



## **Crantock NDP Consultation** **Statement**

**Folder 1 Consultation Evidence 2014 - 2016**  
**Folder 2 Consultation Evidence 2017.**  
**Folder 3 Pre- Submission Consultation Evidence.**

***“From the outset the Crantock NDP Team have stressed the importance of involving the community of Crantock to determine the scope and direction of the plan. The plan and its policies have been formed and approved by the local community.”***

Crantock Parish Council submitted an application and map for designation of their Neighbourhood Area on 2nd July 2014. Cornwall Council consulted residents and other interested stakeholders on the designation between 9<sup>th</sup> July and Wednesday 20<sup>th</sup> August 2014. The designation was approved on 5 September 2014.

A Neighbourhood Plan Launch Exhibition was held over the weekend of 1<sup>st</sup> and 2<sup>nd</sup> November 2014 to invite the public to “find out more and have your say”. This was held in two locations in the village the Village Hall and the Memorial Hall. (Poster advertising event, Parish Magazine Article and Survey example at Folder 1 Annex 1) Nearly 140 people attended it. As a result of the views expressed by those that attended, it was decided to conduct an initial survey in November 2014 to gain the views of the community on areas of concern and interest and to set the initial direction of the plan (Survey at Annex 1). This was distributed to every household in the Parish. 120 people responded, or 20% of the electoral roll returned questionnaires, which was judged very positive. The following conclusions were drawn:

The four most important factors to be considered in the NDP were:

1. Housing development.
2. The leisure and lifestyle of the village community.
3. Natural and historical environment factors.
4. Infrastructure especially the sewerage and road systems.

The Parish Council held a further public consultation on 23 January 2015 at which it was decided to progress the development of a Neighbourhood Plan. The results of the November survey were presented to demonstrate support for the adoption of the plan and its direction. The survey results are summarized in a copy of the presentation in Folder 1 Annex 2.

As a result, the NDP Team set the following Vision and Objectives that was published on the Crantock NDP Website. :

### Vision

Sustaining a vibrant coastal village-style community embracing our natural surroundings and history

### Objectives

To enhance and maintain our natural environment and rediscover our historical heritage.

To provide affordable accommodation to those with real local need to ensure that any future development minimises the impact on our environment.

To ensure that Crantock remains as a Village (and West Pentire as a Hamlet).

To engage the whole community in decisions that affect the future of the Parish.

A Neighbourhood Plan Steering Group was established with Ben Dobson as coordinator, Brook Blackford (also Chair of the Parish Council) and Jeb Besford (also a Parish Councillor). Les Hallwood was brought into the team in April 2016 and took over the coordinator role soon after when Ben had to stand down due to other work commitments. Linda Hallwood became part of the team when she took the lead on the LLCA for the parish, coordinating the work of an extensive team of volunteers and Kathryn Rees (also Parish Clerk)

agreed to act as administrator. The group established the terms of reference and started work on the housing environment and accessibility studies and the LLCA. (Term of reference at Annex 3).

On 21 September 2015, the Parish Council wrote to Cornwall Council:

*“... we 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 Crantock Neighbourhood Plan. This letter of notice is accompanied by a map identifying the area to which the application relates, being the entire Parish of Crantock. This area is considered appropriate to be designated as a Neighbourhood Area in order to:*

- Identify appropriate areas for future development*
- Protect the Parish from inappropriate development in the future*
- Establish design guidelines for the Parish “.*

A further public consultation and briefing on the way ahead was held on 11 April 16 attended by 24 people at which the main points of the Cornwall Plan were briefed, as were the details of next steps in the Crantock NDP process. The 9-step cell/site analysis process for the parish was illustrated and also the landscape assessments needed. (Presentation at Folder 1 Annex 4 and Minutes at Annex 5) Volunteers were sought, and found, for this from the local WI.

As is evident from the letter, the key concern of the community was inappropriate development in the parish. The need to provide affordable housing required some development and local people wished to have a say on scale, position and design. There was also concern over the number of residences being bought as holiday lets or second homes which was leading to inflated house prices and did little to encourage community well being.

