



St Endellion Neighbourhood Development Plan

Consultation Statement

2016 – 2030

Produced by the St Endellion Neighbourhood Development Plan Steering Group

November 2019

Contents

Introduction	3
Aims of the Consultation	4
Background Information to the development and consultation on the Neighbourhood Development Plan	5
2012 Initial Launch - Meetings and Business & Resident’s Questionnaire	5
2013	6
2014	10
2015	15
2016	15
Strategic Environmental Assessment Screening Opinion.....	17
Regulation 14 (Pre-submission Stage) Consultation	17

Introduction

The Consultation Statement has been prepared for the St Endellion Neighbourhood Steering Group to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2).

This Consultation Statement:

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

This Consultation Statement has been produced to support the consultation process being undertaken for the evolution of the St Endellion Neighbourhood Local Plan. It describes all the local consultation processes that have been undertaken on the Neighbourhood Development Plan and how these have shaped the document.

The Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the St Endellion Neighbourhood Development Plan.

It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the various stages of consultation.

Aims of the Consultation

The aims of the St Endellion Neighbourhood Development Plan consultation process have been to engage with the local community to:

- **'front-load' the consultation, so (at the earliest stage) the Plan** could be informed by the views of local people and other stakeholders
- 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
- show how the Neighbourhood Development Plan has been informed and shaped by the consultation processes so far undertaken.
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure the neighbourhood planning process is informed by the views and intentions of relevant statutory bodies and stakeholders - fully taking into account those views and intentions

St Endellion Neighbourhood Development Plan – Consultation Events		
Event	Date	Purpose
Launch	Dec 2012	Statement of intent and to recruit volunteers
Business and residents' questionnaire	Dec 2012- April 2013	To seek initial views from businesses and community on potential topic areas
Plan area designation	Dec 2012 - March 2013	Formal application to Cornwall Council and decision
Scoping survey	Sept 2014 – Jan 2015	To seek community views on the topics and issues the NDP should cover
Joint Consultation event	June 2015	To seek community views on NDP aims and objectives
Community Questionnaire	Feb 2016 – April 2017	To seek community views and comments on proposed policy areas
Pre-submission Draft Neighbourhood Plan Consultation	15 May 2019 – 26 June 2019	Community and stakeholder consultation in accordance with Reg 14

Background Information to the development and consultation on the Neighbourhood Development Plan
 Following earlier meetings with Cornwall Council Officers to understand the scope, nature and resource implications of undertaking a Neighbourhood Development Plan St Endellion Parish Council took the “in principle” decision to draft a NDP at its regular monthly meeting in August 2012.

This decision was subsequently published in the September TRIO local Newsletter, see Appendix B.1, and on the 15th October 2012 the Parish Council held its first Neighbourhood Plan Meeting.

This meeting resolved to hold an evening meeting to advise local community on intent and purpose, see Appendix K, and advertise the event in the November TRIO Newsletter see Appendix C.1

2012 Initial Launch - Meetings and Business & Resident’s Questionnaire

On 3rd December 2012 all residents and local businesses were invited to attend an evening presentation on Neighbourhood Planning at Port Isaac primary school, 8 people attended. This was followed by a questionnaire, initially targeted at local businesses, which ran between December 2012 and April 2013, see Appendix C.2

43 responses were received, 10 of which were anonymous. Respondents were asked to rate the importance of 8 topics from their perspective. 5 points were assigned to each category 5 for very important and 1 for not needed which ranked the topics as follows:

Rank	Topic	Extremely Important	Very Important	Important	Unimportant	Not needed	Total Score
		5	4	3	2	1	
1	Local Jobs	29	9	5	0	0	196
2	Affordable Housing	29	8	5	0	1	193
3	Education & Skills	26	9	7	1	0	189
4	Support for local facilities & services	26	7	10	0	0	188
4	Healthcare facilities	24	11	8	0	0	188
5	Tourism	22	10	10	1	0	182
6	Protecting the Environment	18	16	9	0	0	175
6	Community & open spaces	13	20	10	0	0	175
7	Public Transport	15	14	10	3	1	168
8	Design Quality - scale & character	15	10	14	3	1	164

2013

On the 12th March 2013 Cornwall Council confirmed formal designation of the St Endellion Neighbourhood Development Plan and in order to secure wider involvement and engagement with local community the Parish Council asked local residents to also complete the business survey questionnaire, see Appendices C.1 and C.2.

