nature of the Parish. Some of the suggestions are already covered by some form of protection, e.g. SSSI or WHS.

The vast majority of respondents want future development to be within existing settlement patterns. However, a significant number of responses indicated that this could be mitigated if the development was providing lower cost houses for people with a local connection. In real terms the steering committee feels that this would mean that any land sold for development under this would have to be sold at agricultural rates, therefore making the houses affordable. There are a number of schemes in the country that have developed on this basis. However, it could also be interpreted that a significant number of responses that they only wanted low cost housing within existing settlements.

The steering committee feels that the potential to expand significantly low-cost housing could be sited to the north of the village centre (Bridges/railway line to Chapel Field).

A few people felt there could be further room for expansion from Rosevale Gardens or from Tregarrick to Treskilling. The steering committee feels that this goes against the vast majority of responses.

There were also a significant minority of negative responses to further development.

Other suggestions mainly fall in line with new development being within existing settlements.

62% of the respondents believe that new development should be spread among a greater number of small sites. The responses show a definite wish that new houses should be of a smaller size for smaller family/start-up homes and homes adapted for older people. The steering committee believes this is the right way for the parish to prioritise new developments.

The responses showed a mixture of priorities but it indicated that people would like to own or part-own their own home rather than rent provided there was an opportunity to buy or part-buy at a realistic price.

35 responses indicate a lack of available properties that are affordable to buy or rent (this has included people having to buy outside Luxulyan parish when they would rather have stayed.). The steering committee feels that these specific examples reinforce the need to prioritise local needs as regards to housing. This again suggests where people have had difficulty in finding property in Luxulyan parish that smaller housing would have met their needs in the vast majority of cases.

People felt it was reasonably important to create extra job opportunities, it wasn't given as high a priority as might have been expected. However, the steering committee feels that employment in the parish is an important factor and serious consideration should be given to any planning applications which don't impact adversely on residential/designated areas.

People in the parish would prefer small businesses to be set up if employment within the parish is to be increased and the suggestions varied from retail outlets/cafes to IT/office to light industrial units. However, the committee feels that a few of the suggestions would not be sustainable given the size of the village/parish.

The committee agrees that small businesses should be considered provided they are located appropriately. It is recognised that the current infrastructure/road links is not adequate for any larger scale business. It was noted that there were a number of comments that suggested that there should be no further business expansion. Besides being on a small scale, should be developed on existing working sites, such as Penince or the area around the railway station. The committee recommended that businesses should be sited where there is no/minimal impact on residential/designated areas.

There is a significant concern about the speed and volume of traffic. The committee recommended that any further significant increase in housing/business should have a comprehensive traffic impact assessment. There were also a number of concerns about larger vehicles/tractors. The committee also recommends that the Parish Council carries out a separate survey to ascertain the depth of concerns and potential solutions concerning traffic. It is recognised that a number of people feel there is a potential serious accident likely to happen with the existing network.

Responses to other issues connected with housing and economic development seem to indicate that most people are happy with the character of the parish as it is but understand the need for development (residential/business) as long as it is in keeping with the nature of the parish. There are some concerns about the capacity of the infrastructure to cope with too much expansion.

## 6. Public Engagement Events

- Neighbourhood Plan Steering Group meetings have been open to the public;
- The public presentation and exhibition at Luxulyan Village held in 9<sup>th</sup> July 2016;
- The LNDP has been discussed regularly at Luxulyan Parish Council meetings;
- Landowners, local business owners and the school were invited to visit and attend the meetings and exhibition.
- Stand in Village Hall for anniversary event of Friends of Luxulyan Valley

## 7. Strategic Environmental Assessment and Habitat Regulations Assessment Screening

The Steering Group requested that Cornwall Council screen the LNDP for Strategic Environmental Assessment and Habitat Regulations Assessment.

Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion on August 2018 concluded that a SEA and HRA is not required for the LNDP.

## 8. Pre-submission consultation (Regulation 14) Community engagement

The Pre-Submission consultation on the draft plan proposal was held between 19<sup>th</sup> February 2018 and 10<sup>th</sup> May 2018. Twenty hard copies of the LNDP were available to view at the Institute, Village Hall, shop, school and Lockengate hairdresser's during the consultation period. The documents were also available as hard copy from the clerk to the Parish Council during the consultation period.

Statutory Consultees were notified as required, and the draft plan was available to view online.

## 9. Main Issues and Concerns Raised during the consultation

### 1. Pre-Submission consultation – Community engagement results

Six comments were received and the LNDP amended with some minor changes, these comments and response can be viewed at: -  
<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/2%20Comments%20for%20final%20consultation.pdf>

## 2. Pre-submission consultation (Regulation 14) Formal Consultee engagement

The formal consultee responses are summarised but did not require any changes to the LNDP, these are set out in Section 4c at: -

[http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan\\_Neighbourhood\\_Plan\\_1.aspx](http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_1.aspx)

## 10. How the issues and concerns have been considered

The LNDP Steering Group has amended the LNDP following comments received during the Pre-Submission Consultation from members of the community.

