

BUDOCK PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

2019 – 2030

CONSULTATION STATEMENT



Photograph by Mark Quilter

Prepared by the Budock Parish Neighbourhood Development Plan Steering Group

INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal requirements of the Neighbourhood Planning (General) Regulations 2012 (set out in Paragraph 3) relating to the Budock Parish Neighbourhood Development Plan (NDP).

CONSULTATION ON THE PROPOSED BUDOCK PARISH NEIGHBOURHOOD DEVELOPMENT PLAN – LEGISLATIVE REQUIREMENTS

Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulation 2012 sets out that a consultation statement should:

- (a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) explain how they were consulted;
- (c) summarise the main issues and concerns raised by the persons consulted; and
- (d) describe 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 carried out is detailed below.

DEVELOPMENT OF THE PLAN

PUBLIC MEETING

The Parish Council called an initial public meeting to assess the interest in developing a NDP. The meeting was attended by Mark James (then the Community Link Officer for the Community Network Area) at Cornwall Council who answered questions and provided clarification where necessary. As a result, interest was shown in developing a NDP for Budock and a further meeting was held which resulted in the formation of a Steering Group to take forward the initiative on behalf of the Parish Council.

STEERING GROUP

The creation of the NDP Steering Group was formed in an organic way with people volunteering to take part, having seen the necessity of an NDP for the future of the Parish. Two members of the Parish Council joined the Steering Group. Terms of Reference were agreed and the decision was made to designate the entire Parish of Budock for the Plan. In order to inform and engage the community and provide an ongoing opportunity for views to be submitted, a website www.budockplan.co.uk and Facebook page <https://www.facebook.com/Budock-Parish-Neighbourhood-Plan-28261122147697/> were created. The website contains Terms of Reference, minutes of meetings and all supporting

documents. Budock Parish Council meetings include a standing agenda item on the NDP www.budockparish.net.

Following a useful guidance session with officers from Cornwall Council, members of the Steering Group met representatives from a parish who were in the later stages of developing a plan to talk about their experiences.

Steering Group
David Heritage – Chair
Peter Fairbank – Treasurer
Nina Hann – Sec./Clerk
Eileen Bennett
Malcolm Bennett
Jim Cave
Ivan Davison
Peter Dudley
Ray Selley
Sarah Caine
Nigel Caine
Karen Wilshaw
Peter Grounds
Hilary Innard
Matthew Brierley
Hilary Crewes
Gill Quilter
Mark Quilter
Beverley Stratton
Sean Stratton

Lizzie Hicks
Peter Valaitis
Diane Cordon

Key Dates

Event	Date
Initial flyer to all residents	August 2016
First Public Meeting	14 November 2016
Second Public Meeting	18 January 2017
Third Public Meeting	15 February 2017
Formation of Steering Group	4 April 2017
Designation	27 April 2017
Community Questionnaire	November 2017
Drop-in event Budock Water	9 June 2018
Drop-in event Treverva	16 June 2018
Flyer to all residents	September 2019
Pre submission consultation	Commenced 21 October 2019
Drop-in event Budock Water	12 October 2019
Drop-in event Treverva	19 October 2019

INITIAL COMMUNITY QUESTIONNAIRE

A community survey was sent to all properties in the Parish and this resulted in a great deal of information from the community - 704 questionnaires were posted with 141 questionnaires being returned (rate of return 20%). The strongest responses that came out of the community questionnaire were the need to protect the rural nature of the Parish, green areas, open spaces, historical heritage and maintain the separate identities of the villages by avoiding encroachment from Falmouth and Penryn.

The residents were keen to ensure that future development is small scale, sensitive, in keeping with the character and contained within the boundaries of the individual villages. Any developments should utilise brownfield and in-fill sites wherever possible as well as encouraging affordable housing for local people.

It was decided to focus on the following main themes i.e. Housing, Green Space sites, Business, Community Space, Habitat and Biodiversity and Renewable Energy. It was felt that these themes are directly linked to land use planning and development, whereas the many other issues, for example, speeding in the villages, raised by the community were important but could be dealt with outside the Plan itself.