The questionnaire was promoted in the March 2013 edition of the TRIO Newsletter and two promotional events, a Coffee Morning at Trelights Village Hall 25th March 2013 to which 95 Facebook members were invited and a Consultation for Business at Port Isaac School on 22nd April 2013 with over 100 invited, which was attended by 4 local businesses.

The events sought not only to inform the community of the survey, raise general awareness of the intention to produce a Neighbourhood Development Plan and its purpose, but also **to seek volunteers to help in the plan's formulation.**

In response to these activities a further 39 responses to the survey were received and when collated with those from the Business Survey they modified the ranking as below, see also Appendix C.3:

Rank	Topic	Extremely Important	Very Important	Important	Unimportant	Not needed	Total Score
		5	4	3	2	1	
1	Local Jobs	55	15	9	0	3	365
2	Protecting the Environment	46	22	12	0	1	355
3	Healthcare facilities	48	17	13	3	1	354
4	Support for local facilities & services	44	18	15	2	2	343
5	Tourism	43	18	15	3	3	341
6	Affordable Housing	48	15	9	3	7	340
7	Education & Skills	41	16	16	5	3	330
8	Community & open spaces	30	27	21	0	3	324
9	Public Transport	31	22	20	5	4	317
9	Design Quality - scale & character	36	16	20	4	5	317

In addition to rating the 8 topic areas respondents were invited to provide comments related to each topic and identify what they most liked about the Parish, identify any improvement they would like to see. Business respondents were also asked to identify what kind of development would be beneficial to their business as well as provide any other business-related comments or suggestions, see appendix C.4.

Priorities List

In summary the main points raised in response to the priority topics included:

Local jobs – there was support for more jobs, particularly full time, to be provided within the Parish as this was seen as crucial to retaining young people within the area. There was also recognition that existing businesses in the area should be supported.

Protecting the environment – by both controlling development and encouraging positive management, such as re-instating trees and hedges. Seen as a positive asset that supports tourism.

Healthcare facilities – In the main commentators felt the existing healthcare provision was good, however there were comments highlighting the issue of elderly residents lacking transport to access the services.

Support for local facilities and services – Again the majority of comments highlighted the difficulty the elderly faced in accessing services.

Tourism – seen as very important to the area though some commentators felt there should be some degree of control so that other sectors did not get overlooked or suffer

Affordable housing – there was strong support amongst most commentators for more affordable housing as it was seen to help retain young people within the area. However, there was concern that it should only be provided where there was a need and then only for people local to the Parish and located in the right place near to existing facilities and be designed to reflect the local vernacular. Provision for local people wishing to self-build was also raised

Education and skills – whilst being seen as very important by most commentators there was also recognition that the existing school was very good with no comments seeking additional provision.

Community and open spaces – commentators observed that as it was a rural area with access to beaches the need for and access to open space was more a problem for larger urban areas. However there was also recognition that any open spaces should be safe areas for children

Public transport – seen as important for the elderly, young and non-drivers, however there was strong concern that the service was poor and needed improving.

Design Quality e.g. scale and character – commentators felt new developments should be in keeping and compatible with their surroundings and blend in. The latest affordable housing development at Trelights drew adverse comment.

What do you like most about St Endellion Parish?

In responding to this question, the beauty and quality of the surrounding environment and coast together with the sense of community and friendly people were stand out themes. People also commented on the tranquility of the area and the safe environment though there was also concern from some that inappropriate development could threaten all of these assets.

What improvements would you like to see in St Endellion Parish?

Many respondents provided a list of ideas of different subjects. However, in the main these fell into a number of broad themes, namely: housing; jobs; transport; community facilities; the nature of new development and waste management.

