

# TYWARDREATH AND PAR PARISH

## Draft Neighbourhood Development Plan 2020 – 2030

### CONSULTATION STATEMENT



**Let's plan for their future  
and ours!**

**Tywardreath Medieval Street Fayre**  
**We are juggling policy ideas.**



**A big Thank You**  
**to everyone who returned**  
**the Residents' Questionnaire!**

**Par Big Lunch. We are busy cooking  
up a storm and writing policies for  
the Neighbourhood Plan.**

**You are welcome to throw your ideas  
in too!**



**Produced by:**  
**Tywardreath and Par Parish Neighbourhood Plan Steering Group**  
**July 2020**

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**Notes:**

1. The NDP for Tywardreath and Par Parish and other documentation – including that relating to Community Engagement and Consultation - is to be found on the Tywardreath and Par Parish Council website in the NDP section:  
<https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplan.php>
2. Surveys and reports on the outcomes are all available on the above site at:  
<https://www.tywardreathandparparishcouncil.gov.uk/surveysandreports.php>
3. Given the importance of Blue space within the parish e.g. the sea, river, wetlands, the term Blue Green (space) is used instead of Green Infrastructure.

**Thank you to the following for publicising the consultation.**



**StAustellVoice**

**Tywardreath and Par Parish Steering Group**



## A. Introduction to the Consultation Statement

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

A Consultation Statement:

- contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan (NDP);
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

This 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 Tywardreath and Par Parish NDP. It describes how concerns have been addressed and what changes have been made to the regulation 14 version of the NDP as a result of the pre-submission consultation. All references are to be found at the end of this document.

## B. Aim of consultation: methodology and approach

The aim of the consultation process was to engage with members of the community in a way which was as inclusive as possible, so that everyone had the opportunity to contribute to the NDP and agree a vision for its future development.

The volunteers on the Steering Group (SG) who contributed to the development of Tywardreath and Par Parish NDP came to the process with open minds. There was no preconceived idea of what the NDP might seek to achieve for the parish, nor what the objectives might be. At each stage, the SG would:

1. gather the evidence
2. discuss initial findings, **identify the issues or concerns raised**
3. seek more information as/if required
4. reflect on the evidence gathered, and take a decision as to what to do next.

In other words, each stage in the process informed what happened next and the Vision Statement, Objectives and draft Policies slowly took shape.

## C. Neighbourhood Area Designation and Preparatory Work

Tywardreath and Par Parish Council agreed to develop a NDP at a meeting held on 2<sup>nd</sup> April 2015. It took some time for the process to get underway, but on 27<sup>th</sup> October 2016 there was an open public meeting at which several volunteers from the community expressed an interest in knowing more about what would be involved. From then on, all SG meetings were open to the public. The agendas were published on the Parish Council website in advance of meetings and full minutes published after.<sup>1</sup> Much of the initial preparatory work focused on researching and understanding the basics, e.g. the definition of “sustainability”, the various steps in the process and agreeing working procedures, as this was a newly formed group where people were not necessarily previously acquainted.

For the majority of SG members, it was a steep learning curve. Over the winter, the group met and made various decisions as regards the drafting of an initial project plan; the design of a logo; and the creation of an NDP section on the parish council website as well as a Facebook page. Work also started on drafting a first information leaflet to raise awareness of the NDP and an initial survey to be distributed to all households in the parish.

By the end of April 2017, there was a core group of volunteers who made up the SG. Terms of Reference for the group were established and published.<sup>2</sup> Much discussion took place as to how to make the consultation process as accessible as possible, e.g. in terms of the reading level of the first information leaflet and the Initial Survey. A draft Community Engagement Strategy was also formulated and refined over time as the NDP progressed.

Right from the start the intention was to provide a clear evidence trail on the Parish Council website, and the NDP became a standing item on Parish Council meetings. As so many of the SG were (and are) also Parish Councillors, Tywardreath and Par Parish Council delegated many of the decisions to the SG. Along the way some individual members resigned from the SG due to other commitments. However, all expressed a willingness to be consulted and help out in the future. Five Focus Groups were established:

- Community Engagement
- Environment and Heritage
- Planning and Housing
- Business and Employment
- Health and Wellbeing

Focus Group reports were produced for each meeting of the SG, which detailed action taken since the previous meeting and raised points for discussion in the monthly SG meeting. This proved to be an efficient and effective way of working.

## **D. Community Engagement Strategy**

Tywardreath and Par Parish is a rural parish with circa 3,000 residents living in just over 1,500 households. It is a working parish with 80+ businesses, mainly small-scale, and many of the residents are sole traders and self-employed. Much of the parish is rural and land is owned by local people, such as farmers.

The Community Engagement Strategy document set out the SG's intentions as regards consultation with various groups and all the objectives have been achieved and more.<sup>3</sup> Engagement via diverse media, public events, face-to-face meetings and email consultation over the last 3 years has meant that local stake-holders - community groups, business owners, landowners and individual residents - have been offered many opportunities to contribute their views.

Consultation with members of the local community has been extensive over the course of the last 3 years. The SG has a list of local people who subscribed to be updated by email, and emails are sent to the list in parallel with the regular Facebook postings. In addition, the SG holds email addresses for local community groups and businesses to which updates have been sent on a more occasional basis.

Individual drop-in sessions started in January 2018. Cllr John Page, a SG member, initially ran monthly sessions in Par Library at the same time as Cllr Jordan Rowse operated his Cornwall Councillor sessions. Later, when the library was temporarily closed, Cllr Page transferred to Cornubia where he was available one morning a week for any enquiries until the Covid-19 lockdown in March 2020. The days for the drop-in sessions varied across the time span. In addition, residents with a range of disabilities have contributed to the development of the NDP and/or reviewed and commented on certain policies. Landowners, most of whom live within the parish, have been consulted on a one-to-one basis where appropriate, e.g. in respect of Local Green Space Designations and in a variety of other ways.<sup>4</sup>

There have been 5 surveys distributed throughout the development of the NDP and further details on these are set out later in this document. Individuals have also contributed their views not only face-to-face at public consultation events, in one-to-one meetings, but also via email and over the telephone.

As far as the community at large is concerned, Tywardreath and Par Parish Council website has a specific section for the NDP and this has been regularly updated. Events have been heavily advertised via the 3 parish council notice-boards as well on posters which have been put up throughout the parish, outside where people walk i.e. on Par Beach and inside in community facilities, such as shops, the local GP surgery, Cornubia and Par Track (which now houses the library). All consultation documents, wherever and however posted, include details on how to contact the SG for more information and to pass on comments.



**For more information and to leave comments:**

Email: [tywardreathandparnp@gmail.com](mailto:tywardreathandparnp@gmail.com)

Write to: Cllr David Hughes, Fiddlers Green, Castledore Rd., Tywardreath, PL24 2TR

Telephone: Cllr David Hughes on 01726 812982.

You can leave a message and one of the Steering Group will phone you back.

Private message the Steering Group: Facebook @tywardreathparneighbourhoodplan

Accessibility needs have been considered at all stages, for example SG members have offered to phone individuals and note their comments. At public consultation events, the SG members on the stand have offered to write down comments on sticky notes for those who prefer this way of giving feedback. Other strategies have been used too, including offering a ✓ or x option in response to questions or putting sea glass into buckets labelled **Green for yes**, **Orange for maybe** and **Pink for no**.

Superfast Broadband is available in the parish, and Facebook pages have a strong following. The Tywardreath and Par Parish Neighbourhood Development Plan Facebook Group is followed by 491 people and liked by 462. In June 2018, in the midst of a number of surveys and consultation events, Councillor John Page shared and explained the results from a google analytics search. Facebook notes that the information is an “estimate”



based on the data they can capture. However, there were some interesting points. There were significantly more females than males looking at the page; the demographics were younger than those who responded to the Initial Survey; and a smaller proportion of Tywardreath residents than Par residents were looking. On the latter point this could be:

- a) demographics, in that Tywardreath residents are possibly older and less likely to use social media;
  - b) Tywardreath residents are more inclined /have managed to hide their location; and
  - c) the fact that some St Blazey residents may have identified themselves as Par residents.
- Even so, there were 1003 individuals identified as Par residents and 54 as Tywardreath which is certainly a high proportion of local people taking an interest; and that is not counting those who may well be following on the other community Facebook pages.

Facebook postings are also shared on: Tywardreath Community Facebook group (2,001 members); Par Bay Garden and other projects; PL24, Community Association Facebook group (4,833 members), Cornubia and St Blazey Town Community. Posters advertising events and the community's views have been placed in The Tywardreath School newsletter which is emailed out to the parents and carers of the approx. 300 children who attend the primary school; c.f. Annex 6, Tywardreath School Newsletter, January 2019.

As far as print media is concerned, the main conduit for information has been the community magazine, PL24. Produced by PL24 Community Association (a voluntary group) on a quarterly basis, it can be found in many public venues, e.g. shops and library. It is also mailed out to some households. PL24 has a circulation of over 2,000 and serves the wider communities of Par, Tywardreath, St Blazey, Biscovey and all the surrounding hamlets within the PL24 postcode area.<sup>5</sup> Two general press releases have also been sent to various local newspapers and all the articles are available on the NDP website.<sup>6</sup>

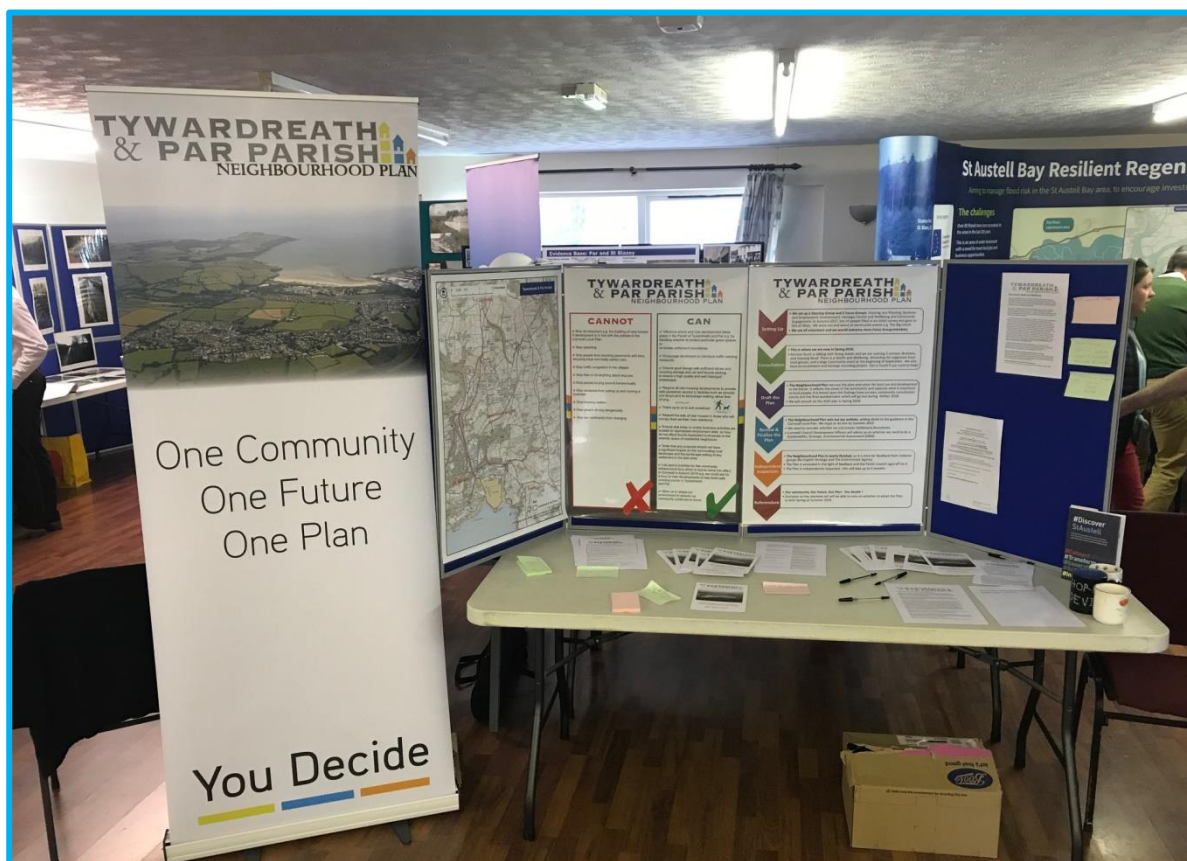
Profiles of the current membership of the Steering Group and Focus Groups are published on the Parish Council website.<sup>7</sup> Of the 10 members, 6 are Parish Councillors including the Chair, Councillor David Hughes. Neither the Vice-Chair David Quoroll, nor the Secretary Alison White, is a Parish Councillor. All SG members are resident in the parish and it is notable that members are drawn from all over the parish, both from the more rural areas and Par and Tywardreath village. As can be seen from the profiles, many of the SG members are also involved with other Community Groups within the area and this has facilitated the exchange of information.

### **Tywardreath and Par Parish and St Blaise NDP liaison and consultation**

Early on in the process, the SG invited Cornwall Councillor Jordan Rowse to join the group. The electoral division for which Councillor Rowse is representative covers Par and St Blazey, as indicated on the Cornwall Council Interactive Map.<sup>8</sup> In effect, the electoral division crosses the boundary between Tywardreath and Par Parish NDP area and St Blaise NDP area; c.f. Annex 4 Parish Map. This boundary has been the source of much confusion for many local people as regards the NDP process, as most residents make no distinction between the two areas in terms of their day-to-day living. Local shops and the mainline station serve both NDP areas and residents enjoy activities in both areas. Par Beach is in the Tywardreath and Par Parish NDP area, but the proposed re-development

of Par Docks in St Blaise NDP area will potentially have an impact - social, economic and environmental - across both NDP areas.

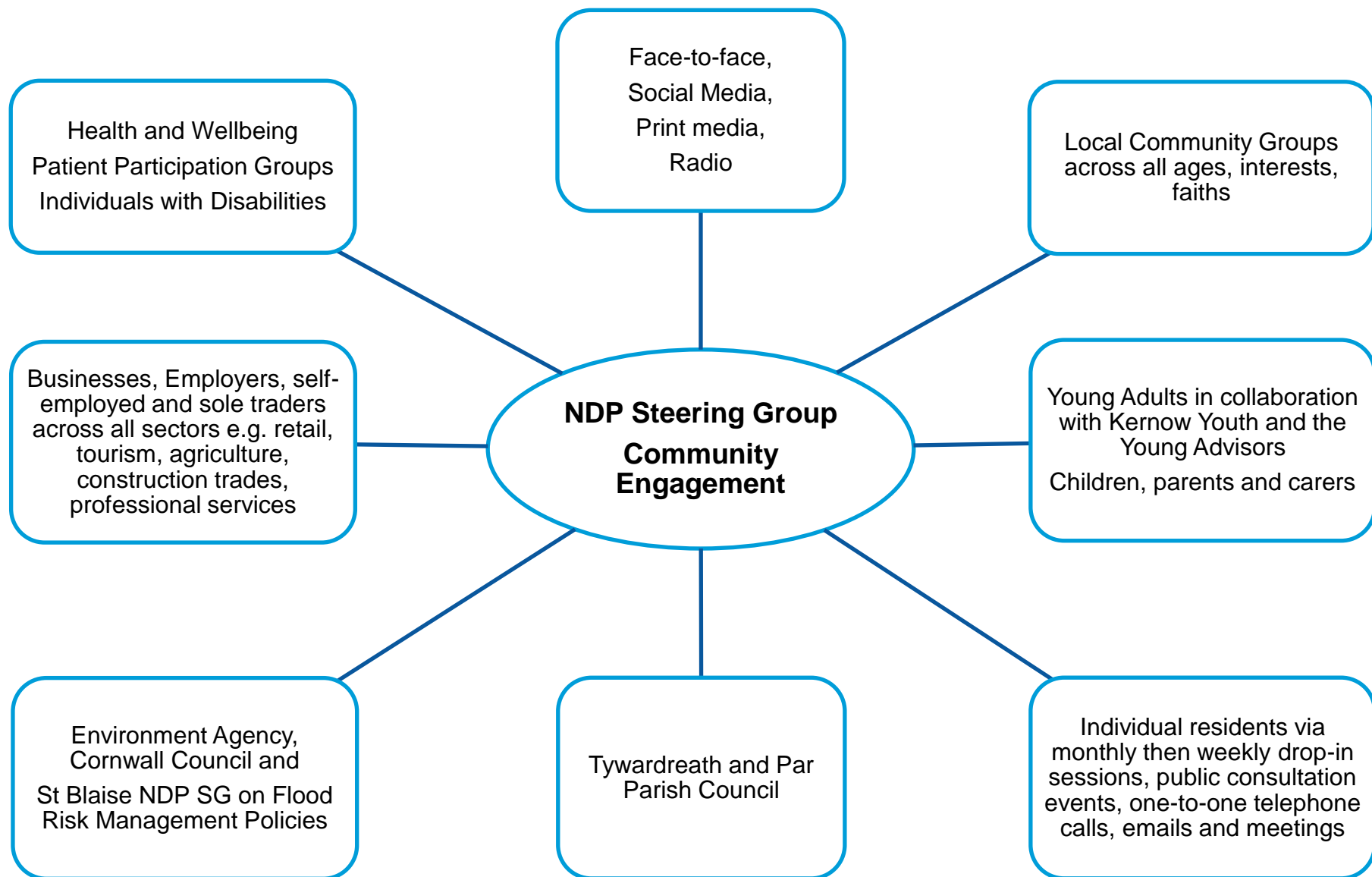
At the SG meeting in October 2017, it was agreed that it might be mutually beneficial to discuss with neighbouring parishes their views on all policy areas, particularly as we are part of the Community Network Area (CNA) of St Blazey, Fowey and Lostwithiel. It was generally recognised that “we need to work within the wider context.” Liaison and consultation with St Blaise SG (St Blazey Town Council) and Tywardreath and Par Parish SG have been close and are ongoing. Apart from regular meetings between Cllr Jenny Moore, Chair of St Blaise NDP and Alison White, Secretary of Tywardreath and Par Parish NDP Cllr Roy Taylor sits on both Tywardreath and Par Parish Council and St Blaise Town Council.



