

Chacewater Parish NDP Public Consultation Comments and Feedback October 2018



**CHACEWATER PARISH NEIGHBOURHOOD DEVELOPMENT PLAN
PUBLIC CONSULTATION FEEDBACK & COMMENTS
PERIOD 15th Sept to 27th Oct 2018**

Commentary on First Cut Draft of Chacewater Parish NDP provided by Cornwall Council LPA (Sarah Furley) 6 th Aug 18		
Document Reference	Comment(s)	Action Taken
	SEA & HRA screening	Achieved 3 Aug 18
	Recommended that all NPPF (Revised Jul 18) references be corrected or added.	Achieved 19 Aug 18
	We asked question as to whether fundamentally the structure and most of the content of our First Cut sound? Response was that we were best to divide it into Part One and 2, with policies and Key issues appearing in Part 2 because it would allow Planners to focus on that only.	Part One and 2 introduced 19 Aug 18
Pages 3-20	Could some of Introduction (pp3-20) be moved into Evidence Base	Done. both in evidence Base & Statements
Page 21 Objectives	We were advised to slightly re-word stating that this was a framework only Para 1 – references to social issues, etc. in Para 2 also to be taken out.	Done
Pages 22-24	SF advised that we consider listing the Consultation events and transfer the detail to the Consultation Statement.	Done, both in evidence Base & Statements
Pages 25-39	SF – could be condensed and most text moved to Evidence Base.	
“What is Affordable Housing” box definition	SF Statement. There are defined affordable housing products, which CC will deliver through Policies 8 and 9. So although there is no ‘blanket’ definition, there are clear definitions of what affordable housing products are and CC will not accept other housing products in the affordable housing element of sites to meet the Homechoice register need.	Done. We amended the words within the ‘Definition’ box in line with SF comments.
Key Issues	Move into Evidence Base.	Done, both in evidence Base & Statements and made document into Parts 1 & 2
Objective Policy 1 - Natural Environment (Biodiversity – Flora & Fauna).	<ul style="list-style-type: none"> • BIO1 - Map reqd showing WHS, CWS, SSSI & Scheduled Monuments, etc. in this section, with comments on considerations/make-up identified through LLCA. • BIO2 - Not appropriate in all development. This would be more powerful if you identified and mapped GI links and gaps. • BIO3 & 4 - Need another map in this section covering Local Landscape Green & Open Space (LGS) and Policy wording informing the Developer of the issues/constraints/areas they will need to comply with/work within? • Comment wrt CC mapping layers and what’s missing, which was local information on green Infrastructure – <i>if you want to map</i> this there is a project that is looking for groups to pilot with so that we can add that local information to our mapping. Contact. Robert Lacey. 	<p>Done. Currently we have a map and chose to x-refer between Policies in Pt 2 with maps in Pt 1 & we have also replicated maps in Pt 2?</p> <p>Done. We decided to re-word the Policy.</p> <p>Done. Amended words and made better ref to existing maps, inc. OS mapping. Have engaged with Robert Lacey anyway in support of “Spin-off” project. Happy to do this but does this mean that this Para/Bullets block should come out until we produce something? Also, local Info wrt Green Infrastructure – meaning?</p>

Objective Policy 2 - Historic Environment (Heritage).	6 Aug 18. We were advised that Nick Cahill wanted to view the whole document in the first instance before offering advice on words etc.	Done. Recd commentary from Nick Cahill and implemented 90% he advised, some of which were already amended due to CWT response.
Objective Policy 3 - Landscape, Green & Open Spaces.	<p>LGOS2: Manage & Protect Existing Green and Open Spaces to meet Local need. As with comments on BIO4 your NDP is the opportunity to designate these spaces</p> <p>LGOS3: Ensure developments embrace and improve our Local Green & Open Spaces. Needs policy wording to say what applicants are required to do and relating back to LLCA.</p> <p>LGOS4: Protect &/or develop our Public Realm. This sounds like a project & should be moved to actions – unless you are proposing development sites near any of these so that the improved access can be a requirement f that development. Or, if these are to be designated as LGS the requirement for improved access could be worded into that policy.</p>	Done. We reviewed all Policies in line with advice re-worded the rest.
Objective Policy 4 - Quality of Design & Environmental Sustainability.	<p>QD1 (Design Considerations) – re-word and need a Village Character Statement.</p> <p>QD2 (Build Considerations) & QD3 (Carbon Reduction Technologies) – Do we simply cross refer with CLP.</p> <p>QD4: Flood Resilience and Surface Run Off.</p> <p>QD5: Amenity Area. Again, do we simply refer to CLP here or in our Sustainability/Reasons text?</p> <p>QD7: Homes for Life. CLP refs here or our Sustainability/Reasons text?</p>	<p>Done. VCS inserted at front of Key Issues and PDS produced.</p> <p>Done. We have amended Policies/divided Objective areas into 2, e.g. Objectives 4: Quality of Design & Sustainability and 5: The Environment - Renewable & Low Carbon Energy</p> <p>Done. Have “beefed up” QD4 (now QD5), but need to consider moving ‘Water Management’ para from “Other Significant Factors” Page 19 into Key Issues? We do have a Flood Zone, but do not wish to mention it as it does impact on sale of property sales?</p> <p>Done. Needs para in Reasons/Sustainability text below I think? Done. Made reference to CLP13.</p> <p>Done. Made reference to both CLP’s 6 & 12.</p>
Objective Policy 5 – Housing Need.	<p>SH1 (New Housing) & SH2 (Range of Affordable Housing) – Aims – move to introduction.</p> <p>SH4: Housing Mix. Repeat of Design Policies - get more evidence/refer to CLP Strat Policies.</p> <p>SH6: Holiday/Second Homes. Re-phrase as we are mixing change of use wrt Second Homes?</p>	<p>Done. Moved to Policy Introduction & retitled all SH references to HN.</p> <p>Done. Inserted new words provided by JG which give different context.</p> <p>Done. Took out reference to change of use.</p>
Objective Policy 6 – Economy and Jobs.	<p>EJ1 (Quality Employment) & EJ2 (Proportionality) – Aims - need to be in Introduction.</p> <p>EJ3: Live/Work. Working from home is more of a Design Issue rather than be placed here?</p>	<p>Done. We amended Policy to reflect that we recognise places like Hallenbeagle brownfield site to support local employment?</p> <p>Done. Policy slightly re-worded.</p>