The clear and strong message coming from the community about protecting the rural nature of the Parish and maintaining the separate identities of the villages was discussed. A

decision was made to undertake Landscape Character Assessments for the entire designated Plan area. An appropriately qualified specialist was commissioned to undertake this work and the reports are included as annexes to the Plan.

PRE-SUBMISSION CONSULTATION

Further consultation opportunities took place through drop-in information events in Budock Water and Treverva Village Halls. Budock Parish is a small rural parish with the majority of the population centred in Budock Water village, however, the Steering Group made a decision to offer two events – one in Budock Water with the other in the smaller village of Treverva thereby maximising the opportunity for residents to attend the events. The events took place on Saturday 9th June 2018 and 16th June 2018.

Parishioners were kept up to date with the process through a newsletter that went out to all addresses in the Parish prior to the pre-submission consultation. Two further drop-in events were arranged on 12th and 19th October 2019 to encourage consultation on the draft Plan. The events were held in Budock Water and Treverva Village Halls respectively. Copies of the draft Plan were also made available for viewing in the Parish Council office, the village shop and Trelowarren Arms public house in Budock Water, and on the Budock Neighbourhood Plan website. In this way it was hoped to reach as many people as possible and allow full consultation during the prescribed period of six weeks.

All 63 businesses and land owners operating in the Parish, were consulted and notified individually on the availability to inspect and examine the draft plan, and were all advised of their opportunities to comment and influence the plan.

Consultees and responses:

Statutory Consultees	Comments Received
Cornwall Council Neighbourhood Planning Team	Consultation Response Template completed
Penryn Town Council	None
Falmouth Town Council	None
Mabe Parish Council	None
Mawnan Parish Council	None
Constantine Parish Council	None
Budock Water Playing Fields Association	None
Budock Water Over 60s Club	None
Homes England	None
Regulator of Social Housing	None
Natural England	No additional comments
Environment Agency	None
Historic England	No specific comments
Network Rail	None
Highways Agency	No comments to make as plan too far off A30
Marine Management Organisation	None
Three (Mobile)	None
O2 and Vodafone (Mobile}	None
EE Mobile	None
BT Group	None
OFCOM	None
Royal Cornwall Hospital Trust	None
Kernow Clinical Commissioning Group	None
Healthwatch Cornwall	None
National Grid	None
Western Power Distribution	None
EDF Energy	None
Wales and West Utilities Ltd	None
South West Water	None
The Diocese of Truro	None
Environment	
Forestry Commission	None

Cornwall Area of Outstanding Natural Beauty	None
Duchy of Cornwall (Land Steward Western Division)	None
Duchy of Cornwall (Deputy Estate Surveyor)	None
Cornwall Wildlife Trust	None
National Farmers Union in the SW	None
Campaign to Protect Rural England	None
Housing	
Devon and Cornwall Housing Association	None
Coastline Housing	None
Cornwall Housing	None
Homes and Communities Agency T/A Homes England	None
Transport	
First Devon and Cornwall (First Group PLC Buses)	None
First Great Western	None
Civil Aviation Authority	No comments
Civil Aviation Authority (Director of Airspace Policy)	None
Business	
Cornwall Chamber of Commerce and Industry	None
Cornwall and Isles of Scilly Local Enterprise Partnership	None
Energy	
Community Energy Plus	None
Historic Environment	
Cornwall Buildings Preservation Trust	None
Emergency Services	
Devon and Cornwall Police (Architectural Liaison Officer)	Suggested inclusion of an additional statement to 'design out crime and disorder'
Housing Developers	
Barratt Homes, Union Park	None
Taylor Wimpey Developments, Chy an Dwr	None
Persimmon Homes Ltd, Eve Parc	None

Cornwall Council Response at the screening stage

Neighbourhood Planning CC Officer Consultation Response Template

Please can you complete the template when responding to the Council Officer Consultation for the draft Neighbourhood Development Plan Proposal. Once the consultation period has ended the comments will be feed back to the Neighbourhood Planning Steering Group, where minor amendments can be made to the draft plan proposal before the plan is formally submitted to Cornwall Council. If you have any queries please contact the Neighbourhood Planning Team e-mail neighbourhoodplanning@cornwall.gov.uk

