

# **QUETHIOCK NEIGHBOURHOOD DEVELOPMENT PLAN**

## **CONSULTATION STATEMENT**

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### **1. Introduction**

This Consultation Statement has been prepared to fulfil the legal requirement of Neighbourhood Planning Regulations 2012 (set out in Para 3) relating to the Quethiock Neighbourhood Development Plan (NDP). Community engagement and consultation work has been undertaken, being summarised in section 5.

### **2. Background**

Quethiock Parish is one of the smallest in Cornwall, with a population of 493 residents, as shown by the 2011 census. It is classically rural and surrounded by the parishes of St Ive, St Mellion, Pillaton, Landrake with St Erney, St Germans and Menheniot. The major towns are Liskeard (6 miles), Callington (6 miles) and Saltash (8 miles).

In 2010 the Parish Council produced a Parish Plan. A survey was conducted in the Parish; there were 65 replies to 181 questionnaires sent out. When the Parish Council first contemplated an NDP it was thought that the Parish Plan would suffice. However, following various briefings from Cornwall Council and a meeting of adjacent Parish Councils with both the MP Ms Sheryll Murray and local Councillors it was felt that an NDP should be produced. Accordingly, on 7 October 2013, the Parish Council voted to develop a Neighbourhood Plan.

Through this Plan the intention was to shape any future development whilst acknowledging the viability and problems associated with no major centre in the Parish. (There is no shop, no pub and a very limited bus service).

### **3. Consultation on the proposed Quethiock Neighbourhood Plan – Legislative requirements**

Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations sets out what a consultation statement should contain:

- (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.

Consultation and community engagement has been fundamental to the development of the NDP. The work that has been carried out is outlined below. The requirements of the regulations are covered in Section 4.

### **4. Development of The Plan**

Following the Parish Council's decision to develop an NDP a public meeting was convened on 4 December 2013. The aim of this meeting was to explain the intent, procedures and development of an NDP. Mr Stephen Foster, Localism Manager (East)/Community Network Manager Liskeard & Looe, Cornwall Council, gave a lengthy presentation on all aspects of Neighbourhood Plans. Following this presentation volunteers were invited to form a sub-committee of the Parish Council to undertake the development of the plan. These volunteers formed the NDP Steering Group.

The first meeting of the NDP Steering Group took place on 19 February 2014 under the tutelage and guidance of two Parish Councillors one of whom was duly and unanimously elected as Chairman. A Secretary and Treasurer were also elected. Additionally, it was agreed that the aim should be to have the NDP ready for referendum on the same day as the 2015 General Election (assuming it was not called early!). Even at this early stage much discussion centred on the proposed housing requirement of, "in the region of 50,000 new homes throughout Cornwall by 2030", and how this would affect the Parish. The Chairman had attended NDP training sessions provided by Cornwall Council planners and was able to guide the group who were unfamiliar with the requirements through the process. The Parish Council issued Terms of Reference to the Steering Group; additionally, the Steering Group undertook to adhere to Cornwall Council's Code of Conduct.

An orientation tour of the Parish was undertaken on 1 March 2014 to familiarise all members of the Steering Group with its layout and environs.

Initial engagement with the residents of the Parish was to produce a flyer outlining the NDP process and indicating that a questionnaire was to follow. This initial flyer was hand delivered to all households in early April 2014. The questionnaire was also

hand delivered to all 195 households in the Parish in May 2014. Questionnaires were delivered to each household and residents were encouraged to involve all members of their household and to ask for additional questionnaires if required or to reproduce themselves. Additionally, a stamped addressed return envelope was included to encourage residents to return their completed questionnaires. Of the 195 households 95 (48%) responded returning 157 questionnaires. The questionnaire is at Appendix 1 and the results at Appendix 2.

The Steering Group manned an information booth and display at the School Fair on 14 June 2014; members were able to explain to the residents the aim of the NDP and the initial results from the questionnaire. The Steering Group also had a booth at the Quethiock Horticultural Show on 19 July 2014. The display from these two events, showing results and progress to date, was on view in the Quethiock Pavilion for three months afterwards; additionally, members of the Steering Group were on hand at the weekly Post Office, held in the Pavilion, to discuss the progress and findings from the questionnaire.

Regular steering group meetings were held at 2 – 3 weekly intervals, all of which were open to the public and were advertised in the Quethiock Newsletter and on the Parish website. An initial draft was produced in August 2014 and distributed to Cornwall Council for comment. An extremely useful and productive meeting was held, on 12 August 2014, with representatives from the Localism Team and Planning Department of Cornwall Council to discuss the draft NDP. Close contact has been maintained between the Steering Group and Cornwall Council staff.

