



Ludgvan Neighbourhood Plan

Consultation Statement

Ludgvan Parish Council July 2019

Ludgvan Neighbourhood Plan - Consultation Statement

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Preface

This Consultation Statement has been prepared by the Ludgvan Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) explain how they were consulted
- c) summarise the main issues and concerns raised by the persons consulted
- d) describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Ludgvan Neighbourhood Development Plan.

The aims of the Ludgvan Neighbourhood Plan consultation process were to:

- 'front-load' the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events and drop-in sessions enabled people to 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 2 of this Consultation Statement (from page 54) summarises all statutory and non-statutory consultation undertaken with those bodies we have identified as statutory or strategic consultees in developing the Ludgvan Neighbourhood Development Plan.

Our purpose was to:

- ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- take fully into account those views and intentions
- meet the requirements of Regulation 14

Part 1: Community Consultation Statement

Ludgvan Parish Council has been keen to ensure that the Ludgvan Neighbourhood Plan is a community-led document. The Ludgvan Neighbourhood Plan Steering Group was established from community volunteers along with Parish Council representation.

The brief for the Ludgvan Neighbourhood Plan Steering Group, in preparing the Plan, included reaching all parts of the Parish and engaging with the widest range of people and groups as possible.

Consultation was undertaken by the Steering Group following an agreed programme.

The key consultation events and surveys that took place were at the following stages in the neighbourhood planning process:

Ludgvan Neighbourhood Plan – Consultation Events		
Event	Dates	Purpose
Community Launch	2014	Establish community support for a NP
Plan Area Designation	2015	Formal notice of intention to prepare a NP
Community Questionnaire	2015	Initial community survey
Progress and Awareness Meetings	2016	Keep community aware and engaged
Community Event (Aims and Obj.)	Jan 2018	Community views on aims and objectives
1st Draft Plan Consultation	Sep 2018	Community and local stakeholder views on 1 st Version
Regulation 14 Consultation	Apr-May 2019	Comments on Pre-submission Version

1. Background to Consultation on Neighbourhood Plan

Ludgvan Parish Council agreed to undertake a Neighbourhood Plan in March 2015, following a series of public meetings at the end of 2014 to gauge community interest and assess the value of such an undertaking. After an initial survey to establish the scope and issues that the Plan might address, a Neighbourhood Plan Steering Group was established by the Parish Council. It comprised members of the Parish Council along with members of the community. The community volunteers were recruited from amongst those that expressed an interest in helping, either in person by attending an ‘open meeting’ held in March 2016 or by responding to an invitation on the website.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation. The Parish Council and its Steering Group has sought continuously to keep the local community aware and actively interested to ensure the Plan reflects their views and wishes. We have worked closely with Cornwall Council and appreciated their advice, support and encouragement in this regard.

In preparing the Ludgvan Neighbourhood Plan the Steering Group has sought to ensure that residents and other stakeholders including local authorities, interest groups, land owners, businesses, service agencies and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved. To make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to make documents available on the Parish Council website and publish regular up-dates in the local media.

2. Summary of Consultation Approach to Engage the Community

Several key community consultation stages were identified during the early stages of getting organised. They were set as key milestones in the Project Plan. The Steering Group was keen to ensure that:

- each consultation stage would be properly planned for
- the community at large understood when and why they were being consulted

Having recognised the importance of good communication, the Steering Group agreed a Community Engagement Programme (see Appendix 4 to Part 1 of this report). It was founded on some important principles:

- Publicising as widely as possible
- Utilising a variety of methods
- Applying the right method to the task and the required outcomes
- Providing appropriate levels of assistance, explanation and interpretation
- Maximising access and opportunity
- Encouraging reaction and feedback
- Reporting back on what was said and how it has been interpreted

Aside from the highly programmed and organised consultation events. The Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication Methods:
Public exhibitions, meetings and events
Website
Social Media (Facebook ¹)
Local newspapers and noticeboards
A community questionnaire
Steering group sessions and open meetings
Survey and discussion with local businesses
Directly contacting wider-than-local organisations and agencies
Word of mouth by parish councillors
Consultation 'windows'
Correspondence

¹ <https://www.facebook.com/ludgvanneighbourhoodplan>

3. Equality and Inclusivity

We understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, Steering or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation or trade union affiliation. We made efforts to reach those that others have traditionally found hard to reach and hard to hear. We conformed to our agreed community engagement strategy (see Appendix 3) to ensure we followed a structured and inclusive approach and to monitor our effectiveness.

4. Community Launch

Ludgvan Neighbourhood Plan NP Launch	
Date(s)	November – December 2014
Locations	Gilbert Hall, Nancledra 24th November 2014 Murley Hall, Ludgvan Churchtown 26th November 2014 Ludgvan Community Centre 28th November 2014 Oasis Centre, Ludgvan 1st December 2014 Memorial Hall, Long Rock 3rd December 2014 Oasis Centre, Ludgvan 6th December 2014 Memorial Hall, Long Rock 6th December 2014
Publicity	Leaflets/Flyers - 2 general + 6 for each of the above venues
Attendees	40 persons offered to help and left their names and contact details

4.1 Who was Consulted?

It was agreed by the Parish Council that a programme of Launch meetings should be held at various locations in the Parish.

The Parish Council wished to:

- gauge the views of local people on the prospect of preparing a neighbourhood plan for Ludgvan
- identify the issues and opportunities that the Plan might address
- recruit volunteer helpers to prepare the Plan

4.2 What they Said

At its meeting in December 2014, it was reported to the Parish Council that there was a *“very promising response to the recent Neighbourhood Development Plan meetings where forty out of the sixty-two who responded expressed an interest in assisting, the Clerk would organise a further meeting, with those who had volunteered, to discuss further the process prior to making a final decision in January as to whether to proceed”*.

4.3 How the Issues and Concerns were responded to

It was decided to further the neighbourhood plan process with a Community Questionnaire. The questionnaire was designed by members of the Parish Council. The questionnaire was heralded by a display at Morrisons Supermarket in Long Rock.

5. Initial Community Survey

Ludgvan Neighbourhood Plan NP Questionnaire	
Date(s)	July – September 2015
Locations	Morrisons Supermarket, Long Rock on: Sunday 5th July 10am - 4pm 2015 Monday 6th July 10 - 5pm 2015 Wednesday 8th July 10 - 5pm 2015
Questionnaire Deliver Method(s)	Letter and questionnaire delivered to all dwellings 200 questionnaires were handed out at the School Sports Day; Oasis Centre sent questionnaires out with all the children
Publicity	Display for 3 days at Morrisons Stand at the Horticultural Show Facebook
No. of questionnaires delivered	Circa 2,000
No. of completed questionnaires returned	Approx. 300
Return Options	Return boxes were provided at the Post Office and shop, at the School and Oasis Centre

5.1 Who was Consulted?

It was decided to further the neighbourhood plan process with a Community Questionnaire. The questionnaire was designed by members of the Parish Council. It was distributed to all dwellings in the Parish. The questionnaire was heralded by an attended display at Morrisons Supermarket in Long Rock.

5.2 What they Said

The approach taken with the initial questionnaire was designed to identify those issues that were most important to the community. Respondents were asked to rank topics, to which a scoring system was applied for analysis purposes. The results showed that the top four topic areas of concern to the community were:

- Transport/Traffic weighted score = 535
- Housing Numbers weighted score = 364
- Open Spaces/Footpaths weighted score = 319
- Location/Distribution of Development weighted score = 306

In addition, people were asked what they “loved” about living in Ludgvan and what they felt could be improved.

The following tables shows those matters that were most mentioned.

"Love"	Mentions
Countryside/Environment	131
Community Spirit/Village life	100
Transport Links/Access	72

"Improve"	Mentions
Crowlas Crossroads/A30 Access/Safety	81
Traffic - Church Hill	33
Parking - Ludgvan	26
By -pass	25
Affordable Housing	15

A fuller report of the survey response can be found in Appendix 6.

5.3 How the Issues and Concerns were Responded to

The results of the survey were considered by the newly formed Steering Group and used as the basis of the next stage of consultation and neighbourhood planning.

6. Business Survey

6.1 Who was Consulted?

In respect of the business questionnaire:

- 190 letters had been sent to local businesses;
- Follow up 'phone calls and visits were carried out by members of the Steering Group
- Local farmers were contacted as part of the engagement of the business community

Completed questionnaires could be dropped into drop boxes at:

- Ludgvan Community Centre.
- Oasis Children Centre,
- Ludgvan School,
- Long Rock Post Office,
- Long Rock Stores

6.2 What they Said

The response from the business community of the Parish was very limited. Only 10 businesses returned a complete questionnaire

6.3 How the Issues and Concerns were Responded to

The results were tabulated and reported to the Steering Group (see Appendix 8). It was agreed that, whilst very limited, the opinions expressed helped us understand the barriers and frustrations being felt by local enterprises.

7. Progress and Publicity Meetings

Ludgvan Neighbourhood Plan NP Progress and Publicity	
Date	September 2016
Method	Public meetings
Publicity	Flyer distributed to all TR20 8 postcode addresses A 'Down Your Way' contribution in the Cornishman A press release and local radio 'plug'
Location	Friday 23rd September 2016 at Gilbert Hall, Nancledra 3pm - 7pm Sunday 25th September 2016 at Wyevale Garden Centre, Lelant Tuesday 27th September 2016 at Long Rock Memorial Hall Thursday 29th September 2016 at Ludgvan Community Centre

7.1 Who was Consulted?

The Steering Group appointed an Engagement Task Group from amongst its members to organise a series of community meetings. The public consultation events were held in September 2016 and were attended by over 200 participants. There were three main areas of consultation consisting of Transport, Housing & Sustainable Development and the Environment. The content was a mixture of maps, questions and more detailed questionnaires.

7.2 What they Said

The public response at the events was tabulated and presented to the Steering Group. The consultation in respect of housing was hampered by conflicting and changing advice provided by Cornwall Council and therefore ended up being very general and not very well responded to. The community was more forthcoming on traffic and transport issues. There was a very positive response in favour of a by-pass, and we were provided with some useful local data on the usage of community facilities (including bus services). We were left in no doubt as to how important local community facilities were to the wellbeing of community life.

The majority of the environmental questions were map-based, asking people to identify areas worthy of protection, to point out any issues with the footpath and bridleway network and to identify any local green space they would like to see protected. A footpath questionnaire was also circulated. The response in respect of environmental issues was disappointing albeit some local green space was identified. There were several questions posed on renewable energy, the results of which showed a significant degree of indecision regarding renewable energy development in the Parish. A full set of 'survey' results can be found on the website.

7.3 How the Issues and Concerns were Responded to

The response to the surveys and discussions that took place in September 2016 was put on the website and used by the Steering Group to inform its consideration of the draft aims and objectives for the Ludgvan Neighbourhood Plan.

8. Aims and Objectives

Ludgvan Neighbourhood Plan NP Vision, Aims and Objectives	
Date	January 2018
Method	Exhibition and Consultation Events
Publicity	Posters and Flier distributed throughout Parish Website and newspaper features
Location	Long Rock Memorial Hall Friday 26th January 3pm -7pm Oasis Centre, Ludgvan Saturday 27th January 10am - 4pm Wyevale Garden Centre Sunday 28th January 12noon - 4pm
Event Attendance (Nos.)	37 at Long Rock Memorial Hall 82 at Oasis Centre, Ludgvan 73 at Wyevale Garden Centre

8.1 Who was Consulted?

Following a Workshop session on aims and objectives which took place on the 12th December 2017, the Steering Group, at its subsequent meeting on the 9th January 2018, approved a set of draft aims and initial objectives for the Ludgvan Neighbourhood Plan to be shared with parishioners for their consideration and comment. To ensure that everyone was aware of the consultation event, a poster and publicity fliers were produced (see Appendix 11). The event was also publicised on the website and in local newspapers.

8.2 What they Said

A set of exhibition panels comprising the **proposed aims** on a topic by topic basis was the focus of the exhibition. Included with them were some **preliminary objectives**, also generated at the December 2017 Workshop. Members of the Steering Group were on hand to encourage members of the public to express support or opposition by using the dots available and to contribute their own thoughts on the objectives of the Neighbourhood Plan and any other comments by using the 'post-it' notes. A full Consultation Report² was prepared which showed on a topic by topic basis how attendees had reacted to the draft aims and objectives. There was relatively little disagreement with any of the proposed aims; and much support for the intention of most of the preliminary objectives. Many attendees added their own suggestions by making use of 'post-it' notes.

8.3 How the Issues and Concerns were Responded to

Based on the very positive response received at the Consultation Events, it was concluded that the draft aims and objectives that were offered for consultation were a very reasonable reflection of the community's hopes and wishes for the future development of the Parish of Ludgvan. A revised set of aims and objectives was agreed by the Steering Group based on the recommendations made in the Aims and Objectives Consultation Report January 2018.

² <http://www.ludgvan.org.uk/Aims-and-Objectives-Consultation-Report-Feb-2018.pdf>

9. 1st Draft Plan Consultation

Ludgvan Parish Council agreed that a consultation on the first draft version of the Neighbourhood Plan should be carried out, prior to the formal Regulation 14 Pre-submission consultation stage. We wanted to ensure that having converted the aims and objectives into draft policies, we were on the right lines as far as the community was concerned.

Ludgvan Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	September 2018
Method(s)	Website and hard copies
Publicity	Newsletter article Leaflet/flyers
Response Method	In writing to Parish Clerk
Respondents (Nos.)	6

9.1 Who was Consulted?

The purpose of the consultation at this stage was to ensure that the community had an opportunity to comment on the draft policies and a first version of the Plan. The Plan was up-loaded to the Parish Council website and a link to the Plan was included in the Cornishman, the Ludgvan School newsletter, Cledry News and the Nancledra Village website. Leaflets/flyers were posted to the 4 Parish noticeboards; also Morrisons, Sainsburys, B&M, The Range, Wyevale, Thornes, The Spar/PO Crowlas, Long Rock Stores, Thornes Greengrocers, Marazion Surgery, The Star Inn, The White Hart, The Engine Inn, The Watermill, Lelant Downs, the Station House, Marazion; St Paul's Church and Crowlas Chapel; St Ives Library, St Johns' Library, Penzance; Ludgvan School, Oasis Child Care Centre, the Gilbert Hall, Nancledra, Murley Hall, Churchtown and Ludgvan Community Centre. The initial response was supportive but limited.