**StARR event, Tywardreath and Par Parish**

Flooding is a serious concern for both NDP areas and the St Austell Bay Resilient Regeneration (StARR) project<sup>9</sup> aims to mitigate the risk. Tywardreath and Par Parish has worked with the Environment Agency, Cornwall Council and St Blaise NDP group on community consultation. For example, Tywardreath and Par Parish added 2 questions relating to the StARR project<sup>10</sup> to the Residents' Questionnaire (2019), and the SG attends and advertises consultation events to the community; c.f. Annex 5 StARR Event poster. This significant commitment to consultation by all parties has resulted in “mirror image” Flood Risk Management policies in the NDPs for both St Blaise and Tywardreath and Par Parish NDP areas. This approach has also been extended into other policies where consideration has been given, for example, as to how the network of Public Right of Ways and Multi Use Trails in Tywardreath and Par Parish links up to neighbouring parishes.<sup>11</sup>





## E. Launch of the NDP and Scoping Process (April 2017 - Feb 2018)

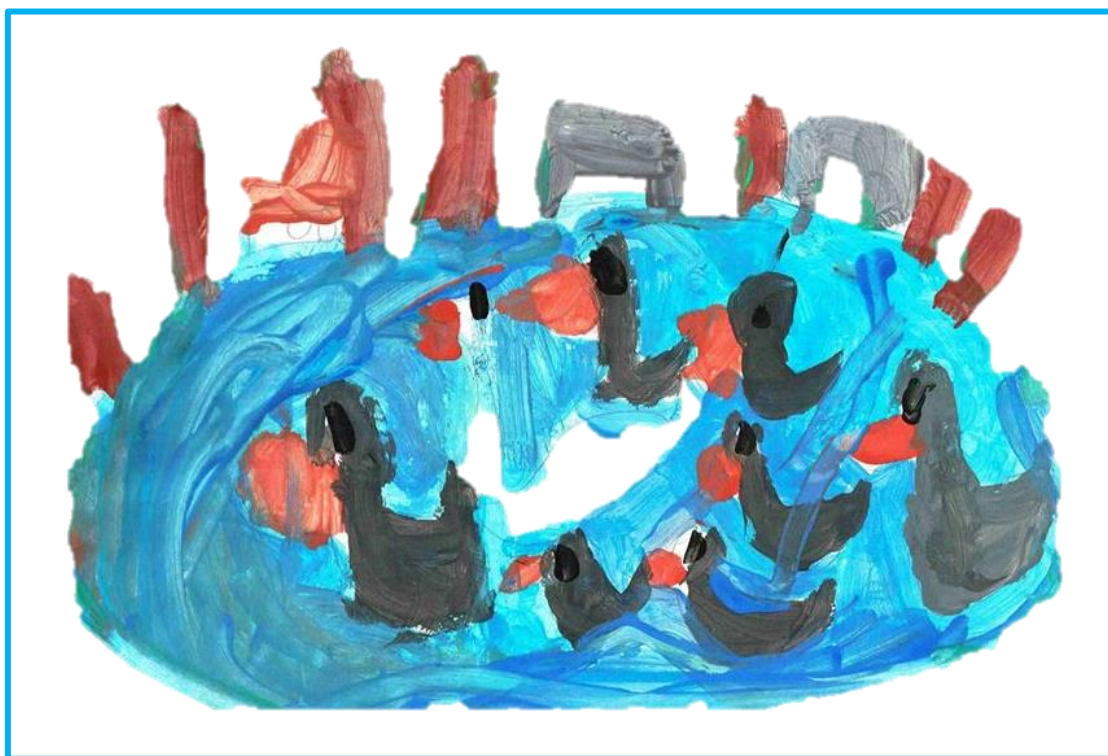
The launch of the NDP process was timed to take place at the Annual Parish Meeting on Thursday 6<sup>th</sup> April 2017; c.f. Annex 1, Poster for NDP Launch. This first open, public consultation event focused on raising awareness of the nature and scope of the NDP among the local community. It proved to be a useful exercise, not least as it became apparent that the SG itself needed more specific guidance on what a NDP can and cannot do. It was decided to explore this in more depth at the NDP Planning Surgery offered (on a quarterly basis) by Cornwall Council's NDP development officer team. In fact, the opportunity to consult with "our" NDP officer at these meetings and email whenever something arose has proven to be invaluable throughout the process. As a result of our discussions, we produced a poster, which reflected issues raised by the community and provided a focus to our displays which we refined over time; c.f. Annex 2, What a NDP can and cannot do. In addition, a small display was set up in the library which was popular with local residents.



Starting off in the old Par Library

## Raising Awareness of the NDP

Between April and August 2017, a number of events were planned to span all age groups and reach as many people as possible in the community. A member of the SG spoke to the children at Tywardreath School and they drew pictures showing what they liked best about the parish. The Duck Pond at St Andrew's Rd. Wetlands Reserve proved to be the top attraction.



Par Duck Pond

In June and July 2017, the SG set up a stand at The Big Lunch in Par and arranged two drop-in consultation events in the centre of Par and Tywardreath Village. Neither of the drop-in consultations attracted many people, but those who came had strong views on the whole about how they thought the parish should (or should not) develop. The stands at The Big Lunch and Par Carnival did attract more people, and it was felt that being present at community events was probably the best approach going forwards.

In addition to community events, it was decided to consult with local community groups and specific interest groups wherever appropriate.<sup>12</sup> David Quoroll, Vice-Chair and the Co-ordinator for the Environment and Heritage Focus Group, gave a short presentation and took note of views expressed at a meeting of the “In Search of Tywardreath Group”.<sup>13</sup>

### Initial Survey

In August 2017, the SG launched the Initial Survey<sup>14</sup> with a view to finding out which issues were most important for the community. Every household received an information leaflet<sup>15</sup> and a copy of the survey. Individuals could fill in the survey online or on paper. Cornwall Rural Community Charity (CRCC) analysed and presented the (quantitative) data which resulted from the multi-choice questions; and a member of the SG compiled a report on the open-ended (qualitative) type questions.<sup>16</sup> Key issues for the community included: the protection of the beaches, landscapes, wildlife and habitats; traffic problems including the lack of parking and speeding; and the lack of community facilities at the time, particularly for the young. This was in addition to issues raised at consultation events which included the need for Affordable Housing for those with links to the parish, especially young people; and accessibility concerns for all age groups. “Getting around” the parish was considered to be difficult, whether pushing a buggy or using a wheelchair or mobility scooter.

In September 2017, the SG offered community groups the opportunity of “a speaker to come along and talk about the Neighbourhood Plan and listen to, take note of the views of your members” c.f. Annex 3, PL24 Press Release - September 2017. As a follow up, the Co-ordinator for the Health and Wellbeing Focus Group, Alison White, met with the Chair of the Patient Participation Group (PPG) from Middleway GP Surgery (located in St Blaise NDP area) where some residents of Tywardreath and Par Parish are patients. A meeting was also arranged with members of the Fowey River Practice PPG which took place in January 2018. “It was generally agreed by those present at the meeting that the promotion of good Health and Wellbeing needed to be viewed in the wider context. Some individuals on the PPG gave their personal views at this point as regards housing and their view that priority should go to those with clear, local links to the Parish and that a policy such as that in the St Ives NP in respect of new builds might be appropriate for our context too.”<sup>17</sup>

## **F. Fact Finding, Surveys and Workshop (March 2018 – Feb 2019)**

Between March 2018 and February 2019, a number of surveys were carried out. A copy of all the survey questionnaires and reports are available on the NDP Section of Tywardreath and Par Parish Council website at: Neighbourhood Plan Surveys and Reports, <https://www.tywardreathandparparishcouncil.gov.uk/surveysandreports.php>

<b>Survey/Questionnaire</b>	<b>Organised by/ carried out in collaboration with</b>
Business and Employer Survey	Highstones Consultants
Housing Need Survey	Cornwall Council
Job Seeker questionnaire	Job Club, Cornubia
Young Adult Consultation	Kernow Youth and Par Bay Big Local Young Advisers
Residents' Questionnaire	Marketing Means

### **Business and Employer Survey, Website and Public Consultation Event**

In May 2018, the Business and Employment Website went live. The website gave key employment information for the area and invited businesses and employers to complete a survey.<sup>18</sup> A database had been compiled of 80+ email addresses of businesses in the parish: an extraordinary number in a parish of circa 3,000 residents. The website and survey were advertised through emails to individual businesses and employers; via posters in the parish; c.f. Annex 9, Business and Employer Website and Survey Poster; Facebook postings and parallel emails to those on our general email update list as well as via an article in the local community magazine, PL24. The survey was also the focus of a NDP stand at the Community Business Weekend held in Cornubia in Par.

### **Jobseeker Questionnaire**

In addition to supporting the launch of the consultation with employers and businesses, Sonia Clyne, a trustee of Cornubia, also agreed to circulate the Jobseeker Survey and assist any Job Club clients who were willing to complete it. This took place over the summer and then results were fed back to the SG. Transport was the main issue for those seeking employment with poor links to Bodmin in particular. Although there is a direct mainline link to Bodmin from Par, Bodmin Station itself is 3+ miles of the town and away from employment hubs. Without access to independent transport, individuals find it difficult to access jobs.



## **Housing Need Survey and research**

Cornwall Council organised this online survey in line with their protocol. 1532 letters were posted out to households on the electoral roll. The system allowed for 1 response per household to the survey. Households could request paper copies if preferred, but very few opted to do this. The survey was not restricted to those living within the parish and was advertised locally via posters. It was some time before the report was agreed, but then the results were advertised throughout the parish through the media in line with our established community engagement strategy; c.f. Annex 10, Housing Need Survey Key Findings Poster.

## **Community Consultation**

Meanwhile, public consultation continued in a number of formats. Public drop-in events continued both on an individual face-to-face basis and with stands at local community events, such as Par Bay Big Lunch, Par Carnival and Tywardreath Village Show.



**Councillors Jordan Rowse and John Page, Par Big Lunch, 2018**





**Brownies at Par Carnival, 2018**

Tywardreath Village Show proved to be particularly fruitful in terms of gathering the community's views. There were a lot of questions about the NDP and plenty of discussion too. All were in favour of the Vision Statement and many comments related to the need to protect the countryside and in particular the view from Par up to Tywardreath Church along Tehidy Rd. The Children's Art Prize was sponsored by the Tywardreath and Par Parish Neighbourhood Plan Steering Group and along with the main prizes for the winners; all the children took something away with them. This was a good way to engage with younger adults with families and spurred the group on to provide children's activities at later events.



**Children's Art Competition, Tywardreath Village Show, 2018**

## **Young Adult Consultation<sup>19</sup>**

As part of the community consultation process for the Neighbourhood Plan, the SG engaged Kernow Youth to meet with young adults living in the parish between April and October 2018. The aim of the consultation was to hear the views of young adults throughout Tywardreath and Par Parish as regards:

- where they would like to make their home
- their employment and career plans
- their education and training needs
- their access to the internet at home
- their views on travel to work i.e. how far and for how long they were willing to travel; and whether they have or intend to get a driving licence and independent transport.

A key element of the brief was that the consultation would be carried out by Young Advisers who would be asked to engage primarily with individuals who might not normally be expected to take part in more traditional community consultation events. To this end, Kernow Youth met with 25 individuals on outreach, in the streets, at their homes, in Cornubia Hall and in Fourways Youth Centre in St Blazey. Individuals from a cross-section of the community gave their views. Some were in education or training; others were not in education or training (NEETs). Some were employed, some were job seeking and others were unable to work due to disability, sickness or carer responsibilities. Personal circumstances were varied: some lived in the centre of the main Tywardreath and Par settlements, others in more rural locations including in Traveller accommodation. Their ethnic background and/or heritage varied. Most of the young adults were aged between 16 and 25: 4 were aged 25+. In all, 25 young adults answered the survey and of those, 14 lived in Tywardreath; 7 in the area of Par which lies in Tywardreath and Par Parish; and 4 elsewhere in the parish. This gave a good sample from across the parish. The findings were interesting in that the vast majority of young adults interviewed were relatively happy and no common themes emerged, except for need/desire to be able to access independent transport, which is the norm in a rural parish.

## **The Blue Green Workshop<sup>20</sup>**

Blue Green started to emerge as a theme when a new member, Andrew Green, joined the Health and Wellbeing Focus Group and brought his professional background and knowledge to the NDP. It was decided to organise a Blue Green Workshop which focused on Health and Wellbeing in the wider context and Dr Ben Wheeler was invited to give a presentation and lead a discussion. Invitations went out to a huge range of community groups and organisations both locally within the parish and neighbouring parishes, as well as to those who represent various groups such as those with disabilities.



After the presentation, there was an opportunity for the representatives from the 23 local community groups and organisations to pose questions. A range of activities and displays also asked for people's views on everything from Housing and Development to Business and Tourism, from Health and Wellbeing to how best to manage the natural Environment. John Elkington organised and facilitated the most popular activity which explored the interconnectivity and accessibility of Green and Blue spaces using maps of the parish. "One key outcome of this activity was that it showed how important it is to consider Blue and Green Spaces in the wider context. Those commenting often referred to areas outside of Tywardreath and Par Parish itself e.g. Spit Beach, or spoke of potential linkages – both for walkers and cyclists - throughout the area as a whole."<sup>21</sup>

The proposed Vision Statement and the notion of including Blue Green principles within the Health and Wellbeing policy gained unanimous support. A press release was then issued to the media; c.f. Annex 11, Blue Green Health Press Release – July 2018.





**A Young Adviser chatting with Cllr David Hughes, Blue Green Workshop, July 2018**

### **On-going consultation**

Between March 2018 and February 2019, SG members engaged individually with various members of the local community. Cllr David Hughes took the lead on a land use survey and started the Local Character Assessment process which involved fact-checking with a number of individuals and literally walking the parish. David Quoroll collaborated with Sean Taylor - a local resident with a professional background in neighbourhood planning and Heritage - on drafting a suite of Heritage policies, based on information from specialist interest groups, such as In Search of Tywardreath. Alison White continued to meet with and listen to views from a wide range of people in the community including Kernow Youth and the Young Advisors. The Chair of the Parish Council, Caroline Wildish and Councillors Adrian Wildish and Jordan Rowse delivered paper copies of the Business and Employer Survey to many businesses. The paper copies were supplementary to the online survey and dedicated website.

## **G. Research consolidation, first NDP draft (March 2019 – Nov 2019)**

### **The Residents' Questionnaire**

The Residents' Questionnaire Report gives the full detail of the consultation, which was run by a specialist agency, Marketing Means.<sup>22</sup> In all, 353 residents completed a questionnaire, representing 343 different households. This included 311 postal responses and 42 online responses. 97 comments were made in the open box sections. The Residents' Questionnaire resulted in a good response rate of 23% from eligible households, which is considered to be a good response rate.

The Residents' Questionnaire was the focus of the SG Meeting Minutes in March 2019. The following extract from the minutes is indicative of discussions which took place

throughout the development of the NDP, as members reflected on evidence gathered at each step.

Councillor David Hughes said that “the results from the (Residents’) Questionnaire showed it was a worthwhile exercise and certainly justified the expense. Very few residents had quibbles. The vast majority of the comments were thoughtful, positive and helpful and will give us a good steer on the policies. A couple of residents suggested that the Vision Statement should start with the words “By 2030” rather than “In 2030”. All agreed and the change was approved. The response rate of 23% is good for this type of survey and in fact this does not reflect the fact that where there were 2 responses from a household, only 1 was counted, so arguably the response rate was even higher. However, it was disappointing to see the low response rate among those aged 39 and under, especially given that the Residents’ Questionnaire was advertised three times in the primary school newsletter which goes out to many parents/carers who would be in that age group. Fortunately, the younger adults have had many other opportunities to contribute to the process including via the Young Adult Consultation, carried out by Kernow Youth.