The Luxulyan Parish Council approved the final draft Luxulyan Neighbourhood Development Plan at their Council Meeting on 8th November 2018. The LNDP Steering Group has amended the LNDP following comments received during the Pre-Submission Consultation from members of the community and Cornwall Council and these are detailed in Appendix 9 of this document.

## Appendices

- Appendix 1 - A copy of the terms of reference for the steering group
- Appendix 2 - A copy of questionnaires sent out during the consultation process
- Appendix 3 - Posters, adverts, letters and leaflets distributed during the consultation process.
- Appendix 4 – Pre-submission consultation (Regulation 14) formal consultees and responses
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## **Appendix 1**

### **Luxulyan Parish Neighbourhood Development Plan Steering Group - Terms of Reference**

These can be viewed at <http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/1%20Terms%20of%20Reference%20Steering%20Committee%20LNP-Nov16.pdf>

## **Appendix 2**

### **Neighbourhood Plan Questionnaire July 2017.**

This can be viewed at <http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/5%20Analysis%20of%20responses%20latest%20ver22%20%2011%2017.pdf>

# Appendix 3 - Posters, adverts and leaflets distributed during the consultation process.

## 1 Leaflet – July 2016

### LOVE WHERE YOU LIVE! HELP SHAPE LUXULYAN'S FUTURE WITH A NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

**What is a Neighbourhood Plan (NDP)?**

It sets out the vision for the area and sets planning policies for the use and development of land. This allows us to shape our area, deciding where we want to see development happen and what it might look like. It is not just about housing and business, we can shape land use for other things like renewables and recreational facilities.

The NDP can include policies (and site allocations if wanted) on a range of land-use issues – these have to conform to Cornwall policies but can add the specific local detail. It's early days, but in principle, what topic areas do you want us to look at including in our Parish – **please tick from the list below**

Business and Retail Development	<input type="checkbox"/>	Second homes	<input type="checkbox"/>
Business Site Identification	<input type="checkbox"/>	Farm building conversion	<input type="checkbox"/>
Community Facilities	<input type="checkbox"/>	Leisure and Recreational Facilities	<input type="checkbox"/>
Employment space	<input type="checkbox"/>	Traffic and parking	<input type="checkbox"/>
Footpaths	<input type="checkbox"/>	Natural environment	<input type="checkbox"/>
Heritage/Historic Environment	<input type="checkbox"/>	Visitor accommodation	<input type="checkbox"/>
Housing Numbers	<input type="checkbox"/>	Tourism	<input type="checkbox"/>
Housing Design	<input type="checkbox"/>	Renewable Energy	<input type="checkbox"/>
Housing Sites	<input type="checkbox"/>	Open / green spaces	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>	Industrial / commercial space	<input type="checkbox"/>

Which is the absolute top priority for you as far as the parish is concerned?

Are there any other topics that we need to include?

What is the one thing you most value about your area?

What is the one thing you most would like to improve?

Please place completed forms in the box in the Village Shop; or send to Christine Wilson, Parish Clerk, Lower Burlorne Tregoose, Washaway, Bodmin PL30 3AJ.

### Luxulyan Neighbourhood Plan

Registering Your Interest in Being Kept Up-to-Date, or Getting Involved

Please tick:

I would like to be put on an email mailing list to be kept informed of what's happening

I would like to be kept informed but do not have access to email

I would be interested in getting involved with this process, as a Volunteer – so would like to find out more about what this will involve

Please note, we are at the early stages of this process and a steering group will co-ordinate the activities, supported by CRCC. We anticipate that volunteers will be able to help in a number of ways and you do not have to have specific skills or knowledge, although if you have we will try and make use of these! The most important thing is that as a resident you are interested in the town and want to help work up ideas on how this should be taken forward – helping the community shape the plans for the area.

Name:	
Address (optional)	
Email Address:	
Phone Number:	

*Many thanks. You will be contacted shortly to take this forward. You can also follow us on Facebook.*

Please place completed forms in the box in the Village Shop; or send to Christine Wilson, Parish Clerk, Lower Burlorne Tregoose, Washaway, Bodmin PL30 3AJ.

Data Protection: This information will be processed in compliance with the terms of The Data Protection Act (1998) which places Luxulyan Parish Council under a duty to process information with due consideration for your privacy. It is being used only to assess the responses to the consultation. The information will be shared by Luxulyan Parish Council and its partners and will be destroyed at the end of the consultation and assessment process. Responses may be summarised in a report but comments will not be attributable to individuals.