Cornwall Council Response	
Neighbourhood Development Plan Proposal	Budock
Consultation documents	Budock Neighbourhood Plan
Consultation Start Date	03/04/2019
Consultation End Date	24/04/2019
Cornwall Council Team	Response Date
Affordable Housing	
Development Management	
Development Management – Area Team	23.04.2019
Economic Development	
Education Infrastructure	
Environment Service - Ecology	11.04.2019
Environment Service – Flood and Coastal Environment Officer	
Environment Service - Open Spaces Officer	
Environment Service- Landscape	24.04.2019
Environment Service- Forestry	
Historic Environment	
Local Plan Team – Community Infrastructure Levy	24.04.2019
Local Plan Team	
Cornwall Fire and Rescue Service	
Transport	

Local Plan Team – Community Infrastructure Levy

The Parish of Budock is within CIL Charging Zone 3, and as a designated rural Parish, new developments of 1-5 dwellings will be liable to pay £100 per sqm, and developments of 6 or more will be liable to pay £60 per sqm. However, affordable housing and self-build developments are able to claim exemption from liability to pay a CIL charge. Rural Exception Sites are also exempt from CIL.

CIL came into effect in Cornwall on 1 January 2019. From this date, developments creating one or more dwellings, or new floorspace of 100sqm or more, could be charged CIL. However, CIL will only become payable on commencement of a development (not granting of planning permission), which means that it will take a further 1½ -2 years (approximately) before CIL payments start being made to Cornwall Council, for redistribution to Parish Councils (the Neighbourhood Portion).

Whilst the 15% Neighbourhood Portion - or 25% with an adopted NDP - is able to be spent on a broader interpretation of infrastructure than the strategic pot retained by Cornwall Council, it is advised that the Budock NDP group check progress of this matter during drafting of their plan to ensure they are not in conflict with the Regulation 123 List. This is a list of what Cornwall Council will not request S106 developer contributions for, and is available to view at www.cornwall.gov.uk/cil. Any S106 negotiations, must be done in consideration of this list.

Following a public consultation last year, it is being proposed that the 'strategic share' will be made available via a bidding process, with a focus on local projects. A funding process and application criteria for this are now being developed. It is unlikely that a funding round will be held until mid-2020 at the earliest.

The progress of CIL development and more information can be found on the Councils website at www.cornwall.gov.uk/cil. Any specific queries can be sent to cil@cornwall.gov.uk.

Development Management Area Team 3

Some initial thoughts/observations below on the draft NDP from a group of area team planning officers.

General comment:

It's refreshing to see a NDP that focusses on a small number of issues rather than one that tries to encompass everything under the sun.

The settlement boundaries shown on the proposals map appear to be appropriate.

The green buffer designation is understandable given the local wish not to see Falmouth merge with Budock Water, but this might result in problems meeting Falmouth's future housing needs beyond the current CLP timeframe, although by that time it would probably be necessary to review the NDP in any event.

Specific comments on document.

Parish Description

Para 3

The south eastern part of the Parish is within the AONB and does not 'border' it.

Para 6

The south western corner of the Parish is within the Gweek to Constantine AGLV. They describe it as within an area of high landscape quality which as far as I am aware is not a landscape designation.

The Green buffer is in the east of the Parish and not to the south.

Vision Statement

Perhaps instead of saying highly valued countryside they should perhaps refer to a landscape designation instead.

Policy H1

(b) Is this 5 houses in each settlement or 5 houses in total across both settlements?

Policy H1 (b) refers to supporting development of no more than 5 houses as single dwellings. One officer interprets this to mean a maximum of 5 dwellings in total over the plan period and not multiple individual schemes of up to 5 dwellings each. This could perhaps be worded more clearly to ensure the intended interpretation is clear.

Policy H2

What does small portion mean?

Policy H2 – barn/rural conversions etc. Is this solely for Affordable in line with policy H2? I can't see it's covered in other housing policies?

Policy H3

Budock Church is Grade II* and not Grade II

Policy H3A

In respect of wiring to be put in for retro fitting of panels, electric vehicles etc, this seems unnecessary as there will be no way of knowing what connections would be required for future equipment which may change. Also, to sign off renewables, when they are being fitted, the electrician will also need to sign off the connections and if they haven't done the work then they may not be willing to sign it off. Retro fitting connections from the mains to solar or electric vehicle charging points is normally part of the process when fitting equipment. This part of the NDP is unnecessary.