Members noted some surprising results: the lack of support for flats; the number of residents who appear to be interested in self-build; and the number of young people whose preference is for detached, open market housing (though caution is advised when considering this, given the response rate among this age group). Discussion ensued and questions were raised as to whether residents associated flats with high rise, so maybe we should have given a maximum number of storeys e.g. 2 or 3. Also, some questions were of the “what would you like?” variety, so answers may reflect aspirations e.g. young people might like to think they will buy a detached house, but a 1 bed flat may be a more realistic starting point. Older people might like the idea of self-build as a way of downsizing to a smaller, modern property, but how many would actually choose to do this and carry through such a project?”<sup>23</sup>

### **Community Consultation**

Councillor John Page continued to offer a drop-in consultation opportunity one morning a week at Cornubia. In addition, publicity material about the NDP continued to encourage the community to contact the SG for further information and to make comments. However, from Spring 2019 onwards the focus changed, as the SG identified specific areas for further research. In May, Alison White, Co-ordinator for the Health and Wellbeing and Business, Employment and Transport Focus Groups, spoke with a number of individuals who wished to give their views on Transport and Accessibility. Some were individuals with disabilities who had particular concerns. Some were happy to give their views when approached, for example at Par Station; and others responded when asked specifically about Transport at community consultation events. People often responded in detail and at length – transport was clearly a concern. In addition, the SG consulted with a local farmer (and previous SG member), James Kittow, as to whether there was a need for an Agricultural Policy. On balance, it was agreed that it would be better to rely on the Cornwall Local Plan for this.

The two main community consultation events focused on possible Local Green Space (LGS) designation and Heritage, including a quiz for children. A display showed the location of possible LGS sites and photos of views as detailed in the Local Green Space



Consultation.<sup>24</sup> Tywardreath Medieval Fayre was held on a beautiful day and despite the fact that the NDP stand was rather out of the way, a steady stream of visitors made a particular effort to find us. Most of those who came were seeking more information and/or clarification about particular aspects of the developing plan. There was particular interest in: Social (rented) and Affordable (to buy) Housing; and the lack of parking provision and the problems this causes as well as the accessibility issues at Par Station.



**Morris dancers in Tywardreath, Medieval Street Fayre, May 2019**

Due to poor weather, the Big Lunch was relocated to Cornubia Hall, Par. The children enjoyed drawing pictures on the theme of “my home” on the postcards, which gave parents/carers a chance to talk about the NDP. Comments on the Local Green Spaces display echoed those made at the Medieval Fayre in that there was unanimous support for the protection of the individual sites which were identified and illustrated with photographs. At Par, we also asked whether people would like to see off-road footpaths and bridleways designated as “tranquil areas” as per paragraph 180 of the National Planning Policy Framework (2018, revised 2019). Again, support was unanimous for this with the green YES bucket full of sea glass and none in the pink NO bucket.



**My Home, Children's Postcards, Par Big Lunch, Cornubia, June 2018**

### **Research consolidation**

The SG continued to liaise with external agencies with a view to acquiring the relevant knowledge to enable them to formulate the objectives and draft the policies. A speaker from Cornwall Community Land Trust spoke to the SG in January 2019 and Cornwall Council's Rural Enabler met with members of the SG in July 2019. Reports on these meetings are available on the Parish Council website.<sup>25</sup> There was also ongoing liaison with both the Environment Agency and Cornwall Council in respect of the Flood Risk Management policies. Graham Rice, Assistant Station Manager, Great Western Railway (GWR) also supplied some useful information, including in respect of accessibility issues and customer footfall at Par Station.

### **H. NDP SEA Version – from ideas to formulation**

As the consultation period progressed, key themes started to emerge: the desire to protect the heritage and environmental assets of the parish; the provision of affordable housing for those with a local connection to the parish; the need to address accessibility and transport-related issues; the preference for encouraging small-scale businesses which support the community and help tourism; and a desire to improve the health and wellbeing of local residents and visitors to the area alike. In addition, StARR project funding for flood risk management prompted more aspirational thinking. The identification of Blue Green spaces<sup>26</sup> led to a more holistic approach to formulating policies. The aim was to address the key issues in the parish whilst protecting and enhancing environmental assets, promoting Blue Green Tourism and other sustainable forms of employment and securing positive outcomes for the health and wellbeing of the community at large.

The community's support for the Vision Statement and some of the Objectives and potential policy was tested out at public consultation events, before the main Residents' Questionnaire was compiled. The Blue Green Workshop, for example, enabled people to give their views on issues, such as the risk of "Green Gentrification" and how to balance the needs of tourism and the environmental protection of Par Beach. As a consequence, when it came to the Residents' Questionnaire, it was possible to frame questions in such a

way as to explore the community's views on many of the potential policy areas in more depth and with more focus.

By the time the Strategic Environmental Assessment (SEA) version of the NDP was developed, there a good understanding of the issues and concerns within the community. Cornwall Council confirmed that no SEA was required and also gave detailed feedback on the draft NDP (SEA version) itself at this stage. The SG then amended the NDP in the light of these responses.<sup>27</sup>

## I. Draft NDP reg. 14 consultation and Covid-19 (Dec 2019 – June 2020)

The NDP Reg.14 consultation period started just as Covid-19 arrived in the community. Consequently, the consultation process had to change in line with government guidance, as is reflected in the table below.

### Time-line of actions taken during the Reg.14 pre-submission consultation period.

Date	Action
15.03.20.- 20.03.20.	Consultation Posters were put up throughout the Parish <sup>28</sup> including on Parish noticeboards and at community facilities e.g. Par Track, Glenclyffe Community Garden and Par Beach. NDP Reg.14 documents were posted on the NDP section of the parish website. <sup>29</sup> The Consultation Poster was circulated in Tywardreath School Newsletter to all parents/carers. <i>Shortly after, the PM announced the cancelling of mass gatherings and recommended avoiding pubs, clubs and other social venues.</i> Consequently, it was decided to cancel the NDP stand at the Cornubia Crafts Fair in Par (week-end of 4 <sup>th</sup> /5 <sup>th</sup> April) with the intention of doing another public consultation event later on, possibly in May when a second event was also planned for the Parish Council Assembly on 7 <sup>th</sup> May at Tywardreath Village Hall.
21.03.20.- 22.03.20.	Emails with a link to the NDP documents were sent out to all statutory consultees over the weekend.
23.03.20. morning	Reg.14 Pre-submission consultation opened officially. Emails sent to community groups and to those residents signed up to the NDP general update list as well. Facebook posts consisting of the Consultation Poster asked for comments <sup>30</sup> and advertised the loan of hard copies of the NDP in booklet form.
23.03.20. evening	<i>The government announced the start of lockdown.</i> A hold is put on emailing the 80+ businesses in the parish asking for comments on the NDP, given the issues now facing this sector of the community.
26.03.20.	Consultation Poster 2 was put up on the NDP section of the Parish Council <sup>31</sup> website and on Facebook informing the community that the SG was suspending the loan of NDP booklets. <i>We had taken advice and been told that the virus might last up to 9 days on paper.</i>  The first Consultation Posters with the reference to the loan of NDP booklets remained up in the community for 7+ weeks (as guidelines did not allow for replacing them). No-one requested the NDP in booklet format during these 7 weeks.
06.04.20.	Email sent out to 80+ businesses in the parish asking for their comments on the NDP.
07.04.20.	Facebook post asking businesses to comment on the NDP.

18.04.20.	Facebook post drawing attention to newly added documents on the NDP section of the parish website in response to queries from the public including: 'FAQs', 'What is a NDP?' and 'What a NDP can and cannot do'. A link to a parish map is also put on the page, as it becomes clear that some respondents do not know whether they live in the parish.
30.04.20	First individualised emails to community groups. We include references to policies in which the groups may have a particular interest. Individuals who have been in conversation with us previously about the NDP are also contacted and asked for their views, e.g. some have raised accessibility issues and we go back to them, signposting them to the relevant policies.
03.05.20.	Facebook post and email to 80+ businesses alerting them to new documents on the NDP website and signposting as to where to find the Vision Statement, Objectives and Business Policies.
06.05.20.	Laurence Reed of BBC Radio Cornwall interviews Cllr David Hughes, Chair of the NDP SG, about the plan and the public are asked to send in comments.
06.05.20.	<i>E mail to the Neighbourhood Planning Team at Cornwall Council asking whether our consultation process was sufficient to meet reg14 pre-submission consultation requirements in the current Covid-19 lockdown. The response was that we did meet the consultation requirements but an extension of 2 weeks minimum for the return of comments would be advisable.</i> The SG agreed to extend the advertised deadline to Monday June 1 <sup>st</sup> 2020. Any comments received after the deadline would be accepted and recorded up until the finalisation of the Consultation Statement.
08.05.20-11.05.20.	Website updated with new June 1 <sup>st</sup> deadline. Consultation posters 3 and 4 added + 'Quick Summary' document (consisting of Vision Statement, Objectives and signposting to policies); c.f. Annex 7, Quick Summary of Proposed NDP. Consultation Poster 3 is emailed to Tywardreath School with a request to include in the next newsletter to parents/carers.
10.05.20.	<i>Government issued new guidance. People are allowed to drive to beaches and open spaces for exercise, so more people are going around in the parish.</i>
13.05.20.–16.05.20.	Consultation Posters 3 and 4 <sup>32</sup> giving 1 <sup>st</sup> June deadline were posted throughout the parish including on the beach and within popular green blue spaces e.g. Par Track, St Andrew's Rd. Wetlands Reserve and Glenclyffe Community Garden. Consultation Poster 3 gave extra guidance e.g. page numbers for the Vision Statement and Objectives along with information on how to find the Policies. In addition, the posters were put out on Facebook.



14.05.20.	Email to all statutory consultees to inform them of the 1 <sup>st</sup> June deadline. Email and Consultation Poster 3 with new deadline sent to businesses, community groups and individuals who have requested NDP updates. PL24 Community Magazine article sent to the editor for publication.
20.05.20.	Press Release printed in St Austell Voice newspaper; c.f. Appendix 14, St Austell Voice article.
w/b 25.05.20.	Consultation Poster 4 goes out on Facebook
29.05.20.	PL24 magazine appears in shops, petrol stations and out in the streets for passers-by to pick up. It is also mailed out to some subscribers. Article published in PL24 magazine welcoming additional comments; c.f. Annex 8, PL24 Press Release - June 2020. Where comments have been received before completion of the Consultation Statement, they have been included.
01.06.20.	<i>"Lockdown" measures are relaxed further.</i> Last call for comments goes out via email to residents, businesses and community groups as well as on Facebook pages. Formal Reg.14 consultation period ends.

## J. Results of the Reg.14 Consultation

The written comments from consultees and the SG responses are to be found in Annexes 12 and 13. As a whole, they are comprehensive, constructive and positive and the SG thanks the community and statutory consultees for contributing their views.

## K. Draft Neighbourhood Development Plan

The Tywardreath and Par Parish NDP Steering Group reviewed and agreed the submission version of the Neighbourhood Development Plan in the light of comments received from statutory organisations, businesses and members of the community during the Reg.14 Pre-Submission Consultation period. It is the opinion of the SG that there were no significant issues or concerns raised during the Reg.14 consultation period. The draft NDP (submission version) has one change in that the title of Policy BTT1 has been amended as follows to reflect more fully the content of the policy: BTT1, Business, Retail and Community Uses.

Tywardreath and Par Parish Council approved the final draft of the Neighbourhood Development Plan at the Parish Council Meeting held on 2nd July 2020.<sup>33</sup>

## L. Annexes

Annex 1	Poster for the Launch of the NDP, April 2017
Annex 2	What a NDP can and cannot do
Annex 3	PL24 Press Release, September 2017
Annex 4	Tywardreath and Par Parish Map
Annex 5	StARR Event Poster, June 2019
Annex 6	Tywardreath School Newsletter, January 2019
Annex 7	Quick Summary of Proposed Neighbourhood Plan
Annex 8	PL24 Press Release, end May/June 2020
Annex 9	Business and Employment Website and Survey Poster
Annex 10	Housing Need Survey Key Findings Poster
Annex 11	Blue Green Health Press Release, July 2018
Annex 12	Statutory Consultees and Community Groups – Reg.14 comments
Annex 13	Businesses and Residents – Reg. 14 comments
Annex 14	St Austell Voice newspaper article – May 2020

**TYWARDREATH & PAR PARISH**   
NEIGHBOURHOOD PLAN

**An Informal Public Meeting**  
will take place in conjunction with the  
Tywardreath and Par Parish Council  
Annual Meeting  
on

**Thursday April 6th**

**TYWARDREATH AND PAR PARISH  
NEIGHBOURHOOD PLAN**

at Par Running Track Pavilion

**7pm for Council Meeting**  
**7.30pm for N P Meeting**  
All are welcome to come along to both

**COME AND HAVE YOUR SAY**

**Free refreshments**

## Annex 2 What a NDP can and cannot do

<b>The Neighbourhood Development Plan cannot ❌</b>	<b>The Neighbourhood Development Plan can ✅</b>
❌ Stop development e.g. the building of new houses if development is in line with policies in the Cornwall Local Plan.	✅ <b>Influence</b> where and how development takes place e.g. by deciding whether to protect particular green spaces
❌ Stop speeding.	✅ <b>Encourage</b> developers to introduce traffic calming measures.
❌ Stop people from blocking pavements with bins, recycling bags and badly parked cars.	✅ <b>Ensure good design</b> with sufficient refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.
❌ Stop traffic congestion in the villages	✅ <b>Require all new developments</b> to provide safe pedestrian access to facilities such as schools and shops and so encourage walking rather than driving.
❌ Stop someone from setting up and running a business	✅ <b>Ensure</b> that noisy or smelly business activities are located on appropriate employment sites, so they do not affect tourist-dependent businesses or the amenity space of residential neighbours.
❌ Stop housing estates.	✅ <b>State</b> that any proposal should not have a significant impact on the rural landscape and the landscape setting of any settlement in the plan area.
❌ Stop people driving dangerously.	✅ <b>List spend priorities</b> for the Community Infrastructure Levy (CIL) e.g. we could ask for a levy on new developments to help build safe crossing points in Tywardreath and Par Parish.
❌ Stop our community from changing.	✅ <b>Allow us to shape the Parish</b>

**What about potholes, weeds?**

**And litter and dog poo?**

**Contact Cornwall Council Highways**

**That's up to us to sort ourselves!**



**Or train our dogs.....**



## **An opportunity to tell us what you think, want, need !**

By the time you read this the **Neighbourhood Plan** survey results will be in and we should know more about the views of the local community on a whole range of topics and questions.

Do you want more affordable housing?

Are you for or against wind turbines, solar panels?

Should we be encouraging more year-long employment in the parish?

Do you want to protect the beach, the countryside, the peace and quiet?

What **planning decisions** should we be making to improve the quality of life for children, individuals with disabilities, senior citizens, all of us?

We met lots of people over the summer and wish to say **a big thank you** to all who came along and talked to us at community events such as The Big Lunch and Par Carnival.

And now, we would like to hear from **clubs and organisations** as well. Would you like a speaker to come along and talk about the Neighbourhood Plan and listen to, take note of the views of your members?

**Do get in touch** and let us know your thoughts, and if you have some time to spare to help out from time to time, that would be good too!

We are all volunteers and would love others to join us.

**Tywardreath and Par Neighbourhood Plan Steering Group**

**Contact us:**

[tywardreathandparnp@gmail.com](mailto:tywardreathandparnp@gmail.com)

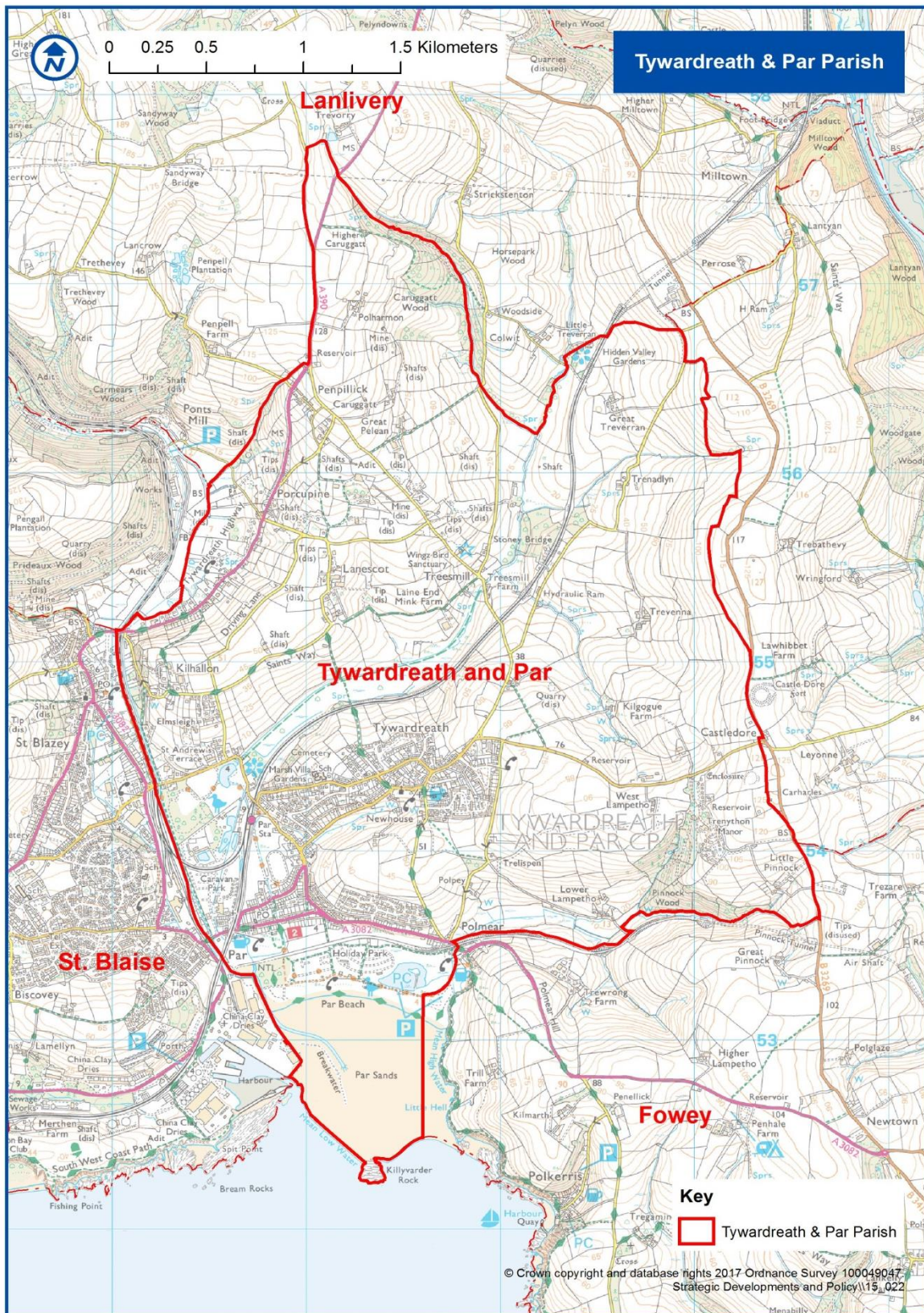
Gill Butler on (01726) 813 442

or Tywardreath and Par Parish Council

<http://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplan.php>



## Annex 4 Tywardreath and Par Parish Map



# TYWARDREATH & PAR PARISH

NEIGHBOURHOOD PLAN



Do you feed the ducks at Par Duck Pond?