9.2 What they Said

A relatively small number of parishioners, local businesses and organisations and other local stakeholders submitted comments on the 1st Consultation Version of the Neighbourhood Plan. Comments were generally supportive or minor in nature. All comments can be viewed in Appendix 14. Only one respondent suggested any form of major policy change.

9.3 How the Issues and Concerns were Responded to

All comments were considered by the Steering Group and in several cases, amendments were made to the content of the draft Plan as a result. The decisions of the Steering Group can be viewed in Appendix 14.

10. Regulation 14 (Pre-Submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation. The Regulation 14 consultation on the Ludgvan Neighbourhood Plan ran from the 1st April 2019 to 4:00pm, 13th May 2019.

10.1 Who was Consulted?

Regulation 14, of the Neighbourhood Planning (General) Regulations 2012, is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

It was our aim that all the residents and businesses within the parish area would be consulted together with a range of statutory bodies. A copy of the Plan was also sent to the local planning authority, Cornwall Council, for consultation purposes, although its officers had been involved in the process of finalising the policy content of the Pre-submission Version of the Plan.

10.2 How they were Consulted

The Parish Council publicised the publication of the pre-submission version of the Plan. This directed people to an online copy of the Plan, or to a hard copy version that could be viewed at various locations in the parish area, or an individual copy could be requested. Articles promoting the consultation were published in the 'Down Your Way' section in the Cornishman newspaper with an accompanying boxed advertisement, Cledry News and the Ludgvan School newsletter (see Appendix 15 of Part I of this report). The Ludgvan website also directed people to the Plan from its home page. The publicity indicated how to respond and stated the deadline by which representations needed to be returned.

Paper copies of the Pre-Submission Version of the Neighbourhood Plan could be viewed at:

- Ludgvan Community Centre
- Murley Hall, Ludgvan; St Ives Library
- Penzance Library (St John's Hall)
- The White Hart, Ludgvan
- Mexico Inn, Long Rock
- The Watermill, Lelant Downs

10.3 What the Consultees Said

A total of six responses were made by members of the general public and businesses which included one return from agents of landowners or developers. The community response focussed on policy LUD11, which relates to 'Second Homes'. A summary of the responses is set out at Appendix 17.

11. Conclusions

The level of community consultation and engagement undertaken during the production of the Ludgvan Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

LUDGVAN PARISH COUNCIL

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Clerk to the Council:
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25/02/2015

Chloe Pitt
Senior Development Officer
Planning and Enterprise
Cornwall Council

Dear Chloe,

Application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area.

The Ludgvan Parish Council give notice that they wish to make an application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area for the Ludgvan Parish *Neighbourhood Development Plan*

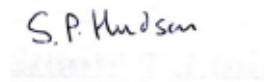
The application is accompanied by a map identifying the area to which the application relates, being the entire parish area of Ludgvan

This area is considered appropriate to be designated as a neighbourhood area for the following reasons:

- The area is a discrete administrative area, entirely within the boundary of Ludgvan Parish;
- Early consultation with the public has indicated a strong desire to be involved in shaping the development within the parish.

The Ludgvan Parish Council is the relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act (as amended by the Localism Act 2012) being the parish council for the entire area applied for.

Yours sincerely,



S P Hudson
Clerk to Ludgvan Parish Council

Ludgvan Neighbourhood Plan Consultation Strategy

Part 1 - Communications Strategy

Introduction

A Neighbourhood Plan³ (NP) is a community-led framework for guiding the future development, regeneration and conservation of an area. The foundation of a good neighbourhood plan is a robust programme of consultation and engagement. Effective community involvement is essential right from the beginning of the process. It will create a well-informed plan and a sense of ownership. Getting the recognition, views, assistance and support of a whole range of other interested bodies and parties is also essential if the plan is to have authority and credibility. A successful Communication Strategy is a prerequisite.

Aims

The aims of the Communications Strategy are to achieve:

- Better communication, leading to better feedback and decision-making
- Improved two-way information flow
- Better information and communication channels to enable community participation
- Increased awareness and understanding of the Neighbourhood Plan, its purpose and relevance

Principles

Our Communications Strategy is based on four key principles:

- *the right information,*
- *to the right people,*
- *in the right medium,*
- *at the right time*

These principles include several key factors:

- Communication must be meaningful and appropriate
- Information must be accessible
- Quality mediums and methods must be used whenever possible
- Communication channels must allow information to, through and across all levels
- Information must be relevant and in plain English
- Consideration needs to be given to the needs of people with disabilities and those whose first language is not English
- The process must be transparent

Target Audiences

We want to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We want to continue the dialogue with communities based on where they live and people in communities based on common interests. We want to communicate and listen to people who others have traditionally found hard to reach and hard to hear.

³ As introduced by the Localism Act 2011

Messages

It is important that all our communications have as much impact as possible. To avoid dilution of the message or contradiction, the following will be the main messages that we will attempt to relay in our communications:

- The Neighbourhood Plan reflects community opinion
- The Neighbourhood Plan is a framework for the development of our area
- We want to hear your opinion
- We need the involvement and support of the community and partners

The messages we send out should be:

- Short and to the point
- Not conflicting
- In plain English
- Focussing on involvement

Tools and Activities

We shall use a variety of methods based on what reaches people most effectively and has most credibility. These include:

Tools and activities that could be used
Consultation events
Direct mail
Email lists
Events
exhibition
Leaflets & flyers
Local radio
minutes of meetings
networking
Posters
Press releases
Social media
Stakeholders' and partners' outlets
Website

The messages will be relayed using different methods for different groups. A communications matrix will be developed as an integral part of our communications strategy.

Resources

We shall make best use of the resources we have and strive to increase resources commensurate with the task. Our current resources, those that we have access to and can be applied to the task, are:

List of Available Local Resources:
Group members
Local councillors
Parish Council office
Community notice boards
Community networks ⁴ incl.
Parish newsletters
Local newspaper
Website

⁴ Including: Women 's Institute, Church, Horticultural Society, Sports Clubs, School & Oasis Centre, Ramblers WFCPS

Timescales

Preparing a neighbourhood plan is a sequential process based upon an agreed project plan. The project plan identifies the following key communication points and the dates when they should be carried out:

Key Communication Point:	Date(s)
Launching the NP	December 2014
Seeking information	October 2017
Establishing a shared Vision	January 2018
Sharing the draft plan	May-June 2018
Seeking endorsement (Reg. 14)	Sep 2018

Further details of these communication points are set out in Part two of this Report, the Ludgvan Neighbourhood Plan Community Engagement Strategy.

Evaluation and Amendment

The NP Group will occasionally carry out a communications audit to assess the effectiveness of the strategy with both 'internal' and 'external' audiences. We shall consider in particular, who has not responded or reacted to our communications? We shall discuss the evidence/results carefully and use them to amend and improve the Strategy going forward.

Part 2 – Community Engagement Strategy

Background

The neighbourhood planning legislation places an obligation on the body responsible for preparing the Neighbourhood Plan (the Parish Council) to carry out an extensive and inclusive programme of community engagement and to prepare a 'Consultation Statement', as a supporting document to the Plan itself, to show how, when and where local people and businesses were 'engaged' in the neighbourhood planning process and what the outcome was.

Consulting with the community will be a continuous and on-going process. The Ludgvan NP Project Plan has earmarked five main consultation points during the plan-making period that are the responsibility of the Parish Council and its Steering Group to deliver:

- C1** – *publicise intention, recruit helpers* – from October–December 2014
- C2** – *'survey' of local issues and opinions* – February–April 2014
- C3** – *consult on vision & objectives* – January–February 2018
- C4** – *consult on first version of Plan* – January–March 2018
- C5** – *consult on Pre-submission Version of Plan (Reg.14)* - September 2018

Consultation Stage C1 – Publicise Intention, Recruit Helpers

Purpose

To let everybody who should know, what has been decided so far, what is being planned and how and why they should be involved

Method

The **local media** was used to:

- launch the neighbourhood plan, now the area designation application has been made
- show the plan-making timetable and explain the process in simple form
- confirm that the planning process is to be community-owned and led
- explain the role of the Steering Group who is on it and why
- emphasise the need to consult at key stages in the process
- give details of how to find out information, make contact, keep in touch with progress
- make a call for volunteers to join task groups

This was supplemented by '**open meetings**' to present the prospect of a neighbourhood plan, what it can achieve, why it is important to the Parish and how local people and groups can help.

Timetable:

Actual Launch Events took place at:

- 24th November 2014 - Nancledra, Gilbert Hall
- 26th November 2014 - Ludgvan Churchtown, Murley Hall
- 28th November 2014 - Ludgvan Community Centre
- 1st December 2014 - Ludgvan, Oasis Centre
- 3rd December 2014 - Long Rock, Memorial Hall
- 6th December 2014 - Ludgvan, Oasis Centre & Long Rock, Memorial Hall

Consultation Stage C2 – Survey of Local Needs & Demands

Purpose

The purpose of this major consultation is:

- To share the main findings from the evidence base
- To explore the bigger issues and main themes
- To explain and garner support for the Parish Council's forward planning policies
- To encourage and facilitate debate where it is need
- To carry out specific consultations to fill in the gaps in our knowledge and understanding

Method

- Survey of all residents
- Survey of businesses
- Attendance at Community Events

Timetable:

Actual events took place as follows:

- Survey delivered to all properties - May - June 2015
- Business questionnaire - June - July 2015
- Attendance at School Sports Day, Ludgvan Garden Day & Horticultural Show - Summer 2015
- Consultation Events at local centres⁵ 23rd-29th September 2016

Consultation Stage C3 –Consult on Vision & Objectives

Purpose

To share the draft vision and objectives and seek general endorsement from the community that the Neighbourhood Plan for Ludgvan is taking the right direction with the right set of objectives. In particular to:

- report back on response and conclusions from the C2 consultation programme
- share a draft vision, aims and objectives for the Ludgvan Neighbourhood Plan
- set out the themes and priorities for neighbourhood planning policies
- seek reaction/endorsement of the vision, aims and objectives
- invite suggestions for specific planning policies

Method

Drop-in event with exhibition to be held in community halls

Timetable:

January-February 2018

Consultation Stage C4 - Consult on 1st Draft Plan

Purpose

To share a first version of the Neighbourhood Plan for scrutiny by the local community and local stakeholders to ensure the policies reflects the community's agenda

- invite comment on the content of the draft Plan and specific planning policies
- invite suggestions for land and buildings to be the subject of specific policies
- identify unresolved issues and opportunities

⁵ Gilbert Hall Nancledra, Wyevale Garden Centre, Long Rock Memorial Hall, Ludgvan Community Centre

- encourage community action in support of specific policy approaches

Method

- A first Version of the Neighbourhood Plan will put on the website
- Its presence on the website will notified to the community and local stakeholders
- Letters will be sent to those who own land or buildings that are the subject of draft policies

Timetable (provisional):

May-June 2018

Consultation Stage C5 – Formal Consultation on the Pre-submission Version of the Plan

Purpose

The Parish Council has a statutory duty (under Regulation 14) to ensure that consultation on the Neighbourhood Plan takes place for at least 6 weeks prior to its submission to the local planning authority and that everybody within the Parish has an opportunity to see and/or hear what it contains, and to comment on it.

Method

We propose:

- The Pre-submission Version of the Plan is put on the website and widely advertised within the Parish
- A summary leaflet is distributed to every household and business
- Key local stakeholders and those affected by policies will be written to individually
- Hard copies of the draft Plan will be placed on deposit for public viewing at suitable locations across the area
- The Plan's purpose and its policies is featured in the local newsletter

Timetable (provisional):

September – October 2018

LUDGVAN PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN



LUDGVAN COMMUNITY CENTRE
BOLTON ROOM

FRIDAY 28TH NOVEMBER 2-5PM

TAKE THE OPPORTUNITY TO DROP IN AND GIVE YOUR VIEWS ON HOW THE FUTURE DEVELOPMENT, REGENERATION & CONSERVATION OF YOUR NEIGHBOURHOOD SHOULD BE MANAGED.

FOLLOWING A LOCAL REFERENDUM A NEIGHBOURHOOD DEVELOPMENT PLAN WOULD BE ADOPTED AS FORMAL PLANNING POLICY AND ALL PLANNING DECISIONS IN THE PARISH WOULD HAVE TO BE IN ACCORDANCE WITH IT.

IF YOU REQUIRE FURTHER INFORMATION CONTACT THE PARISH CLERK ON 01736 799637 OR E MAIL ludgvanclerk@btinternet.com

**LUDGVAN PARISH COUNCIL - NEIGHBOURHOOD
DEVELOPMENT PLAN COMMITTEE**

TERMS OF REFERENCE

1. PREAMBLE

In any instance where these Terms of Reference are silent the Council's Standing Orders will apply.

The Committee will sit until the Neighbourhood Development Plan (NDP) has gone to referendum after which the Committee will be disbanded.

2. MEMBERSHIP

The Committee will consist of:

- 5 Councillors appointed by Council;
- 7 Non Councillors appointed by co-option.

3. CHAIR

A Chair and Vice Chair should be elected at the first meeting, they need not be Councillors.

4. TERM OF OFFICE

Councillors appointed to the Committee will only be re-appointed at the Annual Meeting following an election, or as required should there be resignations.

Non Councillors will sit on the Committee until it is disbanded.

5. VOTING RIGHTS

Decisions should, whenever possible, be made by consensus, if that is not possible and a vote is required only Councillors may vote as by virtue of s.13(1) and (7) of the Local Government and Housing Act 1989, non-councillor members of committees and sub-committees do not have voting rights.

In the event of a tied vote the matter will be referred to Full Council.

6. DELEGATED POWERS

The powers delegated to the Committee are as follows:

- a) to recommend to Council a Project Plan to deliver the NDP by the end of 2017 giving due regard to the work already undertaken;
- b) to engage with the public, relevant experts and other interested parties as necessary to ensure that the NDP is delivered in accordance with the agreed Project Plan;
- c) to recommend to Council draft policies for inclusion in the NDP;
- d) to draft a NDP and all required supporting documentation that will meet both the Basic Conditions and Legal Requirements as set out in Legislation for approval by Council prior to submission;
- e) to submit grant claims to support NDP activities;
- f) to approve expenditure from the NDP budget provided by Council;
- g) to set up and receive reports from any Advisory Working Parties deemed necessary to deliver the NDP.