Much debate has ensued throughout the development of the NDP on the number of new dwellings required. Initially it was felt that we should include a target figure having taken what we felt was our fair share of the proposed requirement for the Liskeard and Looe Community Network Area. However, following our meeting with Cornwall Council the exact number was left open. Because a notional number was in the questionnaire an explanatory note accompanied the distribution of the draft NDP to all residents.

The draft NDP was hand delivered to all households in the Parish in mid September 2014. Comments were invited and residents were given the option of delivering hand written comments to certain members of the Parish Council and Steering Group resident in Quethiock, Blunts, Tilland or Trehunist or emailing comments to the Parish Clerk. Following this distribution some written comments were received which were fully discussed at the next meeting. Many inhabitants of the Parish also gave verbal replies, all of which supported the draft NDP.

At the same time as this informal consultation was carried out in the Parish a screening opinion was sought from Cornwall Council. As the NDP does not contain either specific numbers or location for new development it was felt that there was no requirement for either a Strategic Environmental Assessment or a Habitat Regulation Assessment. Cornwall Council consulted with Natural England, English Heritage and The Environmental Agency. Natural England had some concerns, which were addressed, and the NDP amended. Cornwall Council's Statement on the need for Strategic Environmental Assessment or Habitat Regulations Assessment is at Appendix 3. The full Screening Report, dated 3 November 2014, is attached to the Basic Conditions Statement.

The Chairman of the Steering Group provided written reports to the full Parish Council throughout the development of the NDP. The plan was accepted by the Parish Council on 3 November 2014 and distributed for Formal Consultation, by e-mail, on 8 November 2014 – see Appendix 4. Following consultation responses the draft Plan was amended. The Parish Council agreed to forward the Plan to Cornwall Council on 5 January 2015.

Dates of Steering Group meetings and other key events are at Appendix 5.

## 5. **Summary of Consultation Results by Theme**

Below is a summary of the key issues that were identified throughout from the questionnaire and consultation. These form the basis of the policies in the NDP:

Housing	Support for a small number of houses Some of these to be affordable Support for single conversion All to be sympathetic to surroundings
Environment	Natural village/rural identity to be protected Local roads used by cyclists and walkers
Energy	No support for major solar/wind projects Support for individual small-scale developments
Community	Preserve Quethiock School and Playing field Preserve and expand Quethiock Pavilion
Employment	Support for local small businesses Limitation of size of business accommodation
Infrastructure	Mobile phone reception and broadband services need improvement Single-track roads need adequate maintenance.

## 6. **Conclusion**

The consultation responses that were received have been thoroughly considered and the response of the Steering Group and any resulting actions detailed in Para 4 above and in the table at Appendix 4.

This Consultation Statement is considered to comply with section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations.

5 January 2015

**QUETHIOCK PARISH –  
NEIGHBOURHOOD DEVELOPMENT PLAN QUESTIONNAIRE**

Quethiock Parish Council is currently working towards developing a “Neighbourhood Development Plan” (NDP).

The Localism Act 2011 introduced statutory Neighbourhood Planning in England enabling communities to draw up a NDP for their area and to give communities a say in the development of their local area.

Cornwall Council’s Local Plan indicates that the Parish should plan for a minimum of approximately 20 new dwellings over the period 2010 to 2030.

This is your Plan! To enable us to draw up our NDP we need your thoughts and input as to the sort of housing we should specify in the Plan, where those houses could be located, should we designate land for business development and what other facilities are required.

**This Plan will be used to decide the future of the Parish.**

**Instructions for completion**

We have included two questionnaires; please involve all members of your household in your response. If you need additional copies these can be obtained by telephoning 01579 345826 or feel free to make your own copies as required. Additionally, we would welcome any further comments, which you may have, on a separate sheet!

Once complete, return in the attached envelope by **May 31<sup>st</sup> 2014.**

Residents will have the opportunity to comment further on the proposals at Steering Group meetings; upcoming exhibitions and public meetings and we intend to have a stall at the horticultural show. Additionally, a referendum will be held where all those on the electoral register will be able to vote on whether the plan is adopted.

## **Housing**

1. Should our plan allow for more than the minimum amount of new housing set by Cornwall Council (approximately 20 additional houses from 2010 to 2030)?