Visit the Bunny Field in the Nature Reserve at St Andrew's Rd.?

The Environment Agency is planning flood protection in this area and is asking residents for design ideas.

Hop, paddle or just wander along to  
St Blazey Football Club, Station Rd.,  
St Blazey PL24 2ND

on

**Friday 28 June 2019 2pm to 7pm**

**Saturday 29 June 2019 10am to 1pm**



# TYWARDREATH & PAR PARISH NEIGHBOURHOOD PLAN



People say nothing is impossible,  
but I do nothing every day

**What future do you want for your children?**

## Have you done the residents' questionnaire?

**Are you aged 16 or over? Let us know your views!**

- On the paper questionnaire and return in the Free Envelope
- Online – use the [Username](#) in your letter – no passcode required.  
Quick link to survey: <https://tinyurl.com/TPPC2018>
- If more than one person in the household wants to do the survey online, you will need another Username or Usernames, please email your name/s and address to [tywardreathandparnp@gmail.com](mailto:tywardreathandparnp@gmail.com)

**Don't be a pooh bear!**



**Free entry to £50.00 Prize Draw  
for all completed questionnaires**

**Closing date for questionnaires and draw entries Friday 11<sup>th</sup> January 2019**

**Contacts:** Cllr David Hughes on 01726 812982 or [tywardreathandparnp@gmail.com](mailto:tywardreathandparnp@gmail.com)

**For more information,** see the Neighbourhood Plan section on Tywardreath and Par Parish Council website. <http://www.tywardreathandparparishcouncil.gov.uk>



Facebook @tywardreathparneighbourhoodplan

### Vision Statement

“By 2030, Tywardreath and Par Parish will be a thriving, welcoming and inclusive community, allowing local people to lead secure, sustainable, productive and rewarding lives while protecting a distinctive landscape and coastline, environment and heritage.”

### Objectives

The Objectives of the Tywardreath and Par Parish NDP are as follows:

#### a) Flood Risk Management Objective

To minimise the risk of flooding and its negative consequences e.g. runoff from former mining areas: and

- support innovative “green infrastructure” solutions; and
- create, enhance and link Blue and Green spaces by routes accessible to all wherever feasible; and
- aim for a net gain in biodiversity, so securing positive health, wellbeing, social, economic and environmental outcomes.

**Flood Risk Management policies** are on pages 22-30\*

The information in the **green boxes** is used when deciding planning applications.

#### b) Business, Tourism and Transport Objective

To develop a thriving, self-sufficient and resilient parish-based economy by:

- encouraging a range of businesses which are compatible with Blue Green Tourism and meet the needs of the community without impacting negatively on residents’ amenity;
- promoting all-year round Blue Green Tourism which favours the development of environmentally friendly practices and welcomes visitors who wish to experience local culture, heritage and community activities; and
- encouraging the provision of sustainable modes of transport, accessible to all and the roll-out of Superfast Broadband to all areas of the parish.

**Business, Tourism and Transport policies** are on pages 31-41\*

The information in the **green boxes** is used when deciding planning applications.

### **c) Community, Health and Wellbeing Objective**

To build on existing community “spirit” and encourage development which:

- protects and expands health, care and educational provision; and
- maximises the potential of Blue Green Health and Wellbeing opportunities within the parish for residents and visitors of all ages and abilities; and
- results in a welcoming and inclusive community in which the environment – social, natural and built – gives all the opportunity to feel safe and maintain or improve their physical and mental health.

**Community, Health and Wellbeing** policies are on pages 42-50\*

The information in the **green boxes** is used when deciding planning applications.

### **d) Environment and Heritage Objective**

To promote Biodiversity and protect key landscape and heritage features by:

- providing green spaces for recreation and enjoyment;
- maintaining and enhancing Blue and Green spaces and corridors, providing access to all wherever feasible and appropriate, so supporting Blue Green Tourism and securing positive health and wellbeing outcomes for all;
- protecting key landscape views and vistas;
- promoting biodiversity through the protection of designated wildlife sites and the interconnecting network of Cornish hedges;
- protecting key heritage assets (both designated and non-designated).

**Environment and Heritage policies** are on pages 51-94\*

The information in the **green boxes** is used when deciding planning applications.

### **e) Housing and Development Objective**

To ensure the provision of good quality homes by:

- providing genuinely affordable housing, to rent or to buy, protected in perpetuity as part of small-scale affordable housing-led development for those with a primary local connection to Tywardreath and Par Parish;
- encouraging development which, in design and location, provides sustainable, energy efficient, low carbon homes for local people, so ensuring that the housing stock meets the differing needs of all, young and old, living independently or with others;
- ensuring that development is respectful of the natural environmental and heritage assets of the parish whilst providing homes with pleasant amenity space where people can feel safe, lead healthy, rewarding lives and feel part of the community.
- respecting and conserving the important landscape character of the land surrounding the settled areas whilst preserving the special identities of the individual communities in the parish, with particular reference to the Tywardreath Conservation Area.

**Housing and Development policies** are on pages 95-107\*

The information in the **green boxes** is used when deciding planning applications.

\* Page numbers refer to [Proposed Neighbourhood Development Plan \(NDP Reg 14\)](#)



# TYWARDREATH & PAR PARISH NEIGHBOURHOOD PLAN

## Tywardreath and Par Parish – planning for the future

Developing a Neighbourhood Development Plan (NDP) is a juggling act. Affordable homes, supporting businesses, retail and tourism, improving transport links and promoting energy efficiency all come into play.

But for Tywardreath and Par Parish, building on the wonderful ‘community spirit’ is vital. In July, Tywardreath Trotters organise races in the local countryside. Par Carnival is a festive sight in August. Par Track normally buzzes all year with its green trail and pump/skateboard park.

Cornwall Council’s view on our NDP is: “Health and wellbeing, including blue/green spaces, tranquillity, environmental protection and enhancement, and an appreciation of cultural distinctiveness and the historic environment are key features.”

As we all know, Par is unique, with its mainline railway station and relatively flat access to Par Beach. The St Andrew’s Rd. Wetlands Reserve, duck pond and ‘bunny field’ link through to Tywardreath Marsh. The wet woodlands are all home to an abundance of wildlife. Tywardreath and the hinterland offer superb opportunities for walking, running and horse-riding along tranquil footpaths, quiet lanes, the Saints Way and the Cornish Celtic Way. All these green spaces have beautiful views and glimpses of the rich heritage of the area.

**A NDP can help protect all the above, but we need your comments.**

If you get them to us now, we still have time to consider them.

## Let us know your views on the proposed NDP



Are you in favour of Affordable Housing for local people?

Do you want to protect Par Beach and the countryside?

Are community facilities important to you?

Do you think we need to “do something” about parking and making it easier for all to get around the parish?

See Tywardreath and Par Parish Council website: <https://tinyurl.com/tandpndp>

Email: [tywardreathandparnp@gmail.com](mailto:tywardreathandparnp@gmail.com)

Telephone: Cllr David Hughes on 01726 812982. We can note comments for you.



Private message the Steering Group: @tywardreathparneighbourhoodplan



## EMPLOYER AND BUSINESS SURVEY

Do you run a Business in Tywardreath and Par Parish?

What are your views on Business and Employment locally?

What might help your business grow?

Would you prioritise any particular sector in the Neighbourhood Plan?

- **Agriculture?** **Tourism and Hospitality?** **Retail?**
- **Manufacturing?** **IT and Professional Services?**
- **Something else?**

If you are an employer or run a business, **complete our survey** on the Business and Employment website at:

<https://highstoneconsultants.wixsite.com/tywardreathandpar>

Or phone Cllr David Hughes on 01726 812982 for more information

or a paper copy if you prefer

**Please be assured all survey responses will be kept private**

**The Parish of Tywardreath and Par covers:**

**Tywardreath Highway, Porcupine, Penpillick, Lanescot, Treesmill,**

**Par Village – in and around Eastcliffe Rd, Par Green, Moorland Rd,**

**Polmear Parc, Polmear, Castledore, Kilhallon, Tywardreath**

For a map of the Parish and local employment sites go to:

<https://highstoneconsultants.wixsite.com/tywardreathandpar/maps>

# TYWARDREATH & PAR PARISH NEIGHBOURHOOD PLAN

## Housing Need Survey Results

A letter went out to all households in the Parish inviting people to complete the survey and 251 people responded: a 16% response rate. The full report is on Tywardreath and Par Parish website (details below).

### Some of the key findings:

- The Homechoice Register (Feb 2019) shows 28 households looking for rented “social housing” in Tywardreath and Par Parish.
- About 15 households are looking for Affordable Homes to buy or rent.
- A majority of respondents to the survey would support one affordable housing-led development, providing it helps meet the housing needs of people who have a local connection with Tywardreath and Par Parish;
- Affordable housing delivery should prioritise “affordable rented” homes and “intermediate homes” for purchase at the lower end of the price range via mechanisms such as “shared ownership”;
- It may be worthwhile exploring community led development such as Community Land Trust delivery;
- Many respondents said they would prefer to see development take place not on green fields, but on “brownfield” sites and mentioned areas such as Par Moor and Par Docks, which in fact lie outside of Tywardreath and Par Parish;
- The majority of respondents who expressed a preference would wish to see fewer than 20 homes built in the Parish before 2030.

**Contacts:** Cllr David Hughes on 01726 812982 [tywardreathandparnp@gmail.com](mailto:tywardreathandparnp@gmail.com)

**For more information,** see the Neighbourhood Plan section on Tywardreath and Par Parish Council website. <http://www.tywardreathandparparishcouncil.gov.uk>



Facebook @tywardreathparneighbourhoodplan

# TYWARDREATH & PAR PARISH NEIGHBOURHOOD PLAN



## PRESS RELEASE

### Blue Green Health – the way ahead for Cornish Communities

Tywardreath and Par Parish is focusing on the Environment, Employment and Health and Wellbeing as part of its Neighbourhood Plan.

On Wednesday 4<sup>th</sup> July some 20 + organisations including Eden on Prescription, the Environment Agency and many local groups and organisations came together for a workshop led by Dr Ben Wheeler from the University of Exeter to discuss Blue Green Health: a new approach to health and prescribing that has the potential to offer communities in Cornwall both health benefits and new employment opportunities.

Blue Green Health focuses on the proactive use of blue and green spaces for individuals who have a range of health issues such as diabetes, heart disease, obesity, social isolation and depression. Blue space covers everything related to water both coastal and inland: sea, lakes, canals, rivers. Green space includes parks, nature reserves, allotments, gardens, in effect any open, accessible green areas. These programmes use low level physical activity, often in a group setting, to improve health outcomes, while reducing patients' recourse to conventional drug therapies.

The Chair of the Steering Group, Cllr David Hughes, stated: "The starting point for these ideas was an initial survey of residents, when over 80% of respondents rated the following features as very important: "protecting our beaches"; and "protecting landscape, wildlife and habitats." We are fortunate in that we have accessible, flat sites along Par Canal, at Par Duck Pond, at St Andrew's Nature Reserve and in the Par Beach area. In light of the fact that Cornwall is at the forefront of new Blue Green Health, these community assets offer a unique opportunity for our Parish, both in terms of improving health and wellbeing, offering a potential bonus of new jobs in sustainable health related tourism and as a means of attracting new forms of investment."

### For more information contact:

Cllr David Hughes tel: 01726 812982 [davidewardhughes49@gmail.com](mailto:davidewardhughes49@gmail.com)

The Blue Green Workshop was held on Wednesday 4<sup>th</sup> July 2018

2.00pm to 4.00pm at the Scout Hall, Moorland Rd., Par PL24 2P

## Annex 12 Statutory Consultees and Community Groups – Reg.14 comments

Comments from statutory consultees, other bodies and community groups are reported in full in the table below. The responses were drafted by Steering Group (SG) members before the Consultation Statement went to Tywardreath and Par Parish Council for final sign-off.

Policy/ies	STATUTORY CONSULTÉES' COMMENTS
All policies	<b>Cornwall Council Neighbourhood Planning Team</b>
<p>Cornwall Council reported in detail on the Strategic Environmental Assessment (SEA) version of the NDP and the SG amended the NDP accordingly before submitting for the Reg.14 consultation period; c.f. the SEA Cornwall Council Officer Report at:  <a href="https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplankeydocuments.php">https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplankeydocuments.php</a>            There was no further response to the Reg.14 consultation.</p>	
All policies	<b>Fowey Town Council</b>
<p><b>Consultee comment:</b>            Thank you for consulting Fowey Town Council on the Tywardreath and Par Parish Neighbourhood Development Plan. Overall, the plan is a well written and researched plan. It is clear that the policies have taken the views of the local community and the steering group have carried out numerous consultations. It is also clear that the plan is clearly the result of many hours of work and demonstrates both great knowledge of, and commitment to your parish.</p> <p>The Plan supports both the vision and objectives set out in it and overall, the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the unique environment of the Parish. I congratulate all concerned for a well thought out and readable plan.            Cllr Ruth Finlay, Mayor of Fowey</p>	
<p><b>SG response:</b>            Thank you for your supportive response and for your assistance earlier in our NDP process.</p>	
	<b>Lanlivery Parish Council</b>
No response	
	<b>Luxulyan Parish Council</b>
No response	
	<b>St Blaise Town Council</b>
No response	



	<b>St Sampson Parish Council</b>
No response	
	<b>Regulator of Social Housing</b>
No response	
	<b>Homes England</b>
Receipt of email acknowledged. No response	
BTT4, CHW5, CHW6, E policies 1-4	<b>Natural England</b>
<b>Consultee:</b> Natural England does not have any specific comments on this draft neighbourhood plan.	
<b>SG response:</b> Thank you for your response.	
	<b>Environment Agency</b>
No response	
E5	<b>Historic England</b>
<b>Consultee:</b> Thank you for your Regulation 14 consultation on the Pre-Submission version of the Tywardreath and Par Neighbourhood Plan. I can confirm that there are no issues associated with the Plan upon which we wish to comment.  Our congratulations to your community on its progress to date and our best wishes for the making of its Plan. Kind regards, David Stuart	
<b>SG response:</b> Thank you for your response.	
	<b>Network Rail</b>
No response	
	<b>Highways Agency</b>
No response	
F1, F2, F3, E1, E4.1	<b>Marine Management Organisation</b>
<b>Consultee:</b> The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.  <b>Marine Licensing Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009.</b> Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity	

Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

### **Environmental Impact Assessment**

With respect to projects that require a marine licence the [EIA Directive \(codified in Directive 2011/92/EU\)](#) is transposed into UK law by [the Marine Works \(Environmental Impact Assessment\) Regulations 2007 \(the MWR\), as amended](#).

Before a marine licence can be granted for projects that require EIA, MMO must ensure that applications for a marine licence are compliant with these regulations.

In cases where a project requires both a marine licence and terrestrial planning permission, both the MWR and The Town and Country Planning (Environmental Impact Assessment)

Regulations <http://www.legislation.gov.uk/ukxi/2017/571/contents/made> may be applicable.

If this consultation request relates to a project capable of falling within either set of EIA regulations then it is advised that the applicant submit a request directly to the MMO to ensure any requirements under the MWR are considered adequately.

### **Marine Planning**

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the East Inshore and Offshore marine plans were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our Marine Information System. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.

Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy

Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist.

### **Minerals and waste plans and local aggregate assessments**

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply.