	<p>EJ4: Retail. Resisting change of use of Shop into Houses along Fore Street? Identify in an Appendix or map, but there has to be a disclaimer, as in Policy 4 of the CLP!</p> <p>EJ5: Connectivity. Balanced public transport to enable people living/working here to fulfil potential employment opportunities. A Project Item - not a policy as not controlled by Planning.</p> <p>EJ6 (Employment Sites) & EJ7 (Business Premises) – Advise to combine words.</p> <p>EJ8: Employment Sites. Premises for small-scale start-ups on existing employment sites supported where traffic, water run-off, environmental impact minimal. Many of these will not require planning permission unless they are altering premises. Do you wish to encourage this elsewhere, e.g. redundant buildings outside or only within development boundaries? Change Policy words?</p> <p>EJ9: Training Opportunities - Support training & apprenticeship opportunities. Aim, not planning policy, so shift to Intro if still needed.</p> <p>EJ10: Parking and Travel - Adequate parking for size/function of business & include Effective Travel Plan (ETP) based on green sustainable principles. Covered by Policy 27 of CLP. Travel plan thresholds on page 10 of this guidance https://www.cornwall.gov.uk/media/3627939/Travel-plan-guidance-proof9-2-.pdf. NDPs cannot impose extra burdens or different standards.</p>	<p>Done. Policy words amended/map referenced in line with Nick Cahill.</p> <p>Done. Moved to “spin-offs”.</p> <p>Done. Wordage combined.</p> <p>Done. Policy words changed.</p> <p>Done.</p> <p>Done. Policy words changed.</p>
<p>Objective Policy 7 – Getting Around, Traffic & Village Gateway</p>	<p>GA1: Public Transport Provision. Support provision of public transport by liaising with transport providers. Place in Projects.</p> <p>GA2: Improve Pedestrian and Cycle Routes as a Priority. Promote alternative cycling/walking routes, increase their visibility and actively encourage CCC to connect cycle networks at CPIR & T&R. A Project, not planning policy could identify this as a priority project for CIL or S106 funding.</p> <p>GA3: Provision of Adequate Parking. Protect/improve existing parking provision to meet current/future need and signage/markings to identify parking for local amenities. Not controlled by planning policy, so a Project. Do you mean carparks, rather than parking provision in new development? Parking provision in new development covered by strategic policy, unless you set a local standard - you could use NDP to identify/safeguard car parks, if that is your intention.</p> <p>GA4: Improve Road Safety/Traffic Management. Develop/review RSMP/identify management /monitoring systems to better control volume/speed of traffic around the Parish (e.g. introduce CSW and VAS. Action, not policy – move to projects.</p> <p>GA5: Traffic Pollution. Initiatives that reduce levels of traffic pollution. Aim, not policy. Your overall transport strategy might have reduction of traffic pollution as its aim, but can't be stated like this as a policy. Agree, need to phrase it in such a way as to ensure design is important in terms of over manoeuvring of vehicles?</p>	<p>Done. Transferred to “Spin-offs” & inserted new GA1 covering Pedestrian, Cycle & Wheelchair Access.</p> <p>Done. Transferred to “Spin-offs”</p> <p>Done. Amended accordingly.</p> <p>Done. Transferred to “Spin-offs”</p> <p>Done. Policy words changed.</p>
<p>Page 65 - Objective Policy 8 – Community Health,</p>	<p>CHW1: Protect & Promote Existing Community Facilities/Services. Development proposals should retain, promote & enhance existing community</p>	