Yes	
No	
Depends on type	

2. What type of new housing should we plan for? (please tick as many as you wish)

Family Homes	
1 or 2 bedroom dwellings	
Affordable housing for sale	
Affordable housing for rent	

3. Where should any new housing be located?

Within Quethiock village	
Within Blunts	
Within Trehunist	
Any suitable individual site within the parish	

4. Should developments be?

Single properties (incl. self build / conversions / annexes etc.)	
Developments of up to 5 properties in one location	
Developments of greater than 5 properties in one location	

5. The NDP process allows neighbourhoods to influence the style of any new development. Are there any particular features you wish to suggest that should be stipulated to ensure that any new development fits in with the local environment? Please add comments below.

6. Cornwall Local Plan states that developers should deliver community benefits, what form do you think these should take?

## **Business Development**

7. Should we be encouraging/planning for new businesses within the Parish?

Yes	
No	

8. Should any new business development be focused on:

Allowing change of use for existing buildings	
Allowing development of separate single business units	
Allowing development of multiple business units	

9. Where should any new businesses be located?

Within Quethiock village	
Within Blunts	
Within Trehunist	
Any suitable site within the parish	

## **Renewable Energy**

10. What is your view of possible future solar power development within the parish?

No schemes are appropriate	
Small scale / domestic level schemes are appropriate	
Large scale / industrial sized schemes are appropriate	

11. What is your view of possible future wind turbine development within the parish?

No schemes are appropriate	
Small scale / domestic level schemes are appropriate	
Large scale / industrial sized schemes are appropriate	

## **Infrastructure**

12. Should we insist that any new developer improves the links to the Parish, if so how?

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13. Are there any facilities which you feel would help the parish become a more cohesive community? e.g: Play area / Youth facilities / Enhanced social facilities / other

**Community Assets**

14. Are there any facilities, open spaces etc. that should be designated as community assets and thus provided with legal protection to prevent future development?

Appendix 2 – NDP Questionnaire Results

**Results from 157 Completed Questionnaires**

	<u>No</u>	<u>% of 157</u>
<b><u>Question No 1:</u></b>		
	<b>Should our plan allow for more than the minimum amount of housing set by Cornwall Council (approx 20 additional houses from 2010 to 2030)</b>	
Yes	26	16.56%
No	86	54.77%
Depends on Type	48	30,57%

	<u>No</u>	<u>% of 157</u>
<b><u>Question 2</u></b>		
	<b>What type of new housing should we plan for (Tick as many as you wish)</b>	
Family Homes	111	70.70%
1/2 Bed Dwelling	72	45.86%
Affordable For Sale	99	63.06%
Affordable For Rent	60	38.22%

	<u>No</u>	<u>% of 157</u>
<b><u>Question 3</u></b>		
	<b>Where should any new housing be located?</b>	
Within Quethiock Village	54	34.39%
Within Blunts	37	23.57%
Within Trehunist	29	18.47%
Any Indv Suit Site Within Parish	103	65.61%

**Question 4**

**Should developments be?**

Single Properties	96	61.15%
Developments of up to 5 Properties	91	57.96%
Developments greater than 5 Properties	16	10.19%

**Question 7**

**Should we be encouraging / planning for new businesses within the Parish?**

Yes	88	56.05%
No	65	41.40%

**Question 8**

**Should any new business development be focused on:**

Allow Change Existing Use	106	67.52%
Allow Dev of Sep Single Units	46	29.30%
Allow Dev of Multiple Units	12	7.64%

**Question 9**

**Where should new businesses be located?**

Within Quethiock Village	15	9.55%
Within Blunts	14	8.91%
Within Trehunist	7	4.46%
Any Ind Suit Site Within Parish	102	64.97%

**Question 10**

**What is your view of possible future solar power development within the Parish?**

No Schemes Appropriate	67	42.68%
Small Scale / Domestic	87	55.41%
Large Scale / Industrial	5	3.18%

**Question 11**

**What is your view of possible future wind turbine development within the Parish?**

No Schemes Appropriate	85	54.14%
Small Scale / Domestic	62	39.49%
Large Scale / Industrial	11	7.00%

## Appendix 3 – Cornwall Council Screening Opinion

David Jones  
Trehunist Farmhouse  
Trehunist  
Quethiock  
LISKEARD  
PL14 3SD

**Date:** 9<sup>th</sup> December 2014

Dear Mr Jones,

### **Statement on the need for Strategic Environmental Assessment or Habitat Regulations Assessment of the Quethiock Neighbourhood Development Plan.**

Cornwall Council is required to assess whether plans or projects prepared to guide development in Cornwall require Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA).