Housing

There was strong support for the provision of new affordable housing though often with the caveat this should be built for local people. Some commentators felt affordable housing should only be in locations where facilities existed to support new housing. Others however felt new affordable housing should be spread out rather than clustered in a single area. Several commentators felt provision through self-build projects should be supported as an alternative. Concern was also raised at the number of empty homes and those being used as 2nd homes.

Jobs

Some commentators recognised the importance of Tourism to the area and felt the NDP should ensure it aims to protect and enhance the local environment that supports tourism. Others felt that other sectors more capable of delivering full-time year-round employment locally should not be overlooked in favour of tourism and that support should be given to new and existing businesses in these other sectors and which would also help to maintain/increase the economic diversity of the area.

Transport

Many commentators were concerned at the level of parking in Port Isaac (Note: consultation occurred pre-development of Main Carpark) and sought an increase in provision. The provision of a park and ride from the top car park into town was suggested, as was sympathetic lighting along the coastal footpath between the Platt and The Edge (restaurant next to New Road Car Park since closed) and the introduction of a one-way system in the summer.

Some felt there should be a system of permit parking for local residents, suggestions included residents parking areas and reopening the beach car park for locals. Concern was raised at the lack of public transport provision to outlying villages and the impact this was having on the ability of elderly residents and others who did not drive to access services such as the doctors.

Community Facilities

A number of commentators pointed to the lack of community provision in Trelights and promoted the provision of a new shop/post office/community **space. Others requested an improvement in children's/youth's play provision** within the Parish and the retention of public toilets.

Nature of new development

Generally, commentators wished to see any new development be controlled so that it was in keeping with the character of the area it was located, with the new **affordable housing at Trelights being identified as a poor example that shouldn't** be repeated. Some requested consideration be given to providing more allotment spaces and farmers across the Parish encouraged to manage their hedgerows better, including new tree and hedgerow planting.

Waste management

A number of people requested the Parish Council give consideration to generally tidying up the urban area, removing temporary signs, providing better waste management options for the lower village in Port Isaac, beaches and the issues arising from gulls accessing refuse bins and dogs mess.

Other comments

These included improving the everyday engagement process between the Parish Council and Parishioners, improving seasonal features such as spring flowers and Christmas lights, concerns over the level of media intrusion in the village. There were also strong feelings against several wind turbine applications that were being considered at the time of this consultation.

Business responses

Local Businesses were also asked to provide responses to additional questions which included identifying any development that they thought would be beneficial to their business. Very few provided a response but of those that did the most common request was for good parking and a park and ride from the main car park to the town for elderly and disabled residents as well as young families. Provision of additional workshops and business space to encourage more local jobs, local housing for young people, resolution of vehicle access into the town for deliveries, supporting tourism and the retention of the character and identity of the village were also seen as beneficial objectives.

In addition to the questionnaire the Parish Council resolved in May 2013 to establish a Neighbourhood Development Plan Committee involving some of the PC members together with members of the public and a request for volunteers to assist in the Plan preparation was advertised in the July edition of the TRIO Newsletter, see Appendix C.1.

Consequently, in August the Parish Council proposed setting up eight NDP working groups to collate background evidence and prepare for community consultation on the themes of: Housing Needs, Environment Survey, Planning, Businesses, Infrastructure, Leisure, Vision and Communications. In order to involve the public advertisements were placed in the TRIO Newsletter in September and November for volunteers to join and assist the groups and also to help **walk and view the 'building lines' in order to consider development lines** in the Parish, Appendix C.5.

By the end of November the Parish Walks had been completed and during December Terms of Reference and tasks were drafted for each working group.

2014

In January 2014 the Parish Council confirmed the Working Groups as:

- Housing Needs Working Group
- Environmental Survey Working Group
- Planning Working Group
- Businesses Working Group
- Infrastructure Working Group
- Leisure Working Group
- Communications Working Group
- Community Energy Plan Group

The membership, terms of reference/tasks for each group are recorded in Appendix A.3.