The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained. If you require further guidance on the Marine Licencing process please follow the link

<https://www.gov.uk/topic/planning-development/marine-licences>

### **SG response:**

We are not aware of any proposal to justify specific working of offshore minerals of any type. Should a proposal come forward in the future to explore the working of "alluvial" heavy metal minerals beneath Par Beach, this would be subject to a detailed planning application which would be covered in the Cornwall Local Plan. In addition, the NDP policies would provide a reasoned basis for a response.

	<b>Three (Mobile)</b>
No response	
	<b>O2 and Vodafone (Mobile)</b>
No response	
	<b>EE Mobile</b>
No response	
	<b>OFCOM</b>
Receipt of email acknowledged. No response	

	<b>Royal Cornwall Hospital Trust</b>
No response	
	<b>Kernow Clinical Commissioning Group</b>
No response	
	<b>Healthwatch Cornwall</b>
No response	
Policies relating to development	<b>National Grid</b>
<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p><b>About National Grid</b></p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p><b>Proposed development sites crossed or in close proximity to National Grid assets:</b></p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.  <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></p> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p><b>Distribution Networks</b></p> <p>Information regarding the electricity distribution network is available at the website below:  <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Information regarding the gas distribution network is available by contacting:</p>	

plantprotection@cadentgas.com

### **Further Advice**

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

**Matt Verlander MRTPI Director**

**0191 269 0094**

**matt.verlander@avisonyoung.com For and on behalf of Avison Young**

### **Guidance on development near National Grid assets**

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

#### **Electricity assets**

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: [www.nationalgridet.com/network-and-assets/working-near-our-assets](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

#### **Gas assets**

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.



National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: [www.nationalgridgas.com/land-and-assets/working-near-our-assets](http://www.nationalgridgas.com/land-and-assets/working-near-our-assets)

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

• National Grid's Plant Protection team: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

Cadent Plant Protection Team

Block 1, Brick Kiln Street

Hinckley, LE10 0NA

0800 688 588 or visit the website:

<https://www.beforeyoudig.cadentgas.com/login.aspx>

#### **SG response:**

We are not aware of any proposal coming forward which would affect National Grid assets. Should a proposal come forward in the future, this would be subject to a detailed planning application which would be covered in the Cornwall Local Plan. In addition, the NDP policies would provide a reasoned basis for a response.

#### **Western Power Distribution**

No response

#### **EDF Energy**

Receipt of email acknowledged. No response

#### **Wales and West Utilities Ltd**

Receipt of email acknowledged. No response

#### **South West Water**

**Consultee response:** SWW has no specific comments at this time.

**SG response:** Thank you for your response.

#### **Policy/ies**

#### **COMMENTS FROM OTHER BODIES**

E2

#### **CPRE The countryside charity**

#### **Consultee:**

Dear Parish Council

I apologise of not being to engage more closely with this consultation but very much welcome the inclusion of tranquil areas in the Plan and a dedicated policy for their protection. We are glad if we have been able to help this extremely worthwhile work.

I should just note that there are 2 references to CPRE as The Council for the

<p>Protection of Rural England in para 9.120 and in the Glossary under tranquil areas. The charity is now called 'CPRE The countryside charity' and indeed has not been the Council for a number of years. If you can correct these entries we'd be grateful but appreciate it if this isn't possible at this stage. Otherwise we are pleased to have had sight of this and wish the PC well in the forthcoming referendum.</p> <p>Graeme Wills, CPRE Lead on tranquillity</p>	
<p><b>SG response:</b></p> <p>Thank you for your comment. The references to CPRE have been corrected. The SG is grateful for the assistance which CPRE The Countryside Charity gave in developing the E2 Tranquil Areas policy. The SG also values the significant contribution which the charity makes in protecting and enhancing all aspects of the natural environment, including tranquillity.</p>	
	<b>National Farmers Union in the SW</b>
No response	
	<b>First Great Western</b>
No response	
	<b>Cornwall Fire, Rescue and Community Safety Service</b>
Receipt of email acknowledged. No response.	
CHW5, H2	<b>Devon and Cornwall Police (Architectural Liaison Officer)</b>
<p><b>Consultee:</b></p> <p>Thank you on behalf of Devon and Cornwall Police to comment on the Tywardreath and Par Parish Council Neighbourhood Development Plan (NDP). I note and very much welcome the references to Designing Out Crime and Disorder within the plan which are fully supported. I have no further comment at this time.</p>	
<p><b>SG response:</b></p> <p>Thank you for your comment and the assistance you gave us with this aspect earlier in the process.</p>	
	<b>Tywardreath School</b>
No response	
<b>Policy/ies</b>	<b>COMMENTS FROM COMMUNITY GROUPS</b>
	<b>Age UK</b>
No response	
	<b>CHICKS</b>
No response	
	<b>Cornubia</b>
No response	

	<b>Cornwall Wildlife Trust</b>
No response	
	<b>Friends of Par Beach</b>
No response	
	<b>Friends of St Andrew's Rd. Wetlands Reserve</b>
<b>Consultee:</b> On behalf of the committee of Friends of St Andrew's Wetland Reserve we would like to say that we are happy for the Draft Plan to move onto the next stage.	
<b>SG response:</b> Thank you for your comment.	
	<b>Friendship Club, Tywardreath</b>
No response	
	<b>GirlGuiding Cornwall</b>
No response	
	<b>In Search of Tywardreath</b>
No response	
	<b>Kernow Youth</b>
No response	
F3, E1, E2, E3, BTT2, BTT3, BTT4 CHW5, CHW6	<b>Open Spaces Society (OSS)</b>
<p><b>Consultee:</b> Dear Sir,</p> <p>The Open Spaces Society was founded in 1865 and is Britain's oldest national conservation body. We campaign to protect common land, village greens, open spaces and public paths and the public's right to enjoy them.</p> <p>We are delighted to write in support of this Neighbourhood Development Plan submitted by our member Alison White on behalf of Tywardreath &amp; Par Parish Council. It is heartening to hear that the protection and enhancement of open spaces, routes (including public rights of way), views and vistas have received community support.</p> <p>The plan appears well thought through and should (as long as retained in its entirety) deliver the aims and vision for the local community as a whole. We believe the E1 local green space (LGS) justification at 9.76 in the NP provides sufficient evidence to satisfy the criteria to designate the areas on the map as LGS in accordance with sections 99/100 of the National Planning Policy Framework.</p> <p>We note the section on tranquil areas aims to place the emphasis on the protection and enhancement of blue/green spaces. Whilst other NPs may not use the term "tranquil areas" nevertheless we believe there are plans which include the aim of developing and preserving green networks and links in a similar manner to this NP. It appears most of the areas are either on or adjacent to public rights of way or</p>	

LGS and the policy of defining tranquil areas is inextricably linked to the economic driver to attract people to the parish.

We hope you will give favourable consideration to this Neighbourhood Plan.

Yours sincerely, Nicola Hodgson, Case Officer

**SG response:**

The Steering Group is grateful for the support of the OSS. The NDP recognises the high level of importance of the diversity and high quality of the open spaces in our parish, not only to residents but also to visitors from neighbouring parishes and much further afield. They make a huge contribution to the physical, mental and economic well-being of the community. They are a key element in giving the area its particular and special distinctiveness and play an important part in maintaining a strong sense of local identity. The NDP seeks to preserve these key features and to maintain the broadest possible access to them.

**Par and St Blazey Community Flood Group**

No response

**Par Bay Community Trust**

No response

**Par Old Cornwall Society**

No response

**Par Track Ltd.**

CHW5, CHW6

**Consultee:**

Dear TPPC,

We would like to applaud you on the extensive work put into developing the Neighbourhood Plan, and applaud the document that has resulted. The spirit of local communities setting more of the agenda as regards their future and the objectives of and limits to development initiatives, is an important one, and this Plan will hopefully serve as a real positive force in the future of Tywardreath and Par parish. In wholeheartedly supporting the plan, including specifically the 'Community, Health and Wellbeing objective that applies directly to our work, we have several comments we would like reflected.

The first very minor point is a correction, in that since your process was launched, we have been formally constituted into a Community Benefit Society, Par Track Ltd., and are run by a Board of Directors, not a management committee as previously, and as referred to in the Plan.

The second is that the Plan seeks to balance development proposals, in this case specifically in BlueGreen Wellness (ie, us), with the rights and expectations of neighbours, in the following language: **The development and enhancement of Community Facilities associated with Blue Green Health and Wellbeing activities and/or Blue Green (aka Wellness) Tourism will be supported provided that there is no adverse impact on the environment or neighbours' and other residents' amenity;**

This principle is sound, and in our case we actively seek to ensure any plans of ours impact all our stakeholders as positively as possible. It is important to reflect the fact however that some development proposals may require a judgement to be made that the benefits to the community as a whole might well supersede the 'amenity' of individual neighbours, where these 'amenities' stem from legacy expectations or effectively private access to benefits that might be more widely shared.

Thirdly, the fact that the largest single site of development potential in terms of impact on the residents of the parish, Par Docks, lies within the neighbouring parish and thus outside the remit of the TPPC and this Plan, highlights the importance of inter-parish co-operation.

And lastly, the plan voices support for the efforts that we at Par Track and other community groups have undertaken to make positive impacts. We feel that the Plan should go further, and pro-actively advocate for the residents of the parish to follow this example, of coming together to identify needs in the community, seeking to collectively develop or acquire assets for this end, and take decisions as a community. The principle behind this, increased local collective self-determination, is what has resulted in the mandating of Neighbourhood Plans in general. We at Par Track, as an example of what good can come of doing exactly that, think it is appropriate for the Parish Council and the Neighbourhood Plan, to encourage and support the community at large to be pro-active as regards the objectives set out in this plan.

Taking these reflections into account, we wholeheartedly thank the TPPC for the work undertaken to achieve the Plan, welcome the positive impact it will have in guiding development in the Parish in a positive direction, and look forward to continuing to work closely with the TPPC to improve the health and wellbeing of all of the members of this and neighbouring communities.

Collin Harker, Chair, Par Track Ltd.

**SG response:**

Thank you for your comprehensive and supportive response. Taking your points in order; firstly, we note the changes as regards the governance of Par Track Ltd. and the text of the NDP has been amended accordingly.

Secondly, the specific wording of all the policies has been agreed with Cornwall Council Development Officers and will be examined again at a later date by an independent External Examiner. Although the NDP, along with Cornwall Local Plan, guides planning (development) policy, it is indeed individual officers who interpret policy and make judgements on specific development proposals, taking different factors into consideration as appropriate.

Thirdly, Tywardreath and Par Parish NDP and St Blaise NDP have liaised closely throughout the development of the NDP, and more particularly since the Blue Green Workshop (2018) for which a summary of outcomes is available [https://www.tywardreathandparparishcouncil.gov.uk/data/uploads/1002\\_424182276.pdf](https://www.tywardreathandparparishcouncil.gov.uk/data/uploads/1002_424182276.pdf). At this event, there was indeed much discussion about how development at Par Docks in St Blaise might affect Tywardreath and Par Parish, not least in terms



of the risk of “green gentrification.” The flood risk management policies of both NDPs are the same and careful consideration has been paid to the way in which Public Rights of Way link Blue Green spaces and Tranquil Areas (Policy E2) not only within the parish but onto neighbouring parishes. By seeking Local Green Space designation for the land managed by Par Track Ltd. (on lease from Cornwall Council), the NDP acknowledges the value of this wonderful natural asset to the whole of the community, including visitors to the parish be they from neighbouring parishes or further away.

Finally, the NDP recognises the significant contribution which Par Track Ltd. has made to energising the local community and promoting positive health and wellbeing. The best thing about the parish is “the people and the community” (Initial Survey, 2017) and Par Track Ltd. is indeed a good example of people coming together and being pro-active. The NDP sets out the Vision, Objectives and Policies for land use and development in a local area; and in the case of this NDP, the vision runs from 2020 - 2030. By including policy CHW6, the NDP seeks to support and encourage initiatives, underpinned by the same values as those shown by Par Track Ltd. However, the NDP itself is primarily a planning document which sets out policy, based on community consultation and reflective of a shared community vision. It is for other bodies to translate this into action, not least as priorities might change over the next 10 years of the NDP. We would suggest that Par Track Ltd. may wish to talk with Tywardreath and Par Parish Council direct regarding this particular matter.

CHW1, CHW2

**Patient Participation Group, Fowey River Practice**

**Consultee:**

Policy CHW1: Healthcare Facilities: the justification is both current and accurate. The concept of a local Primary Care Network continues to be discussed and we are aware of considerable support for the concept. Although no decisions have yet been taken on partnership working, the present Coronavirus pandemic may well advise on both this and new methods of consultation. The analysis of the area demographic is again accurate as is the description of neighbouring secondary and hospice facilities.

The PPG is able to support fully both Policy CHW1 on Healthcare Facilities and Policy CHW2 on Care Home Facilities.

In summary, the Fowey River Practice PPG is happy to support the relevant policies in this Development Plan and wishes the parish every success in seeking its adoption by Cornwall Council.

**SG response:**

Thank you for your comment and for welcoming one of the SG members to speak with you at a meeting earlier in the process.

**PL24 Community Association**

No response

	<b>Restormel Ramblers</b>
No response	
	<b>Scouts</b>
No response	
	<b>Tywardreath Morris</b>
No response	
E1, 2, 3, 4.1, 4.2	<b>Transition Tywardreath</b>
<b>Consultee:</b> Transition Tywardreath is a group newly formed by community members interested in working collectively to achieve many of the aims that are set out in the Neighbourhood plan. These include meeting local needs with local resources, protecting green spaces and biodiversity, and making the community resilient to the changes brought on by the climate crisis. We welcome the aims of the Neighbourhood plan to these ends, and are seeking to mobilise the community to work proactively toward these objectives, not just to wait and respond to private development proposals.	
<b>SG response:</b> Thank you for responding in such a positive manner. We note that your group supports many of the objectives of the NDP including the protection of green spaces and biodiversity and welcome you as a new community group.	
All	<b>Tywardreath Pre-School Playgroup</b>
<b>Consultee:</b> On behalf of our small, committee managed, charity pre-school, I have read the neighbourhood plan and would like to thank you for the clear and intricate detail contained within and also thank you for your commitment to supporting education and the environment of our local area.  Best wishes, Sarah O'Toole Pre-School Manager Tywardreath Pre-School Playgroup	
<b>SG response:</b> The SG recognises the important role which the Pre-School Playgroup plays in the local community and thanks you for your comments now and from earlier in the process.	
H1, H2, H3, H4, E2	<b>Tywardreath Trotters and Cornwall Community Land Trust</b>
<b>Consultee:</b> Please find below my thoughts on the draft NDP. Thank you to everyone who has clearly worked very hard to put the draft together.  Affordable housing: i) I think it would be helpful for the NDP to go further and proposed sites that are considered suitable for the provision of affordable housing. This could be done following a "call for sites" and an assessment of potential sites through pre-	

application advice from planning / housing enabling officers and consultation with the local community. Without specific allocations it will be more difficult to encourage the provision of much needed, new homes.

ii) The NDP is right to make reference to the role that Community Land Trusts can play. Indeed, I strongly support this as the Chair of Cornwall CLT. However, the NDP makes no reference to housing associations. Housing associations provide the majority of affordable housing in Cornwall and could play an important role in the delivery of affordable housing in the parish. The provision of affordable housing by housing associations can also be guaranteed in perpetuity through the S106 agreement. Housing associations are also able to offer a number of different tenures, including social rent, affordable rent and shared ownership.

H4 e:

The idea of fitting sprinkler systems is clearly well intended but in practice I think it is unnecessary and can create problems. The provision of sprinklers will increase the cost of new homes, thereby making their construction less affordable. The systems also require regular maintenance and inspection, particularly to ensure there is no risk of legionella.

I support the policies relating to tranquil areas and the recognition of the route used for the Tywardreath Trotter race. Please let me know if you have any queries.

Regards, Matt Ward,

Race Director, Tywardreath Trotter

Chair, Cornwall Community Land Trust

**SG response:**

Thank you for your detailed response. Affordable Housing is indeed integral to the NDP and the SG listened to the views of many working in the field, for example the NDP Development Officer Team, the Cornwall Council Affordable Housing Team, the Cornwall Council Rural Housing Enabler and a speaker from Cornwall Community Land Trust who detailed how site allocation could work.

The SG decided not to pursue the site allocation route for a number of reasons. The key purpose of the NDP is to give guidance based on community consultation as to how the community wishes the parish to develop. There is community support for affordable houses for purchase or rent for those either born in the parish or who have a local connection to the parish, provided such development is small-scale and affordable housing led. But when asked where such developments should be located, many respondents said on brownfield sites, of which there are few in the parish, and opinions to suitable locations varied significantly. Indeed, many of those consulted pointed to sites in neighbouring St Blaise NDP area, maybe because they were unaware that these areas are not actually located in Tywardreath and Par Parish. As a small group of volunteers, with no significant expertise in this area, the SG believe they do not have the capacity to allocate sites. The establishment of a development boundary, with room to infill and round off only with windfall sites within the boundary, means that the price of any land which might be developed as a rural exception site should stabilise at a relatively low level. This would then allow a separately constituted body to come in and put forward development proposals for Affordable Housing and give the detail on

tenure, ongoing management and other issues in an appropriately worded Section 106 agreement.