In accordance with the regulations and at your request Cornwall Council screened an early draft of the Quethiock Neighbourhood Development Plan. In the process of this screening we consulted the consultation bodies, Natural England, the Environment Agency and English Heritage. Whilst the Environment Agency and English Heritage concluded that HRA and SEA were not required, Natural England raised some concerns about the potential for recreational disturbance to the Tamar Estuaries SPA which, in combination with the Cornwall Local Plan, could give rise to significant effects.

Taking advice from Natural England you revised your environment policy to include a commitment to maintenance and improvement of footpaths and circular walks in your parish and for development to contribute to the maintenance of paths, to ensure good access to recreation within the parish, reducing the likelihood of travel to the Lynher Estuary. You also supplied maps indicating the parish footpaths.

Following the amendments to the plan I updated the screening opinion, which I have attached. As the competent body, Cornwall Council concludes that SEA and HRA are not required.

Yours sincerely,

Sarah Arden  
Principal Development Officer  
Local Plans  
Tel: 01872 224294  
Email: sarden@cornwall.gov.uk

Appendix 4 – Formal Consultation responses

Organisation	Name	Response	Action Taken
Sport England	Zoe Hughes	<p>Neighbourhood Plan – Quethiock Neighbourhood Development Plan</p> <p>Thank you for consulting Sport England on the above Neighbourhood Plan.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, ‘A Sporting Future for the Playing Fields of England – Planning Policy Statement’.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/">www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</a></p> <p>Sport England provides guidance on developing policy for sport and further</p>	<p>Noted</p> <p>See Policies C2 and C3</p> <p>Noted</p>

		<p>information can be found following the link below:  <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.  <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</a></p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.  <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>If you need any further advice please do not hesitate to contact Sport England using the contact details below.</p> <p>Gary Parsons  Planning Manager  <a href="mailto:gary.parsons@sportengland.org">gary.parsons@sportengland.org</a></p> <p>Kind Regards</p> <p>Zoe Hughes</p>	<p>Noted</p> <p>Noted</p>
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SW Water	Alison Smith	<p>Thank you for your email dated 4 August 2014 regarding the neighbourhood plan for Quethiock. I can advise that South West Water has no specific comment to make at this time.</p> <p>As and when it has be determined what level of growth is to be promoted for this parish and the location we will be able to offer a more detailed response.</p> <p>I would add that whilst South West Water has no plans at present to undertake sewerage network or sewage treatment improvements, dependent upon where sites are eventually allocated we may require developers to fund local investigations to establish the impact of development upon specific areas to ensure that we can adequately service them.</p> <p>I trust this clarifies our position, however if you have any questions or queries, please contact me either via email or direct line: 01392 443189.</p>	None Required
Locality	Peter Jones	<p>Only one small comment... I presume there is a reason for it, but can't understand that the plan covers a period from 4 years ago i.e. 2010?? This is surely a plan that only comes into force once it has gone through referendum (presumably early 2015). As I could see nothing in the plan that was not forward looking, 2015-30 would seem to be a better title.</p>	Emailed Locality to explain that the NDP is in line with the emerging Cornwall Local Plan.
Cornwall AONB	Karen Johns	<p>Thank you for your email. Quethiock Parish is not actually within the Cornwall AONB, but I have nonetheless forwarded your email to James Evans, Cornwall AONB Planning Officer for his interest. James also works for Cornwall Rural Community Charity, so this will be of interest in his work with there</p>	None Required
Highways Agency	Gaynor Gallacher	<p>Thank you for providing the Agency with the opportunity to comment on Quethiock's draft NDP. As you are aware, the Agency is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises the A38 which run some distance to the west of the</p>	None Required

		<p>Parish.</p> <p>We note that your proposed NDP policies are looking to encourage only small scale development in order to create a more sustainable community and to complement the Parish's rural nature. The Agency therefore has no specific comments to make.</p>	
Cornwall Council, Transport Planning and Strategy	Hannah Harris	<p>Thank you for the opportunity to consider the draft Quethiock Neighbourhood Development Plan.</p> <p>The policies are well worded in respect of taking the local transport infrastructure into consideration in planning decisions. Your policy on country lanes fits well with the Council's Highways Best Practice guide, which you may be interested to read. A copy can be found here: <a href="http://www.cornwall.gov.uk/transport-and-streets/transport-policy/cornwall-rural-highways-best-practice/?page=34208">http://www.cornwall.gov.uk/transport-and-streets/transport-policy/cornwall-rural-highways-best-practice/?page=34208</a></p>	None Required
Environment Agency	Shaun Pritchard	<p><a href="mailto:shaun.pritchard@environment-agency.gov.uk">shaun.pritchard@environment-agency.gov.uk</a></p> <p>No reply but consulted by Cornwall Council during screening on Strategic Environmental Assessment</p>	
English Heritage	David Stuart	<p>Dear Ms Pinhey</p> <p>Thank you for your consultation on the Quethiock Neighbourhood Plan.</p> <p>We have no significant comments to make on the Plan's content. Cornwall Council officers are able to confirm whether the document is in broad conformity with relevant local and national planning policy and we see no proposals which suggest that impact, harmful or otherwise, on heritage assets is implicit to the extent that the</p>	Noted

