

## **Landulph Neighbourhood Planning Steering Group Response to the Clarification Note**

With reference to your email of 28 February, regarding Andrew Ashcroft's clarification note here are the responses of the LNDP Steering Group. We have copied in Landulph Parish Council. We are sending it to you in order to meet Mr Ashcroft's deadline of 7 March however we should point out the Parish Council will contact you with any additional comments.

### *Policy 1 Part 1 section ii*

The first draft Plan had the wording, "new dwellings should not exceed five in number". Zoe Bernard-John, our previous link officer, emailed us in August 2017 to query how would the Plan would deal with a number of individual applications e.g. for 5 dwellings each in adjoining plots of land. We duly amended the Plan in line with her advice. In November 2017 Zoe asked us to re-word this section to include what is now section ii, Part 1, Policy 1.

No, section ii, Part 1, Policy 1 is not included in any Local Policies. This is why Cornwall Council advised us to add to, rather than duplicate, Local Plan policy.

### *Policy 1 Part 3*

Thank you for your comments and this can be removed. This was added following Regulation 14 consultation with the Cornwall Fire and Rescue Service and our wish to provide safe environments.

#### *Policy 4*

Yes, since the waterfronts are under threat as being very attractive areas for development. The slipways, quays and pathways are valued as access to the river waterfront. Loss of these would compromise the waterfront values to the community. The beaches are included to guard against developers including any beach area in a private development.

Some of the environmental qualifications in this Policy came after Regulation 14 consultation with Tamar Valley AONB, Natural England and Cornwall Council Landscape Officer.

6<sup>th</sup> March 2019