I would have thought it may be difficult to ensure all new development sites are able to accommodate a 2000 litre rain water harvester. Are they happy for development to be refused on this issue?

Policy H4 text

Is partly within the AONB and not bordering it.

Policy H6 and H7

This would rule out any development. What about improvements? I can't find Map 1 so that would be useful to see.

Policies on housing: I note the reference to development which causes visual intrusion due to light pollution. Would assume this may be difficult for us to assess and hard to control.

Policy B1 (g)

Is this workable in regards to change of use?

Renewable Energy

Is partly within the AONB not adjoining it.

Date 23.04.2019 (Area team 3 Officers)

Environment Service - Ecology

I was a little disappointed to see that there wasn't a policy relating to biodiversity. I would have liked to see them taking a stance on:

- Habitat retention/creation
- Maintaining links between habitats

- The need for new developments to give rise to a positive net-gain for biodiversity and reference to how this may be achieved
- In the long term I would have liked to see plans for other areas that may be developed in the future and where they may be placed in relation to sensitive features.
- Consideration of the need for sensitive lighting around new developments.

Similarly in the section on renewable energy I was pleased that they wanted to consider and support the use of renewable energy technology and would have liked to see which sites they may consider for solar and wind developments and what the constraints would be.

Overall I thought that the environmental aspects could have been strengthened as I have seen in the NDPs for St Cleer and Looe.

Kind regards,

Bruce

*Bruce Forrest
Ecologist
Natural Environment Service
Neighbourhoods Directorate
Cornwall Council,
Level 4A Pydar House,
Truro,
TR1 1XU*

Environment Service – Landscape

The Vision for Budock states

‘...that it will retain its rural natural environment, physically separate from Falmouth and Penryn. The built and natural heritage of the Parish will be retained and protected and the most highly valued countryside areas in the Parish will be recognised and conserved.

Future house building, which should be undertaken only to satisfy demonstrable housing needs, must conform to this rural character and therefore comprise only small developments in keeping with their surroundings. ’

Although the landscape aspiration is clearly expressed there could be some strengthening of the discussion on landscape/environmental issues and environmental policies as the unspoilt nature of the parish, its local distinctiveness and sense of place is derived from Landscape Character.

2. Landscape Character

The comprehensive Local Landscape Character Assessment (LLCA) exercise covering the entire Parish referred to in Section 6 on Housing is welcomed, this will strengthen the evidence used to support those policies which advocate that development responds to and reflects the landscape character of Budock Parish. The use of development boundaries is welcomed where backed up by LLCA evidence as this provides clarity.

The 2007 *Cornwall and Isles of Scilly Landscape Character Assessment (LCA)*; is a good starting point in considering Landscape Character, though this level of LCA could be lacking in the fine-tuned detail needed to be robust in steering development location, detail, scale and mass etc., mention could be made of the *Management Guidelines* for each LCA as this could help to support the Landscape

aspirations of the NDP; it will depend on what has been identified and how this particularly relates to the Parish (ie only include where relevant to Budock Parish). It is therefore recommended that the '*Cornwall and Isles of Scilly Landscape Character Study*' is included in the evidence base and that it is referenced in the text; this is a good start in evidencing the rural character of Budock Parish together with any local detail that is specific to Budock Parish. Those Landscape Character Areas (LCA) found within the Parish are;

- CA 09 – '*Helford Ria*'
- CA 10 – '*Carmenellis*'
- CA 13 - minor incursion into '*Fal Ria, Truro and Falmouth*'

3. Trees

Perhaps consider the contribution that trees make to the quality of the landscape within Budock Parish. There are extensive Tree Preservation Orders within the Parish, a number of trees on the Ancient Tree Inventory, an area of Ancient Replanted Woodland and a number of woodland County Wildlife Sites.

Do particular tree species make a strong contribution to Landscape Character/distinctiveness etc.?

It is recommended that one of the Policies is expanded to seek to both protect the existing tree cover and to encourage the planting of new trees; as most landscapes contain an aging tree stock with limited presence of young and young-mature tree stock. Increasing canopy cover will also help combat climate change.