		<p>application of the historic environment provisions within the National Planning Policy Framework (NPPF) for their protection and enhancement would be compromised.</p> <p>We have previously drawn attention to the desirability of ensuring that provision for the enhancement of the Pavilion (policy C1) takes account of the NPPF but as the policy is worded we see no reason to believe that this would not allow for its application as stated above. I attach a copy of our previous advice for information.</p> <p>Good luck in taking your Plan forward!</p> <p>Kind regards</p> <p>David Stuart</p>	Noted
Natural England	Consultation Service	<p><a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a></p> <p>No reply but consulted by Cornwall Council during screening on Strategic Environmental Assessment</p>	
Cornwall Wildlife Trust	Cheryl Marriott	<p>Page 3 Aim: It would be great to see a reference to wildlife here, not just farmland and natural beauty. Also, the aspiration to protect AND ENHANCE is in line with the NPPF section 118.</p> <p>Page 5 Environment and Agriculture It would be great to see a reference to wildlife here, not just farmland and natural beauty. Also, the aspiration to protect AND ENHANCE is in line with the NPPF section 118. It would be great to see a reference to wildlife here, not just farmland and natural beauty. Also, the aspiration to protect AND ENHANCE is in line with the NPPF section 118. There are 7 woodland County Wildlife Sites either wholly or partly in the parish. County Wildlife Site is a non-statutory designation used nationally and is recognised in Planning Policy together with Geology sites as 'Local Sites'. The</p>	<p>The inclusion of the word ENHANCE was discussed within the Steering Group but it was felt that this was not within the remit of the NDP.</p> <p>Reference to County Wildlife Sites included</p>

		<p>Environmental Records Centre for Cornwall and the Isles of Scilly (a non-for profit organisation) can create a map for a nominal fee of £80 plus VAT for you to include in your plan. These sites should really be mentioned in your plan as they are a key resource for wildlife. Where possible these should be made bigger, be better managed and joined up with other wildlife assets like Cornish hedges and hedgerows.</p> <p>Page 8 Objectives Support this objective but 'enhance' might be a better term than 'improve' since improve has a different meaning in agriculture setting, i.e. bring rough grassland into intensive agriculture by reseeding, ploughing and/or fertilising.</p> <p>Page 8 Policy H1 Housing development New houses could all be designed to provide nesting and roosting sites for birds and bats. Info on birds is available on Cornwall Council's leaflet <a href="http://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/accommodating-swifts-swallows-and-house-martins/">http://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/accommodating-swifts-swallows-and-house-martins/</a></p> <p>Page 10 Policy B2 Small Businesses - New As per previous comment, new buildings can be designed with wildlife in mind. There is a good publication from RIBA publishing on building in biodiversity into low and zero carbon buildings which includes detailed architectural drawings. This would not be expensive to do and is in line with the NPPF section 118.</p> <p>Policy E1 Country Lanes You recognise the importance of hedges in section 3. Can this be translated into a policy? Small rural housing developments often result in loss of hedge access road vision splays. Can you have a policy about rebuilding hedges back from the road using the original stone and fill (where they are Cornish hedges)? The Guild of Cornish Hedgers has guideline on how this can be done. There could be records of Dormice in your parish- the Environmental Records centre could tell you- they have European protection and could be affected by any work to hedges. You could also ask for no net loss of hedge as part of a development, and ideally strive to have a net gain. This is in line with emerging Local Plan and NPPF. You could also insist that developments are either not lit, or that they have bat-friendly lighting schemes so that the commuting and feeding activity of light-sensitive bats are not impacted. This is sometimes not considered</p>	<p>within Policy E1.</p> <p>Agreed, change made.</p> <p>Noted</p> <p>Noted</p> <p>Noted. However, we believe this is covered by present local planning policy.</p> <p>Noted. The PC have in the</p>
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			past requested restricted lighting on new development.
National Trust	Michael Calder	<a href="mailto:michael.calder@nationaltrust.org.uk">michael.calder@nationaltrust.org.uk</a> No Response	
Campaign to Protect Rural England (CPRE)		<a href="mailto:info@cpre.org.uk">info@cpre.org.uk</a> No Response	
Cornwall Federation of Small Businesses	Ann Vandermeulen	<a href="mailto:press@fsb.org.uk">press@fsb.org.uk</a> No Response	
Cornwall Association of Local Council's (CALC)		<a href="mailto:enquiries@cornwallalc.org.uk">enquiries@cornwallalc.org.uk</a> No Response	
Cornwall Housing Ltd		<a href="mailto:info@cornwallhousing.org.uk">info@cornwallhousing.org.uk</a> No Response	
Ocean Housing Cornwall		<a href="mailto:development@oceanhousing.com">development@oceanhousing.com</a> No Response	
Coastline Housing	Laura Haynes	<a href="mailto:customer.service@coastlinehousing.co.uk">customer.service@coastlinehousing.co.uk</a> No Response	
Western Power Distribution	Peter Roberts	<a href="mailto:peterjroberts@westernpower.co.uk">peterjroberts@westernpower.co.uk</a> No Response	