7. ADVISORY WORKING PARTIES

Advisory Working Parties (AWP's) can be formed to deal with detailed issues. Previously groups dealing with Housing, the Natural Environment & Transport, Roads, Traffic & Infrastructure were in place.

AWP's may consist of Councillors and/or non-Councillors (not necessarily NDP Committee Members) and meet as required. They would have no decision making powers and would report their findings and suggestions to the NDP Committee for approval.

For the avoidance of doubt there is no need for AWP's to meet in public.

8. MEETINGS

The conduct of meetings will be governed by the Standing Orders of the Council other than:

- a. normally meetings will be held at 7pm on the first Tuesday of each month;
- b. the public participation period shall be 10 minutes at the start of the meeting (if required);
- c. individual members of the public will be limited to 2 minutes each;
- d. a quorum (of councillors) shall be 3 and for the meeting as a whole 5;
- e. should the meeting be inquorate in respect of Councillors discussions can be held but any decisions would take the form of recommendations to the next Council meeting.

9. MINUTES

Minutes will be reported to the next meeting of Council and will be approved by vote at the subsequent meeting of the Committee and be published on the Council's website.

10. CODE OF CONDUCT

The Code of Conduct (the Code) applies to all Councillors and it is a requirement, in the interest of transparency, that all non-Councillor Members of the Committee will complete a declaration of interests and will abide by the Code.

Code of Conduct complaints against Councillors will be dealt with by the Monitoring Officer at Cornwall Council.

Complaints against non-Councillors will be dealt with by the Council and could result in the expulsion of the non-Councillor from the Committee.

11. RELATIONS WITH THE PRESS & OTHER [INCLUDING SOCIAL] MEDIA

All media statements must be authorised by full Council and made either by or in the name of the Chair of the Council.

Committee members should not make statements that either purport to be or could be construed as being made on behalf of the Committee or Council.

Failure to comply with these rules may lead to expulsion from the Committee.

NEIGHBOURHOOD DEVELOPMENT PLAN
INITIAL QUESTIONNAIRE



Ludgvan Parish Council is considering doing a Neighbourhood Development Plan for the Parish in order to ensure that the community can shape the future development of the area.

This is a real opportunity to have an active say in the future of Ludgvan Parish and we would like to know what you think. Please take the time to fill in this quick survey and let us know your views.

What is a Neighbourhood Development Plan?

Neighbourhood Development Plans (NDP) can set out local level planning policies for that area, shaping future development.

Under the Localism Act 2011, Parish & Town Councils can write an NDP for their area with the community.

Subject to conforming to national policies, the Cornwall Local Plan strategic policies, an independent examination and gaining support through a referendum of residents, this plan will be adopted as a formal planning policy by Cornwall Council. This means that planning decisions in our parish will have to be made in accordance with the NDP.

Please tell us:

1. What do you love about living in Ludgvan Parish?

NEIGHBOURHOOD DEVELOPMENT PLAN INITIAL QUESTIONNAIRE

2. What do you think could be improved about Ludgvan Parish?

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

YES/NO

4. Please explain why

5. The NDP can contain local level planning and land use policies on a range of topics. Remembering that there are also national and Cornwall policies in place, please indicate below if you think the NDP should contain policies on each of these topics to give specific detail at the local level.

Would you also indicate, in order, which five you think are the most important.

Topic	YES/NO	Rank
Wildlife		
Landscape		
Historic Environment/Heritage		
Recreation/Leisure Facilities		
Open Spaces/Footpaths etc		
Community Facilities		
Renewable Energy		
Housing Design		
Housing Numbers		
Type of Housing		
Location/Distribution of development		
Second Homes/Holiday Homes		
Transport/Traffic		
Economy/Jobs		
Education/Skills		

NEIGHBOURHOOD DEVELOPMENT PLAN INITIAL QUESTIONNAIRE

Please add any other topics you feel should be covered:

Thank you for taking the time to fill in this Questionnaire.

The results will help us to find out if the community support the production of an NDP and if so, what the main themes should be.

The results of the Questionnaire will be published on the Parish Council website and on our notice boards.

Your community needs you!

Would you like to be involved in the production of the NDP? For example:

- as a member of the Steering group,
- as a member of a topic group,
- to provide specialist input if you have any relevant experience,
- helping with consultation and community engagement.

If yes, please give your contact details below:

Name:

Address:

Phone:

E Mail:

For any queries relating to the Neighbourhood Development Plan please contact:

Steve Hudson (Parish Clerk) on 01736 799637 or ludgvanclerk@btinternet.com

Appendix 6 of Part 1

Residents' Questionnaire Results September 2015

LUDGVAN NEIGHBOURHOOD PLAN INITIAL CONSULTATION RESULTS

Respondents were asked to state their top five priorities from a list, points were then awarded as follows:

Priority 1	5 Points
Priority 2	4 Points
Priority 4	3 Points
Priority 4	2 Points
Priority 5	1 Point

If five priorities were ticked rather than scored then each one was awarded one point.

This has produced a 'weighted score' which gives the following result:

Topic	Score
Transport/Traffic	535
Housing Numbers	364
Open Spaces/Footpaths	319
Location/Distribution of Development	306
Community Facilities	251
Landscape	248
Type of Housing	202
Economy/Jobs	196
Wildlife	175
Historic Environment/Heritage	124
Recreation & Leisure Facilities	109
Second Homes	92
Housing Design	84
Educational Skills	71
Renewable Energy	29

In addition we asked what people loved about living in Ludgvan and what they felt could be improved.

The following tables shows the number of times something was mentioned not the number of individual people who mentioned it.

"Love"	Mentions
Countryside/Environment	131
Community Spirit/Village life	100
Transport links/Access	52

"Improve"	Mentions
Traffic - Church Hill	33
Parking - Ludgvan	26
By-pass	25
Crowlas Crossroads/A30 Access/Safety	81
Long Rock traffic calming	4
Skate Park/Sport Facility	2
Village Hall Long Rock	2
Leisure facilities	1
Village Hall Canonstown	1
Affordable Housing	15
Location of Development	3
Sea Defences	1
Use of employment space	2
Employment opportunities	2

LUDGVAN PARISH NEIGHBOURHOOD PLAN
BUSINESS QUESTIONNAIRE



Ludgvan Parish Council is producing a Neighbourhood Development Plan for the Parish in order to ensure that the community can shape the future development of the area.

This is a real opportunity to have an active say in the future of Ludgvan Parish and we would like to know what you think. Please take the time to fill in this quick survey and let us know your views.

What is a Neighbourhood Development Plan?

Neighbourhood Development Plans (NDP) can set out local level planning policies for that area, shaping future development.

Under the Localism Act 2011, Parish & Town Councils can write an NDP for their area with the community.

Subject to conforming to national policies, the Cornwall Local Plan strategic policies, an independent examination and gaining support through a referendum of residents, this plan will be adopted as a formal planning policy by Cornwall Council. This means that planning decisions in our parish will have to be made in accordance with the NDP.

The neighbourhood plan is a new way of enabling local communities to influence the planning of their Parish over the next 10/15 years period.

Assuming it is approved by the local community it will become a statutory planning document in its own right, i.e. it will hugely influence future planning decisions in the parish. A steering group has been created that consist of several Parish Councillors and Volunteers who are giving up their time to work on the Neighbourhood plan. It is crucial that you along with your fellow parishioners and businesses "TELL US WHAT YOU THINK" is important in the Parish. Get in touch by Facebook "Ludgvan Parish Neighbourhood Plan" or www.ludgvan.org.uk

This is your plan and your opportunity to shape the future of the Parish.

Data Protection: This information will be processed in compliance with terms of The Data Protection Act (1998) which places Ludgvan 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 Ludgvan 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

Your views are invaluable and your time is much appreciated. Thank you.

The Business

Company Name: _____

Address: _____

Postcode: _____

1. What sector is your business in?

- | | | | | | |
|----------------------|--------------------------|----------------------|--------------------------|-------------------------------|--------------------------|
| Agriculture | <input type="checkbox"/> | Arts | <input type="checkbox"/> | Business/Professional Service | <input type="checkbox"/> |
| Construction | <input type="checkbox"/> | Entertainment | <input type="checkbox"/> | Education & Training | <input type="checkbox"/> |
| Financial/Insurance | <input type="checkbox"/> | Health & Social Care | <input type="checkbox"/> | Hotels & Food | <input type="checkbox"/> |
| IT Services | <input type="checkbox"/> | Manufacturing | <input type="checkbox"/> | Retail | <input type="checkbox"/> |
| Scientific/Technical | <input type="checkbox"/> | Tourism | <input type="checkbox"/> | Transport | <input type="checkbox"/> |
| Wholesale Trade | <input type="checkbox"/> | | | | |

Other – please specify _____

2. How many years has your business been operating in Ludgvan Parish?

- 0-1 2-5 6-15 16-25 25+

3. If operating less than 3 years in Ludgvan, why did you locate in Ludgvan Parish?

- | | | | |
|-------------------------------|--------------------------|--|--------------------------|
| Transport Links | <input type="checkbox"/> | Affordable Premises/Incentives offered | <input type="checkbox"/> |
| Quality of Premises | <input type="checkbox"/> | Quality of employees | <input type="checkbox"/> |
| Proximity to suppliers | <input type="checkbox"/> | Proximity to customers | <input type="checkbox"/> |
| Proprietor resides in Ludgvan | <input type="checkbox"/> | Availability of skills you required | <input type="checkbox"/> |

Other – please specify _____

Employees

4. How many staff are employed in your business, including yourself?

- 1 2-3 4-5 6-10 11-30 31-50 51-75 76+

5. How many employees are full time _____ / part time _____

6. How many employees live in Ludgvan Parish?

7. How many staff do you expect to increase by in the next 5 years?

- decrease staff none 1-3 4-5 6-10 11-20 21+

Premises

8. Is the size of your current workspace adequate for your present needs? Yes / No

9. Do you think your current workspace will suit your needs for the next 5 years?

Current workspace likely to be suitable

We are already taking steps to increase the size of our premises

We are already taking steps to locate to new premises

i. In Ludgvan Parish

ii. Away from Ludgvan Parish

10. If your workspace is likely to become unsuitable over the next 5 years, please explain why?

11. In your view, is there suitable capacity / quality of business space to support any expansion of your business within Ludgvan?

Yes

No

Don't Know

Services

12. What will help your business to thrive in the next 15 years?

13. Are there any constraints or barriers that may prevent your business from developing?

14. How important are the following communications to your business or employees. Please use the code

1 – High Importance 2 – Medium Importance 3 – Low Importance

Road – Access / Transport	
Rail	
Public Transport	
Cycle Paths	
Parking	
Broadband	
Landline	
Mobile Phone	

15. Rate the quality of them out of 10

1 is poor – 10 is excellent

Road – Access / Transport	
Rail	
Public Transport	
Cycle Paths	
Parking	
Broadband	
Landline	
Mobile Phone	

16. Please provide any relevant comments to questions 14 and 15.

17. If you have any other comments regarding business activity in Ludgvan Parish, please write them here.

Your role within the business _____

An analysis of the collated results will be found on Ludgvan Parish Council Website although individual businesses will not be identified.

For any queries relating to the Neighbourhood Development Plan, or if you wish to become involved please contact :

Steve Hudson (Parish Clerk) on 01736 799637 or ludgvanclerk@btinternet.com

Completed questionnaires can be drop into drop boxes at :

Ludgvan Community Centre.

Oasis Children Centre,

Ludgvan School,

Longrock Post Office,

Longrock Stores

Appendix 8 of Part 1

Ludgvan Business Survey 2015 – Analysis

No.	Sector	Years in operation				why did you re-locate
		0-1	2-5	6-15	25+	
1	Tourism/Transport				1	N/A
2	Caravan Storage				1	N/A
3	Retail			1		N/A
4	Motor Trade		1			N/A
5	Manufacturing			1		N/A
6	Retail	1				Premises quality & affordability Proximity to customers
7	Professional			1		N/A
8	IT Services		1			Quality & affordability of premises
9	Construction		1			N/A
10	Transport		1			

Number of Employees							Full time	Live In Ludgvan	Increase in next 5 years	Is workspace adequate	Will it be adequate in five years
1	2-3	4-5	6-10	11-30	31-50	51-75					
				1			All	1	0	Yes	Yes
1							2		0	Yes	Yes
				1			9	0	1-3	Yes	Yes
1							3	2	1-3	No	Yes
					1		28	20%	1-3	Yes	Yes
	1						3	1	1-3	Yes	Yes
1							1	1	1-3	Yes	Yes
		1					5		0	Yes	Yes
					1		25	1	4-5	Yes	increase in Ludgvan underway
1										Yes	Yes

Why unsuitable	Is there capacity to increase in Ludgvan	What will help you to thrive	Constraints
N/A	No	Traffic management	A30 Access/Parking
N/A	Don't know	Upturn in economy	A30 Access
N/A	Yes	Lower overheads	Economy
		Lower Rates	None
N/A	Yes	Reduced parking charges	None
N/A	Yes	Increased footfall decreased professional overhead	Red tape (VAT)
N/A	No	Crossroad improvement	Crossroad improvement
	Yes	improved housing market	None
N/A	No		Lack of advertising space on main road

Quality

Roads	Rail	Public	Cycle	Parking	Broadband	Landline	Mobile
2	5	6	5	1	9	8	6
7				5	8	10	8
5	8	2	2	8	8	10	3
7	3	5	5	1	3	10	3
8	7	7	8	4	6	8	6
7	5	6	9	9	10	5	4
8	6	3	3	8	5	8	4
3	0	5	4	6	6	6	2
10	8		7	3	8	8	8
1	3	1	1	2	5	5	

Communications

Roads	Rail	Public	Cycle	Parking	Broadband	Landline	Mobile
1	3	2	2	1	1	1	1
1	3	3	3	1	3	2	2
1	3	3	3	2	1	1	1
1	3	2	3	1	1	1	1
1	3	2	2	1	1	2	1
1	3	2	1	1	1	1	1
2	3	3	3	1	1	1	1
1	0	2	0	1	1	1	1
1	3	3	2	1	1	1	1

LUDGVAN NEIGHBOURHOOD PLAN

INITIAL CONSULTATION RESULTS

Respondents were asked to state their top five priorities from a list, points were then awarded as follows:

Priority 1	5 Points
Priority 2	4 Points
Priority 4	3 Points
Priority 4	2 Points
Priority 5	1 Point

If five priorities were ticked rather than scored then each one was awarded one point.