2 Notice for Granite Tower Parish Magazine – July 2016

## HELP DECIDE THE FUTURE OF LUXULYAN PARISH

Do YOU live in the parish of Luxulyan?

Do YOU care for its people and landscape?

Do YOU believe local people should have a greater say in what happens here?

If YOUR answer is yes, YOU agree with the Parish Council which has started the process of putting together a Neighbourhood Plan, but it is YOU the community who will decide what goes in it.

**9<sup>th</sup> JULY, VILLAGE HALL, 2-5 PM.** Informal event about the Neighbourhood Plan.

**NEIGHBOURHOOD PLAN.** What is a Neighbourhood Plan? It lets local people shape change. Neighbourhood Plans show what local people want to happen in their parish. Local people **have** to approve it. Then it **must** be taken into account.

**WILL IT WORK?** It won't stop all development; that wouldn't be a good idea anyway. It must fit in with the National Planning Policy Framework and the Cornwall Local Plan. But isn't it better to have some say? We know developers can take over an area and ignore local residents. Politicians in London and Truro rarely listen to local people. If an application is beaten, the developer appeals and usually wins the day. That isn't fair. A Neighbourhood Plan is the only way in which we can influence what happens.

**LET'S MEET.** So, what next? We need **you** to get involved. We need male and female, young and old, people with every sort of skill, people from all over the parish (not just the village), those who are busy already and those who are not, the confident and less so, people born here and those who have joined us by choice: it needs to be a real community effort, **one and all**. Please come to an informal event at Luxulyan Village Hall on 9<sup>th</sup> July 2016, between 2 and 5 pm. Your parish councillors will be there to discuss how we can create a Plan, **not** to talk at you. Light refreshments will be available.

**LET'S WORK TOGETHER.** We hope to set up a steering committee and working groups. Don't be put off by the technical stuff because we can get a grant to pay for all of this to be done for us. If you are interested, don't hold back.

Remember, this is a unique opportunity for the people to have a say in the future of our parish, so let's make the most of it.

Luxulyan Parish Council

### **3 Leaflets**

#### **Leaflet 1 - July 2017**

#### **WHY DOES LUXULYAN NEED A NEIGHBOURHOOD PLAN?**

##### **What is a Neighbourhood Plan?**

A Neighbourhood Plan concerns the future housing and commercial development in the parish. It is also about the use of land and the environment. The Plan has to take into account what local people want and can only be approved once a local referendum has taken place. Each parish plan forms part of the Cornwall Council Local Plan.

##### **Key facts about Luxulyan parish**

The current available information says there are 1441 inhabitants and 634 dwellings in the parish. The initial increase in housing target for the parish was 68 houses, of which 46 have been built or have planning permission. This leaves a further 22 to be developed by 2030.

##### **What's in the draft.**

The key points are:

Luxulyan is a rural farming parish with a mix of housing types. The settlement pattern comprises a village with dispersed hamlets, dwellings and farms. There are significant areas of special environmental, historic and landscape value.

The draft plan does not seek to drastically alter the nature of the parish but seeks to support development that is beneficial for local people.

It considers that future housing development should be within existing settlement patterns.

The draft is looking to meet the local housing need in terms of the types of housing required. It is also looking to support economic and employment opportunities that are sympathetically sited within the parish.

##### **Why does Luxulyan parish need a Neighbourhood Plan?**

Cornwall Council is required to provide 52,500 new homes by 2030. Luxulyan's Neighbourhood Plan will help ensure that, while helping to meet its share of the target, it fits in with the needs of the people of the parish. It will also help prevent speculative development that changes the nature of the community.

PLEASE RETURN THE QUESTIONNAIRE BY 30<sup>TH</sup> SEPTEMBER 2017.

WE THANK YOU FOR TAKING THE TIME TO FILL IN THE ATTACHED QUESTIONNAIRE AS YOUR OPINIONS WILL HELP MAKE OUR NEIGHBOURHOOD PLAN.

YOU COULD ALSO WIN A £20 SHOPPING VOUCHER!

## Leaflet 2

### HELP SHAPE LUXULYAN WITH A NEIGHBOURHOOD DEVELOPMENT PLAN



We want to keep you informed and give you ways of making us know what you think.

Information can be found on the Parish Council website, Facebook and around the area locally. You can also get in touch with the Parish Council or Steering Committee direct.

Mrs Christine Wilson  
Luxulyan Parish Clerk  
clerk@luxulyanpc.co.uk  
www.luxulyanpc.co.uk



Our parish. Let's keep it special.