<p>Safety, Well-Being (Facilities/Services)</p>	<p>facilities. The loss of community/cultural assets will be resisted unless replacements of better value are provided at agreed location. Check Policy wording of CLP4 as this essentially repeats that. Could be stronger if you name facilities; this would add local detail to CLP Policy 4.</p> <p>CHW3: Facilities & Services will meet the needs of all sectors of the Community.</p> <ul style="list-style-type: none"> • Roads/footpaths kept clear/in good order to provide safe access around the Parish. Maintenance issue, not planning policy. Agree/Noted. • Developments should provide continuous even surfaces/kerbs for pedestrian/wheeled users to aid safe mobility. Controlled by highways standards, not planning policy. • Vital that we provide/maintain playpark facilities for young people/encourage the use of Parish amenities for family/community activity. You could designate Local Green Space. This could be covered in BIO4. • The Health Centre, with dispensary, has great value and must be retained. See comments on CHW1. • Support/maintain public toilets & car parking. See comments on CHW1. • Establish safe cycleway/pedestrian links across Parish with connections to neighbouring areas. ID this as a key priority for CIL/S106 funding. If you were allocating development you could use this to help provide cycleway/pedestrian links. • CHW4: Create New and Support Existing Partnerships within the Local Area to Improve and Sustain Community Safety, Health and Welfare. These are projects, not planning policies. Move to project/action section of the NDP. • CHW5: Promoting Safe & Healthy Living Environment. Covered by strategic policy. 	<p>Done. Strengthened words/named facilities like Health Centre</p> <p>All Done. Moved to LGOS3 and CHW2 and/or re-worded as reqd</p> <p>Moved to “spin-offs”</p> <p>Done. Re-worded slightly to promote our views!</p>
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Event One Launch Day Saturday 15 th Sept 18 Chacewater Village Hall		
Comment	Name	What Action(s) We Took
Well done to all who gave their time & expertise to the plan and thank you all.	Rosemary Robertson	No Further Action Required (NFAR)
Possibly the greatest disadvantage to the village is the through traffic. Obviously, it is noisy & polluting, especially for nearby family homes. I have no idea how to ameliorate the problem, but think it needs stating.	No Name provided	Action/Done. Mentioned in NDP (Pgs 16/17) as a main concern & features in 'Spin-off' listings. We will hopefully at least reduce the speed with VAS & influence planners into enabling Listed/other houses along Fore Street in particular to have double glazing.

No mention in the document of social amenities. Has the social side been overlooked? In the past 5 years the 3 pubs are now down to one part time! The shops could disappear. Social development for older people who are not able to leave the village is not mentioned although you are lucky to have a reliable bus service. Evenings as well. There does not appear to be a heart in a village of approx. 2,000 souls. Not everyone wants to play Bowls. Without a pub you never meet anybody.	E.Turrell	Agree – We need to look at this quite seriously as part of “Spin-offs”, as core facilities/social amenities are a big part of what we should be about. Kings Head and Shop must be addressed.
Like maintaining rural/green environment of community.	Tony Roode	NFAR
To slow down the cars.	No Name provided	Agree – “Spin-offs”
No mention of <u>LOCAL NEEDS POLICY</u> on housing development, ditto <u>AFFORDABLE HOUSING</u> and how to prevent abuse of AH by speculative buyers selling on.		Done. All addressed.
Think it would be a real benefit to have affordable housing. Good school. Would also consider the road through Chacewater as can get very congested at busy times.	Jess Tamblyn	Agree
Really impressed with the depth of information and the importance of landscape and historic mining features.	Sue Allen	Noted, Thank you.
Please can we have a foot/cycle path from Chacewater to Richard Lander School.	Liz & Charlie Pridham	Agree – “Spin-offs” connected cycleway
Presumably the policies in this draft document will be scrutinised, amended, added to, as required to ensure that they will be sufficiently robust to resist unwanted, inappropriate development (& stand up to testing at Appeals).	J K Gale	Yes. Action Taken. That is exactly the idea of the plan from here on in!
I think that the draft plan is a useful document in terms of what we need for a bright Parish future. We need to make some policies a little briefer & focused & of course it does need a final read through. Well done team!	Robin Knill	NFAR
Good to read that it is based on a good degree of public engagement using different strategies. Good to read that preserving the environment is a key part of the strategy. I would say the other aspect is promoting that environment so more people can enjoy. Info. boards to provide information about history, wildlife etc. To make more of a destination. Is there a local website, social media page?	Tamsin Keeves	Action Taken. All of these issues form parts of the “Spin-off” projects listing.
I feel it is important that Chacewater & surrounding area is not absorbed into the Langarth development thus creating a corridor of development along the A390.	Peter Keeves	Action Taken. This is exactly why we are doing an NDP!
Good to think that the Parish will have a plan supported by the residents rather than being <u>told</u> from Westminster what is “good for us”.	Brenda Bailey	NFAR. Fully agree with these sentiments, because we do not want to be in a situation where central govt rides roughshod over our NDP.
The plan looks very good &, in the main, I agree with the content. Well done! My only points are that I would prefer new builds to be for local	Jill Hocking	Considerations. Trying to strike the right balance