At the time we were consulting with specialists in the field, it was “noted that at present CLTs are not required to provide a Right To Buy to occupants, so affordable houses to rent are not sold off to tenants.” (SG Meeting Minutes, Jan 2019, SG Meetings, Agendas and Minutes, NDP Section, [https://www.tywardreathandparparishcouncil.gov.uk/data/uploads/969\\_242612738.pdf](https://www.tywardreathandparparishcouncil.gov.uk/data/uploads/969_242612738.pdf)). Research showed this is also true of other organisations such as Almshouse Charities which can deliver genuinely affordable homes in perpetuity. Many of those from the community who commented on Affordable Housing made it clear that they did not wish to see a repeat of the situation where social (council) housing is sold off, leaving few options for those most in need. It is for this reason that no direct mention of Housing Associations is made, as policy in this area seemed less clear-cut as regards whether homes could and/or would be secured in perpetuity for those with a local connection. Finally, although the NDP along with the Cornwall Local Plan offers guidance on development, it will be individual planning (development) officers who will make a judgement on any proposal which comes forward.

As far as sprinklers are concerned, our understanding is that Cornwall Council supports the role of sprinklers in their social housing plan. In addition, the policy was informed by the following guidance. “Cornwall Fire, Rescue and Community Safety Service strongly encourages the fitting of fire sprinklers in all types of buildings at the design stage”.

We note and welcome your support for the E2 Tranquil Areas Policy. The Tywardreath Trotters Race brings together the community in a positive and fun way and the route does indeed go through some of the most lovely and tranquil areas in the hinterland of the parish. Thank you for organising this popular, annual event.

	<b>Tywardreath Women's Institute</b>
No response	
	<b>Inclusion Cornwall</b>
No response	
	<b>Church of the Good Shepherd</b>
No response	
	<b>St Andrew's Church</b>
No response	
	<b>Par St Mary's Methodist Church</b>
No response	
	<b>Tywardreath Methodist Church</b>
No response	

	<b>St Austell Bay Economic Forum</b>
No response	
	<b>Disability Cornwall</b>
No response	



## Annex 13 Businesses and Residents – Reg. 14 comments

Comments from businesses and residents are reported in full in the table below. The responses were drafted by Steering Group (SG) members before the Consultation Statement went to Tywardreath and Par Parish Council for final sign-off.

It is possible that resident and business comments include those from people who live in in other parishes as well as those who live in Tywardreath and Par Parish itself.

Policy/ies	COMMENTS FROM BUSINESSES and RESIDENTS
<b>Policy/ies:</b> CHW 3,CHW4, CHW5, BTT1, BTT2	<b>Consultee Category: Business, Prodigal UPG CIC</b>
<p><b>Consultee:</b></p> <p>Very impressed by these documents - we do have one comment and that is on the absence of the mention of arts and culture anywhere in the ambitions? On page 14 the table lays out all the aims and objectives covered by the plan - it seems to us that there is a space between the Community Health and Wellbeing ambitions, and the Environment and Heritage ambitions for art to thrive.</p> <p>As you know we are at pre-planning submission stage for a new professional development and rehearsal centre here that will have multiple outcomes - including, we hope, supporting health and wellbeing, educational and employment opportunities for young people, and numerous engagement opportunities for the community as participants, audiences, and co-curators of work made and show in the town. We're hoping to work with Cornubia and the CCC fund, and Par Track to establish a festival of outdoor performance, too. And - Cornubia itself is a potential occasional venue for theatre, dance and film. All of this adds hugely to the life of the community and should be supported by the community plan, as should the Carnival and other arts activity. The numbers of crafters here, for example, is significant. We will soon (within the next week) have a feasibility study which you can draw from and which we'd love to be seen as offering an additional strand of activity.</p>	
<p><b>SG response:</b></p> <p>Thank you for your constructive and supportive response. The NDP policies relate directly to development and the NDP should be read alongside the Cornwall Local Plan (CLP) in which the Arts comes under Community Facilities: para1.81 "The definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities....." So, wherever the enhancement and protection of Community Facilities is mentioned, <i>arts and heritage are automatically covered</i>, as it is recognised that community facilities "also impact on the health and wellbeing of communities" (para 180, Cornwall Local Plan).</p> <p>The vision, objectives and policy statements (in green) are the key elements within the document. The Business, Tourism and Transport Objective b) (para 7.3) explicitly mentions "To develop a thriving, self-sufficient and resilient parish-based economy by "encouraging a range of businesses which are compatible with Blue Green Tourism and meet the needs of the community without impacting negatively on residents' amenity".</p>	

In addition, this objective reflects community and local business support for welcoming “visitors who wish to experience local culture, heritage and community activities” which could include, for example, a festival of outdoor performance. The NDP’s Community, Health and Wellbeing Objective c) (para 7.4) is also relevant in this context, as it strengthens and adds detail to the aims of the Cornwall Local Plan by “building on existing community “spirit” through policies, such as CHW3 which seeks to “broaden and enhance Educational Facilities within the parish, e.g. apprenticeship opportunities” and CHW4 and CHW5 which support the development of new community facilities.

**Policy/ies:**

E 1, E2, E3, E4, CHW 5, CHW6, BTT2, BTT4, F1, F2, F3

**Consultee Category: Business, The Eden Project**

**Consultee:**

Dear Cllr Hughes,

I am writing on behalf of the Eden Project in response to the Tywardreath and Par Parish Council Neighbourhood Development Plan (NDP) consultation.

We want to congratulate the Neighbourhood Plan project team for the production of this document. I know it has taken many hours of effort from a committed group of people, whose primary objective has been to ensure the Tywardreath and Par area continues to be a desirable place to live and work. Many of the Eden Team live in the area and benefit from, and value, the green and blue spaces across the parish. The prominence of these themes within your plan is welcomed. You will also be aware that, via the Par Bay Big Local programme, Eden has facilitated the creation of a walking group to encourage local people to access their local environment on a regular basis in support of their own health and wellbeing. Thanks to the work of organisations such as the European Centre for Environment and Human Health, the positive role that the natural environment plays with people’s health and wellbeing has become increasingly recognised. Eden Project is supportive of the idea that the area should focus its efforts on safeguarding and enhancing its blue and green spaces as a vehicle to support local people’s mental and physical health, and also as part of its tourism offer.

Eden is also supportive of the aim to find innovative green infrastructure solutions to issues such as flood risk and management. Our own National Wildflower Centre is working with the STARR partnership to investigate how wildflowers can play a role within that project from both a biodiversity perspective, and also to provide colour and joy across the public realm.

In summary, Eden Project is supportive of the vision you have outlined within the consultation document and look forward to seeing how we can help you deliver particular aspects of the plan as outlined above.

Yours sincerely, Dan James, Development Director, Eden Project

**SG response:**

The Steering Group welcomes the response of the Eden Project, recognising the significant input which it makes to local community activities. As well as being an important employer of residents of the parish, its visitors from all over the world make an important

economic contribution to the parish by using local accommodation, shops and facilities.

The broader blue-green tourism offer of the parish compliments and enhances the attraction of Eden as a destination, especially the safe beach and diverse and quiet countryside walks.

The community particularly appreciates the support which Eden gives to the community in many ways, such as for Par Bay Big Local and supplying seeds to enhance the diversity of wild-life corridors such as the Par River valley.

**Policy/ies:**  
E1, E5, F1, F2, F3

**Consultee Category: Resident**

**Consultee:**

I have skim read most of the Plan and consider it to be a well written and comprehensive document. I was particularly impressed with the section devoted to the Green Spaces and the historical significance of our Neighbourhood. The first aspect to catch the eye was the image of the Armillary Sphere, it seems to have become a point of contact on The Track.

After that the Flood Plan demanded my attention. Bear in mind that Par ought to be underwater all the time – ship was wrecked in Harbour Road 200 years ago.

Eastcliff Road is aptly named as the cliff is clearly visible behind the houses in the area. More recently the major flood of 1974 cut off Eastcliff for several days had large pumps working night and day, this resulted in a flood alleviation scheme being built.

In 2010 a smaller scale event took place which caused some annoyance. To keep flooding to a minimum the existing drains need to be kept clear. The problem we have is that Par is at sea level and at high water rainwater has nowhere to go for several hours. The role of the marshes around the area must not be underestimated as they act as a holding tank for excess rain water. When allowing development to go ahead care must be taken to prohibit building on the flood plain and surrounding area.

I think the impact of sea level rise has been overestimated in the case of Par Beach. In the mid 50's the tide used to reach nearly to the old Beach Huts – a few are still intact. Due to Crinnis Beach and longshore drift, Par beach is still growing. Even if it stopped now it would take at least 50 years to return to "normal." The Haul Road is a natural sea wall and with care would prevent the water reaching the village, although water will travel underground through the sand.

However the Flood Warden System needs to be revitalised, initially to observe surface water flooding and getting the blockage cleared. Secondly, trained to a level that will allow them to enter water say 15 cm deep!! Lifeguard Units at sea routinely operate to at least one kilometre from the beach

Overall the area covered by the plan has seen considerable improvement and the attractiveness of the area enhanced over the last few years and this plan should allowed this progress to continue. Resident with FRGS

**SG response:**

Thank you for your detailed comments which give support to the Green Spaces and historical aspects of the NDP in particular.

The Flood Risk Management policies were drafted by the Environment Agency in conjunction with Cornwall Council; and are designed to ensure that areas which might serve as overflow capacity, such as Tywardreath Marsh, do indeed continue to do so.

Appendix M, Flood Information summarises Cornwall Council's current view on the situation as regards likely sea level rise. Cornwall Council is currently developing a Climate Change DPD, which will be incorporated into the Cornwall Local Plan, and will be a *significant planning consideration*. It is likely that this will also give a steer on Coastal Change Management. Par Sands does not stand in isolation within Tywardreath and Parish. To the west is the Par Docks area in the St Blaise NDP area and to the east is Fowey NDP area. A shoreline management policy would need to be drafted in consultation with both these areas and possibly Carlyon Parish too, given the longshore drift to which you refer.

The training of individuals as part of the Flood Warden scheme is not within the scope of the NDP.

**Policy/ies:**

H2, H3, BTT3, BTT4, E2

**Consultee Category: Resident**

**Consultee:**

Postal address "Par" confusing to St Blazey residents - suggest dropping Par for St Blazey addresses. The historical postal area no longer applicable - the sorting office is no longer there. I agree more 1 bed properties needed. Parking for new houses - 2 off road spaces recommended. Would there be financial help to convert the front garden for parking for older dwellings if there is no onroad parking available? Electric charging points for cars - any plans? Tywardreath Marsh footpath - upgrade to a cycle path? For people on low incomes free Internet access would be life changing. When you can't afford broadband at home then everything from doing school work, applying for jobs/universal benefits or support in times of crisis is so much more difficult. We should aspire to giving all an equal start.

**SG response:**

Whilst the Tywardreath and Par Parish NDP SG concur with the comment on the postal address point, this is a matter for the Post Office.

The SG would not, in general, support further conversion of front gardens into private parking areas as it reduces the amount of on-road parking by at least as much, inconveniencing residents and their visitors who do not have such a facility and users of shops, businesses and other local activities. It also contributes to the "suburbanisation" of the street-scene to the detriment of the village character of the parish.

The Tywardreath Marsh footpath already presents serious maintenance problems. Making it more accessible to cycles would exacerbate this problem. Furthermore, the path would require significant widening to ensure pedestrian safety. Apart from the significant cost, this would also detract from its value as a "tranquil area".

Free internet access is outside the scope of the NP.

<b>Policy/ies:</b> All	<b>Consultee Category:</b> Resident
<b>Consultee:</b> I am emailing as a Tywardreath resident to confirm my approval & support following on from reading the report protecting the local area from large developers.	
<b>SG response:</b> Thank you for commenting.	
<b>Policy/ies:</b> CHW4, CHW5, CHW6 BTT3, BTT4	<b>Consultee Category:</b> Resident
<b>Consultee:</b> It is good to see that the NDP policies BTT4, CHW4 and CHW5 talk about making places in the parish accessible. Par Beach is still not accessible for anyone in a wheel chair on their own or on a mobility scooter even though Par Beach Dune and Management Plans (p.58) suggests building ramps to provide disabled access. The paths are not hard on the beach as the sand is not compressed, so a wheelchair scooter will get stuck. Also, there are no passing places and tree roots etc. are exposed and so I am unable to get over them. Anyone in a motorised wheelchair or mobility scooter can't use the new beach huts as there have been no passing places put into the path and if someone is sat outside the hut, then nobody could get past.  There are many elderly people and disabled in this area, but you can't get around on the pavements, so motorised wheelchairs or mobility scooters have to go on the roads e.g. from the base of Penpillick Hill to St Blazey and around the one way system in Par, due to signs on narrow pavements and cars blocking pavements etc. Tywardreath is worse and it's not possible to access the shops if you have any mobility issue due to the steps etc. There needs to be some thought about shops having bells outside etc. for people to get what they need. Also, there are no buses at Tywardreath Highway, nearest is from the church at St Blazey, just over 1/2 mile away. Fine for a fit person not for elderly, disabled etc. Policy BTT3 looks like it might help with some of this.  I like the emphasis on the environment as there is a lot to be done. I cannot use the riverbank, due to how narrow it is and the state it's in. A push bike has problems going down there. The beach pond has not been looked after. The sluice gate has broken and therefore the purpose of the pond has really gone. The sluice gate was used for flooding. If the river was high the gates would let the river into the sea. If the concern came for a very high tide, the gates were shut thus stopping the water going up the river. However due to lack of care from the river authority and Cornwall Council, the sluice gates need repairing and the river dredging, so the flood water gets dispersed as needed. The footpath sign to the beach at Hamleys Corner needs to be more visible and bushes cut, so the footpath sign can be seen.	
<b>SG response:</b> Thank you for your constructive and reasoned response. In our considerable consultations with the community before preparing our policies, it was very apparent that the community considered the particular environment of our parish to be of special importance and that the policies developed should draw the attention of potential developers, the local authorities and statutory agencies to the need for access to	

be maintained, and wherever possible enhanced for all users, with particular attention to those with mobility issues and those with young children and buggies.

It is important to recognise that the NDP is essentially a Planning document, highlighting issues of special importance within our parish. When formally approved it will become part of the Cornwall Local Plan, the fundamental planning policy to be considered when assessing any developments in the Cornwall and will become a "material consideration" in a legal sense. Not only does this give weight to any opinions which our community has on any proposed future developments: it also provides powerful evidence to be used in discussions with authorities and agencies about matters concerning our assets and environment as it is supported by strong documentary evidence and will have been formally endorsed by a majority of the community.

The specific issues which you refer to are outside the scope of the NDP, which can only establish policies, although they were very much in mind when formulating the relevant policies. Indeed various members of our Steering Group have been actively involved in trying to address them for many years. Their resolution is largely the responsibility of Cornwall Council and the relevant river authority. We would suggest that you should contact your Cornwall Councillor and ask them to take appropriate action. In doing this it might be helpful to quote the relevant NDP policies. We would also suggest that you ask the Parish Council for their support.

**Policy/ies:**  
CHW5, CHW6  
BTT4

**Consultee Category: Resident**

**Consultee:**

I have read the neighbourhood plan and realise how hard you must have worked. I would like to wholeheartedly agree with page 58 that Par beach must be managed. I should like to say it is not being managed at the moment it is a neglected mess so I endorse Disabled access and Ramps and the beach being brought back to a beach and managed correctly which the neighbourhood plan advocates.

**SG response:**

Thank you for your comment. Community consultation has shown that many parish residents and others living in the neighbourhood favour the protection and enhancement of the natural environment along with improving accessibility to Blue Green spaces such as Par Beach wherever feasible. Indeed, these priorities are reflected in a number of the policies in the NDP, such as CHW5, CHW6 and BTT4. However, the specific issue of the day-to-day management of the beach to which you refer is outside the scope of the NDP. Responsibility for this lies with Cornwall Council and we would suggest that you contact your Cornwall Councillor and ask them to take appropriate action. In doing this, it might be helpful to quote the relevant policies from the NDP. We would also suggest that you ask the Parish Council for their support.

**Policy/ies:**  
E1, E2, E3, E4  
H1 H3

**Consultee Category: Residents (2)**

**Consultee:** Having read the above (plan), we very much agree with having it put forward for the good of the village. To protect the environment and also from over building, but to



allow some small development for the benefit of the local families. We very much support the proposed plan in principal.

**SG response:**

Thank you for your comments and note your support for some small development for the benefit of local families.

**Policy/ies**  
E1, H1, H3, BTT3

**Consultee Category: Resident**

**Consultee comment:**

I was born and brought up in Cornwall and my Cornish roots stretch back many hundreds of years but when I reached 19 years of age I moved away to the South East to earn a living as was and is quite common.

When I decided to come home some 16 years ago, I chose Tywardreath to settle in and I have never regretted moving to this parish, it is a great place to live.

I must thank and congratulate you all on the 118 page plan, it is a huge undertaking and therefore impossible to comment upon it all, I have to trust you have come up with the right ideas to preserve and maintain this lovely place.

The areas that I will comment on are as follows:

Environment & Heritage. There has been a marked decline in maintenance of many footpaths, some are impassable when it rains. The path running through Tywardreath Marsh from St Andrews Road to Treesmill is an example of this. There are some new boardwalks but the path is still far from ideal. This affects tourists as well as locals and does need an improved and quicker approach to maintenance from whoever is responsible for it.