Unfortunately, in February it was reported that the Working Groups were finding it difficult to find the time to meet and progress their various information gathering tasks effectively and by April the Parish council decided to abandon the route of using volunteers to gather the information and recruit a consultancy to oversee the collation of information and assist in public consultation.

Consequently, in June, consultants from Cornwall Rural Community Charity (CRCC) were appointed and following an engagement session they began work on evidence gathering and preparing for a public consultation exercise and developing a more detailed community survey.

An information leaflet was produced and a series of articles in the TRIO Newsletter kept the local population informed of the Survey and its progress see Appendix D.1 In addition, a series of publicity events advertised in the TRIO and **the Neighbourhood Development Plan's Facebook page** were held in the period leading up to Christmas 2014 to inform people about the Neighbourhood Development Plan process and to encourage them to complete the questionnaire, see Appendix D.2.

The first event the Big Cream Tea was held on Saturday, 13th September in the Port Isaac Village Hall. A large map was displayed to explain the extent of the

proposed Neighbourhood Plan Area and further illustrated by images captured during an aerial survey of the Parish by a drone.

This was followed by other promotional events in other venues around the parish.

Invites were posted via Facebook to over 170 people to a Pasty and Pint event on the 23rd October 2014 in Trevathan and was attended by some 120-140 people. In addition to promoting the questionnaires the following comments were recorded at the event:

- Why not put a self-build project on the land between Port Isaac & **Trewetha. If it's only the people of Trewetha who want to keep the 2 places separate that's not fair.**
- Development in Port Gaverne?
- **We don't need** any more housing in Trelights.
- We need more housing in Trelights!
- Shop in Trelights/for & against
- Positives re the commercial area, both St Endellion & PI
- **V positive feedback ref policy for lower New Rd & Doc's Meadow**
- Social housing/self-build should be mixed in with open market housing.
- There should be no further development in Port Gaverne.

This was followed by the Big Neighbourhood Bacon Butty Event on the 22nd November 2014 at Port Isaac Village Hall to which nearly 180 people had been invited and **a Free Curry and Pint Night "The Hand-held Supper" on the 11th** December in The Mote restaurant. The latter included a presentation on the Community Self Build project at St Minver nearly 180 invitees.

2014 St Endellion Neighbourhood Plan Scoping Survey

The scoping survey was undertaken from 13th September 2014 to 9th January 2015 which set out a range of topic areas the Neighbourhood Development Plan might cover and asked members of the local community to select which they want the plan to consider including and also asked them to select their top priority, see Appendix D.2.

Consultees were also asked to identify any potential missing topics, the one thing they most valued about the area and the one thing they would most like to improve.

In total 150 individuals responded to the survey, see Appendix D3. In addition to the report in the appendix further analysis of the comments received has been undertaken to identify the key themes that emerged and an indication of their priority.

Responses for question 1 on the range of topic areas and priorities resulted in a prioritization as follows:

Answer Options	Response Count
Traffic and parking	91
Community facilities	83
Natural environment	81
Housing sites	78
Housing design	77
Open / green spaces	69
Heritage	64
Footpaths	64
Leisure and recreational facilities	58
Housing numbers	56
Farm building conversion	47
Tourism	44
Renewable energy	41
Affordable Housing	40
Homes for agricultural workers	36
Employment space	31
Business & retail development	29
Industrial / commercial space	29
Business site identification	27
Visitor accommodation	25
Shop front design	9
Other (please specify)	9

Question 2 asked people to identify their absolute top priority for St Endellion. This was answered by 141 individuals however some drafted a response that actually included 2 or more topics. Categorising these comments under thematic headings provides an overall understanding of the importance of the issues within the community.