LUXULYAN PARISH  
NEIGHBOURHOOD DEVELOPMENT PLAN

LUXULYAN PARISH  
NEIGHBOURHOOD DEVELOPMENT PLAN

SHAPING THE FUTURE  
OF OUR PARISH  
Let's Make A  
Difference



Photos © Luxulyan Parish Council 2016

## **Leaflet 3 – Analysis of first consultation**

### **LUXULYAN NEIGHBOURHOOD DEVELOPMENT PLAN 2016/17**

#### **Key points from what you told us in July 2016**

1. 38 people responded (2.6% of the parish).
2. Out of the responses, most interest concerned environmental or open spaces issues etc.
3. This was followed by housing issues, e.g. housing numbers, affordable houses etc.
4. Of less interest were business and employment.
5. Many of the issues raised will be covered in the plan; however, priority has to be given to housing and infrastructure in order to comply with Government and Cornwall Council policies.
6. The next questionnaire will focus on the issues that Neighbourhood Plans are designed to address.
7. The need to demonstrate that the Neighbourhood Plan is important in moving towards plan-led, rather than speculative, development, (as some of the concerns indicated).

4 Poster – June 2016

WHO

SHOULD DECIDE THE FUTURE OF  
LUXULYAN PARISH:

DEVELOPERS?

POLITICIANS?

YOU?

IF YOU THINK LOCAL PEOPLE SHOULD HAVE MORE OF A SAY IN THE FUTURE OF OUR  
PARISH, HELP MAKE A NEIGHBOURHOOD PLAN FOR LUXULYAN



**9<sup>th</sup> JULY, VILLAGE HALL, 2-5 PM**  
Informal event about the  
Neighbourhood Plan.

## Appendix 4

### Pre-submission consultation (Regulation 14) Formal Consultee Responses

The table sets out the statutory organisations that were consulted during the Pre-Submission consultation stage of the Neighbourhood Plan process.

Statutory Organisation	Comment Received	Action Taken
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. We agree with the conclusions from the SEA and HRA screening report as submitted for consultation.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>	None
Environment Agency	<p>Thank you for your consultation providing us with the opportunity to comment in respect of the Luxulyan Neighbourhood Plan SEA/HRA screening opinion.</p> <p>We are not currently resourced to provide a bespoke response to these consultations. However, in general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. We consider that any potential for environmental</p>	None

	<p>effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.</p> <p>Please note, this is a standard response. If you consider the plan will result in significant environmental effects please re-consult us.</p>	
Home and Communities Agency	None	
Historic England	<p>Thank you for your SEA Screening consultation on the emerging Luxulyan Neighbourhood Plan.</p> <p>I can confirm that we have no objection to the view that an SEA is not required.</p> <p>Thank you for your Regulation 14 consultation on the Pre-Submission version of the Luxulyan Neighbourhood Plan.</p> <p>There are no specific issues associated with the policies or proposals within Plan upon which we wish to comment other than to note and support the value your community places on its locally distinctive historic environment and how this should inform proposals for change.</p> <p>It therefore only remains for us to congratulate your community on its progress to date and to wish it well in the making of its Plan.</p>	None
Network Rail	None	
Highways Agency	None	
Marine Management Organisation	None	

Three (Mobile)	None	
O2 and Vodafone (Mobile)	None	
EE Mobile	None	
OFCOM	None	
Royal Cornwall Hospital Trust	None	
Peninsula Community Health	None	
Kernow Clinical Commissioning Group	None	
Healthwatch Cornwall	None	
National Grid	None	
Western Power Distribution	None	
EDF Energy	None	
Wales and West Utilities	None	
British Gas	None	
South West Water	Dear Mrs Wilson having considered the above the content of which is noted South West Water has no specific comment at this time other than to confirm the likely predicted growth in housing over the plan period is not going to present any problems in our supporting such.	None
Adjoining Town and Parish Councils Lanivet Parish Council Roche Parish Council St Blaise Town Council Treverbyn Parish Council Tywardreath and Par Parish Council Lanlivery Parish Council	None	

## **Appendix 5 Pre-submission informal consultation response report from Cornwall Council**

These can be viewed at: -

[http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan\\_Neighbourhood\\_Plan\\_1.aspx](http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_1.aspx)

And

<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/6%2020180501%20-%20Draft%20Luxulyan%20NDP%20-%20CC%20Officer%20Comments%20-%20Reg%2014%20Stage.pdf>

## **Appendix 6**

### **Pre-Submission Consultation – Individual Community Responses Received**

Six comments were received from members of the community during the Pre-Submission consultation and minor changes were made. These comments can be found at: -

<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/3%20Comments%20for%20final%20consultation%20apr%202018.pdf>

## **Appendix 7**

### **Community and Engagement Strategy and Communication flowchart**

#### **LUXULYAN NEIGHBOURHOOD DEVELOPMENT CONSULTATION PLAN**

Following the decision by the parish council to consider a Neighbourhood Development Plan, it decided that the involvement of the people of Luxulyan parish was vital to the potential creation of the Neighbourhood Plan event

To start the process, it was decided that a public consultation event to establish if there was sufficient interest to proceed and also to find out who would be interested in joining a steering committee if it was decided that Luxulyan would have a Neighbourhood Plan.