Housing 1. As the 900 new houses by 2030 requirement has already been met, any attempt to have further large scale development in the parish should be strongly resisted as it would be highly detrimental.

Housing 2. Whilst there are clearly fewer second homes here than many areas, there are more than you imply and some are quite large and rarely occupied, 2 in this street alone. This could easily get out of control and some measures to keep the percentage low should be taken now such as has been introduced in St Ives otherwise the situation could rapidly escalate.

Planning. I have noticed that planning enforcement is almost non-existent. If you go through the correct channels you may be refused but if you just do what you like, nothing much happens. The parish needs to have a stronger approach to putting pressure on at county level, a prime example being Application PA14/ 10208 that was not adhered to in many ways and the related retrospective application PA19 / 09313 that the parish council objected to but has simply been allowed to continue.

Development Boundary. I strongly support the preservation of all the green spaces listed. All of them should remain as they are but in particular item 9.99 Green Space I, Fields between Tywardreath, Par and Polmeor. The statement about this land is not strong enough and it requires the maximum possible enduring protection from any kind of

development. Failure to do this could enable a major expansion of building and the creation of a conurbation that would destroy the character of the whole area.

Renewable energy 1. Mention is made of the need for public access vehicle charging points. There is an assumption by government that we will all be driving electric cars to reduce CO2 emissions. The reality is that the Lithium batteries used in electric vehicles result in far higher CO2 emissions over the lifetime of the vehicle than one powered by petrol and the environmental damage caused by producing the Lithium and other battery materials such as Cobalt is catastrophic to the environment in places such as South America and Congo. An article on this can be read here. [www.wired.co.uk/article/lithium-batteries-environment-impact](http://www.wired.co.uk/article/lithium-batteries-environment-impact) Electric vehicles reduce local pollution in cities but increase it elsewhere so should be called EEVs, Emissions Elsewhere Vehicles and are of limited significance to this parish due to their high purchase cost and short lifespan.

Renewable energy 2. I could not find any mention of wind turbines and solar fields. The community reacted badly when a previous attempt was made to get permission to build a wind turbine at Polharmon Farm in 2014 and it was refused. These structures can dominate and spoil the landscape and the parish should be strong that we need no more here. Cornwall is oversupplied with renewable energy and the grid cannot take much of it so pays generators not to generate through much of the year. The motive here is money not the environment.

Rubbish and recycling. In the time I have lived here the amount of rubbish abandoned in the area has increased tremendously, I see this as I walk several miles around the parish every day of the year. This is as a result of people simply throwing items into hedges and green areas especially youths with cans and snack wrappings and also regular escapes from domestic refuse and recycling on windy days and due to gull activity. Much of this gets covered up when the plants grow but it is still there. I assume the days are gone when the parish could employ someone to keep the place maintained but some kind of concerted effort is needed, perhaps contractors one day a week? I pick up litter but it is difficult to know what to do with it, perhaps a container could be put somewhere for this? A co-ordinated street clean from time to time similar to the beach clean could provide the answer and should be considered and added to any neighbourhood planning. There is also a massive build-up of weeds as these increase in size and type each year if not dealt with and they never are. Please see two attached pictures 9102 and 9109 taken today that show the general state of the place. As a responsible resident I want to help maintain my area but I cannot do it alone. A visitor last year commented to me as to how surprisingly messy our lovely village was compared to hers in Somerset.

Flooding. There are a large number of drains and pavement grills in the streets of Par that I assume take away heavy rain yet many are now blocked with rubbish and weeds so may contribute to any future flooding event. Maintenance is required. See attached picture <sup>9110</sup> from the bottom of Tehidy Road.

Vandalising. There are some local youths who think it is fine to smash up public property. The seat at the top of Tywardreath Hill is a recent example, see picture 9108 attached. It would be good if there was an obvious place to report such things and a plan for renewal with less easily vandalised street furniture.

**SG response:**

Thank you for your detailed response. Tywardreath and Par Parish NDP is a Planning Document which, when formalised, will become an adjunct to the Cornwall Local Plan. Its policies are designed to complement County Planning Policies, addressing specific local issues which contribute to the specific character and distinctiveness of the local community. It is not expected to duplicate existing Cornwall Policies.

Thus, for example, Cornwall has a comprehensive policy on renewable energy against which any applications will be considered. However, any applications in the parish would be considered against the evidence-base of the Tywardreath and Par Parish NDP, which would be “material” planning considerations.

Your support for the proposed “green areas” is welcomed and the SG totally agrees about the importance of item Green Space I, Fields between Tywardreath, Par and Polmear (para 9.99) as a vital natural buffer between Tywardreath, Polmear and Par. This is covered not only in policy E1 Local Green Space Designation, but also elsewhere in the evidence, particularly in the context of “land use” and “landscape character”; c.f. Appendix A and B in the separate Appendix document.

The policies on Housing are indeed predicated on the fact that the housing targets for the area to 2030 have already been met and that the availability of suitable development sites which meet sustainability criteria is extremely limited. On the other hand, it is recognised that there is a real need for some affordable (preferably social rented) property in the parish for people with very strong local connections. Policies therefore seek to protect what sites might become available to meet that need.

Consideration was given to including a “second homes” policy but we were advised that the available evidence base was insufficient to support such a policy on inspection.

Furthermore, such policies can only be directed at new-build properties and that where such policies exist, an unwanted result is they can put further pressure on existing housing stock from second home buyers, pushing up prices for local people.

Whilst having some sympathy with your comments on planning enforcement, the SG recognises that this is an area outside the scope of the NDP. In defence of Cornwall Council enforcement officers, it should be recognised that, due to funding cuts a much diminished team with limited resources is trying to cope with an increasing work-load. The situation is not helped by central government directives which encourage support for the developer.

Whilst the SG sympathises with the other points made in your response, we have to point out that they are outside the remit of the NDP. It is suggested that you take them up directly with the Parish Council or with your Cornwall Councillor, who may be able to address them.

<b>Policy/ies:</b> All	<b>Consultee Category:</b> Resident
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<b>Consultee:</b> I support the plan in principle
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**SG response:**

Thank you for your comment.

<b>Policy/ies:</b> E5	<b>Consultee Category: Residents (2)</b>
<p><b>Consultee:</b> Thank you for sending this (NDP link) over – clearly a very comprehensive document that has involved a lot of work, planning and thought.</p> <p>Of course, the page that is of greatest relevance to ourselves is page 90 – and we would ideally like to see the amends highlighted in red below. We have made it quite clear that our full intention is that any changes or developments we undertake will be sympathetic to the heritage of the building but would hope that the Neighbourhood Plan will not unduly restrict reasonable improvements to our home.</p> <p>Tywardreath and Par Parish NDP Policy E5.2: Character and setting of Tywardreath Priory</p> <p>a) Development proposals must retain and respect the integrity of any <b>substantive</b> remains of Tywardreath Priory.</p> <p>b) Development proposals within the area shown on the Priory Setting Map, Figure 15, should be supported by <b>reasonable detailed</b> archaeological assessment and/or evaluation, showing how the significance of any <b>noteworthy</b> remains of the Priory <b>are</b> is retained, protected, enhanced, or complemented by the proposal. Proposals that do not adequately consider impacts upon <b>those substantive</b> any remains of the Priory, or do not adequately justify any negative impact, <del>and/or do not adequately justify any negative impact,</del> and/or do not demonstrate that they have sought to avoid, minimise, mitigate, or offset such impact will not be supported.</p>	
<p><b>SG response:</b> Thank you for your comment. The repetition in the comment was a “typo” and has been removed. Policy wording was agreed with Cornwall Council Development Officers and it will be reviewed again both by Cornwall Council and the independent External Examiner.</p> <p>The object of this policy is to underline the importance of the Tywardreath Priory site in a local and Cornish context. It does not seek to preclude any development on the site, but stresses the importance of the need for any development proposals to give particular consideration to the setting of the site and any remaining archaeological evidence. In the context of this policy, it is for Planning Officers to determine whether any specific proposal meets this policy and what mitigating circumstances should be taken into account.</p>	
<b>Policy/ies:</b> BTT1, BTT3, BTT4 H1, H3, H4	<b>Consultee Category: Resident</b>
<p><b>Consultee:</b> I’ve had a look through the plan and broadly support it. I wondered if maybe we should put something in it to say that we will aim to help the residents to move towards a clean air policy?</p>	
<p><b>SG response:</b> Thank you for your comment. The NDP can help residents move towards a clean air policy by guiding future development through policies and the detail on this is in the Sustainability Check. (We are unable to give grants or such like). Many of the policies within the NDP will contribute towards cleaner air, for example:</p> <ul style="list-style-type: none"> <li>• by reducing travel and by encouraging the use of alternative more sustainable ways of</li> </ul>	

<p>travel; by locating housing close to Par and Tywardreath Village, so people live close to facilities such as shops;</p> <ul style="list-style-type: none"> <li>• by making housing energy efficient in line with best practice, so as to minimise pollution; and</li> <li>• by ensuring that any employment or industrial activity which might result in poorer air quality must be sited on appropriate employment sites.</li> </ul>	
<b>Policy/ies:</b> All	<b>Consultee Category:</b> Resident
<p><b>Consultee:</b> I fully support the plan. It is exactly what the area requires.</p>	
<p><b>SG Response:</b> Thank you for commenting.</p>	
<b>Policy/ies:</b> H1, H3	<b>Consultee Category:</b> Residents (2)
<p><b>Consultee:</b> We have read the Neighbourhood Plan and would like to add our full support. As residents of Tywardreath we were pleased to contribute to the surveys and consultations and have our say in the future development of our village and surrounding area. We believe that the Plan conveys our hopes and wishes very well especially in areas such as the development boundary and considerations for affordable housing. Please convey our thanks to everyone who was involved in producing the NP. We are most grateful for the time and effort they have put in over the past three years to serve our very special community.</p>	
<p><b>SG response:</b> Thank you for your comment. We appreciate your kind remarks and recognition of the time and effort put in to producing the NDP.</p>	
<b>Policy/ies:</b> BTT3	<b>Consultee Category:</b> Residents (2)
<p><b>Consultee:</b> We live in legion lane in Tywardreath and largely support the plan We would like to see the implementation of the 20 mph limit up Tehidy Hill and through the village - it seems to have disappeared off the radar - why is this?</p> <p>We, along with most of the villagers would live to see a proper permanent closure of Tywardreath Hill lane - we have done without it for a year without any problems and the village and especially the nurseries are much safer without it - it's a waste of council money trying to repair it at a time when funds are short - the lane walls are crumbling away and it is virtually irreparable - let's have a vote in the village about it and also get rid of the shambolic diversion signs - they are a disgrace!</p>	
<p><b>SG response:</b> Thank you for your comment. The NDP can only offer guidance on new development proposals and traffic-calming is one of the measures included in policy BTT3 Transport along with adequate off-street vehicle parking. However, issues such as road closures or a 20 mph limit are outside the scope of the NDP. We would advise you to contact the Parish Council about your particular concerns.</p>	



<b>Policy/ies:</b> All	<b>Consultee Category: Residents (2)</b>
<b>Consultee:</b> We have studied the plan and approve of everything it covers. We are proud to live in Tywardreath and appreciate the community spirit, especially evident at the moment. Par Beach, thanks to the Friends of Par Beach, is also a beautiful environment to have on our doorstep.	
<b>SG response:</b> Thank you for responding to the consultation in such a positive way.	
<b>Policy/ies:</b> H1, H3, E policies	<b>Consultee Category: Resident</b>
<b>Consultee:</b> First I would like to congratulate you for producing such a thought-through and well argued plan. My responses are these : <ol style="list-style-type: none"> <li>1. I absolutely agree that any development should be within the boundary as you have designated it. We must avoid sporadic developments which would destroy the green aspects so important to the setting of our village. Any new building within the boundary should reflect and enhance its context.</li> <li>2. Any development should be affordable for local families and any attempt to build second homes or houses for holiday rentals should be excluded. One of our most precious assets is the sense of community. This is destroyed by empty second homes, and a transitory tourist influx.</li> <li>3. I agree that the green spaces you have identified should be protected, as should historic and battlefield sites.</li> </ol> I agree with the careful consideration you have given to all the myriad aspects contained in the document. Thank you for all the enormous amount of work you have done on our behalf!	
<b>SG response:</b> Thank you for commenting on the NDP and in such a comprehensive way. We note your support for the proposed development boundary and the Environment policies which include Heritage. The SG did consider the issue of second homes and whether to introduce a policy on these along the lines of Fowey and St Ives NDP areas, but Cornwall Council advice was that there was insufficient evidence to justify such a policy, so this line was not pursued. The proposed development boundary is designed to reduce the likelihood of second homes being built.	
<b>Policy/ies:</b> E1-5 inclusive	<b>Consultee Category: Resident</b>
<b>Consultee:</b> I have been studying the plan at length, which is excellent, thank you for all the time, research and long hours which you have put into this document on our behalf. I am so pleased to see that all the things we hold dear are so fully covered, especially our heritage, history and the environment. I too love the green triangle at the Treesmill junction! Now lets hope none of these policies will ever get overturned. Best wishes and thanks again.	
<b>SG response:</b> Thank you for your comment. We note your support for the protection of the environment and heritage in particular.	

<b>Policy/ies:</b> H1, E1-5 inclusive	<b>Consultee Category: Resident</b>
<b>Consultee:</b> <p>Having read the full plan for 2020-2030, I write to give my full support for all proposals.</p> <p>I am especially in favour of the development boundary. The need to formally recognise the special qualities of our neighbourhood environment is pressing if we are not to dilute the unique features that define and characterise our Parish.</p> <p>The importance of our local Blue, Green and Tranquil areas is well stated along with that of our heritage sites.</p> <p>A huge 'Well Done' and massive gratitude to all those involved in formulating the plan.</p>	
<b>SG response:</b> <p>Thank you for your comment. We note your support for the development boundary as well as Blue, Green and Tranquil Areas along with heritage sites.</p>	
<b>Policy/ies:</b> Environment policies H1, E1-4, BTT3, Appendix M	<b>Consultee Category: Resident</b>
<b>Consultee:</b> <p>The plan obviously represents a tremendous amount of work on behalf of us all and I find it to be generally a well considered document which broadly I would feel able to support.</p> <p>The vision statement is acceptable.</p> <p>I particularly feel the proposed plan sets out many good objectives to protect and sustain the environment in which we live for the benefit of us all, this is important to all residents because once an amenity is lost it is likely to be so for ever. It can be seen that Cornwall overall has not been good at protecting the natural environments that make it popular with residents and visitors alike.</p> <p>I welcome the identification of green and blue spaces within the parish.</p> <p>The identification of a development boundary is good.</p> <p>I believe the plan could be stronger in the following areas:-</p> <ul style="list-style-type: none"> <li>- More robust statements re the problems of parking and traffic management to reflect the responses made in the consultation stage and to exert pressure on Cornwall Council to fulfil its responsibilities in this area including enforcement of existing and future parking restrictions.</li> <li>- The level of second home ownership that would be acceptable within the parish.</li> <li>- Par Railway Station could have an enhanced role in the future as referenced in the plan but one factor limiting its role as an easy to use local transport hub is the parking situation (short or long stay, drop-off or pick-up). At busy times I believe this also contributes to traffic problems on nearby roads.</li> <li>- How the parish will seek to influence developments such as at Par Docks to ensure there is no negative impact on this proposed plan.</li> </ul> <p>Thank you to all who have worked on the plan and for the opportunity to comment.</p>	
<b>SG response:</b> <p>Thank you for your detailed and comprehensive response. The SG notes your support for</p>	

the identification of Green and Blue spaces, the objectives relating to the protection of the environment and the development boundary.

As far as second homes are concerned, the SG did consider whether to introduce a principal residence requirement on new homes, such as exists in Fowey's NDP. This would have meant that new homes could only be sold to those who would live in them on a permanent basis. However, Cornwall Council's advice is that there is insufficient evidence as to the level of second home ownership within the parish to justify such a policy. The proposed development boundary, however, will reduce the likelihood of second homes being built. See pages 95-96, paras 9.157 and 9.158 for an explanation.

The NDP sets out the Vision, Objectives and Policies for land use and development in a local area. Parking restriction enforcement is, therefore, outside of the scope of the NDP which is guidance for *future development*. Traffic management and the lack of parking are indeed issues within the parish and these issues are detailed in the Justification for policy BTT3 Transport on pages 36 and 37. The policy itself sets out a number of measures, which are designed to encourage developers to consider traffic calming measures and parking provision at the design stage.

Par Docks is not located within the Tywardreath and Par Parish NDP area, but in the area covered by St Blaise NDP: <https://www.stblaisenp.co.uk/locality> We would advise you to contact the Chair of the NDP SG Cllr Jenny Moore, should you wish to discuss this further. On a more general level, however, there has been ongoing liaison between St Blaise NDP Steering Group and Tywardreath and Par Parish NDP Steering Group during the course of the plan, not least in respect of the issue of Flood Risk Management. Appendix M, in the separate Appendix document, gives more detail on some of the issues under consideration, including in relation to the possible impact of re-development of the Par Docks area.