Providing Affordable Housing	41
Maintaining Character of Area	19
Conserving Natural Environment/AONB	19
Traffic and parking issues	18
Housing (numbers)	13
Employment	12
Community Facilities	10
Trelights - controlling development	6
Controlling renewable energy schemes	5
Over development	4
Recreation facilities	4
Opportunities for self-build	3
Location of Development	3
Limiting 2 nd homes	2
Conversion of Farm Buildings	2

Trelights establish new facilities/community	2
Containing growth of village	1
Footpaths	1
Heritage	1
Community Spirit	1
Enforcement of planning conditions	1

Question 3 asked what other topics the Neighbourhood Plan should consider. 97 people responded and again these comments have been grouped under thematic headings.

Affordable Homes	12
Provision of children's facilities	10
Community facilities – protection and improvement of	7
Parking	7
Public transport improvements	7
Traffic Management	7
More workspace	6
Public toilets	5
Community shop	4
Maintenance of area inc. Roads, verges	4
Positive control of renewable energy	4
Prioritise locals	3
Control tourist numbers	3
Integrated development	3
No development in Trelights	3
Self-build	2
Housing for elderly and singles	2
Insensitive/inappropriate development	2
Full time/local employment	2
Coach parking	2
Re-use of old buildings/empty homes	2
Street lighting	2
Community	1
Backland development and gardens	1
Prompt allocation of social housing	1
Healthcare	1
Control signage	1
Development sites	1
No overdevelopment	1
Business and retail	1
Energy Conservation	1
Farm Conversions	1
Bridalways	1
Beauty	1
Open spaces / recreation	1
Beach	1
Visitor centre	1
Support fishing industry	1

Question 4 asked people to identify what they valued most about the area. Of the 135 people who responded the following common themes emerged:

Beauty of area	45
Community	40
Tranquillity of area – peace and quiet	14
Natural Environment	9
Open Countryside	9
Traditional village/village life	8
The sea, beach, coastline	6
Heritage of area	6
Location	5
Local school	4
Local family	4
Living Here	3
Clean Air	2
Tourism	2
Crime free	2
Local employment	2
Traditional Industries	1
Not overdeveloped	1
Access to housing	1
Footpaths	1
Our Home	1
Housing stock	1
Nothing already spoilt	1

Question 5 asked people what they would most like to improve in their area. 117 people responded with comments under the following themes:

Provide affordable Housing - for locals/young/key workers	25
Parking	23
Better facilities/amenities – including improved access to them	18
Traffic management	11
Employment opportunities	6
Prioritise local people	4
Protect green spaces	4
Road improvements	4
Cleanliness of Beaches	3
Housing	3
Public transport	3
Develop in appropriate locations- where facilities exist	2
New developments to provide infrastructure	2
Renewable energy	2
Improve drains	2
Improve building design	2
Better access to affordable homes	2

Cap on holiday homes	2
Restrict number of 2 nd homes	2
Footpaths and bridleways	2
Management/maintenance of 2 nd homes	1
Rubbish	1
Better shopping	1
Sustainable Housing	1
Conserve character	1
Unoccupied homes	1
No more 2 nd homes	1
Local Police	1
Control overdevelopment	1
Visitor Facilities	1
Waste Management	1
Use of local school	1

2015

Following completion of the scoping survey work began on developing a vision statement for the plan and overall objectives and aims. In June 2015, in order to avoid clashes with consultation on other initiatives in the village a Joint Consultation event was held in Port Isaac Village Hall which presented the initial drafts of the aims and objectives, see Appendix E.

The feedback from this event and the earlier scoping survey, together with guidance secured from meetings with officers from Cornwall Council was used to identify potential policy areas for the Neighbourhood Development Plan.

In addition, **as part of the Plan's background evidence** a Housing Needs Assessment was undertaken by consultants in the summer and subsequently published on the Neighbourhood Development Plan website in October 2015.

In December 2015, consultants were engaged to undertake a landscape character assessment of the Plan Area to establish where, if anywhere, housing could be sensitively located. The team also met with planning officers of Cornwall Council about the progress of the plan and consultation findings. They advised further consultation was required to confirm areas of areas public interest before policy areas could be confirmed and drafted. Consequently, work began on drafting a suitable survey questionnaire.