Statements about the importance of the existing tree stock to the local landscape character will be helpful to bolster the retention of trees in development proposals. Reference could also be made to the guidance given in the *Cornwall Council 'Biodiversity' Guide*; this document contains very useful appendix documenting how best to retain Cornish hedgerows within development (most landscape trees are of course located on the hedgerows) as well as including useful tables of tree species found within Cornwall. For example are some tree species particularly notable across the Parish? If so it would be helpful to recognise this. As mentioned a policy could be extended to include; *to retain and protect existing tree cover and to encourage the planting of 'trees for the future' to counteract the aging tree stock and to provide a breadth of species that will help to counteract the impact of tree disease*. (eg. Ash Dieback Disease is likely to result in a substantial loss in the Cornwall's Ash population). The policy could include an expectation that any new development makes a contribution towards new tree stock.

4. Biodiversity and the importance of Cornish Hedgerows

As point 3. Reference could be made to *Cornwall Council 'Biodiversity' Guide*; notably all proposals should follow the guidelines outlined in *Appendix C – 'Cornish hedges and Development'* where the most beneficial scenarios are given to guide development of any scale close to hedgerows. Clear guidance could include something like ; '*Development needs to retain existing landscape features such as trees, hedge boundaries, wildlife habitats etc and provide an appropriate buffer/margin in line with Cornwall Council 'Biodiversity' Guide*'

5. Evidence Base documents could include environmental mapping which references the following (all are present or adjoin Budock Parish); it is noted that these are all present on the Cornwall Council website so this is not essential.

- Area of Great Landscape Value (AGLV); Greek to Constantine
- Area of Outstanding Natural Beauty
- County Wildlife Sites.
- Ancient Replanted Woodlands and extensive Tree Preservation Orders.

- Cornwall and Isles of Scilly Landscape Character Assessment Landscape Character Areas;
 - CA09 – ‘Helford Ria’
 - CA10 – ‘Carmenellis’
 - CA13 - minor incursion into ‘Fal Ria, Truro and Falmouth’
- Public rights of way

6. Design Guidance

Budock Water’s Urban Character Statement is referred to in the Design and Character Policy; this could include evidence of development that *‘is in keeping with the surrounding built form in terms of scale, mass and appearance’*.

This evidence could include photographs or drawings of successful and unsuccessful development/details. It should be made clear what constitutes a high quality solution and what does not, including specific recommendations on things like successful small housing layouts, successful small scale commercial layouts, new Cornish hedges, wall design and materials, paving materials, parking solutions, traffic calming solutions, street furniture etc. This would help to strengthen the supporting evidence base and set of criteria against which developments can be judged to ensure that they meet the Policies. It is recommended that detailed advice could include locally present tree and hedge species; this would help to inform landscape plans submitted alongside planning applications.

Statutory response

Devon and Cornwall Police suggested that the following statement is included within the NDP **“All development proposals should consider the need to design out crime and disorder to ensure ongoing community safety and cohesion”**.

This was agreed by the Steering Group and the draft Plan was amended accordingly.

Public

- One request was received to extend the settlement boundary in Budock Water village in respect of land North of Broad Reach, Trewen Road, Budock Water, Cornwall TR11 5EB.

This request was from the landowner to facilitate building of houses.

This was discussed at Parish Council who agreed to take no action.

- One request was received to extend the settlement boundary in Lamanva in respect of: land at Church View, Lamanva.

This request was from the landowner to enable them to build houses.

This was discussed at Parish Council who agreed to take no action.

- One request to extend the ‘Green Buffer’ at Nangitha.

This was discussed at Steering Group who agreed to take no action.

- Two requests were received to strengthen and enhance the Plan in respect of climate change, sustainability and resilience. One of the respondents is an internationally recognised expert on the subject and provided suggested input.

The input was welcomed and subsequently discussed with Cornwall Council and by the Steering Group. It was considered that proposed new policies should be fed into the consultation process for the emerging Cornwall Climate DPD.

No amendments to the draft Plan were put forward by Budock Parish Council and they confirmed by email on 13th April 2020 that they were content for the Plan to be submitted to Cornwall Council.

Throughout the process the Steering Group has worked closely with officers at Cornwall Council, attending ‘surgeries’ and specially arranged 1:1 guidance sessions. The professional guidance and support provided by Sarah Furley and the team has been invaluable.