A flyer and questionnaire to establish people's priorities was issued with Granite Towers parish magazine.

Analysis of the responses to take place.

The parish council to make a decision as to whether to proceed.

Membership of the steering group would be open to any member of the parish. The parish council would be kept informed of progress. Cornwall Council would also be contacted for advice and help. Cornwall Rural Community Charity would also be contacted for advice and help.

Once a steering group had created an outline plan, a detailed consultation would take place for the parish. This would include information events, leaflets, information boards, some house-to-house visits (including a traveller site) and a postal questionnaire to all households. (Target date: Autumn 2017.) People would be asked if they wanted to be kept informed and updates would be sent accordingly.

The responses would have an in-depth analysis which would form the basis for a final draft Neighbourhood Plan.

Once the final draft is agreed by the steering committee a final consultation will take place (Target date: February/March 2018). This will be carried out through website, hard copies being available in various public locations and email to those people who want to be kept informed.

The steering group will review any comments and amend accordingly.

The draft plan to go to Cornwall Council.

#### **Final Consultation Plan**

1. Final draft of Luxulyan Neighbourhood Development Plan completed 29<sup>th</sup> January 2018.
2. Draft front sheet and question to go with the draft plan:

*Thank you to everyone who replied to the questionnaire in September/October 2017. We have taken your views into account and now have a final written draft which is attached. We would appreciate it if you could read through this draft and let us know of any thoughts/comments you might have. Please could you respond to the parish council clerk by 12<sup>th</sup> March 2018?*

Mrs C Wilson, Clerk

**Email:** [clerk@luxulyanpc.co.uk](mailto:clerk@luxulyanpc.co.uk)

**Telephone:** 01208 831 283

**Mobile:** 07543 427 141

Luxulyan Parish Council  
Lower Burlorne Tregoose  
Washaway  
Bodmin  
PL30 3AJ

3. Information for *Granite Towers*. Send.
4. Send plan to parish clerk for:
  - (a) Publishing on website;
  - (b) Sending to email addresses of people who wanted to be kept informed.
5. 20 hard copies to be printed and placed in: The Institute, Village Hall, shop, school, Lockengate hairdresser's. (Robin to contact production team at Cornwall Council.)
6. Notices to be posted around the parish.
7. Review comments/thoughts and revise if necessary.

**LUXULYAN PARISH DESIGNATED AS  
A NEIGHBOURHOOD PLAN AREA  
4<sup>TH</sup> JUNE 2016**



**QUESTIONNAIRE DISTRIBUTED  
TO ALL HOUSEHOLDS  
JULY 2017**



**DEADLINE FOR COMPLETED QUESTIONNAIRES  
23<sup>RD</sup> September 2017**



**RESULTS COLLATED  
DRAFT NEIGHBOURHOOD PLAN PREPARED**



**DRAFT NEIGHBOURHOOD PLAN  
PUBLICISED TO RESIDENTS &  
STATUTORY CONSULTEES  
OVER A 6 WEEK PERIOD**



**AMENDMENTS MADE**



**FINAL NEIGHBOURHOOD PLAN  
SUBMITTED TO CORNWALL COUNCIL**



**FINAL NEIGHBOURHOOD PLAN  
SUBMITTED TO INDEPENDENT EXAMINER**



**REFERENDUM &  
ADOPTION AS PART OF LOCAL PLAN**

**Appendix 8**

**Parish council meeting minutes**

These can be viewed at

[http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Parish\\_Council\\_Meetings\\_Agendas\\_and\\_Minutes\\_1.aspx](http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Parish_Council_Meetings_Agendas_and_Minutes_1.aspx)

**Appendix 9 Pre-Submission Consultation changes to the draft plan**

The Table documents changes to the draft plan following the Pre-Submission Consultation.

Original Policy Heading	Original Policy	Post Reg 14 Draft used by Cornwall Council's Consultation 2019	Reasons for amendments
Policy LH1 Settlement Pattern	<p><b>a) Housing proposals will normally be expected to fit within existing settlement patterns as infill and being proportionate to the existing settlement pattern.</b></p> <p><b>b) Proposals for housing development must not impact on:</b></p> <ul style="list-style-type: none"> <li><b>i. undeveloped gaps that form an important break in development between built surroundings;</b></li> <li><b>ii. prominent local physical features within the settlement that contribute to its character.</b></li> </ul>	<p><b>LH1 - New Housing Development</b></p> <p><b>Small-scale incremental housing development of an appropriate scale, density, character and appearance that reflects and enhances the village and Parish of Luxulyan shall be permitted where this</b></p> <ul style="list-style-type: none"> <li><b>(a) is proportionate with and will help to support social and community facilities available in the Parish;</b></li> <li><b>(b) provides suitable infrastructure, including safe access to adjacent main roads and with safe walking and cycling access to the village amenities</b></li> </ul>	<p>Amended on advice from Cornwall Council Case Officer 19-04-2018 Items 31-35 and Comments on Luxulyan's draft NDP 11-10-2018 Item 31</p> <p>The Steering Committee felt that this did not alter the intent and kept faith with the community's wishes</p>