2016

Following completion of the Landscape Character Assessment an event was held on the 3rd February 2016 to which 190 individuals were invited via Facebook to present the findings of the assessment. All events were also publicised with Trio notification and posters in all settlement areas.

The event was also used to test a draft questionnaire, see Appendix F.1, of the detailed survey requested by Cornwall Council, and 33 completed questionnaires were subsequently received.

The response to the draft was generally positive and following some minor amendments it was modified, see Appendix G.1 and the Parish Council agreed that it should be issued to every household in the parish with an s.a.e.

Following a test with the initial survey the Spring Survey was also published on line using Survey Monkey and each household was issued with personal log in details and the process managed by CRCC to avoid any duplication.

Both questionnaires primarily took the form of simple yes/no questions and the results are contained in Appendices F.2 and G.2. In addition to the yes/no element individuals were requested to record any comments or observations they had in separate text boxes and these were collated and recorded in Appendices F.3 and G.3

Following the completion of the Surveys in 2016 progress on the development of the Neighbourhood Plan slowed and in June 2017 the Parish Council took the decision to secure further support from consultants to enable the preparation of a regulation 14 Pre-submission draft.

Consultants from James Evans Planning and Access Planning & Design were appointed in August 2017.

In preparing the Pre-submission draft the consultants collated and reviewed the comments that have been received from the past consultation reports and events in order to establish an initial list of potential planning policies

The initial policy list, see Appendix H.1. was then reviewed to remove non-planning matters and then objectively assessed against extant local and national planning policy, in consultation with Cornwall Council, to avoid any unnecessary duplication or areas of potential policy conflict which would have threatened the **NDP's conformity with the Cornwall Local Plan.**

In undertaking this exercise the consultants have also provided written responses to the comments that were received from the 2016 community surveys to illustrate the comments have been acknowledged, considered and shaped the Neighbourhood Development Plan, see Appendices F.4 and G.4.

Strategic Environmental Assessment Screening Opinion

The St Endellion NDP Steering Group requested in May 2018 that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations.

Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion concluded that an SEA and HRA was not required for the Neighbourhood Plan. See Appendix J.1.

Regulation 14 (Pre-submission Stage) Consultation

NP regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (HTC) on the final draft plan prior to its **submission to the local planning authority ('LPA')**. This period of statutory consultation must be carried out in advance of the LPA Regulation 16 consultation.

The Regulation 14 consultation on the NDP took place between 15th May to the 26th June 2019.

Who 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 LPA, 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 out 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 plan
- **send a copy of the proposals for a neighbourhood plan to the LPA**

We have endeavoured to give notice to all the residents and businesses within the parish area, together with a range of local community organisations and voluntary sector bodies.

A copy of the draft Plan was also sent to statutory stakeholder bodies and various departments of Cornwall Council.

How where they Consulted?

In accordance with the community and engagement strategy, Appendix J.2 the St Endellion Neighbourhood Development Plan publicised the release of the pre-submission version of the Plan at the beginning of May 2019.

This consultation directed people to an online copy of the Plan, or hard copies that could be viewed at various locations in the area, or an individual copy could be requested. An article was published in local newspapers promoting the consultation, and reminders will be issued via the St Endellion NDP Facebook page and Parish Council website.

Public consultation events were undertaken at:

Trelights Methodist Chapel:

18th May 10a.m.-4p.m. & 19th May 10a.m.-3p.m.

Port Isaac School:

25th & 26th May 10a.m.-4p.m.

In addition, the NDP will be sent via email to relevant statutory and local organisations (Appendices J.3 and J.4) with explanation of what is required for the consultation, and the due date for responses.

How were the issues and concerns raised by consultees responded to?

The responses to the consultation were used to review and revise the policy statements and as evidence in support of many of the policies.

In total 64 responders provided comments.

The Comments received were sorted into topics and policies areas and each comment assigned a separate number.

The Neighbourhood Plan Steering Group then meet and decided how it wished to react to the comments on each policy in the Plan.

Appendix J.5 of the consultation report refers to all the comments received and shows how they have subsequently influenced the Neighbourhood Development Plan.