<p>provision only (not second homes). I think flooding in the Village should be addressed by those agencies responsible (drainage & houses flooding). Could we put pressure on the agencies responsible & could be introduce a "Local's Pass" for the car park to avoid people using it to catch the bus because they don't want to pay & use the Park + Ride. I see additional car parks are required and I wonder if we could just find a new way of managing the car park we have so it is focused on the needs of Village residents. Thanks for all your hard work.</p>		<p>between attracting passing trade/the tourist & those who live/need to use local facilities will always be a tough call. We need evidence of whether people really do use the car park for P&R into Truro. There is probably more truth to the fact that organisations use the village hall due to the availability of free parking as much as anything? Administering anything will cost money, but we could look at this within the "Spin-offs" piece.</p>
<p>I would like to see outdoor fitness equipment available near children's equipment so parents & others can keep fit close to children's spaces.</p>	<p>Rosemary Robertson</p>	<p>Action. Trim Trail type assets will be looked at as part of the "Spin-off" listing.</p>
<p>Dear Robin, I am writing to congratulate yourself and Chacewater Parish Council on the achievement of drafting the Chacewater Neighbourhood Plan for public consultation. Neighbourhood Plans are essential for the careful development of our precious Cornish communities. If you feel I can be of any assistance in this matter, please do not hesitate to contact me. With kindest regards, Mrs Sarah Newton MP</p>	<p>email: sarah.newton.mp@parliament.uk MP for Truro and Falmouth, Office 7, The Palace Buildings, Quay Street, Truro Cornwall. Tel: 01872 274760 website: www.sarahnewton.org.uk Facebook: www.facebook.com/SarahNewtonTandF/ Twitter: @SNewtonUK</p>	<p>Response sent @ 2047 2 Oct 18: Dear Sarah, many thanks for your kind words - hopefully we will get there! Kind rgds, Robin Knill</p>
<p>Event 2 Twelveheads Bon Appetit, Thurs 27th Sept 18 (2.30 to 4.00pm)</p>		
<p>Very informative & a lot of hard work from/by your Team. Thank you.</p>	<p>Mr Chris Buck</p>	<p>NFAR</p>
<p>Thank you for a well targeted explanation of the Development Plan. We will look at your websites & hope to give positive feedback.</p>	<p>Mr & Mrs Peter and Catherine Lyon (Ash-Lee House Twelveheads)</p>	<p>NFAR</p>
<p>Will comment after looking/discussing with husband.</p>	<p>Mrs Anneliese Polkinghorne (Appletree Cottage, Nangiles)</p>	<p>a.polkinghorne@btinternet.com</p>
<p>Wonderful areas and lovely people – will be in the café often (probably on our <u>new</u> electric Bromptons!)</p>	<p>Mr & Mrs Pat & Godfrey Wright</p>	<p>NFAR. Actually, from Falmouth but passing by so wanted to see what we were up to.</p>
<p>Event 3 Twelveheads Sunday School, Tues 2nd Oct 18 (7.00 to 8.30pm)</p>		
<p>V. Interesting Thank you</p>	<p>N Arthur</p>	
<p>V. Encouraging! Thank you for talking to me at the meeting at Twelveheads Sunday School the other evening. I have assembled some comments on what we discussed. I was encouraged to hear how supportive the CPC was towards the Twelveheads Playing Field. It features prominently in the Development</p>	<p>Warren Davies by email Tues 9 Oct 18 @ 00.03!</p>	<p>We certainly hope so, with luck we will get a little investment to help us out here, perhaps starting with a few bob from the CC's Community Chest, but</p>