		<p>(where possible); and,  (c) is either:</p> <ul style="list-style-type: none"> <li>i. a proposal for an affordable housing Rural Exception Site (in accordance with CLP Policy 9), which is non-contiguous and a minor development of 10 or less houses;</li> <li>ii. the conversion of suitable disused buildings within the Parish; or,</li> </ul> <p>Housing for a rural worker where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.</p>	
<p>Policy LH2  Rural Exceptions Housing for Local People</p>	<p><b>Rural exceptions sites for single plot affordable housing will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area. This may be acceptable in the case of either new build dwellings or conversion of traditional buildings. In each case ancillary</b></p>	<p><b>LH2 - Rural Exceptions Housing for Local People Affordable homes will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area. This may be acceptable in the case of either new build dwellings or conversion of traditional buildings. In each</b></p>	<p>Amended on advice from Cornwall Council Case Officer 19-04-2018 Items 47-55 and Comments on Luxulyan's draft NDP 11-10-2018 Item 35-36(part)</p> <p>The Steering Committee felt that</p>

	<p>works such as access, outbuildings, curtilage boundaries also should not have an unacceptable impact on the visual and landscape amenity of the area. These developments will need to consider how the balance of benefits such as any social, economic, environmental or community benefits for the intended occupier or wider local community justifies the proposal. This policy operates throughout the plan area and no size restriction applies. Affordable housing for local people will be secured as such for its longevity through a Section 106 Agreement.</p> <p>Permitted Development rights will be removed to ensure the justification for the dwelling remains linked to housing need and affordability.</p> <p>The following criteria apply:</p> <ol style="list-style-type: none"> <li>1. The proposal is to deliver a small, lower cost home</li> <li>2. The proposal should be well-related to existing hamlets and houses</li> <li>3. The property has a maximum of 2 bedrooms although up to 3 bedrooms may be considered in exceptional circumstances</li> <li>4. The property must be used as a principal residence.</li> <li>5. The house has a maximum</li> </ol>	<p>case ancillary works such as access, outbuildings and curtilage boundaries should not have an unacceptable impact on the visual and landscape amenity of the area.</p> <p>The Parish Council would normally expect Cornwall Council to restrict Permitted Development rights to ensure the amenities and accommodation of the dwelling remain linked to housing need and affordability.</p> <p>New dwellings will be supported where the following criteria apply:</p> <ol style="list-style-type: none"> <li>1. The proposal is to deliver an affordable home for discounted sale or rent</li> <li>2. The proposal should be well-related to existing hamlets</li> <li>3. The property has a maximum of 3 bedrooms although up to 4 bedrooms may be considered in exceptional circumstances</li> <li>4. Applications to extend or otherwise enlarge these properties will not normally be supported.</li> <li>5. Self-build, modular off site construction and other innovative low-cost housing models are encouraged under this policy.</li> </ol>	<p>this did not alter the intent and kept faith with the community's wishes</p>
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	<p>size of 60sqm for a one-bedroom property or 90 sqm for a 2-bedroom property. Any garden area must be less than 300sqm.</p> <p>6. All Part 1 permitted development rights from the TCPA (GPDO) 2015 will be removed by planning condition.</p> <p>7. Applications to extend or otherwise enlarge these properties will not normally be supported.</p> <p>8. Self-build, modular and other innovative low-cost housing models are encouraged under this policy.</p> <p>This policy applies to new build properties and to the conversion or re-use of existing buildings, including where appropriate the change of use of holiday units to permanent residential accommodation where the above criteria are met.</p>		
<p>Policy LH3 Housing on Farms</p>	<p><b>Established farm enterprises or rural businesses may have additional dwellings that can be used by family members, holiday letting or renting to local people.</b></p> <p><b>Applications for any additional housing must be accompanied by justification for at least one of the forms of housing that the policy intends to permit. In addition, it will be subject to a</b></p>	<p><b>LH3 - Housing on Farms</b></p> <p><b>Additional dwellings will be supported at existing farm enterprises or rural businesses where these are for the use of family members, for holiday letting or sale/rent to local people. Applications for such housing must be accompanied by a clear justification for its need.</b></p>	<p>Retained policy contrary to advice from Cornwall Council Case Officer 19-04-2018 Item 56 and then changed in response to comments on Luxulyan's draft NDP 11-10-2018 Item 36</p> <p>The Steering Committee felt that</p>