This has produced a 'weighted score' which gives the following result:

Topic	Score
Transport/Traffic	535
Housing Numbers	364
Open Spaces/Footpaths	319
Location/Distribution of Development	306
Community Facilities	251
Landscape	248
Type of Housing	202
Economy/Jobs	196
Wildlife	175
Historic Environment/Heritage	124
Recreation & Leisure Facilities	109
Second Homes	92
Housing Design	84
Educational Skills	71
Renewable Energy	29



In addition we asked what people loved about living in Ludgvan and what they felt could be improved.

The following tables shows the number of times something was mentioned not the number of individual people who mentioned it.

"Love"	Mentions
Countryside/Environment	131
Community Spirit/Village life	100
Transport links/Access	52

"Improve"	Mentions
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Parking - Ludgvan	26
By -pass	25
Crowlas Crossroads/A30 Access/Safety	81
Long Rock traffic calming	4
Skate Park/Sport Facility	2
Village Hall Long Rock	2
Leisure facilities	1
Village Hall Canonstown	1
Affordable Housing	15
Location of Development	3
Sea Defences	1
Use of employment space	2
Employment opportunities	2



Public Consultation

The public consultation events were held in September 2016 and were attended by over 200 participants. There were three main areas consisting of Transport, Housing & Sustainable Development and the Environment.

The content was a mixture of maps, questions and more detailed questionnaires the results are summarised below:

Housing & Sustainable Development

The consultation in respect of housing was hampered by conflicting and changing advice provided by Cornwall Council and therefore ended up being very general.

Do you think sites should be allocated for more housing than identified in the local plan?						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
YES	-	-	2	2	4	2%
NO	1	3	5	7	16	8%
DON'T KNOW	-	1	-	-	1	0%
NO COMMENT	10	31	21	124	186	90%
TOTAL	11	35	28	133	207	

Do you think the NDP should seek to provide affordable housing for local people?						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
YES	3	3	8	20	34	16%
NO	-	2	-	8	10	5%
DON'T KNOW	-	-	-	-	-	0%
NO COMMENT	8	30	20	105	163	79%
TOTAL	11	35	28	133	207	

In addition maps were provided that gave attendees the opportunity to mark where housing development could take place (Green) and where it should not (Red). The results are contained in Appendix 4.

Should new developments be required to conserve trees & hedgerows where possible and replace where impossible?						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
YES	3	6	10	36	55	27%
NO	0	0	0	0	0	0%
NO COMMENT	8	29	18	97	152	73%
TOTAL	11	35	28	133	207	100%

Should wildlife friendly practices be imposed on development? If so what?						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
YES	3	6	7	29	45	22%
NO	0	0	0	0	0	0%
NO COMMENT	8	29	21	104	162	78%
TOTAL	11	35	28	133	207	100%

Should a minimum level of off street parking be required for new development?

	Nanclendra	Wyevale	Long Rock	Ludgvan	Total	%
YES	3	8	8	30	49	24%
NO	0	0	1	4	5	2%
NO COMMENT	8	27	19	99	153	74%
TOTAL	11	35	28	133	207	100%

Is there support for the development of good walking and cycling routes that connect employment sites and transport links to where people live?

	Nanclendra	Wyevale	Long Rock	Ludgvan	Total	%
YES	3	7	5	30	45	22%
NO	0	0	0	0	0	0%
NO COMMENT	8	28	23	103	162	78%
TOTAL	11	35	28	133	207	100%

Should policies require sympathetic design? (new buildings should be in keeping with their surroundings)

	Nanclendra	Wyevale	Long Rock	Ludgvan	Total	%
YES	3	7	9	30	49	24%
NO	0	0	0	1	1	0%
NO COMMENT	8	28	19	102	157	76%
TOTAL	11	35	28	133	207	100%

Should there be policies detailing the circumstances in which new dwellings can be built in private gardens?

	Nanclendra	Wyevale	Long Rock	Ludgvan	Total	%
YES	3	4	6	22	35	17%
NO	0	0	1	4	5	2%
NO COMMENT	8	31	21	107	167	81%
TOTAL	11	35	28	133	207	100%

5.2.
2

Roads, Traffic, Transport & Infrastructure Group

Road related consultation was mainly asking for written comments provided at Appendix 5 and one question posed regarding support for a Crowlas bypass. In addition a cycling questionnaire was circulated also included in Appendix 5.

Do you support a bypass?						
	Nanclendra	Wyevale	Long Rock	Ludgvan	Total	%
YES	4	26	15	81	126	61%
NO	-	-	-	17	17	8%
DON'T KNOW	-	-	-	3	3	1%
NO COMMENT	7	9	13	32	61	29%
TOTAL	11	35	28	133	207	100%

Employment related questions are shown below.

Do you think there is adequate employment space?						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
YES	-	1	2	4	7	3%
NO	-	1	2	14	17	8%
NO COMMENT	11	33	24	115	183	88%
TOTAL	11	35	28	133	207	100%

Should tourism related development be supported?						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
YES	1	-	4	2	7	3%
NO	-	-	1	10	11	5%
NO COMMENT	10	35	23	121	189	91%
TOTAL	11	35	28	133	207	100%

Should farm diversification be supported?						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
YES	1	2	4	14	21	11%
NO	-	-	-	6	6	3%
NO COMMENT	10	26	24	113	173	87%
TOTAL	11	28	28	133	200	100%

Finally, questions relating to the usage and importance of community facilities were posed.

Usage of community facilities					
	Daily	Weekly	Sometimes	Rarely	Never
TOTAL					
Bus services	11	16	11	7	3
Village Shops	17	13	12	3	-
Post Offices	6	18	17	2	-
Places of worship	1	6	6	4	8
Community/Village Ha	-	12	20	4	2
Play areas	1	1	7	1	8
Sports Facilities	2	6	2	1	7
Pubs	5	8	13	6	-
Allotments	3	-	2	-	9

Importance of community facilities					
	Very Important	Quite Important	Not very important	Not at all important	No view
TOTAL					
Bus services	46	1	-	-	-
Village Shops	42	-	-	-	-
Post Offices	46	-	-	-	-
Places of worship	16	3	2	3	5
Community/Village Ha	30	6	-	-	-
Play areas	29	1	-	-	-
Sports Facilities	23	3	-	-	-
Pubs	26	4	-	-	-
Allotments	22	2	-	-	1

5.2.
3

Natural Environment

The majority of the environmental questions were map based asking people to identify areas worthy of protection, point out any issues with the footpath and bridleway network and to identify any local green space they would like to see protected. A footpath questionnaire was also circulated. Results are contained in Appendix 6

The response in respect of environmental issues was disappointing albeit some local green space was identified.

There were a number of questions posed on renewable energy that are produced below.

Should the Neighbourhood Plan include a robust policy on wind turbines in the parish?

Single Large wind turbines						
	Nanclodra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	0	1	0	1	2	1%
Allow	0	1	0	2	3	1%
Minimise	0	0	2	3	5	2%
Restrict	0	1	3	27	31	15%
No Comment	11	32	23	100	166	80%
Total	11	35	28	133	207	100%

Groups of medium sized wind turbines (tip height 150m)						
	Nanclodra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	0	1	0	5	6	3%
Allow	0	1	0	0	1	0%
Minimise	0	0	2	0	2	1%
Restrict	1	0	2	19	22	11%
No Comment	10	33	24	109	176	85%
Total	11	35	28	133	207	100%

Small scale (tip height 26 -60m)						
	Nanclodra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	0	2	0	0	2	1%
Allow	0	0	0	2	2	1%
Minimise	0	0	0	1	1	0%
Restrict	0	0	1	14	15	7%
No Comment	11	33	27	116	187	90%
Total	11	35	28	133	207	100%

Very small (tip height 18-25 m)						
	Nanclodra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	0	2	0	0	2	1%
Allow	0	0	1	0	1	0%
Minimise	1	0	0	1	2	1%
Restrict	0	0	1	13	14	7%
No Comment	10	33	26	119	188	91%
Total	11	35	28	133	207	100%

Domestic (tip height less than 18 m)						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	1	2	5	6	14	7%
Allow	1	0	0	2	3	1%
Minimise	0	0	0	1	1	0%
Restrict	0	0	1	12	13	6%
No Comment	9	33	22	112	176	85%
Total	11	35	28	133	207	100%

Should the Neighbourhood Plan include a robust policy on solar farms in the parish?

Large Scale						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	0	2	0	0	2	1%
Allow	0	0	0	1	1	0%
Minimise	0	0	6	0	6	3%
Restrict	3	0	0	18	21	10%
No Comment	8	33	22	114	177	86%
Total	11	35	28	133	207	100%

Small Scale						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	0	2	1	9	12	6%
Allow	0	0	1	0	1	0%
Minimise	2	0	3	1	6	3%
Restrict	1	0	0	0	1	0%
No Comment	8	33	23	123	187	90%
Total	11	35	28	133	207	100%

Domestic						
	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
Encourage	1	2	3	6	12	6%
Allow	2	1	0	11	14	7%
Minimise	0	0	1	0	1	0%
Restrict	0	0	0	2	2	1%
No Comment	8	32	24	114	178	86%
Total	11	35	28	133	207	100%

Do you want renewable energy generation in your area to contribute to the local community, for example by being owned or shared by the community, or by providing cheaper energy bills?

	Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
Yes	2	4	11	23	40	
No	0	0	1	1	2	
No Comment	9	31	16	109	165	
Total	11	35	28	133	207	100%

Should new development be required to produce a proportion of its energy requirements via renewable sources? - what %?							
		Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
	Yes	2	6	5	22	35	
	No	0	0	1	1	2	
	No Comment	9	29	22	110	170	
	Total	11	35	28	133	207	100%

Should new development be required to demonstrate how its reduced energy demand in the building(s) and made the most of solar gain, passive cooling etc in the design?							
		Nancledra	Wyevale	Long Rock	Ludgvan	Total	%
	Yes	2	5	2	21	30	14%
	No	0	0	2	0	2	1%
	No Comment	9	30	24	112	175	85%
	Total	11	35	28	133	207	100%

Appendix 11 of Part 1

Aims and Objectives Consultation Publicity

Double-sided Flyer

LUDGVAN NEIGHBOURHOOD DEVELOPMENT PLAN AIMS & OBJECTIVES EXHIBITIONS

A Neighbourhood Plan is a community-led statutory development plan which has legal weight and 'teeth' when it's adopted.

It will put the community in the driving seat when it comes to local planning decisions. We can draw up our own neighbourhood planning policies as long as they meet certain criteria such as not contradicting certain National and Cornwall Council Local Plan policies.

We are holding more consultation events to help us draft the necessary policies, please see overleaf for details.

THE OCCUPIER
LOWER MENWIDDEN
ANGWINACK
LUDGVAN
PENZANCE TR20 8BN



E Mail: clerk@ludgvan.org.uk Website: www.ludgvan.org.uk

LUDGVAN NEIGHBOURHOOD DEVELOPMENT PLAN AIMS & OBJECTIVES EXHIBITIONS

You have previously helped us identify issues and have provided a steer as to what policies should be included we now need your help to produce the aims and objectives that will form the framework for the policy development phase of the Plan.

These Exhibitions gives you the chance to make your input our proposals and we hope to consult on the results in March/April of this year. Please join us at either:

Long Rock Memorial Hall - Friday 26th January 3-7pm

Oasis Centre, Ludgvan - Saturday 27th January 10am - 4pm

Wyevale Garden Centre - Sunday 28th January 12 - 4pm



E Mail: clerk@ludgvan.org.uk Website: www.ludgvan.org.uk



Ludgvan Neighbourhood Plan Informal Consultation

Neighbourhood plans are important for people to make a statement of what makes their community special and how they envisage it moving forwards in future.

Ludgvan Parish has spent many hours discussing the issues, whether it be housing, including second homes, the environment, employment space or green spaces that are vital to respect.

The Parish is now moving to the consultation phase where the community can read the first draft plan and contribute to the discussion.

You can read the plan at: <http://www.ludgvan.org.uk/neighbourhood-planning.html> and paper copies will be placed in meeting places, such as churches and pubs around the parish.

It is Ludgvan's plan, so please try to take some time to read it and feedback your suggestions, by 12th November, 2018.

It is very important that the whole community feels that it has contributed to the final document.

Please send feedback:

Via the Ludgvan website's contact page:

<http://www.ludgvan.org.uk/contact.php>

or by email to: clerk@ludgvan.org.uk

or by post to: The Old Mill, Nancledra, Penzance, TR20 8NA.