<p>Plan, alongside the Public Realm areas of Chacewater, as areas that must be retained, protected and developed, for the enhancement of public amenity. We discussed the strong feeling in Twelveheads that the Field should remain and that it served an important position in our small village. I was interested in your ideas for improving the play equipment there and agree that it would likely encourage renewed enthusiasm for the Field. Maybe it will become more the Twelveheads Play Park that you seem to have renamed it!</p> <p>The recent grass cutting organised by CPC was clearly a great improvement on our efforts to do this ourselves, with garden mowers, and a regular cutting schedule would improve the quality of the Field greatly.</p> <p>We also discussed the boundary fence and how important that was with the proximity of the rivers. We hope that the negotiations with Tregothnan are making progress.</p> <p>We are sitting on the latest rent demand of £50, hoping that the new arrangement will cover this.</p> <p>I was very interested in seeing what goes on in maintaining and developing local footpaths, including negotiating some new ones. I would like to see even more of this, together with development of local trails. As a keen walker, I have seen such amazing effort put in to this in certain places I have visited and it always comes across as the community really caring for their surroundings. As always, it is always difficult to maintain these things, and I note, even with such important trails as the Minerals Tramway, how signs/ info boards are showing wear/damage. I think society has come a long way, and to think that marked trails and the like just wouldn't exist when we were kids, let alone Trim Trails! All this is moving in the right direction.</p>		<p>other than my zip wire idea (which would be expensive & so would only be achieved over time & with huge effort), what other items might be useful do you think to encourage the kids to use the facility?</p> <p>The Parish Council is very keen for this to continue as it is a means through which to encourage Tregothnan to give us ownership.</p> <p>Will need to view this in person I think & take fwd with CPC as it is a safety issue.</p> <p>The CPC Chairman (Martin Stephens) has called for another mtg with Tregothnan Estates to discuss this, along with a host of others, but in the meantime have you apprised him of the £50.00 due please?</p> <p>Thank you, this is a long process but we were pleased to add Chacewater to the cornwalltrails.net website recently & are determined to crack on as best we can to improve what we have generally around the Parish itself. I will in fact be attending be about the Mineral Tramways Partnership (in my position as Chair to the Mining Village Regeneration Group (MVRG)) early next month, in the hope that CC will re-engage on the maintenance front, so watch this space!</p>
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<p>On the subject of heritage, I recounted my account of the demise of the Mount Wellington winding gear, which you seemed unaware of. This is an example of a destructive and irreversible act against an historic icon and I can see the importance of protecting such heritage monuments proactively. Once these structures are lost it's too late.</p> <p>I was intrigued by the concept of the Local List. What effect does it have on how planning applications are regarded? Does it have any legal clout? If your property is on this list, does it stop you doing certain things like UPVC windows etc that you would have been free to do before the new List?</p> <p>You are right to limit housing development and I see that you have used a very logical approach. Recognising this parish as being both rural in nature and also being in such an environmentally sensitive area, you have used a formula to calculate the projected housing need and are applying a ceiling on that basis.</p> <p>You describe developing Brownfield sites as providing employment opportunities, but this is not necessarily so: it depends on what is being developed. Being such an extensive ex-mining area, there's an awful lot of brownfield sites. Turning one of these into a refuse dump, extending the permissions several times, creating a massive dump facility for the whole of West Cornwall for over 25 years - and that's good old United Downs!</p> <p>So when you promote Hallenbeagle as a well-considered plan; that it'll provide local employment opportunity, even to the point where you encourage housing development in close proximity to it, as if people who then live in this development are all going to be employed in the Hallenbeagle Business Park?? Sounds more like a bolt-on housing plan.</p> <p>Anyway, none of this is intended as a rant! Just pleased to see so much effort going on to safeguard our environment and the future of the parish.</p>		<p>Agree totally, we are using all tools available to preserve and protect what we have.</p> <p>The Local List can, we hope, help influence our case for protecting our Parish against over development, but it does not impact on any homeowner wanting to make improvements such as the installation of UPVC windows - it is just a list of buildings that we wish to recognise over and above those that have already been given Graded status.</p> <p>Yes, we worked hard on this.</p> <p>Done. You make a good point, policy area amended. Our aim here was to try and link Hallenbeagle & its businesses with local employment & associated skills training.</p> <p>This is really good feedback & we are very grateful indeed for the time you have taken to assemble your thoughts.</p>
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Event 4	Chacewater Community Primary School, Fri 5th Oct 18 (2.45-3.00pm) – the parents of 181 primary school students engaged.	
Big Hit – Rob Knill & Steve Leech addressed Friday Afternoon Parents Assembly & all 181 Primary School pupils were given a copy of the Public Consultation Guide to hand to parents on Monday 8 th October. It will be difficult to judge the response here until we ask parents of this age grouping to vote at Referendum. The School has been actively involved in the NDP process, principally through the LLCA work in Oct/Nov 17, so with luck parents will be influenced by the children’s desire and awareness of the need for a better future?		
Event 5	Chacewater Bowling Club, Fri 5th Oct 18 (7.30 to 10.00pm) Gin & Wine Evening attracted 48 people from Chacewater.	
Would like to see traffic controlled because they sit outside our window, engine running, fumes. Can’t open windows as I have asthma!	No Name provided	In hand. Reference to traffic congestion is made in the Transport & Parking section of the NDP on pages 16-18. Ideas in how to control traffic in future also features in the NDP “Spin-off” list. As a start, the Parish Council is on the cusp of purchasing & sensibly position Visual Activated Signage (VAS).
Can we use the rough ground beyond the car park – we need more parking.	No Name provided	In hand. NDP “Spin-off” list item and Parish Council has formed a Working Gp to look specifically at the parking problem across the Parish, esp. in the main settlement. Have also beefed up second bullet Page 18.
Not enough parking in the village. Maybe something close to the village hall. Gate required at the top of the Recreation Ground so that people can enter the ground without using the road – lack of pavement.	G. Instance	In hand. Road Safety (RS) & parking issues feature in the NDP (Pages 16/17), Objective 7 area & NDP “Spin-offs”.
Not enough parking in village. Car park getting fuller with locals parking on a regular basis because parking as their homes is very limited/with some without any.	Jenny Prime	Done. Objectives QD8, GA3 and 4 target the need for developers to ensure sufficient parking is available on site for each new home or any extension, so an already bad situation is not worsened. “Spin-offs” also looking at enhancing current public parking across the Parish.
PARKING – getting more and more difficult if there are any events going on in – village hall, schools, football field, bowls club – almost impossible to find a space.	M J Marchant	
Traffic stopping, i.e. crossing patrol or lights on Kerley Hill. Not allow people on zig-zags in the village crossing.	No Name provided	In hand. In “Spin-offs” - NDP acknowledges RS as a key concern (Pages 16/17) that