**Policy/ies:**  
E1, E4.1

**Consultee Category: Resident**

**Consultee:**

I would like to congratulate the team on the Blue Green approach to issues on the plan and hope it gains credence with Cornwall Council.

My only negative comment is that I was unable to find any reference in the text to the Par Sands and St Andrews Pond Local Nature Reserve Management Plans dated 1995 and 1997. These set out the original survey and recommendations for action regarding biodiversity and have formed the basis of volunteer efforts by Friends of Par Beach since 2010.

**SG response:**

Thank you for your comment and your support for the Blue Green approach. The Steering Group acknowledges and appreciates the contribution made by Friends of Par Beach in relation to biodiversity. Policy E4.1 Biodiversity focuses on conserving and enhancing biodiversity and the natural environment within all areas of the parish including Par Sands and the St Andrews Pond Local Nature Reserve. This policy is based on guidance contained within the document, 'Cornwall Planning for Biodiversity', (2018, Cornwall Council). The NDP is designed to last until 2030 and the policy recognises that updated

guidance on biodiversity may come through during this time-span. Policy E1 seeks to add to the protected status of both Par Sands and St Andrews Pond Local Nature Reserve (also known as **St Andrew's Road Wetland Reserve - Par Marsh, County Wildlife Site R10.**) by designating these areas as Local Green Spaces. In the separate Appendix Document, Appendix M, 'Flood information, Key Quotes and Maps', reference is made to various plans which include similar information in parts to that contained within the Par Sands and St Andrews Pond Local Nature Reserve Management Plans dated 1995 and 1997. Cornwall Council is currently developing a Climate Change DPD, which is likely to generate further guidance in this area and this will be considered in any future review of the NDP.

<b>Policy/ies:</b> All	<b>Consultee Category:</b> Resident
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**Consultee:**

I fully support the policies as explained in the Par and Tywardreath NP.

**SG response:**

Thank you for your comment.

<b>Policy/ies:</b> F1, F2, F3, BTT1, BTT3, CHW1, CHW2	<b>Consultee Category:</b> Resident
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**Consultee:**

The three years of work that has gone into producing a Neighbourhood Development Plan to 2030 have resulted in a sensible and realistic assessment of the area and the needs of the vibrant, if ageing community. Congratulations.

Sadly, the plan was drafted before the lockdown imposed by Covid-19. The final plan will need to take account of how things will inevitably change because the virus. In the past the rail link might have been in jeopardy, but that should not be the case now.

While the comments that follow are not intended to be critical, they attempt to make points that relate at times to beyond 2030 and outline potential risks.

**F1 & F3 Flood Risk**

While it's good to know that research is on-going, the reality is that reducing 'the overall level of flood risk' is unlikely to be enough to towards and beyond 2030. Governments are notorious in spending the smallest amount possible, enough to secure re-election, but without fully allowing for the dangers of global warming. The vulnerable land both in the area, and in the one adjacent, is likely within the remaining 80 years of the century to return from whence it came: the sea. There should be a stronger emphasis on the dangers of this.

**Business development**

Whilst supporting and enhancing Blue Green Tourism is to be welcomed, the jobs created should not unbalance the employment opportunities. Farming should become more important, the clay industry is likely to atrophy and eventually disappear stop while the idea of developing a marina at Par Docks should be welcomed, it also offers opportunities for an industrial park on the lines of Par Moor's Heavy Goods Yard. High speed broadband is always said to be on the way, but it seems to be a sector dominated by broken and unfulfilled promises.

**Policy BTT4: public rights of way**

Dog and other walkers ensure that the paths and trails are well used and, generally, adequately maintained. Parts of Tywardreath Marshes are an exception. More resources need to be allocated to provide extra facilities for dog poo; a minority of dog owners still offend, particularly if they know no one is looking.

The football pitches adjacent to Par Track risk not being able to be hired because of irresponsible dog owners. Some house owners merely open their back gates and let their dogs run wild, totally unacceptable. The odd well-publicised prosecution would help.

**Healthcare Facilities**

The NHS does not divide the area in the same way as local government, so Par Surgery has a remit that extends to Fowey and Polruan. There has been talk of Par merging with Middleway and land at Par Track could be used to develop a new Health Centre. Whether or not the resources will be available to provide a facility that is fit for purpose until 2030 and beyond remains to be seen. The outcome is out of our hands. Similar arguments could be made for Care Home facilities.

**BTT3 Policy Transport**

Insufficient attention is given to the provision of electric car charging points. They should be essential for all new dwellings, but the idea of fixing them on lamp posts for those using street parking suggest that more thinking is necessary. That proposal reads like an unacceptable compromise and is riddled with potential problems. A local site should be identified for a dedicated facility. Par Track is possibility if Par Surgery is development elsewhere on the site or in another location.

**Housing**

While the plan rightly points out that any proposal having an adverse effect on local amenities will not be supported, national housing demands and the ability of Cornwall Council to raise money for housing development may mean that additional, unwanted development may be forced on the area. The community, elected and otherwise, needs to be on guard for this.

**SG response:**

The NDP is intended to last until 2030 but will be subject to review during that time-span, as it is recognised that new circumstances may entail updates, not least if planning (development) policy changes on particular aspects either at county or national level.

**F1 and F3 Flood Risk**

As regards the dangers posed by global warming, the Flood Risk Management policies were drafted by the Environment Agency and Cornwall Council (and mirror policies which are also present in the draft NDP for St Blaise). Cornwall Council is currently developing a Climate Change DPD and this is likely to give guidance on the development of Coastal Change Management Policies, which in our area will no doubt also be informed by any development proposals for Par Docks. Appendix M, Flood Information (in the separate Appendix document) signposts some of the challenges which will need to be addressed in the event that Par Docks is re-developed. It also highlights the importance of cross-boundary consultation with adjacent, coastal NDP areas. It may be that this is one aspect of the NDP which is subject to revision, once further guidance is forthcoming in this area.



## **Business Development**

The intention of this policy is to support the development of small-scale businesses where the business activities are compatible with Blue Green Tourism. Policy BTT1 identifies a range of businesses including retail and community facilities such as restaurants, pubs and cafes. In recognition of this, the title of policy BTT1 has now been amended to: Business, Retail and Community Uses. As far as an industrial park is concerned, the policy requires that certain business uses should be carried out at designated employment and industrial sites on the grounds that they may cause a nuisance to others. For example, some business activities generate noise, odours etc. which might detract from the pleasure of those enjoying activities linked to Blue Green Tourism or Health and Wellbeing. There are 3 employment and industrial sites in the parish itself and, as you note, there are many other sites within easy range of the parish boundary including at Par Docks and Par Moor. However, it is for St Blaise NDP to outline acceptable development in these areas, as these sites fall within their area.

As far as farming is concerned, the SG did consult with farmers in the parish as part of the consultation process and those who responded felt that no separate agricultural policy is required, as the policies in the Cornwall Local Plan meet their needs as regards land use. As part of the Sustainability Check, the SG was also required to consider whether the plan meets the objective of encouraging and safeguarding food production. The view is that the development boundary mitigates the risk of development on green field/agricultural land. The local retail offer in the parish includes locally produced food, e.g. meat, potatoes and other vegetables which both residents and tourists enjoy. Local food production is integral to Blue Green Tourism as well as to the parish's sustainability as a whole. This has certainly been amply demonstrated since the advent of Covid-19, as local businesses – including the farming community – have responded to the challenge of managing food supply (and hand sanitiser) in flexible and imaginative ways. The SG's understanding is that Superfast Broadband is currently available in much of the parish. The policy seeks to support the enhancement of public infrastructure which supports business development; and this will include any new technology which might come through during the time-span of the plan; c.f. BTT1 e).

## **BTT4 Public Rights of Way**

The NDP sets out the Vision, Objectives and Policies for land use and development in a local area. The issues you raise are outside of the scope of the NDP. You may wish to contact the Parish Council about these matters or indeed the relevant river authority as regards Tywardreath Marshes. Your Cornwall Councillor may also be able to advise on these matters.

## **Healthcare Facilities**

Policy CHW1 and CHW2 seek to support proposals which safeguard, broaden and/or enhance both Healthcare and Care Home Facilities. As you say, it is for other bodies to bring proposals forward.

## **BTT3 Transport**

The above policy states under g): "An electric car charging point should be provided for each dwelling which has a parking space." Under k) the provision of electric charging points on lampposts is just one example of the type of provision which would be

acceptable as a development proposal. Should any business or organisation or indeed private individual wish to bring forward such a proposal, it would be considered as part of the normal process for planning applications.

We note your comment on **Housing** and thank you for your detailed and comprehensive response.

<b>Policy/ies:</b> All	<b>Consultee Category:</b> Resident
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**Consultee:**

I fully support the proposed plan for Tywardreath and Par, 2020

**SG response:**

Thank you for your comment.

<b>Policy/ies:</b> N/A Appendix M	<b>Consultee Category:</b> Resident
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**Consultee:**

I would like to congratulate you on the excellent draft NDP. It really captures the essence of the place and makes a very good read, as well as setting a helpful and positive policy framework.

My only comments relate to the way in which the plan might seek to influence development in immediately adjacent areas, notably the St Blazey Engine Shed area and the redevelopment of Par Docks. I appreciate that these lie outside the Plan area, but are very significant topics which require a cross-boundary approach. Paragraph 9.25 currently states that Policy BTT2 provides a framework for the redevelopment of Par Docks, but this is really an overstatement. More detail on this would be useful.

**SG response:**

Thank you for commenting on the NDP and in particular in relation to the proposed re-development of Par Docks. As you correctly say, Par Dock lies in St Blaise NDP area, so policies in this NDP have no bearing on development within the Par Dock area itself. The wording in Paragraph 9.25 has been amended, so as to make it clear that the policy *only* relates to Tywardreath and Par Parish.

As far as cross-boundary consultation is concerned, there has been ongoing liaison between St Blaise NDP Steering Group and Tywardreath and Par Parish NDP Steering Group during the course of the plan, and more particularly since the Blue Green Workshop in July 2018 at which the topic of the proposed re-development at Par Docks came up. For a summary of outcomes from this event, please see:

<https://www.tywardreathandparparishcouncil.gov.uk/presentationsandworkshops.php>

Appendix M, Flood Information (in the separate Appendix document) signposts some of the challenges which will need to be addressed in the event that Par Docks is re-developed. It also highlights the importance of cross-boundary consultation with adjacent, coastal NDP areas. Cornwall Council is currently developing a Climate Change DPD and this is likely to give guidance on the development of Coastal Change Management Policies, which in our area will no doubt also be informed by any development proposals for Par Docks.

<b>Policy/ies:</b> All	<b>Consultee Category:</b> Resident
<b>Consultee:</b> I have had a brief look at the plans and it all looks good. I am in social housing currently but would love an opportunity to buy my own property in the area at an affordable price so welcome plans for this.	
<b>SG response:</b> Thank you for commenting and indicating your support for the proposals in respect of Affordable Housing.	
<b>Policy/ies:</b> E1, BTT3	<b>Consultee Category:</b> Resident
<b>Consultee:</b> Just a few 11th hour comments on your document: an excellent, well researched and presented NDP - thank you very much. I applaud and endorse the concept of "Blue Green";  It's possible that I may have missed a reference to signage but think that all signage, storyboards etc (not all within the jurisdiction of TPPC, I know) should be kept up-to-date and refurbished whenever necessary;  Parking provision within the parish is generally good but I think there are 2 difficult locations: Par station and Tywardreath School and I am not sure that the NDP sufficiently addresses the need for solutions/additional capacity;  I believe that the protection of Green Space GSI - the field between Tywardreath, Par, Polmear is vital and the plan seeks to achieve that.	
<b>SG response:</b> Thank you for responding to the consultation. We note your support for the concept of "Blue Green" and the proposed designation of Local Green Spaces, more especially that of GS I, the fields between Tywardreath, Par and Polmear.  The NDP is primarily guidance for future development. The maintenance of signage is outside of its scope, and you may wish to contact your Parish and/or Cornwall Councillor about this issue.  The lack of parking is indeed a problem within the parish and this is detailed on pages 36 and 37 in the Justification for policy BTT3 Transport. Parking is a problem in much of the urban area of the parish, and indeed in many parts of Cornwall, as the core of the settlements was mostly built before people had cars. Whilst the parking problems at the school and station are recognised and solutions have been considered, nothing as so far has emerged as a viable project. On p.38, the policy sets out a number of measures, which are designed to increase capacity and support the provision of sufficient parking spaces in relation to new development. If proposals do arise, they will be considered in the context of the NDP policies.	
<b>Policy/ies:</b> All	<b>Consultee Category:</b> Resident
<b>Consultee:</b> I have read the parts of the plan I am most interested in, and it seems well thought-out and good. I just want to register myself as a resident 'approving' of the Plan. Thank you for getting it together.	
<b>SG response:</b> Thank you for your comment and your support for the draft NDP.	

# Consultations under way to create Par and Tywardreath neighbourhood plan

**By Natasha Swift**

[natasha@staustellvoice.co.uk](mailto:natasha@staustellvoice.co.uk)

CONSULTATIONS have started on proposals to create a neighbourhood plan for Tywardreath and Par, similar plans were recently adapted by neighbouring Fowey.

The plan, which has been led by Tywardreath and Par Parish Neighbourhood Development Plan (NDP) Steering Group, would give residents more of a say over issues like planning and help to shape the future of the areas.

The vision statement for the neighbourhood plan reads: "By 2030, Tywardreath and Par Parish will be a thriving, welcoming and inclusive community, allowing local people to lead secure, sustainable, productive and rewarding lives while protecting a distinctive landscape and coastline, environment and heritage."

The group launched the NDP nearly three years ago at the Annual Parish Assembly in May 2017.

The preparation of the NDP has been led by the Ty-

wardreath and Par Parish NDP Steering Group, which includes local residents and parish councillors.

Residents have until June 1 to make their comments on the 118 page document.

A spokesman from the Steering Group said: "Developing a neighbourhood plan is a juggling act. Affordable homes, supporting businesses, improving transport links and promoting energy efficiency all come into play.

"But for Tywardreath and Par Parish, building on the wonderful 'community spirit' is vital.

"In July, Tywardreath Trotters organise races in the local countryside. Par Carnival is a festive sight in August. Par Track normally buzzes all year with its green trail and pump/skateboard park.

"Health and wellbeing, including blue/green spaces, tranquillity, environmental protection and enhancement, and an appreciation of cultural distinctiveness and the historic environment are key features" of the plan, says Cornwall Council.

"Par is unique, with its mainline railway station and relatively flat access to Par Beach. The St Andrew's Rd. Wetlands Reserve, duck pond and 'bunny field' link through to Tywardreath Marsh. The wet woodlands are all home to an abundance of wildlife.

"Tywardreath and the hinterland offer superb opportunities for walking, running and horse-riding along tranquil footpaths, quiet lanes, the Saints Way and the Cornish Celtic Way.

"All these green spaces have beautiful views and glimpses of the rich heritage of the area.

"A neighbourhood plan can protect and enhance all the above. We need the community to show their support and send us their comments."

There are a number of key objectives contained in the NDP which include a flood risk management, a business, tourism and transport, community, health and wellbeing, an environment and heritage objective and a housing and development objective.

The blue print also highlights the "unusually strong sense of

community and place" in the two areas which is seen in local initiatives such as the purchase of Cornubia Hall by Par Bay Community Trust and the management of Par Running Track by a locally based Community Benefit Society.

The NDP states that the Facebook pages of 'PL24' and 'Tywardreath Community' also "help to reinforce the sense of community and belonging, as does the free PL24 magazine.

"In addition, there are more than 20 clubs and organisations run locally by volunteers covering all ages and interests.

Tywardreath and Par Parish is welcoming and friendly; and for those of us fortunate enough to live here, it is indeed a very special place."

The draft plan is out for consultation now on Tywardreath and Par Parish Council website at: <https://tinyurl.com/tandp-ndp>

For more information and to make comments email [tywardreathandpamp@gmail.com](mailto:tywardreathandpamp@gmail.com) or call Cllr Hughes on 01726 812982.



## M. References

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- <sup>2</sup> Steering Group Terms of Reference, NDP Section, <https://www.tywardreathandparparishcouncil.gov.uk/steeringgroupmembers.php>
- <sup>3</sup> Community Engagement Strategy, NDP Section, [https://www.tywardreathandparparishcouncil.gov.uk/data/uploads/1023\\_959121423.pdf](https://www.tywardreathandparparishcouncil.gov.uk/data/uploads/1023_959121423.pdf)
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- <sup>20</sup> Blue Green Presentation – Dr Ben Wheeler Presentation ; Blue Green Workshop – Summary of Outcomes, Presentations and Workshops, NDP Section, <https://www.tywardreathandparparishcouncil.gov.uk/presentationsandworkshops.php>
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<sup>30</sup> Tywardreath and Par Parish NDP Facebook page, [https://en-gb.facebook.com/pg/tywardreathparneighbourhoodplan/posts/?ref=page\\_internal](https://en-gb.facebook.com/pg/tywardreathparneighbourhoodplan/posts/?ref=page_internal)

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**A Tywardreath Trotter races towards the future**

**“Sustainable development meets the needs of the present generation without compromising the future generation’s ability to meet theirs.”**