Appendix 13 of Part 1

Community-Based Consultees

Bolitho Estates
C P Richards & Son Ltd
Green Pig Farm
Ludgvan Community Centre
Ludgvan School
Old Mill Stables
Royal British Legion
St Aubyn Estates
St Paul's Church, Ludgvan
The Quarry
The Quarry, Cormac Solutions
Tremenheere Riding Stables
Truro Diocese
Wyevale Garden Centre

Appendix 14 of Part 1

Written Response to 1st Consultation Version – October 2018

Ref. No.	Respondent	Comment	NPSG Decisions
General			
3	M Parker	<i>I think this is a very well-presented document and an astonishing amount of work must have gone into it... overall, I think it is well set out if a little repetitive in places. In terms of content etc, I think they have covered it all ever so well.</i>	Complimentary reaction – requires no change
Foreword			
5	M Parker	<i>4th para should read "alongside some of the issues that <u>the</u> SG had identified"</i>	Add "the" before "Steering Group"
Introduction			
			No comments received – so no change is necessitated by the consultation
Ludgvan Today			
6	M Parker	<i>2.3 feel Long Rock should be included here</i>	Long Rock <u>is</u> included – no change necessary
The Strategic Context			
			No comments received – so no change is necessitated by the consultation
Purpose of the Neighbourhood Plan			
7	M Parker	<i>Para. 4.2 saying same thing again apart from sentence about EU. (By the way, how does Brexit affect all this?)</i>	Amend 3.1
8	M Parker	<i>Para. 4.4 should be " those who live" not "that live" i.e. personal not impersonal</i>	Amend wording to para. 4.4
9	M Parker	<i>Paras. 4.5, 4.6, all seem to repeat what has already been said</i>	It explains the consultation obligation, method and cross-references to the Consultation Statement The previous reference is in the Foreword, which merely acknowledges the efforts of the SG and the contribution of the community – no change is necessary
The Structure of Our Plan			
11	M Parker	<i>Para. 5.4 seems to repeat what has already been said</i>	no change is necessary
12	M Parker	<i>Para 5.7 should have the word and inserted: "and a glossary"</i>	Add "and" before "a glossary"
Vision, Aims and Objectives			
14	Savills for TDBF	<i>The Diocese is generally supportive of the objectives set out in the Ludgvan NDP</i>	Note support - requires no change
Natural Environment– Topic Introduction			
17	M Parker	<i>7.7 Green Lane (where I live), is in Marazion, not Long Rock. I cannot find a Green Lane in Long Rock</i>	Check and amend address reference
LUD1 Protecting the Natural Environment			
19	Savills for TDBF	<i>As a general point, the Diocese supports the aspiration in the NDP to protect and enhance the parish's habitats and biodiversity, but, going forward, would like the Steering Group (and, in due course, Cornwall Council and the independent examiner who will be appointed to examine the Plan) to ensure that the requirement for information is</i>	Add reference to documents

		<i>in line with the Cornwall Local Plan and the National Planning Policy Framework, thereby avoiding any unnecessary burden on applicants.</i>	
20	M Parker	<i>Para 7.13 has very long sentences - more commas?</i>	Add commas
LUD2 Wildlife Corridors			
23	M Parker	<i>Para 7.14 think it should read "stony crevices" not crevasses!!</i>	Amend to read "stony crevices"
LUD3 Public Rights of Way			
25	M Taylor	<i>My main concern is that the proposed improvement in footpaths should only consist of better signage and clarity of footpaths. Maintenance should always be concerned with ensuring the paths are accessible (i.e. not blocked in any way), but it is really important that the paths are not improved in any way which detracts from the enjoyment of experiencing our wild and sometimes untamed landscape. Some footpaths are rugged and challenging, crossing streams and boggy areas. If these areas are given bridges and boardwalks it will detract from the sense of adventure and achievement that people visiting Cornwall value most and become a 'country Park' type of experience. People enjoy following maps and now often GPS, but for most, the problem of walking the paths is not their condition but rather the lack of signage or the blocking off by granite or barbed wire. Many walkers find themselves in the middle of a field wondering how to find the exit to the next bit of footpath. When vegetation of footpaths is cut back it should be done at the right time, avoiding the nesting season and mindful of allowing plants the opportunity to set and distribute seed. The joy of our footpaths is in the abundance of flowering plants so important for our pollinating insects and every opportunity to improve bio diversity should be taken.</i>	Additional supporting text to be included to emphasise the ecological sensitivity of many of the routes
Built Environment and Heritage – Topic Introduction			
26	R Poynton	<i>The plan fails to recognise the opportunity for enhancement of the spaces and environment in the settlements</i>	Add reference
27	R Poynton	<i>The plan omits reference to the potential for housing, employment and other development resulting from rerouting through traffic.</i>	Add reference
LUD4 Heritage Assets			
29	Savills for TDBF	<i>The Diocese supports the aspiration in the NDP to recognise and protect heritage assets.</i>	Note support – no change necessary
LUD5 Local Green Space			
32	M Parker	<i>Para 8.15 Map has green spaces referred to by number. It would be helpful to put those numbers also against the specific named area on the list</i>	Number in the supporting text
LUD6 Development Strategy			
37	C Cartwright	<i>This is a long-term plan and sets the scene for the next generation. World population is increasing and all settlements will have to grow, needs change and people need homes. It is wrong for the plan to be too prescriptive, all this does is enhance the value of existing property. The plan should not draw a line around the existing settlements. Instead policy LUD6 should state that the plan allows for all existing settlements to grow by up to 10% over the plan period. This will allow the market to meet demand and react to changing needs.</i>	This is one person's view. It is not an approach that could be easily facilitated by a NP policy. Policy approach should stay as previously agreed.
39	Savills for TDBF	<i>The Diocese notes the aspiration for development to be focused within the settlement area boundaries that are identified in the NDP. The point about development "adjoining" boundaries is a little unclear; one's</i>	Review development policies

		<i>interpretation of the term “significant encroachment” is subjective and it could be interpreted as meaning that some encroachment is acceptable. The Diocese notes the point about land at Long Rock having a site allocation in Cornwall Council’s Site Allocation DPD but supports the recognition in the NDP that some small-scale development, suited to a settlement’s character and role, is in line with the widely recognised need for growth across Cornwall and therefore may be supported.</i>	
LUD7 Sensitive Design and Sustainable Development			
LUD8 Open Space			
			No comments received – so no change is necessitated by the consultation
Housing – Topic Introduction			
			No comments received – so no change is necessitated by the consultation
LUD9 Local Housing Needs			
41	Savills for TDBF	<i>The Diocese notes the point about the housing allocation at Long Rock and the delivery of affordable housing in that location, but supports the recognition of the need for affordable housing to be developed elsewhere in the parish, subject to an assessment of local housing need. The ‘rural exception site’ model can sometimes be prescriptive, and viability is typically an issue, but the approach being taken in the emerging NDP appears to be more flexible and this is supported.</i>	Include a policy referencing social housing within the plan (old council homes), for rent
LUD10 Second Homes			
43	Savills for TDBF	<i>The Diocese notes the aspiration in the NDP to restrict the occupancy of new open market housing to “Principal Residences”. It is understood that some NDP steering groups have had difficulties in presenting a strong enough case to examiners to demonstrate that the restriction is necessary; as such it is advised that reassurance is sought regarding the likelihood of this policy being considered robust in the longer term.</i>	Policy should remain in the Plan and consider whether more evidence can be included
Community and Facilities and Services– Topic Introduction			
44			No comments received – so no change is necessitated by the consultation
LUD11 Community Facilities			
LUD12 Recreation and Sports Areas			
LUD13 Sports Facilities			
			No comments received – so no change is necessitated by the consultation
LUD14 Community Horticulture			
47	Savills for TDBF	<i>Para. 10.19 identifies the allotment site at Church Hill, which is on glebe land. The Diocese notes the importance that the NDP places upon the allotment site as a community facility and that the demand for allotments is greater than the supply.</i>	Note no objection to the draft policy – no change required
LUD15 Communication and Connectivity			
			No comments received – so no change is

			necessitated by the consultation
Transport and Travel – Topic Introduction			
48	M Taylor	<i>I am not in favour of a bypass of Crowlas as I believe it will cause as many problems as it solves, as well as carving up the countryside and I think efforts should be made to reduce traffic by other means and incentives.</i>	Note opposition to by-pass No specific change required
49	C Cartwright	<i>Ludgvan Parish is a good place to be and I'm flattered in one way to see that the first inside page of the plan has a photograph of the walkway by the stream and "clapper Bridge" that leads to the land that I occupy known as "the flats". But really the quality of life for that part of Crowlas in common with the settlements of Cannons Town, Cockwells, Rose an Grouse etc. are dominated by the A30 trunk road that carries more than £30,000 vehicles per day right through the middle of the communities. The Document fails to emphasize this, and I suggest it would be more appropriate to include a large picture of Crowlas full of traffic. Para. 11.4 appears to blame residents for the traffic, but locals account for only 7 % of the A30 traffic. There are some occupants of homes adjacent to the A30 that do not have a car, their problem is even getting across the road to catch the bus. I suggest that para 11.4 be removed and replaced by a statement that the huge traffic volume passing within a few feet of the front door has a severe adverse effect on the quality of life for the occupants of the 400 or so homes affected. There is no direct mention of the need for a by-pass probably because many of those effected by the A30 were not allowed to express their opinion at the consultations. There should be a new paragraph in section 11 clearly stating the need for the by-pass for which plans were produced and agreed by the parish council in 1996. (and possibly include a map of the routes which I can supply). And policy LUD16 should be extended to state that the Council continues to support the construction of a by-pass road as set out in the 1996 proposal.</i>	Include additional reference to the local campaign for a by-pass in the topic introduction
50	G Saldivar	<i>... we really need a bypass for Crowlas, it's not just the heavy traffic that needs sorting out its much more than that, you've hardly mentioned it except in a cursory sentence!! There NEEDS TO BE A BY PASS, I live on the main road and there are so many accidents and much pollution something more than traffic monitoring needs to be done, this is the last stretch - what is the matter with the Council that it doesn't want this, we the ordinary people want it!</i>	Include additional reference to the local campaign for a by-pass in the topic introduction
51	R Poynton	<i>The draft plan fails to identify the link between traffic problems and the lack of a bypass on the A30</i>	Include additional reference to the local campaign for a by-pass in the topic introduction
LUD16 Traffic Management			
LUD17 Parking			
LUD18 Electric Charging Outlets			
			No comments received – so no change is necessitated by the consultation
LUD19 Walking and Cycle Routes			
			No comments received – so no change is

			necessitated by the consultation
LUD20 Public Transport			
Business and Jobs– Topic Introduction			
			No comments received – so no change is necessitated by the consultation
LUD21 Business Development			
LUD22 Employment Space			
Monitoring the Plan			
			No comments received – so no change is necessitated by the consultation
Glossary			
			No comments received – so no change is necessitated by the consultation

Neighbourhood Planning

Consultation Notice – 1st April to 13th May 2019

Ludgvan Neighbourhood Plan Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), notice is given that a formal pre-submission public consultation on the Draft Ludgvan Neighbourhood Plan will start on Monday 1st April ending 4pm on Monday 13th May 2018.

About the Plan

A Steering Group on behalf of Ludgvan Parish Council has been preparing a Ludgvan Neighbourhood Plan (the Plan) for the Parish. Once complete the Neighbourhood Plan will form a material consideration in the determination of planning applications within Ludgvan Parish alongside the Cornwall Local Plan.

The Plan has been created through listening to the views of residents and businesses and it has evolved to help deliver the local community's aspirations and requirements for the future up to 2031. The Plan will provide a means of guiding, promoting and enabling balanced sustainable change and growth within its designated area.

Ludgvan Parish Council invites comments on the Draft Plan. All responses received will be considered by the Steering Group and the Parish Council to produce a revised version of the Plan which will then be submitted to the Local Planning Authority for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

You can view a copy of the Plan [here](#).

Paper copies of the draft plan may be viewed at Ludgvan Community Centre; Murley Hall, Ludgvan; St Ives Library; Penzance Library (St John's Hall); The White Hart, Ludgvan; Mexico Inn, Long Rock and The Watermill, Lelant Downs. Comments forms will also be available at these venues.

If you would like to send us feedback comments you will need to use the

[Comment Form](#) (pdf)

[Comment Form](#) (Word)

which can be returned by hand/post to the Parish Office or by attaching to our [Contact Form](#)

All comments will be publicly available and identifiable by name and organisation (where applicable).

ALL COMMENTS MUST BE RECEIVED BY - 4pm on 13th May 2019

Appendix 16 of Part 1

Comment Form for Neighbourhood Plan (Regulation 14 Consultation)

NEIGHBOURHOOD PLAN COMMENT FORM

All information is available online at: <http://www.ludgvan.org.uk/neighbourhood-planning.html>

**LUDGVAN PARISH NEIGHBOURHOOD PLAN
REGULATION 14 CONSULTATION**

OFFICIAL USE ONLY
DATE REC'D:

1st April, 2019 – 4:00pm, 13th May, 2019

The information you provide will be held on a database and used to assist in the preparation of planning documents. Anonymous comments cannot be accepted, and a summary of your representation (with your name and your organisation, if appropriate) will be published on the website.

All other personal information provided will be protected according to the Data Protection Act 2018 and will not be made available online or otherwise.

Please set out your comments in full on the form below:

We regret that we are unable to process any responses supplied without contact details.
Please tick as appropriate:

Responding as an Individual	<input type="checkbox"/>	
Responding on behalf of an Organisation	<input type="checkbox"/>	Organisation:
Agent Responsible on behalf of a Client	<input type="checkbox"/>	Client:

Please complete in BLOCK CAPITALS

		Agents details (if applicable)	
NAME:		NAME:	
JOB TITLE/DEPT:		JOB TITLE/DEPT:	
ORGANISATION:		ORGANISATION:	
ADDRESS:		ADDRESS:	
POST CODE:		POST CODE:	
EMAIL:		EMAIL:	

Please return to the Parish Clerk
By email: clerk@ludgvan.org.uk

Comments must be received no later than 4:00pm
On Monday 13th May 2019
Comments received after this time may not be considered

By post: The Parish Clerk
Ludgvan Parish Council
The Old Mill
Nancladra
Penzance
TR20 8NA

Please tick/complete as appropriate

OFFICIAL USE ONLY

REFERENCE:

DATE REC'D:

Do you wish to:

Comment	
Support	
Object	

Is your comment:

General	
Specific	

If your comment is specific, to which Section/Policy does it refer?

Please make your comments here and indicate any changes you are seeking. Additional sheets may be attached to this form:

Appendix 17 of Part 1

Letter regarding Pre-Submission Version of the Neighbourhood Plan (Regulation 14 Consultation) sent to Local Groups and Organisations

LUDGVAN PARISH COUNCIL

Chairman:
Councillor Roy Mann
Clerk to the Council:
Joan Beveridge

The Old Mill,
Nancledra,
Penzance,
Cornwall TR20 8NA
(01736) 740922
clerk@ludgvan.org.uk

29th March, 2019

Ludgvan Neighbourhood Plan Pre-Submission Consultation from **1st April 2019 to 4:00pm, 13th May 2019**

Dear Consultee,

A Steering Group on behalf of Ludgvan Parish Council has been preparing a Neighbourhood Plan for the Parish. Once complete the Neighbourhood Plan will form a material consideration in the determination of planning applications within Ludgvan Parish alongside the Cornwall Local Plan.

As part of the preparation of a Neighbourhood Plan we are required to carry out a 6-week consultation with the community and those with an interest in the Parish to meet the requirements of Regulation 14 of the Neighbourhood Planning Regulations 2012 and the Localism Act 2011.

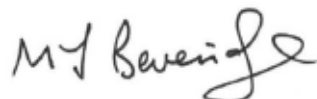
Ludgvan Parish Council is therefore seeking your views and comments on the Pre-Submission Version of the Ludgvan Neighbourhood Plan.

The Ludgvan Neighbourhood Plan can be viewed online at: www.ludgvan.org.uk

Alternatively, printed copies are available to be viewed at the following locations: Ludgvan Community Centre; Murley Hall, Ludgvan; St Ives Library; Penzance Library (St John's Hall); The White Hart, Ludgvan; Mexico Inn, Long Rock and The Watermill, Lelant Downs
Written comments on the Plan, using the Comment Form, can be returned by hand/post to The Old Mill, Nancledra, Penzance, TR20 8NA or email to: clerk@ludgvan.org.uk to arrive by the deadline of 4:00pm, 13th May 2019.