The NDP Team had established the terms of reference and started work on the housing environment and accessibility studies and the LLCA. This work was presented at a public consultation at the Memorial Hall over 2/3 July 2016 that was attended by 135 people. There were many interactive activities to encourage parishioners to

participate in the process. The identification of points of interest, whether from a positive or negative perspective was particularly popular. Inadequate infrastructure in terms of sewage and pedestrian safety and green spaces were common points of discussion and became important considerations in the policies. The cell/site selection criteria for environment and accessibility were detailed as was possible preferred sites following this process. A summary of all aspects the consultation is at Folder 1 Annex 6. Following public comments and suggestions, the basis for a number of policies was established. There followed a survey (Folder 1 Annex 6) in September 2016 to gauge support for these draft policies that had emerged from this consultation. The summary of results of this survey from the 216 replies received are also in Folder 1 Annex 6.

The extract below was published in the Parish Magazine (delivered free to every household in the Parish) and describes the issues facing the NDP team at that time.

#### *NDP Survey September 2016 Results*

*Thanks to all 216 people who returned their surveys. We guess that this comprises somewhere in the region of a quarter of those eligible so we are looking into ways of getting a greater response next time. There are a few points we would like to make that came out of the comments on the surveys.*

*The survey was the work of the Neighbourhood Development Plan steering group, not the Parish Council. The steering group comprises Les Hallwood (coordinator), Ben Dobson (Infrastructure), Linda Hallwood (LLCA), Brook Blackford and Jeb Besford (Housing) with Kathryn Rees the administrator. The first three named are not members of the parish council. The steering group reports to the parish council but is not directed by it.*

*The questions in the survey were designed to test support for possible policies and were based on the outcomes of previous survey and consultation.*

*The survey was not about the Halwyn Road development. In an ideal world, the only building that would take place in the parish would be*

to meet the affordable housing need (which is determined by Cornwall Council). As part of the NDP, we are to identify where in the parish the community would wish houses to be built if and when they are needed. The analysis of environmental and accessibility issues identified the east of the village as giving the least impact. Question 1 was testing whether there was agreement with the finding. Pentire Green has already got the go ahead after being refused by Cornwall Council on appeal and this is for 30 houses. There are two possible housing developments in the offing at Halwyn Road and Trevowah Road. They look to build over 100 additional houses. If they are approved, the village will increase in size by a third. The NDP is looking (amongst other things) to provide a way to prevent development on this scale.

There were a number of derogatory comments made in the returns. The steering group is not paid for their work and have no interest other than trying to protect the village as much as they can from negative influences. If anyone has a problem with our work, please contact one of the team to discuss it. Our contact details are on the website, my email is [lhallwood@yahoo.co.uk](mailto:lhallwood@yahoo.co.uk). We are all residents of the village and like to think we are open to discussion if you would care to do so. Our next step is to write up our findings so far and to put forward some concrete suggestions on how we can realise the policies we have suggested. If anyone has any ideas on this, please email me. Once we have done this, we will publish and come back to the community for further consultation.

Les Hallwood

#### SURVEY RESULTS (216 returns)

NP – No Preference

##### Policy 1 Housing to East

For 138	NP 6	No 69 (3 not filled in)
64%	3%	32%

##### Policy 2 Second Home Restrictions

For 178	NP 19	No 17 (2 not filled in)
82%	9%	8%

*Policy 3 Crantock Design Guide*

For 169	NP 22	No 24 (1 not filled in)
78%	10%	11%

*Policy 4 Traffic Calming Measures*

For 153	NP 27	No 34
71%	13%	16%

*Policy 5 Increase Pedestrian Safety*

For 168	NP 21	No 23 (4 not filled in)
78%	10%	11%

*Policy 6 Designated Green Areas*

For 189	NP 5	No 20 (2 not filled in)
88%	2%	9%

*Policy 7 Sewerage Infrastructure Need Improvement*

For 207	NP 3	No 5 (not filled in 1)
96%	1%	2%

It was evident from the consultations at this stage that the priorities were the scale of house building and the effect it had on the landscape, sewage infrastructure, pedestrian and traffic safety and the growth of second homes. The NDP Team reached the decision that it would focus on these key areas.

The granting of the outline permission for the Halwyn Road development (59 houses of which 30 were affordable) after the survey meant that the NDP Team had two sites, which would potentially deliver the affordable housing need in the Parish. Following consultation with the Affordable Housing Team and Planning Department, it was stated that the provision of this number of affordable houses would meet the current and foreseeable demand for affordable housing up to 2030 subject to a review mid term. The NDP Team decided to include these facts in the housing policy and to include a statement that “ unless the housing need changed there was no need for any further development in the Parish”. Although the scale of building programme (30 plus 59 houses across the two sites) was large for a small village and both sites had opposition, the NDP Team, in line with the community’s wishes,

focused on preventing any further development.