Wales and West Utilities Limited		<a href="mailto:enquiries@wwutilities.co.uk">enquiries@wwutilities.co.uk</a> No Response	
Devon and Cornwall Constabulary	Martin Mumford	Dear Vanessa,  Thank you for the opportunity to comment on the Quethiock Neighbourhood Development Plan.  My one real comment is that it would be very useful to include a line to the effect that all new development should properly consider the need to design out crime, disorder and anti social behaviour to ensure ongoing community safety and cohesion.  This in itself is i know rather vague but deliberately so, as then can be applied to literally any type of future development be this housing, commercial, car parks, play spaces, new footpaths etc  Regards  Martin Mumford	Noted
First Devon and Cornwall Bus		<a href="http://www.firstgroup.com/ukbus/devon_cornwall/help_contact/contact_us/">http://www.firstgroup.com/ukbus/devon_cornwall/help_contact/contact_us/</a> No Response	
National Grid DPM Consultant	Julian Austin	<a href="mailto:n.grid@amec.com">n.grid@amec.com</a> No Response	

British Gas		<a href="mailto:customerservice@britishgas.co.uk">customerservice@britishgas.co.uk</a>	
		No Response	
EDF Energy		<a href="mailto:customer_correspondence@edfenergy.com">customer_correspondence@edfenergy.com</a>	
		No Response	
Homes and Communities Agency		<a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a>	
		No Response	
<b>Consolidated Reply from Cornwall Council Departments:</b>  Historic Environment Service, Economic Development, Affordable Housing Team, Education  Transportation	Nick Cahill  Stephen Horsecroft Andrew O'Brien  Paul Renowden James Hatton	<b>Quethiock Neighbourhood Development Plan - Pre-Submission Consultation</b>  Thank you for consulting Cornwall Council on the 8 <sup>th</sup> November on your pre-submission Neighbourhood Development Plan for Quethiock Parish. As part of Quethiock's consultation, a number of stakeholders within Cornwall Council have reviewed the pre-submission Neighbourhood Development Plan and have outline key comments. It is therefore hoped that the following summarised comments will be reviewed and considered in order to help achieve an improved and robust Neighbourhood Development Plan for Quethiock.  <b>Objectives;</b> on the 5 <sup>th</sup> bullet point, there is reference to C4, however as there is no policy C4, should this be policy C3? - <b>View of Community;</b> it should be noted that where there are benefits though a developer i.e. Section 106 contributions, education and affordable housing contributions are also provided in addition, or instead of roads and sewage infrastructure. - <b>Policy Criteria;</b> there are a number of criteria relating to each policy and it is not clear whether they are alternatives, or whether	Agreed, change made  Noted  Wording of Policy B2