The Comment Form is downloadable, alongside the Plan on the website.

Yours faithfully,



Joan Beveridge
Parish Clerk
Ludgvan Parish Council

Appendix 19 of Part 1

Summary of Community Response to Regulation 14 Consultation

No.	Respondent	Response	Consultant's Suggestion
General			
5	Ludgvan Community Centre	... at this present time, there are no comments to be forwarded.	Noted that the Community Centre has replied but has no comment to make. No change necessary.
1. Introduction			
2. Ludgvan Today			
3. The Strategic Context			
4. Purpose of the Neighbourhood Plan			
5. The Structure of Our Plan			
6. Vision, Aims and Objectives			
7. Natural Environment – General and Overview			
Policy No. LUD1 Protecting the Natural Environment			
Policy No. LUD2 Wildlife Corridors			
Policy No. LUD3 Public Rights of Way			
8. Built Environment and Heritage – General and Overview			
Policy No. LUD4 Heritage Assets			
Policy No. LUD5 Local Green Space			
Policy No. LUD6 Settlement Area Boundaries			
23	Savills on behalf of Turro Diocesan Board of Finance Ltd	The Diocese notes that support will be given to proposals within or adjoining the boundaries defined on Maps 6a and 6b. One's interpretation of the term "significant encroachment" is subjective and it could be interpreted as meaning that some encroachment is acceptable , although to some extent this perhaps clarified by para 8.21.	Add further explanation of what is acceptable under the policy.
24	Savills on behalf of Turro Diocesan Board of Finance Ltd	The Diocese notes the point about land at Long Rock having a site allocation in Cornwall Council's Site Allocation DPD, but supports the recognition in the NDP that some small-scale development, suited to a settlement's character and role, is in line with the widely recognised need for growth across Cornwall and therefore may be supported.	Noted support for the Plan's approach to Long Rock development. No change necessary, as a result of this comment.
Policy No. LUD7 Development in the Countryside			
Policy No. LUD8 Sensitive Design and Sustainable Development			
Policy No. LUD9 Open Space			
9. Housing – General and Overview			
Policy No. LUD10 Local Housing Needs			

Policy No. LUD11 Second Homes			
36	Savills on behalf of Turro Diocesan Board of Finance Ltd	The Diocese notes the aspiration in the NDP to restrict the occupancy of new open market housing to “Principal Residences”. It is understood that some NDP steering groups in Cornwall have had difficulties in presenting a strong enough case to examiners to demonstrate that the restriction is necessary ; as such it is advised that reassurance is sought regarding the likelihood of this policy being considered robust in the longer term.	Agreed to leave the policy in the Plan as it is clear that the community would like included.
37	Savills on behalf of Turro Diocesan Board of Finance Ltd	Typo error in second sentence of the policy wording (principle).	Typo in policy should be corrected.
38	Long Rock Residents	... while I am not opposed to some new housing, I am concerned about how you are going to make these Houses affordable to the local people. Pay in the South West of Cornwall is well below the national average so how is anyone local going to be able to buy a house in this area? The Price will be well above the maximum mortgage that they can afford. So, they will be sold to older people from outside the County or holiday lets. the prices around are already sky high there is a property in our road that is on the market for a reasonable price and only can be bought by Cornish people and it can't at this moment get sold. So how are you going to sell houses to Local people at the prices? There are 2 ways, both are detrimental to local people and the area. (1) Sell them to older people from outside of Cornwall who want to retire here, and they will be a burden on the already over stretched Health Services and other services that can't cope even now. Or sell them as holiday lets which will only drive up prices even more and stop locals from buying. (2) Build timber framed houses with plastic stone boarding on the outside like they have in Pool and look hideous. If I was to try to get planning permission to build one in this village it would be rightly refused, But, if the Council who do the planning won't to do it then it is alright and ruining the village. They have already stopped us getting to the beach and, let's face it, the village is called Long Rock and there is a Long Rock Beach that we can't get to before one incident. And you say we have not got a problem with holiday homes well we don't want that problem. For a start the sewage system can only just cope at the moment. So, the roads will have to be all dug up and see the problem that will cause. NO, we don't want more holiday homes built in Long Rock. Build them in Truro, but I don't think that that will happen, do you?	Add reference to community concerns about not meeting local housing needs, in the supporting statement.
39	Long Rock Resident	I'm emailing to state my support of local homes for local people in our parish and contrary to Cornwall Council's belief feel we need a clause to protect second home ownership and urge the Parish Clerk to do everything in their powers to ensure it remains!	Noted support from local resident for policy. No change necessary, as a result of this comment.
40	Long Rock Resident	I'm emailing to state my support of local homes for local people in our parish and contrary to Cornwall Council's belief feel we need a clause to protect second home ownership and urge the Parish Clerk to do everything in their powers to ensure it remains!	Note support from local resident for policy. No change necessary, as a result of this comment.
41	Long Rock Residents the proposed housing should be entirely for local people, preferably affordable housing and not be allowed to be second homes/holiday homes. Housing is desperately needed in the locality for local people which will encourage families to stay in the area	Add reference to community concerns about not meeting local housing needs, in the supporting statement.

		<p>where young blood is needed. Holiday homes/second-home owners do not have a commitment to the locality and only help to drive up the price of houses making it even more difficult for local people - especially children of local people - to be unlikely to be able to afford homes in the area.</p> <p>We feel that it is extremely important that new housing developments in this area should be for primary residences only otherwise there will not be a community.</p>	
10. Community Facilities and Services – General and Overview			
Policy No. LUD12 Community Facilities			
Policy No. LUD13 Recreation and Sports Areas			
Policy No. LUD14 Sports Facilities			
Policy No. LUD15 Community Horticulture			
Policy No. LUD16 Communication and Connectivity			
11. Transport and Travel – General and Overview			
Policy No. LUD17 Traffic Management			
Policy No. LUD18 Parking			
Policy No. LUD19 Electric Charging Outlets			
Policy No. LUD20 Walking and Cycle Routes			
Policy No. LUD21 Public Transport			
12. Business and Jobs – General and Overview			
Policy No. LUD22 Business Development			
Policy No. LUD23 Employment Space			
13. Monitoring the Neighbourhood Plan			
14. Glossary			

Ludgvan Neighbourhood Plan

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the Ludgvan Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Ludgvan Neighbourhood Development Plan.

2. Summary of Consultation Approach to Statutory Consultees

The aims of the Ludgvan Neighbourhood Plan consultation process included:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

3. Evidence Gathering

Whilst preparing our evidence base, we wrote to several agencies that we thought had an interest in the Parish and may hold information that could help us in our neighbourhood planning.

We received useful information and guidance from:

- Cornwall Council
- Cornwall AONB
- Environment Agency
- Highways England
- Historic England

We are grateful for the help and information we received.

4. 1st Draft Plan – Informal Consultation

Prior to the first version of the Neighbourhood Plan being up-loaded to the Parish Council website, the 1st draft plan was first shared with Cornwall Council to take account of its current position and ensure that the draft Plan and its policies met the basic conditions.

The response we received from Cornwall Council in October 2018 was generally encouraging. *“It is very well structured and clearly a lot of time and effort has been put into this document”*. A schedule of comments was provided (see Appendix D). It was considered by the Steering Group on the 20th November 2018. Several minor changes to the Plan and its draft policies, as a result of Cornwall Council’s comments, were agreed and made to the Plan before it was shared with the community.

5. Sustainability

5.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

Two screening exercises were undertaken to ensure that the emerging plan would not have significant environmental impacts or likely significant effects on the protected characteristics of the Neighbourhood Plan area.

A screening opinion for Strategic Environmental Assessment⁶ was issued by Cornwall Council in January 2019 and consultation was undertaken with the appropriate statutory bodies⁷ by them. An email letter was issued by Cornwall Council on 7th March 2019, following this consultation, confirming that a formal Strategic Environmental Assessment would not be required for the Plan. A screening opinion for an Appropriate Assessment under the Habitats Regulations was also issued by Cornwall Council in January 2019 within the same report. The letter of the 7th March 2019 also confirmed that a HRA was not required and this opinion is shared by Natural England.

The local planning authority reported that, based on the Pre-Submission Version:

“Screening Outcome

As a result of the assessment in section 4.2, it is unlikely there will be any significant environmental effects on European Sites arising from the Ludgvan NDP and HRA is therefore not required.

The assessment in section 4.3 does not identify any significant effects on the environment arising from the Ludgvan NDP. A policy framework exists both in the NDP and in the wider strategic policy framework of the Cornwall Local Plan and NPPF to ensure protection of the environment. SEA is therefore not required.”

A further Screening Opinion was sought from the local planning authority prior to submission of the Ludgvan Neighbourhood Plan. On the 13th June 2019, Cornwall Council reported that:

“Ludgvan Parish contacted Cornwall Council with a slightly updated submission version NDP, to check whether SEA and HRA were required. There are minor wording changes in the text, and these do not trigger the need for SEA or HRA. The main change is the inclusion of a Coastal Change Management Policy. The aim of this policy is to designate the coastal boundary of the parish as a Coastal Change Management Area and restrict development within the area. The area is defined in accordance with the Cornwall Coastal Vulnerability map and in accordance with the Shoreline Management Plan (SMP). In accordance with the SMP the policy allows only development to protect Marazion Marsh SPA, coastal management i.e. protecting the railway line and maintaining the coastal route.

This policy is in line with the SMP and the principles of coastal change management. Individual projects associated with coastal change management may require Appropriate Assessment, but the new policy itself does not trigger the need for SEA or HRA.”

⁶ <http://www.ludgvan.org.uk/SEA-and-HRA-Screening-Report-13-6-19.pdf>

⁷ Natural England, Historic England, Environment Agency

6. Regulation 14 (Pre-submission stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the Local Authority in advance of their statutory Regulation 16 consultation.

a. Drafting the Neighbourhood Plan

The Neighbourhood Plan policies were drafted in close collaboration with Cornwall Council, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Development Plan and that they were usable in a Development Management context; the Council was also a key statutory consultee under Regulation 14.

b. Who else was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix C were consulted on the Pre-Submission Version of the Neighbourhood Plan for Ludgvan, thus ensuring we adhered to the requirements of Schedule 1 of the 2012 Regulations.

c. How were they Consulted?

The Ludgvan Neighbourhood Plan was sent by email to all bodies and organisations on our consultation list, with explanation of what was required for the consultation and the date when responses were required by. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted, in the form of a reminder, to enquire whether a response would be made.

d. What did the Consultees say?

A summary of the responses and the Neighbourhood Plan Steering Group's reaction to them is set out at Appendix F.

7. Conclusions

In preparing the Ludgvan Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our area.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA15/00006/NDP

Applicant:

Mr S Hudson

Ludgvan Parish Council

Brynmor

St Ives Road

Carbis Bay

St Ives

TR26 2SF

Town And Country Planning Act 1990 (As Amended)
The Neighbourhood Planning (General) Regulations 2012

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 25th February 2015 and accompanying plan(s):

Proposal: The designation of the Parish of Ludgvan as a Neighbourhood Area

Relevant Body: Ludgvan Parish Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

Phil Mason
Head of Planning, Housing and
Regeneration

DATED: 30 April 2015

Appendix B of Part 2

Area Designation Strategic Stakeholders Comments

Highways Agency - 18 March 2015

Thank you for your letter of 4 March consulting the Agency on the application by Ludgvan Parish Council for designation as a Neighbourhood Development Plan (NDP) area. The Agency is responsible for operating, maintaining and improving the strategic road network which in this instance comprises the A30 which runs through the proposed NDP area. The Agency is keen to support the development of neighbourhood plans and the delivery of local growth and has no objection in principle to the Parish becoming an NDP area. However, future development proposals will have the potential to impact on the A30 and the Agency will therefore need the opportunity to comment further on the plan as it develops to ensure it includes a satisfactory assessment of traffic impacts and mitigation requirements. If it would be helpful to you or the Parish Council to discuss, please don't hesitate to contact me.

Environment Agency – No comments received.

English Heritage - 31 March 2015

Thank you for giving notice that Ludgvan Parish Council has applied to designate Ludgvan as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012. English Heritage has no objection to this proposal. We would like to take the opportunity of the consultation to outline the range of support English Heritage is able to offer in relation to Neighbourhood Plans. It would be helpful if this response can be copied to the Parish Council for their information. Research has clearly demonstrated that local people value their heritage and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment. English Heritage is expecting that as Neighbourhood Planning Forums come to you to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource. Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. For example, our records show that the area has 2 Grade II and 63 Grade II Listed Buildings, 12 Scheduled Ancient Monuments (three of which are on the national Heritage at Risk Register) and 1 Conservation Area. English Heritage also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.*

Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies. English Heritage has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult English Heritage on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders. English Heritage will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity. English Heritage fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance <http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/>. It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning. Should you wish to discuss any points within this letter, or if there are issues about this Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me."