		can only be addressed through greater police presence & closer community engagement, which we have requested.
Remove pinch points and replace with 'sleeping policeman'. The one at the end of Station Road to turn right is really awkward.	No Name provided	In hand. Not strictly a NDP issue but see comments above wrt RS . More the Parish Council to resolve but point taken as part of "Spin-offs".
Event 6 Chacewater Old Market, Sat 6th Oct 18 (10.00am to 12.00 midday) – attended by 20 Chacewater people.		
The Cornwall Local Plan (CLP) has designated a large no of houses in the Langarth/Threemilestone area which will inevitably result in increased traffic and congestion. Consideration of Chacewater in any policy proposals to ensure over congestion in village.	Elizabeth Emma Carlyon	In hand. Vital that we insert a sentence or two identifying what is actually looming around us & its impact.
Excellent, well rounded plan. The green/environmental focus should be applauded in particular – looking at a sustainable future for the + beyond. Support for business, youth, community + well-being are also excellent. Very grateful for the energy + effort deployed in this + in the future implementation.	Samantha Grady	NFAR
A comprehensive document, covering fully the parish as it is, what is valued and should be protected. Personally, I feel the key issue of concern is traffic and parking. I think it would be of benefit if some ground surrounding the village hall could be redeveloped to provide dedicated parking for the hall. I am only talking about relatively small strip around the side and back of the building, using a system that could allow grass to grow through but provide hardstanding without using concrete or tarmac. This would also take pressure off the main car park/ Encourage parents at the school to walk if they are close, or to use the car park rather than Church Hill. A fatal accident waiting to happen.	Robin Hunter	In hand. Parking options are being looked at (in 'Spin-off' Projects) as part of a Parish Council WG as it does need to be addressed.
Our N.D.P is so professional and comprehensive. So pleased to have confirmation of housing development.	Jean Koernel	Thank you - NFAR. Just need to ensure we have statements on housing totally tied up.
The plan shows great potential for the parish of Chacewater with a realistic & encouraging vision.	Fay Lawer	Thank you - NFAR.
Excellent Meeting, very informative. Hopefully most if not all projects proceed. Safety, protect our wildlife, lower all sycamore trees on main road & danger to some properties. ** Reduce the traffic & speeding drivers**.	D Rhee	Thank you for acknowledging our progress. In hand. Traffic mentioned in pages 16 to 18, so in "Spin-offs" list as an area that needs to be addressed.
Good meeting. Very informative. What time scale? Covered so much and was very impressive.	J Rhee	Thank you - NFAR. Aim to deliver the Plan to CC by 16

		Nov 18 & Referendum by early Spring 2019.
The Plan is broad enough to encourage us all. Thank you for all this work, it is greatly appreciated.	Malcolm Watton	Thank you - NFAR.
An exciting vision that incorporates how we would like to see Chacewater Parish develop & gives us all the opportunity to be included in this vision.	Janet Willoughby	Thank you - NFAR.
Great to see that we have a Plan for the future!		Thank you - NFAR.
I know have faith that that residents are being considered, thank you. Good issues covered and broadly so.		Thank you - NFAR.
Event 7	Chacewater Garden Centre, Sun 14th Oct 2018 (1.00 to 3.00pm) – 40 people (not many Chacewater) took a passing interest in what we were about, with some offering empathy & no shortage of support because they were going through the NDP process in own parish.	
No comments received but a few Public Consultation Guides picked up for further perusal & hopeful comment downstream. We were also in discussion with a main driver (Dr Alan Guy Waller) in the area associated with Campaign for the Protection of Rural England (CPRE) which was useful to hear about.		NFAR at the moment.
Event 8	Chacewater Coffee Morning, Mon 15th Oct 2018 (10.15-11.45am) – 20 residents & other guests took a real interest in the Plan	
This project to enhance the heritage of this village and surroundings deserves all the support that we can give. Excellent.	Neil Cullimore	Thank you - NFAR. You understand one of the underlying principles of how we are aiming to protect the Parish from over-development.
The Plan is needed as it will protect our Parish from over development and encourage use of energy efficient homes and businesses, which will safeguard the environment. The historic character of the village will also be made as significant part of the Plan.	Dave Ramsell	Thank you - NFAR.
Keep historic parts of the village and be a good place for walkers to enjoy.	Kath Ramsell	NFAR. This all sits within the "Spin-offs" area.
Event 9	Blackwater Passmore Edwards Building, Friday 19th October 2018 (4.00 to 6.00pm) – 14 interested residents of Blackwater came to view/discuss our Draft Plan, which was really positive given that very few houses "technically" sit in the Chacewater.	
More parking needed in Chacewater, "you are doing an excellent job".	F.E. Whybra	Thank you – NFAR. Retention & maintenance of our PRoW are key priorities within NDP & associated "Spin-offs"
The proposed plans for the new houses will be great benefit to Chacewater and Blackwater.	Lester Riley	Thank you. In the main this referred to what we refer to as the "Blackwater 10", but this resident was aware that we had commented – negatively – on other Tregothnan land allocation areas! In hand. We must keep on the case for