		<p>all criteria have to be satisfied.</p> <p>- <b>Policy H1</b>; point 4 of this policy states that new buildings should normally be in traditional Cornish style, this point of the policy could be strengthened by setting out the materials and style of a Cornish style house that is appropriate to Quethiock. For example, two storey dwelling, constructed of granite, under a natural slate roof with timber window and doors. In addition to this, the policy could name the preferred areas of growth for the settlement, or identify areas using development boundaries.</p> <p><b>Policy B1</b>; refers to conversions, which potentially conflicts with point 2 of Policy H1. Is there a preference for conversions i.e. residential or employment? In addition, there appear to be a number of use classes missing from the list; Is there a reason for this? If not, then it is advisable to amend the wording to: <i>"Applications for change of use of existing agricultural and residential buildings and outbuildings to create local employment opportunities or community facilities will be permitted provided that such change of use is likely to result in increased road traffic beyond that which can reasonably be accommodated on the existing network of highways within the Parish and provided that such change of use is unlikely to result in loss of enjoyment of neighbouring residential properties."</i></p> <p>- <b>Policy B2</b>; states that 150s.q.m will be permitted, however, this is at the lower end of the market demands, although in terms of location, this would suggest growth of existing home based businesses. Potentially speculative development may gain occupation but units are likely to need to be bigger. In addition, is there a reason why only B1 new business units have been selected?</p> <p>- Refer to comments relating to B1.</p>	<p>amended.</p> <p>The Steering Group felt that this was too restrictive.</p> <p>Discussed and felt to be inappropriate for this Plan.</p> <p>Steering Group does not feel there is a conflict and there is no preference.</p> <p>Steering Group feel that use classes B2 – B7 would be inappropriate for the Parish.</p> <p>Steering Group felt that anything larger would be inappropriate for the Parish.</p> <p>NDP amended to include A1, A2, A3, A4 and C1.</p> <p>Steering Group feel that use classes B2 – B7 would be inappropriate for the Parish</p>
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		<p>- <b>Policy E1</b>; within the text relating to policy E1, there is reference to <i>truly English lanes and traditional hedgerows</i>; quite apart from issues to do with local identity, by Cornish hedges – a distinct and defined structural type, so need to be cautious of descriptive terms used here.</p> <p>- <b>Policy C1</b>; Support is given to the idea that a pre-school could be started at the school subject to the necessary checks.</p> <p>In summary, Cornwall Council support the pre-submission Neighbourhood Development Plan for Quethiock, but advise that the above mentioned comments are reviewed and addressed accordingly. In addition to the main comments, Appendix A of this letter includes full comments as part of Cornwall Council’s internal consultation. We look forward to receiving your proposed-submission Neighbourhood Development Plan for Quethiock and congratulate you as a community in getting this far within the neighbourhood planning process.</p> <p>Kind regards, Chloe Pitt Senior Development Officer <b>Planning and Enterprise</b> Tel: 01209 616995</p>	<p>Noted</p> <p>Noted (Is already in hand)</p>
Adult Care and Support Service Improvements and Contracts	Maria Harvey	<p><a href="mailto:serviceimprove@cornwall.gov.uk">serviceimprove@cornwall.gov.uk</a></p> <p>No Response</p>	
Adult Care and Support	Liz Nicholls	<p><a href="mailto:adultcommissioning@cornwall.gov.uk">adultcommissioning@cornwall.gov.uk</a></p>	

Strategic Commissioning		No Response	
Out and About Service	Sue Pullen	No Response	
Children, Schools and Families (Capital Strategy Team)		<a href="mailto:children@cornwall.gov.uk">children@cornwall.gov.uk</a> No Response	
Health and Wellbeing Board	Michelle Pearce		
Community Intelligence Team		<a href="mailto:intelligence@cornwall.gov.uk">intelligence@cornwall.gov.uk</a> No Response	
Community Safety and Protection (Licensing)	Bob Mears	No Response	
Community Safety and Protection (Enforcement)	Graham Bailey	<a href="mailto:graham.bailey@cornwall.gov.uk">graham.bailey@cornwall.gov.uk</a> No Response	
Cormac		<a href="mailto:customerrelations@cormacltd.co.uk">customerrelations@cormacltd.co.uk</a> No Response	

Conservation Team		<a href="mailto:conservation@cornwall.gov.uk">conservation@cornwall.gov.uk</a> No Response	
Local Planning Team		<a href="mailto:localplan@cornwall.gov.uk">localplan@cornwall.gov.uk</a> No Response	
Planning		<a href="mailto:planning@cornwall.gov.uk">planning@cornwall.gov.uk</a> No Response	
Highways	Tim Foster	No Response	
Cornwall Fire and Rescue Service	Sarah Kind	<a href="mailto:skind@fire.cornwall.gov.uk">skind@fire.cornwall.gov.uk</a> No Response	
County Farms Service	Russell Wheeler	<a href="mailto:ruwheeler@cornwall.gov.uk">ruwheeler@cornwall.gov.uk</a> No Response	
NHS Cornwall & Isle of Scilly Health Authority		<a href="mailto:england.lsmedia@nhs.net">england.lsmedia@nhs.net</a> No Response	
Cornwall Trust NHS Partnership		<a href="mailto:cftenquiries@cornwall.nhs.uk">cftenquiries@cornwall.nhs.uk</a> No Response	
Royal Cornwall Hospital Trust	Garth Davies	<a href="mailto:garth.davies@rcht.cornwall.nhs.uk">garth.davies@rcht.cornwall.nhs.uk</a> No Response	