Appendix C of Part 2

List of Statutory and Strategic Stakeholders Consultees

Ancient Monuments Society	Imerys Minerals Ltd
British Gas	Kaolin and Ball Clay Association (UK)
Campaign to Protect Rural England (CPRE Cornwall)	Kernow Clinical Commissioning Group
Civil Aviation Authority	Linden Homes South West
Coastline Housing	LiveWest
Community Energy Plus	Madron Parish Council
Corinthian Land Ltd	Marazion Parish Council
Cornwall and Isles of Scilly Local Enterprise Partnership	Marine Management Organisation
Cornwall Area of Outstanding Natural Beauty	National Farmers Union in the SW
Cornwall Buildings Preservation Trust	National Grid
Cornwall Buildings Preservation Trust	National Trust
Cornwall Chamber of Commerce & Industry	Natural England
Cornwall Council via Neighbourhood Planning Team	Network Rail
Cornwall Councillor S Elliott	O2 and Vodafone (Mobile)
Cornwall Fire and Rescue Service	OFCOM
Cornwall Housing	Peninsula Community Health
Cornwall Wildlife Trust	Penzance Town Council
Devon and Cornwall Housing Association	Persimmon Homes South West
Duchy of Cornwall	Royal Cornwall Hospital Trust
EDF Energy	South West Water
EE Mobile	St Erth Parish Council
Environment Agency	St Hilary Parish Council
First Devon and Cornwall (First Group PLC Buses)	St Ives Town Council
First Great Western	St Ives MP D Thomas
Forestry Commission	The Ramblers
Healthwatch Cornwall	Three (Mobile)
Highways England	Towednack Parish Council
Historic England	Wales and West Utilities Limited
Home and Communities Agency	West Penwith Community Network
	Western Power Distribution

Appendix D of Part 2

Comments Received on Draft Plan (1st Circulation Version) – October 2018

No.	Respondent	Comment	NPSG Decisions
General			
1	Cornwall Council (LPA)	<i>It is very well structured and clearly a lot of time and effort has been put into this document. There are some suggestions that we would make that would help to strengthen policies and tighten up the document a bit</i>	Complimentary reaction – requires no change
2	Cornwall Council (LPA)	<i>Throughout the Policy justification there is no evidence of community support for the Policies (which I'm sure there is, it is worth noting this for each one).</i>	Add evidence of community views and reactions whenever possible to do so to support policy approach
Foreword			
4	Cornwall Council (LPA)	<i>Page 3 - Do you mean the funding was obtained through Locality? Cornwall Council don't administer this ourselves.</i>	Amend Foreword to correct reference to funders
Introduction			
			No comments received – so no change is necessitated by the consultation
Ludgvan Today			
The Strategic Context			
Purpose of the Neighbourhood Plan			
10	Cornwall Council (LPA)	<i>Para 4.9 include the Allocations DPD in other important planning documents, as it is referred to later in the plan.</i>	Add reference to Site Allocation DPD
The Structure of Our Plan			
13	Cornwall Council (LPA)	<i>Para 5.10 once you have made any amendments, your plan is developed enough to request SEA screening.</i>	No change necessary
Vision, Aims and Objectives			
Natural Environment– Topic Introduction			
15	Cornwall Council (LPA)	<i>Para 7.2 Area for AONB in capitals</i>	No change
16	Cornwall Council (LPA)	<i>Para 7.6 there is reference to the Shoreline Management Plan, do you want to include a policy specifically for coastal protection? Newquay have a good example of this (currently at Examination, so subject to change)</i>	Decline to add extra policy that has not emerged from community issues and local evidence
LUD1 Protecting the Natural Environment			
18	Cornwall Council (LPA)	<i>using wording 'may be' would potentially provide a weaker policy than that which is already existing within the Cornwall Local Plan. Your Neighbourhood Plan is your opportunity to add local detail and specify where these areas are, which I can see is done later in the plan, linking back to the need to look at the ordering of the policies</i>	Review wording
LUD2 Wildlife Corridors			
21	Cornwall Council (LPA)	<i>Policy would be strengthened through referencing Map 2 or similar, which identifies the wildlife corridors etc that should be protected or enhanced.</i>	Refer to map 2 in supporting text
22	Cornwall Council (LPA)	<i>Para 7.4 Are any of your Local Green Spaces designated for their wildlife value that could be included in this paragraph?</i>	No
LUD3 Public Rights of Way			
24	Cornwall Council (LPA)	<i>could reference Map 3 to identify the PRoW that would support improvements.</i>	Decline to include map identifying issues and opportunities. This information is not known and could go out of date during plan period

Built Environment and Heritage – Topic Introduction			
LUD4 Heritage Assets			
28	Cornwall Council (LPA)	<i>using the word proximity is vague and would weaken existing Policy (CLP Policy 24), you may want to reword to ‘in the setting of...’</i>	Amend as suggested
LUD5 Local Green Space			
30	Cornwall Council (LPA)	<i>‘is ruled out other than in very special circumstances’ isn’t strong policy wording. I think what you are trying to say here is repeated in Policy LUD12 for recreation and sports area improvements. You may want to consider combining these two policies.</i>	Amend policy wording
31	Cornwall Council (LPA)	<i>Combine the Local Green Spaces to one map for clarity.</i>	Consider new map
LUD6 Development Strategy			
33	Cornwall Council (LPA)	<i>This could be separated out to three separate policies; one for settlement boundaries, one for development outside of the settlement boundaries and one general policy stating where development would not be supported. It is important to check that you aren’t repeating existing policy, e.g. about parking standards, this is already a part of Policy 13 of the Cornwall Local Plan. Referring to ‘infill’ outside of settlement boundaries may cause some confusion. You could identify hamlets that you would support some development in, providing it reflects the surrounding density etc. Using the term ‘over development’ of a site is also confusing. Are you referring to maintaining garden spaces and plot sizes? This is also referred to in Policy 13 of the Cornwall Local Plan</i>	Split the policy into two policies: one focussing on the BUAB, the other about development in the hamlets
34	Cornwall Council (LPA)	<i>Para 8.18 The updated housing baseline figure is now 16. As you have mentioned, this is of course a baseline, and it is advised that a degree of flexibility should be built into the plan.</i>	Agree up-dated figures with CC
35	Cornwall Council (LPA)	<i>Para 8.21, you can identify green gaps on a map (St Ives, Hayle and St Mewan have done this) to avoid settlements coalescing.</i>	No action
36	Cornwall Council (LPA)	<i>Looking at the settlement boundary maps, I can see that the boundaries include some parcels of land that could accommodate some development. I assume that this is because these pieces of land are curtilages that are part of a network of buildings and are visually separated from the countryside, as stated in the methodology. Is this the case? By drawing this boundary here, you are implying that you would generally support development at these sites. How does this fit in with not wanting to ‘over develop’ areas in Policy LUD6?</i>	Indicate on the map, and in the supporting text, that the BUAB includes areas that are protected from inappropriate development, such as the recreation ground
LUD7 Sensitive Design and Sustainable Development			
38	Cornwall Council (LPA)	<i>Policy would be strengthened by a design statement to identify what local distinctiveness is to Ludgvan Parish.</i>	Include a statement of intent by the Parish Council to produce a Design Statement in due course
LUD8 Open Space			
Housing – Topic Introduction			
LUD9 Local Housing Needs			
40	Cornwall Council (LPA)	<i>Only Affordable Housing tenure can be assured to locals.</i>	Include info on social housing be included? Policy
LUD10 Second Homes			
42	Cornwall Council (LPA)	<i>there is not enough evidence to support having a principal residence policy and this may be flagged up at Examination or receive comments from other Cornwall Council services once the plan is consulted on. It is important to remember the implications of a Principal Residence Policy- there would be a drop in the CIL and Affordable Housing value zones.</i>	Policy should remain in the Plan and consider whether more evidence can be included

Community and Facilities and Services– Topic Introduction			
44			No comments received – so no change is necessitated by the consultation
LUD11 Community Facilities			
45	Cornwall Council (LPA)	<i>Policy would be strengthened by naming and mapping the community facilities.</i>	The facilities are named and valued in the supporting text. No change is necessary.
LUD12 Recreation and Sports Areas			
46	Cornwall Council (LPA)	<i>Sites A and B on Map 7 could be explained as recreation areas earlier in the plan (page 23?), as the settlement boundary maps indicate that this is a large piece of land that development would be supported upon, which is not the case.</i>	Ensure recreation sites are cross-referenced to the BUAB policy (see comment 36)
LUD13 Sports Facilities			
LUD14 Community Horticulture			
LUD15 Communication and Connectivity			
Transport and Travel – Topic Introduction			
LUD16 Traffic Management			
52	Cornwall Council (LPA)	<i>Traffic management measures cannot be dealt with through planning policy, this is more of a community project.</i>	Amend policy wording
LUD17 Parking			
53	Cornwall Council (LPA)	<i>Policy LUD17 repeats existing CLP Policy for parking standards and generally garage conversions are Permitted Development. They therefore would not need planning permission and Policy would not be applicable to this.</i>	Re-word policy to reflect local requirements
LUD18 Electric Charging Outlets			
LUD19 Walking and Cycle Routes			
LUD20 Public Transport			
54	Cornwall Council (LPA)	<i>Policy LUD20 is not planning policy.</i>	Amend policy wording
Business and Jobs– Topic Introduction			
LUD21 Business Development			
55	Cornwall Council (LPA)	<i>Policy does not need to repeat the Allocations DPD (although it is good to reference it within the plan and you cannot amend strategic policy. We would suggest removing this policy.</i>	Re-word policy and supporting text to ensure policy conforms with strategic LP policy, but also makes reflects the need for development not to cause harm to residential amenity
LUD22 Employment Space			
56	Cornwall Council (LPA)	<i>The Cornwall Local Plan specifies a 9-month marketing period for viability purposes, not 12 months.</i>	Re-word policy to and supporting text to justify 12 months period
Monitoring the Plan			
Glossary			



Joan Beveridge
Parish Clerk Ludgvan
clerk@ludgvan.org.uk
by email

Dear Joan

7 March 2019

Ludgvan Parish Neighbourhood Development Plan – SEA and HRA Screening

As requested I have screened the Ludgvan Parish Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion report for the NDP and consulted the statutory bodies: Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale and location of development proposed in the draft plan, Cornwall Council is of the opinion that the Ludgvan Parish NDP, is unlikely to have significant effects on the environment and that SEA and HRA are therefore not required.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

Sarah Furley
Group Leader
Neighbourhood Plans
Tel: 01872 224294
Email: sarah.furley@cornwall.gov.uk

Appendix F of Part 2

Comments Received on Pre-Submission Version of the Plan (Regulation 14 version)

No.	Respondent	Response	Consultant's Suggestion
General			
1	CC Planning	...the end date will need to conform with the CLP which is 2030 and not 2031.	Amend end date
2	Towednack PC the Councillors decided that they would not make a formal comment on your Neighbourhood Plan	Noted that Towednack PC has no comment to make. No change necessary.
3	Penzance TC	Penzance Town Council will make no comment . We circulated to all councillors and none came back to me.	Noted that Penzance TC has no comment to make. No change necessary.
4	Wood plc on behalf of National Grid	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area .	Noted that National Grid has no apparatus in the area. No change necessary.
6	Historic England	I can confirm that there are no issues associated with the Plan upon which we wish to comment . Our congratulations to your community on its progress to date and our best wishes for the making of its Plan	Noted that Historic England has no issues with the Plan. No change necessary.
1. Introduction			
2. Ludgvan Today			
3. The Strategic Context			
7	CC	<p>The Parish of Ludgvan is within CIL Charging Zone 4, and as a designated rural Parish, new developments of 1-5 dwellings will be liable to pay £100 per sqm, and developments of 6 or more will be liable to pay £35 per sqm. However, affordable housing and self-build developments are able to claim exemption from liability to pay a CIL charge. Rural Exception Sites are also exempt from CIL.</p> <p>CIL came into effect in Cornwall on 1 January 2019. From this date, developments creating one or more dwellings, or new floorspace of 100sqm or more, could be charged CIL. However, CIL will only become payable on commencement of a development (not granting of planning permission), which means that it will take a further 1½ -2 years (approximately) before CIL payments start being made to Cornwall Council, for redistribution to Parish Councils (the Neighbourhood Portion). Whilst the 15% Neighbourhood Portion - or 25% with an adopted NDP - is able to be spent on a broader interpretation of infrastructure than the strategic pot retained by Cornwall Council, it is advised that the Ludgvan NDP group check progress of this matter during drafting of their plan to ensure they are not in conflict with the Regulation 123 List. This is a list of what Cornwall Council will not request S106 developer contributions for and is available to view at www.cornwall.gov.uk/cil. Any CIL spend and S106 negotiations, must be done in consideration of this list.</p> <p>A public consultation was undertaken during August-September 2018 to seek views on what CIL income should be spent on, how the CIL income retained by Cornwall Council (the 'Strategic Share') should be distributed and who should be involved in making these decisions. Discussions are now underway to determine the governance around CIL spend. It may be that communities will be able to bid for more CIL funding from the 'Strategic Share', however, this would need to</p>	Noted information on CIL Report it to Parish Council. Check that references to CIL in the Plan are correct.

		be spent on a stricter definition of infrastructure than the Neighbourhood Portion. The progress of CIL development and more information can be found on the Councils website at www.cornwall.gov.uk/cil .	
4. Purpose of the Neighbourhood Plan			
5. The Structure of Our Plan			
6. Vision, Aims and Objectives			
8	CC Ecologist	I thought that the objectives stated on page 11 were appropriate but wondered if there was scope to include an additional aim along the following lines: <ul style="list-style-type: none"> • <i>Identify and create new opportunities for wildlife.</i> This would complement the aim 'Identify and improve wildlife corridors and links'.	Include an additional aim as follows: <i>"Identify and create new opportunities for wildlife"</i>
9	CC	It was good to see protection of the natural environment featuring in the plan.	Noted support for aims and objectives relating to natural environment. No change necessary.
7. Natural Environment – General and Overview			
10	CC	.. there is little reference to the Coastal Change Management Area in the Ludgvan NDP and that it might be useful to have a policy which supports and recognises the significance of this designation. Wording below taken from: https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-risk-in-neighbourhood-plans <i>How neighbourhood plans and neighbourhood development/community right to build orders should take account of coastal change:</i> <i>In line with the core planning principles and the policy on coastal change neighbourhood plans and neighbourhood Development/Community Right to Build Orders should avoid allowing inappropriate development in areas vulnerable to coastal change or adding to the impacts of physical changes to the coast.</i> <i>In any instance where a neighbourhood planning area is proposed in a coastal change management area, careful attention should be paid to the guidance on what development would be appropriate in such an area, including whether time-limiting planning permissions would be needed. The local planning authority should be consulted on what information about the vulnerability of new development would be helpful to demonstrate appropriateness in a coastal change management area.</i> See related policy in paragraphs 166 of the National Planning Policy Framework.	Agreed that a CCMA-related policy should be included in the Plan after checking scope and wording with CC.
11	Environment Agency	Section 7.6 of the draft plan makes reference to SMP ' classification ' of Ludgvan frontage as a CCMA . However, whilst the SMP can make the recommendation, the NDP itself needs to take this forward and adopt that recommendation in order for the CCMA to become a recognised statutory constraint within the local planning system. We would recommend that the plan makes reference to the future flood risk area (as indicated by the SMP mapping) and similarly erosion risk indicated by Cornwall Council's coastal erosion vulnerability mapping, (which is published online on their website). Both flood and erosion future risks are substantial for Ludgvan Parish and reference to the spatial area this risk occupies would be useful for decision makers. Longrock occupies a key strategic part of the Mounts Bay coastal frontage it is likely that the Penzance plan will propose to adopt a CCMA and there will be significant benefit to both	Agreed that a CCMA-related policy should be included in the Plan after checking scope and wording with CC.