			the “Blackwater 10” in terms of what it delivers.
For what I see, it is all well thought out.	Edward Higgins		Thank you - NFAR
Flashing speed signs please, parking for the village hall and ideally a pedestrian crossing-sighting will be important so it would work for both the village hall (if approaching from the west side of village) and any new housing on east side of the hall.	Cheryl Marriott		Had a long conversation with Cheryl at this event. There is clearly grave concern over the speed & volume of traffic through Blackwater that can be – in part at least – addressed through the “Blackwater 10” development, as stated at pre-application. Action/In hand. Have spoken to Tregothnan about the need for pedestrian crossing that was in pre-app but not final planning app – so need to check this out?
Seem to be well thought out plans.	Laurence Pearce		Thank you - NFAR
Very comprehensive & well thought out plan. This deserves to be adopted.	Paul Dunbar		Thank you - NFAR
I’m delighted with the Development Plan.	Carey Martin		Thank you - NFAR
General Comments			
Comments left at Village Hall Presentation Table			
Hopefully this is the continuation of all that is good about living in and around Chacewater Parish. The Plan clearly aims to protect what we have and considers how to do things better! Traffic, parking and loss of amenities are the main concerns, but we also need to sort out the core appearance of the village, because it is letting us down. Who would go in our shop as it looks right now?	Anon		Thank you – NFAR. “Spin-off” project to look at the core of the main settlement.
Does the Plan address existing and/or new caravan parks, mobile home or camping sites? We do not want sprawling sites that could become ghettos!	Steve Leech		Done. It does now.
Mandated External Bodies identified IAW Cornwall Council’s Neighbourhood Planning Pre-Submission Consultation Template			
Date	Comment(s)	Name/Organisation	What Action(s) We Took
Statutory Organisations			
18 Sep 18 @ 1131	Thank you for your e-mail Gillian. I have circulated the e-mail to Council officers and I will let you know if there are any further comments. Best wishes, Emma Ball Neighbourhood Planning Officer Planning & Sustainable Development Service Economic, Growth and Development Directorate. External tel: 01872 324807 E-mail emma.ball@cornwall.gov.uk	CC Neighbourhood Planning Team neighbourhoodplanning@cornwall.gov.uk	NFAR at this stage. NDP will be passed around all parts of CC & PA anyway.

17 Sep 18 @ 1006	Delivery failed to these recipients or groups: mail@homesandcommunities.org.uk	Home and Communities Agency mail@homesandcommunities.co.uk	NFAR. Tried to chase but no response.
26 Oct 18	<p>Our ref: 258669 Your ref: Robin Knill Chairperson to Chacewater Parish NDP Rob.Knill@chacewater.org. Customer Services. Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ. T 0300 060 3900</p> <p>Dear Robin, Planning consultation: CHACEWATER PARISH NEIGHBOURHOOD PLAN - PRESUBMISSION CONSULTATION</p> <p>Thank you for your consultation on the above dated 15 September 2018. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>We welcome the development of a neighbourhood plan for Chacewater. We do not wish to make any comments on the Regulation 14 consultation draft.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Corine Dyke on 02080 268177 or corine.dyke@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>Yours sincerely, Corine Dyke. Lead Adviser Sustainable Development Team – Devon, Cornwall & Isles of Scilly</p>	Natural England consultations@naturalengland.org.uk	NFAR. Positive support for NDP.
		Environment Agency cornwall.planning@environment-agency.gov.uk	NFAR. Not even an out of office, but we have had specific dialogue with EA on a few Parish issues in recent past and so have a pretty good feel for what their views might be.
Email 29/10/2018 16:33	Dear Mr Knill. Thank you for your Regulation 14 consultation on the Pre-Submission version of the Chacewater Neighbourhood Plan. It is always pleasing and	Historic England (formally known as England Heritage) e-swest@HistoricEngland.org.uk	NFAR. Positive support for NDP.