	<p><b>Section 106 Legal Agreement which specifically permits the use of the property to housing for family members, holiday letting, farm worker, and for rent to local people. The Section 106 Agreement will prevent the sale of the property except as part of the farm enterprise or rural business or alternatively, as an affordable dwelling.</b></p> <p><b>Consideration of the siting and design of such new houses will be important to allow both the flexibility that the policy intends and also ensuring that there will be no unacceptable impact upon the visual or landscape amenity of the area. The reuse of an existing traditional building within the landscape or a suitable plot within or near to the existing farmyard, may prove to be a suitable site.</b></p> <p><b>Such development should be limited to a maximum of 3 properties per farm where such a need is clearly demonstrated. 'Local people' shall include only those who live or work within the Parish or have immediate family ties within the Parish</b></p>	<p><b>Such development should be limited to a maximum of two properties per farm or rural enterprise and where such a need is clearly demonstrated. Consideration of the siting and design of such new houses will be important to allow both the flexibility that the policy intends and ensuring that there will be no unacceptable impact on the landscape character and visual amenity of the surrounding area, where development should reflect the locally distinct character, and not result in a loss of landscape amenity. Proposals which reuse an existing traditional building or a suitable plot within or near to the existing farm/rural enterprise will be encouraged.</b></p> <p><b>Planning permissions, granted under this policy, must be subject to a Section 106 Legal Agreement which specifically permits the use of the property to housing for family members, holiday letting, farm worker, and/or for affordable rent or sale to local people. The Section 106 Agreement must prevent the sale of the property separate to the farm enterprise or rural business, except where there is a case for this to be sold as an</b></p>	<p>this did not alter the intent and kept faith with the community's wishes</p>
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		<p>affordable dwelling to Local People. 'Local people' shall include only those who live or work within the Parish, or adjacent parishes, or have immediate family ties within the Parish.</p>	
<p>Policy LH4 Housing for Older People</p>	<p><b>Within the Parish housing developments should address the local need for older persons' housing. This can occur through the provision of bungalows or other suitable housing types restricted to occupancy for those local households where one person is over state pensionable age.</b></p> <p><b>Proposals when at least one occupant is over state pensionable age (or requires specialist housing by virtue of personal incapacity or impairment) will be assessed and supported where the following are met:</b></p> <p><b>a) meeting the needs of an identified older local person in housing need;</b>  <b>b) releasing an unsuitable dwelling into the market or, for transfer to a family member;</b>  <b>c) does not have an unacceptable impact on the visual or landscape amenity of the area.</b></p>	<p><b>LH4 - Housing for Older People Within Luxulyan Parish housing developments that address the local need for older persons' housing will be supported. This can occur through the provision of bungalows or other suitable housing types.</b></p> <p><b>Proposals when at least one occupant is over state pensionable age (or requires specialist housing by virtue of personal incapacity or impairment) but are not deemed to be in housing need will be supported.</b></p> <p><b>Consideration of the siting and design of such new houses will be important to ensure that there will be no unacceptable impact on the landscape character and visual amenity of the surrounding area, where development should reflect the locally distinct character, and not result in a loss of landscape amenity'. The reuse</b></p>	<p>Changed on advice from Cornwall Council Case Officer 19-04-2018 Item 63 and Comments on Luxulyan's draft NDP 11-10-2018 Item 37-38</p> <p>The Steering Committee felt that this did not alter the intent and kept faith with the community's wishes</p>

	<p>The new dwelling will be subject to a s106 Legal Agreement ensuring that it remains available for local households where one member is over the state retirement age, or as an affordable dwelling for local people in perpetuity.</p>	<p>of an existing traditional building within the landscape or a suitable plot within or near to the existing buildings, farmsteads or hamlets may prove to be a suitable site.</p> <p>The new dwelling, wherever possible, should be subject to a s106 Legal Agreement ensuring that it remains available for local households where one member is over the state retirement age or can be sold or rented as an affordable dwelling for local people in perpetuity.</p>	
<p>Policy LH5 Extensions and Annexes</p>	<p><b>Proposals for extensions or annexes will be supported subject to the following:</b></p> <ul style="list-style-type: none"> <li>(i) there being no significant adverse impact upon the residential amenities of adjoining properties through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking or loss of mature vegetation or landscape screening;</li> <li>(ii) the design of any extension or annex is subsidiary in size and sympathetic to the character of the existing dwelling;</li> <li>(iii) due consideration is given to retaining proportionate garden space, trees, planting and</li> </ul>	<p>Deleted</p>	<p>Deleted on advice from Cornwall Council Case Officer 19-04-2018 item 64.</p> <p>On the basis that this does not add to higher level policies and existing procedures and in places is contrary to these.</p> <p>The Steering Group did not feel that this undermined the intent of NP and the community's wishes.</p>

landscaping in keeping with other dwellings in the surrounding area;

(iv) the development is in keeping with its setting and respects the distinctive local character of the area in terms of bulk, scale, height and materials;

(v) safe access and adequate parking are available or can be provided;

(vi) a condition will be imposed to ensure that the extension or annex is retained as ancillary to the main dwelling and not used as a separate unit without the consent of the planning authority.