Throughout the process, from May 2016, the NDP group have reported on progress at the monthly Parish Council meetings and minutes are available on their website <http://www.parish-council.com/crantock/>. There has been the opportunity for members of the public as well as parish councillors to ask questions at these meetings. There is a monthly NDP update in the Parish Magazine and results of consultations and surveys are published there. The Draft NDP was circulated with the Parish Magazine. The publicity for consultations and surveys has been through the Parish Magazine, Parish Council meetings and posters and all are included in the Consultation Folders. The NDP Team have offered prizes for adults and children and provided refreshments at consultations to encourage attendance and gain as wide a participation as possible.

The process of collecting evidence and refining policies continued, culminating in a further 2 day consultation to present the draft policies on May 20<sup>th</sup> and 21<sup>st</sup> 2017 and based on the inputs of those that attended, the NDP Policies were refined and published in an A5 booklet with a further survey questionnaire seeking approval. These were sent to every household in July 2017. (All Consultation documents for this two-day consultation are in Folder 2).

An article written for the Parish Magazine identified the thinking on policies at the time.

*The recent Consultation on 20/21 May gave us the opportunity to present the draft final policies and to seek the views of the community on them.*

*Many thanks to all that attended the consultation in the Memorial Hall over the weekend of 20/21 May and to those who gave up their time to present the work. There were many who expressed strong views on what is happening in the parish and we hope that what we are putting forward helps shape the future.*

*We had a total of 80 returns of the data sheets available at the weekend and the results are given below.*

*In addition, the most common traffic/pedestrian issues identified were:*

*Halwyn Road - lack of footpath for pedestrian access to the play area at the Village Hall and to Trevella for visitors.*

*Halwyn Hill/ Halwyn Road/ Trevowah Road/West Pentire Road junction – no signs for vehicles warning of narrow road and dangerous for pedestrians.*

*Trevowah Road – walking between the village and nursery is considered unsafe.*

The scale of support for the policies is best exemplified from this last survey, which gave more than 90% in favour of each policy area. A detailed analysis is included in Folder 2 but summarized below;

	agree	disagree	abs
I1(sewage)	78	0	2
I2(traffic)	78	0	2
H1(housing)	75	3	2
H2(2nd homes)	71	6	3
AL1(ag land)	79	0	1
PV1(panoramas)	76	2	2

There is a view that what we are seeking to achieve is self-evident and should not require a mechanism such as an NDP. That new housing should be provided for those who have a demonstrated need and connection with the parish, that the infrastructure should be sufficient to cater for the needs of the population, that pedestrian safety should be a primary consideration of Highways, that the green spaces in a rural community should be preserved as far as possible are all a matter of common sense and should be ensured as a right.

The Pre Submission Consultation began on 19 August 2017. The Draft NDP sent out is at Annex 1, the Pre Consultation advice document listing those to be contacted is at Annex 2. The SEA request email is at Annex 3 and the email contacting statutory consultees is at Annex 4 dated 19/8/17. Local adjoining parishes were

also contacted (Annex 4). Annexes 5 to 22 contain the responses received and the actions taken. In summary, the SWW comment resulted in an extra line in Policy I2 Sewerage reinforcing the statement that the sewerage system was at capacity and development should be restricted until improvements had been made.

Following concerns expressed by the public at briefing by a local developer at September's Parish meeting proposing a further 22 houses outside the development boundary, the public and the parish council sought guidance as to the inclusion of an infill policy in the housing policies. As a result, AFT and Planning advised the NDP Team to strengthen the Development Boundary statement in a new Policy H1 to include a redefining of the boundary in light of proposed developments. As a result these changes to Boundary Policy this became Policy H1 and the original H1 Affordable Housing Policy changed to become Policy H2. In addition, the Devon and Cornwall Police service recommended inclusion of statement preventing crime in developments and this statement has now been included in Policy H2. Permanent Residence Requirement Policy has now reverted to Policy H3. (See Annexes 13 – 16, which gives detail of changes and guidance given).

Comments were received from Cornwall Council regarding landscape (Annex 17) and as a result the strengthening of policy PV 1 was made regarding AGLV importance.

Other replies were received given serious consideration but it was considered that they should not be included in the policies. Comments from the National Trust, Natural England, and Fire service about sprinklers in affordable housing were noted. The minutes of the NDP Team meeting to confirm these decisions are at Annex 23.

Crantock Parish Council approved the submission of the NDP with these amendments on 11th October 2017.