		parishes establishing synergy between these two plans along their respective coastal boundaries.	
12	Natural England	...as the parish contains an area where coastal change is anticipated , we advise that you take this opportunity to plan for the long term impacts of coastal change in your neighbourhood plan area, in accordance with paragraphs 166-169 of the National Planning Policy Framework and paragraph 2.198 of the adopted Cornwall Local Plan. We advise that this issue is discussed with Cornwall Council. We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Local Plan para Plan.	Discuss the scope and wording of a CCMA policy with CC.
13	Cornwall Wildlife Trust	1. Good to see reference and use of the Wildlife Resource Map supplied from the Environmental Records Centre for Cornwall and the Isles of Scilly and policies specifically referring to the Natural Environment and the inclusion of data/figures about habitat designations for the Parish.	Discuss the scope and wording of a CCMA policy with CC.
14	Cornwall Wildlife Trust	4. There is no reference in the NDP to Cornwall and Isles of Scilly Environmental Growth Strategy which stresses the need for us to do much more for nature and wildlife than simply minimise losses, we should be providing more opportunities for wildlife and habitats to thrive. We would encourage a reference to be included with specific reference to Target Outcome 9, which states: <i>Target outcome 9: Nature in Cornwall is abundant, diverse and well connected</i> <i>For this we need:</i> <i>a) Protection and expansion of the existing, high quality, backbone of Cornwall's designated terrestrial and marine protected areas, landscapes and heritage.</i> <i>The designated landscapes and sites are vital to the success of this Strategy, giving us an ecological and cultural network to grow from and helping us to test ideas and new approaches. The designations of these sites provide them with a high level of protection in terms of Planning, recognising the conservation and enhancement of their special qualities is essential. The potential for these areas to also deliver environmental growth is a crucial opportunity and this Strategy seeks to provide additional strength to the value these areas are ascribed in decision making. It is essential that we view these areas as both outstanding for their special features but also as a guide for our environmental quality in other areas. Ideally, we would have more outstanding landscapes, biodiversity sites and heritage features to be recognised as nationally and internationally important in future.</i>	Discuss the scope and wording of a CCMA policy with CC.
Policy No. LUD1 Protecting the Natural Environment			
15	CC Area Planning	Wording seems unnecessarily cautionary. Perhaps it could be reworded as follows: <i>Development proposals will be expected to have no adverse effect on the integrity or continuity of landscape features and habitats of local and national importance for wild flora and fauna. Proposals which incorporate conservation and/or appropriate habitat enhancement to improve biodiversity will be supported.</i>	Agreed to revise policy wording as suggested.
16	Cornwall Wildlife Trust	2. References have been made to protected designated habitats which is vital. Further detail for what developments should do and not do for these could be included , such as: Non-statutory sites include County Wildlife Sites (CWS), County Geology Sites (CGS), Roadside Verge Audit Biological Sites and Ancient Woodlands: These are of at least county importance for wildlife/geology in Cornwall and are all recognised and given weight through the planning process. Developments which would have an adverse impact on County Wildlife Sites	Comment noted but no extra wording thought necessary.

		will not be supported by Cornwall Council there are no suitable alternative sites, impacts are unavoidable and there is full provision for habitat re-creation and management.	
Policy No. LUD2 Wildlife Corridors			
17	Cornwall Wildlife Trust	3. Specific policies for Protecting the Natural Environment and Wildlife Corridors are very valuable. It would also be useful to include reference to the Biodiversity Guide and inclusion of wildlife specific development measures, in line with the Biodiversity Guide e.g. one bat or bird box for each new build dwelling. https://www.cornwall.gov.uk/media/35367439/biodiversity-spd-v7.pdf	Add reference to the Biodiversity Guide.
Policy No. LUD3 Public Rights of Way			
18	CC Area Planning	Public Rights of Way include bridleways. May want to run this policy past the Countryside Access Team.	Set Countryside Access Team a deadline for comment.
8. Built Environment and Heritage – General and Overview			
Policy No. LUD4 Heritage Assets			
19	CC Area Planning	It's a bit too wordy. Perhaps it could be reworded as follows: <i>Development proposals will be supported that conserve or enhance the character and setting of a heritage asset and, where relevant, enable the asset to be used in an appropriate manner. Proposals that affect a heritage asset or its setting must clearly demonstrate how they would conserve or enhance the asset, paying careful regard to the asset's historical and/or architectural interest.</i>	Agreed to revise policy wording as suggested.
Policy No. LUD5 Local Green Space			
20	CC Area Planning	Should 'ancillary' be replaced with 'incidental' ?	Comment noted but agreed to leave the wording as is. No change necessary.
Policy No. LUD6 Settlement Area Boundaries			
21	CC Area Planning	Needs to be more specific and exclude development outside the settlement boundaries (isn't this covered by LUD7?). Perhaps it could be reworded as follows: <i>Housing and employment growth will be focussed within the settlement area boundaries identified on Maps 6a and 6b [specify where maps are found]. Development proposals will be supported where they are appropriate in scale and reflect the character and density of the existing settlement area.</i>	Agreed to revise wording to the 1st sentence of the policy.
22	CC Planning	I would also like to raise an issue with the proposed development boundary at Crowlas. As you will see from the intranet mapping below a large element of the parcel of land allocated to the south of the A30 is located within flood-zone 3 (highlighted in pink). Environment Agency guidance requires a sequential approach to be applied in these instances, so that all possible alternative locations should be sought for locating new development and in particular housing development in flood-zone 3 is rarely considered appropriate. In view of this, could you please reconsider the development boundary which is identified for Crowlas ? The NDP is required to be in general conformity with the Cornwall Local Plan and policy 26 describes the required approach for new development in minimising flood risk for development in Cornwall.	Agreed to add further criteria to the policy.
Policy No. LUD7 Development in the Countryside			
25	CC Area Planning	This needs a bit of work . Surely development within " <i>an existing settlement's confines</i> " are within the settlement? The Parish should consider what exceptions they would be prepared to consider for development outside the settlement boundaries	Agreed revised wording to the policy.
26	Natural England	We would like to make the following comments: • The proposed new Longrock development boundary runs very closely to the internationally designated Marazion Marsh	Seek confirmation from the LPA that the Long Rock boundary excludes the area

		SPA. We understand that the site newly allocated in the Allocations DPD, to the east of Longrock, is included within the new development boundary but you have also included an area that is not allocated, close to the SPA . We have not seen any evidence about the impact that this may have on the protected features of the SPA and we advise that you either amend the boundary or undertake a Habitats Regulations Assessment .	to which Natural England refer.
27	Natural England	We also note that you include the railway line and part of the beach within the development boundary of the settlement. We assume that this is an oversight and that you do not wish to create a presumption in favour of development in this area. We recommend that you amend the development boundary in this respect.	Seek advice of CC on boundary line in the light of the new CCMA policy.
Policy No. LUD8 Sensitive Design and Sustainable Development			
28	Devon and Cornwall Police	I could see no specific reference to designing out crime, disorder or anti-social behaviour which I feel should be included within all such Neighbourhood Plans. Whilst these matters are covered within other national and council policies, I feel they should also be in your NDP. I would therefore suggest that the following statement or similar is included where appropriate within the NDP <i>"All development proposals should where necessary consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion"</i> This can apply to all forms of development not just housing. May also be just as relevant for new car parks, footpaths, play areas, commercial development etc. By designing out opportunities for crime and ASB will not only hopefully prevent or reduce these but very importantly also help reduce the fear of crime.	Add additional clause to policy along the lines suggested.
29	Cornwall Wildlife Trust	5. The recently published St Agnes NDP is a good example of how neighbourhood plans can promote environmentally friendly developments. An extract from the plan's guidance is provided below. It would be beneficial to replicate some of these measures to join up the policies and recommendations across Cornwall's Parishes. <i>Additional Guidance</i> The following list of requirements from the Cornwall Council Biodiversity Supplementary Planning Document are of particular relevance to St Agnes Parish and we strongly encourage developers to address these and demonstrate best practice in how wildlife is protected and enhanced through development. • Developments of over 10 dwellings should provide a balance sheet or table setting out quantitatively the habitats to be lost and gained. • New developments should have lighting plans informed by site ecological surveys and seek to retain dark corridors. • Landscape planting should be sympathetic to local native species and habitats and avoid species known to be invasive in Cornwall. • Public Open Spaces should be designed to encourage biodiversity, particularly habitats that are not well-represented locally such as woodland and wetland. • At least one integrated bat box should be included in each new dwelling in a suitable position. • Habitat linkage should be provided for hedgehogs including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas. • At least one bird box for swifts, swallows or house martins should be integrated into each new dwelling in a suitable position. • A barn owl box should be provided on appropriate developments where they are situated 1km from main roads. • Bee bricks should be provided, one per 2 residential dwellings. • Cornish hedges should be retained in the first instance. Where they will be affected by development	Add additional clause to policy along the lines suggested.

		<p><i>suitable mitigation is required and any loss should be compensated elsewhere resulting in a net gain in Cornish hedge length.</i></p> <ul style="list-style-type: none"> • <i>Cornish hedges retained in developments should have undeveloped buffer strips alongside them. These should be a minimum of 2m wide for residential development and a minimum of 5m for industrial developments.</i> • <i>Ideally Cornish hedges will be retained in the public realm where sympathetic management can be guaranteed. Where Cornish hedges are retained but ‘sandwiched’ between back-to-back gardens this should be counted as 50% loss of hedge and be compensated for.</i> 	
Policy No. LUD9 Open Space			
30	CC Area Planning	<p>I would avoid amenity space/POS requirements, as this is covered by Policy 13 of the CLP. Perhaps it could be reworded as follows:</p> <p><i>Development proposals should, where reasonable and practicable, protect existing natural features on the site and incorporate a suitable scheme of soft landscaping, which complements local character and enhances biodiversity.</i></p>	Re-word the policy.
9. Housing – General and Overview			
31	CC Local Plans	<p>The NP appears to complement the Cornwall Site Allocations DPD, with regards to the site allocations at Long Rock (PZ-H1 & PZ-E4) and St Erth (H-E2).</p> <p>However, it is noted there are a couple of references in the NP text (on page 27, Paragraph 9.4, and page 39, paragraph 12.4) which do not sit within the context of a positively prepared plan, which the NP should be. The example text is as follows: <i>“The Parish Council did object to this site being included in the DPD largely because of its proximity to Marazion Marshes.”</i>. While it understandable from the Parish Councils view why the sentences have been included, we would recommend deleting the reference in para 9.4 from the NP, so the plan is more positive in relation to the strategy and planning policy for the area, in accordance with plan making guidance.</p>	Re-word para. 9.4 in a more positive way.
32	South West Water	<p>Thank you for providing details of the above the content of which is noted and in terms of the potential housing growth this is not considered to be a problem in terms of our being able to support such.</p>	<p>Noted that Plan’s proposals will not be problematic to South West Water. No change necessary, as a result of this comment.</p>
Policy No. LUD10 Local Housing Needs			
33	CC Area Planning	<p>The title should be amended to ‘Affordable Housing’ or something similar. Perhaps it could be reworded as follows: <i>Development proposals which provide affordable housing must demonstrate that they meet an identified local need. Major housing development proposals (10 or more units) will be supported if they broaden the range of housing sizes and types in the area and offer a mix of dwellings for sale and rent, giving priority to local households.</i></p>	<p>Leave policy and its title as is. No change necessary.</p>
Policy No. LUD11 Second Homes			
34	CC Planning	<p>And in respect of the proposed Second Homes policy, 3.4% of unoccupied homes is not considered sufficient justification to apply this policy. We would expect the number to be far higher and there would also need to be evidence provided in terms of negative implications of the existing empty homes in the parish – such as reduced public services, closed shops etc. St Ives has between 43-65% empty homes in their parish area. It is worth reminding the NDP group of the unintended consequences of this policy, such as the area would drop a value zone for the collection of CIL and for the delivery of affordable housing. Please could you revisit policy LUD11 in light of these comments?</p>	Agreed to leave the policy in the Plan as it is clear that the community would like included.
35	CC Area Planning	<p>Is this necessary for Ludgvan Parish?</p>	Agreed to leave the policy in the Plan as it is clear that

			the community would like included.
10. Community Facilities and Services – General and Overview			
Policy No. LUD12 Community Facilities			
Policy No. LUD13 Recreation and Sports Areas			
Policy No. LUD14 Sports Facilities			
42	CC Area Planning	Shouldn't this policy just apply to new facilities?	Comment noted but agreed that policy should remain the same in scope and wording.
Policy No. LUD15 Community Horticulture			
43	CC Area Planning	Perhaps it could be reworded as follows: <i>The use of redundant land for community allotments, orchards and composting initiatives in, adjoining or in reasonable proximity to the existing settlements identified on [insert map numbers] will be considered favourably. Proposals that would result in the loss of all or part of existing allotment land will not be supported unless alternative and/or equivalent allotment land is provided elsewhere.</i>	Amend policy wording but not refer to maps or specific settlements.
Policy No. LUD16 Communication and Connectivity			
11. Transport and Travel – General and Overview			
Policy No. LUD17 Traffic Management			
Policy No. LUD18 Parking			
Policy No. LUD19 Electric Charging Outlets			
Policy No. LUD20 Walking and Cycle Routes			
Policy No. LUD21 Public Transport			
12. Business and Jobs – General and Overview			
44	CC Local Plans	The NP appears to complement the Cornwall Site Allocations DPD, with regards to the site allocations at Long Rock (PZ-H1 & PZ-E4) and St Erth (H-E2). However, it is noted there are a couple of references in the NP text (on page 27, Paragraph 9.4, and page 39, paragraph 12.4) which do not sit within the context of a positively prepared plan , which the NP should be. The example text is as follows: <i>“The Parish Council did object to this site being included in the DPD largely because of its proximity to Marazion Marshes.”.</i> While it understandable from the Parish Councils view why the sentences have been included, we would recommend deleting reference in para 12.4 from the NP, so the plan is more positive in relation to the strategy and planning policy for the area, in accordance with plan making guidance.	Exclude sentence in 12.4 regarding Marazion Marshes.
Policy No. LUD22 Business Development			
Policy No. LUD23 Employment Space			
13. Monitoring the Neighbourhood Plan			
14. Glossary			