In addition to the above, to ensure there is no abuse of the general presumption against new dwellings in the open countryside, the Local Planning Authority will require that:

(vii) an extension or annex is physically attached or closely related to the existing dwelling and is of a size and layout to facilitate its eventual integration into the main house;

(viii) conditions will be imposed, or a Section 106 agreement sought, restricting occupation of extensions or annexes to the main householders or their relatives or dependents, to ensure that the annex remains ancillary to or is integrated into

	<b>the original dwelling if the original circumstances justifying the development cease to exist.</b>		
Policy LRE1 Commercial Development	<p><b>To support economic growth, proposals for economic development and premises for business and other development such as infrastructure or necessary utilities development (where they require planning permission) will be supported provided that it has been demonstrated that:</b></p> <p><b>(i) the development does not involve building on greenfield sites unless there are no suitable, available or deliverable opportunities to re-use existing buildings or previously developed land (including buildings and land already in commercial use);</b></p> <p><b>(ii) the development does not entail building on good quality agricultural land Grades 3a or, where reasonable alternatives can be identified, Grade 3b agricultural land;</b></p> <p><b>(iii) the development does not involve building on or immediately adjacent to land subject to statutory and non-statutory designations for wildlife and geological value or semi-natural habitat;</b></p> <p><b>(iv) the development would not</b></p>	Deleted	<p>Deleted on advice from Cornwall Council Case Officer 19-04-2018 item 68.</p> <p>On the basis that this does not add to higher level policies and existing procedures.</p> <p>The Steering Group did not feel that this undermined the intent of NP and the community's wishes.</p>

	<p>have significant harmful impacts on the natural and historic environment of the area or the built environment of the settlements;</p> <p>(v) the development respects the character of settlements and any adjoining residential properties;</p> <p>(vi) any extension or additions to an existing complex should be sympathetic in terms of scale, design and materials;</p> <p>(vii) the development has regard to the Cornwall Design Guide, i.e. the design and layout of the development should create a minimal impact upon the surrounding landscape;</p> <p>(viii) the proposal does not relate to areas subject to risk of flooding as identified by the Environment Agency;</p> <p>(ix) the proposal does not require development on visually-exposed plateaus, ridges or skylines or on steep sided valley sides or any other visually exposed sites;</p> <p>(x) the approach roads are capable of accommodating the volume of traffic generated on the development and a safe access can be provided;</p> <p>(xi) adequate parking is provided;</p> <p>(xii) the development should be suitably landscaped involving a mix of appropriate soft and hard landscaping retaining existing</p>		
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	<p>trees and hedgerows where appropriate;  (xiii) external storage areas should be appropriately landscaped and screened;  (xiv) the development should not cause a new or exacerbate an existing pollution problem where pollution is defined widely and includes chemical, light, noise and smell pollution;  (xv) adequate provision can be made for the disposal of foul and surface water drainage to the satisfaction of the local planning authority;  (xvi) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the development;  (xvii) special care is taken to ensure that bats, barn owls or other birds or their nesting areas or roosts are not disturbed.</p>		
<p>Policy LLNE1  Local Landscape Character</p>	<p><b>Proposals for development will be supported where they have demonstrated that they respond to local character and reflect the identity of the local surroundings. Where development is proposed which will detract from, or have an adverse impact on existing landscape characteristics that have been identified by the community or by the Cornwall &amp;</b></p>	<p><b>LLNE1: Local Landscape Character.</b></p> <p><b>Planning applications should be accompanied by an appropriate statement and/or assessment (perhaps supplemented with diagrams) setting out how proposals are of an appropriate scale, density, character and appearance that reflects and enhances the village and</b></p>	<p>Amended on advice from Cornwall Council Case Officer  19-04-2018 Items 70-71 and  Comments on Luxulyan's draft NDP  11-10-2018 Item 40-41</p> <p>The Steering Committee felt that this did not alter the</p>

	<p><b>Isle of Scilly Landscape Character Assessment as the essence of the character of the local area, it will not be supported.</b></p>	<p><b>Parish of Luxulyan.</b></p> <p><b>No development will be supported in the area highlighted in yellow in Figure 6.</b></p> <p><b>Proposals that detract from, or have an adverse impact on existing landscape characteristics that have been identified by the community (see EBD, specifically consultation documents) or by the 2007 Landscape Character Assessment (CA 20 Mid-Cornwall Moors and CA 39 St Austell Bay and Luxulyan Valley, will not be supported.</b></p>	<p>intent and kept faith with the community's wishes</p>
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