Peninsula Community Health		<a href="mailto:pch.communications@pch-cic.nhs.uk">pch.communications@pch-cic.nhs.uk</a> No Response	
Healthwatch Cornwall (Cornwall Council contact)	Lyn Davey	<a href="mailto:ldavey@cornwall.gov.uk">ldavey@cornwall.gov.uk</a> No Response	
Access Cornwall		<a href="mailto:bhsaccesscornwall@btinternet.com">bhsaccesscornwall@btinternet.com</a> No Response	
Community Energy Plus		<a href="mailto:enquiries@cep.org.uk">enquiries@cep.org.uk</a> No Response	
Cornwall Federation of Young Farmers		<a href="mailto:office@cornwallyfc.co.uk">office@cornwallyfc.co.uk</a> No Response	
Ramblers Association		<a href="mailto:ramblers@ramblers.org.uk">ramblers@ramblers.org.uk</a> No Response	
Cornwall Federation of Women's Institute	Frances Armstrong	<a href="mailto:cfwi@btconnect.com">cfwi@btconnect.com</a> No Response	
Cornwall Chamber of Commerce &		<a href="mailto:hello@cornwallchamber.co.uk">hello@cornwallchamber.co.uk</a> No Response	

Industry			
Disability Cornwall	Vaughan Temby	<a href="mailto:vaughan@disabilitycornwall.org.uk">vaughan@disabilitycornwall.org.uk</a> No Response	
Cornwall Health Promotions Service		No Response	
Young People Cornwall	Chris Hart	<a href="mailto:chrish@ypc.org.uk">chrish@ypc.org.uk</a> No Response	
Rural Community Link Project		<a href="mailto:admin@rclproject.com">admin@rclproject.com</a> No Response	
Cornwall Rural Community Council	Peter Jefferson	<a href="mailto:peter.jefferson@cornwallrcc.org.uk">peter.jefferson@cornwallrcc.org.uk</a> No Response	
Royal British Legion		<a href="mailto:knaylor@britishlegion.org.uk">knaylor@britishlegion.org.uk</a> No Response	
Youth Cornwall		No Response	
Cornwall Buildings Preservation		No Response	
Cornwall Playing Fields Association	Sharon Davey	<a href="mailto:sharon.davey@cornwallrcc.org.uk">sharon.davey@cornwallrcc.org.uk</a> No Response	

## Appendix 5 – Diary of Events

4 December 2013	Cornwall Council NDP presentation in Quethiock
19 February 2014	Initial Steering Group Meeting led by Parish Council and election of officers
1 March 2014	Orientation Tour of the Parish
3 March 2014	Chairman's report to Parish Council
19 March 2014	Steering Group Meeting
April 2014	Initial NDP flyer distributed to all households
16 April 2014	Steering Group Meeting
28 April 2014	Chairman's report to Parish Council
May 2014	NDP Questionnaire distributed to all households
14 May 2014	Steering Group Meeting
14 June 2014	Stand at Quethiock School Fair
18 June 2014	Steering Group Meeting
9 July 2014	Steering Group Meeting
7 July 2014	Chairman's report to Parish Council
19 July 2014	Stand at Quethiock Horticultural Show
30 July 2014	Steering Group Meeting
12 August 2014	Meeting with Cornwall Council Localism Team and Planning Officer
13 August 2014	Steering Group Meeting
27 August 2014	Steering Group Meeting
September 2014	Draft NDP distributed to all households
8 September 2014	Chairman's report to Parish Council
10 September 2014	Steering Group Meeting
12 September 2014	Screening Opinion sought from Cornwall Council
7 October 2014	Steering Group Meeting
22 October 2014	Steering Group Meeting
3 November 2014	Screening Opinion from Cornwall Council
3 November 2014	Chairman's report to Parish Council
3 November 2014	Approval from Parish Council to circulate draft NDP for formal consultation
8 November 2014	Formal Consultation (6 weeks)
3 December 2014	Steering Group Meeting
16 December 2014	Steering Group Meeting
30 December 2014	Steering Group Meeting
5 January 2015	Chairman's report to Parish Council
5 January 2015	Parish Council Meeting – PC, as the qualifying body, agree to submit the NDP to Cornwall Council

Black – Consultation Engagement

Red – Steering Group Activities

Blue – Parish Council Involvement