	<p>welcome to note when places value their locally distinctive historic environment and seek its protection and enhancement through policies in their Neighbourhood Plan. There are no other comments that we would like to make other than then to congratulate your community on its achievement and wish it well in the making of its Plan.</p>  <p>Kind regards, David Stuart David.Stuart@HistoricEngland.org.uk David Stuart Historic Places Adviser South West Direct Line: 0117 975 0680 Mobile: 0797 924 0316 Historic England 29 Queen Square Bristol BS1 4ND https://historicengland.org.uk/southwest</p>		
		Network Rail townplanningwestern@networkrail.co.uk	NFAR. No Response recd.
		Highways Agency ian.parsons@highways.gsi.gov.uk	NFAR. No Response recd.
		Marine Management Organisation plymouth@marinemanagement.org.uk	NFAR. No Response recd.
		Three (Mobile) jane.evans@three.co.uk	NFAR. No Response recd.
		O2/Vodafone (Mobile) EMF.Enquiries@ctil.co.uk	NFAR. No Response recd.
		EE Mobile public.affairs@ee.co.uk	NFAR. No Response recd.
		OFCOM Spectrum.Licensing@ofcom.org.uk	NFAR. No Response recd.
		Royal Cornwall Hospital garth.davies@nhs.net	NFAR. No Response recd.
		Peninsula Community Health pch.communications@nhs.net	Checked rejection then rang 01726 627800 to see if new contact!! NFAR. Nothing recd.
		Kernow Clinical Commissioning Group janet.popham@nhs.net	NFAR. No Response recd.
		Healthwatch Cornwall enquiries@healthwatchcornwall.co.uk	NFAR. No Response recd.
Letter dated 26 Sep 18	from Wood. Hannah Loma Bevins, Consultant Town Planner. “ Specific Comments . An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Distribution’s Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.”	National Grid box.landandacquisitions@nationalgrid.com and n.grid@amecfw.com ((Robert Deanwood, Consultant Town Planner, Amec Foster Wheeler E&I UK	Response recd - NFAR
		Western Power Distribution	

		wpdnewsupplies@westernpower.co.uk	
		EDF Energy, Freepost, RRYZ-BRTT-CBJS Osprey House, Osprey Rd, EXETER, EX2 7WN	Letter sent 15 Oct 18 NFAR. No Response recd.
Sat 15 Sep 18 @ 10.05	Hello. This is an automated reply from the Wales & West Utilities Customer Management team. Thank you for your email. To help us reply as quickly as possible, please make sure that you have provided us with your contact details including: name, full address including post code and phone number. A member of our Customer Management team will normally contact you in the next 2 working days. Please note our normal working hours are Monday to Friday from 8:30am to 4:30pm. For more information regarding our services please visit http://www.wwutilities.co.uk . If you are writing to us about a safety concern or to report a smell of gas, please contact the National Gas Emergency line on 0800 111 999. Thank you Customer Management Team	Wales & West Utilities Ltd enquiries@wwutilities.co.uk	NFAR. No Response recd.
		British Gas, PO Box 4805 Worthing, BN11 9QW	Letter sent 15 Oct 18 NFAR. No Response recd.
Tues 25 Sep 18 @ 13.58	Rob thanks for providing a link to the above the content of which is noted and upon which we have no specific comments at this time. Regards Martyn Dunn Development Coordinator  South West Water D: 01392 443702 Peninsula House, Rydon Lane, Exeter, EX2 7HR www.southwestwater.co.uk	South West Water devplan@southwestwater.co.uk	Response recd - NFAR
Environment			
Sat 15 Sep 18 @ 1001	I am currently away from work. In my absence Woodland Officer duties for Cornwall and Plymouth are being undertaken by Leo Dawson. leo.dawson@forestrycommission.gov.uk or 0300 067 5852	Forestry Commission Garin.Linnington@forestry.gsi.gov.uk	NFAR. No Response recd.
Sat 15 Sep 18 @ 10.04	I am sorry but I am no longer contactable through the National Trust. You may wish to contact Angela Wood - Business Support on 01392 883107.	National Trust michael.calder@nationaltrust.org.uk	Chased. NFAR. No Response recd – we are not near any NT land anyway.
		Duchy of Cornwall (Land Steward Western District) cgregory@duchyofcornwall.org	NFAR. No Response recd.
		Duchy of Cornwall (Deputy Estate Surveyor) npollock@duchyofcornwall.org	NFAR. No Response recd.

<p>Email Mon 15 Oct @ 18.45</p>	<p>Dear Robin, CWT have reviewed the Chacewater Parish Neighbourhood Development Plan (NDP) as part of the consultation period and have provided some comments/considerations for you below.</p> <p>Cornwall Wildlife Trust comments:</p> <ol style="list-style-type: none"> 1. Good to see reference and policies specifically referring to Protection and Enhancement of Biodiversity and the inclusion of data/figures about habitat designations for the Parish. It would also be useful to include reference to the Biodiversity Guide and inclusion of wildlife specific development measures, in line with the Biodiversity Guide e.g. one bat or bird box for each new build dwelling. https://www.cornwall.gov.uk/media/26847714/biodiversity-spd-v4-sm.pdf 2. We support the reference to the preparation of "Sites of Interest Compendium" for the Parish. This information is available via the Wildlife Resource Map supplied from the Environmental Records Centre for Cornwall and the Isles of Scilly. A number of Parish's are using this mapping information to support the Neighbourhood Planning Process. Guidance on what the Wildlife Resource Map provides is attached. 3. It would be useful to add some supporting text for local non-statutory designated sites in line with the Biodiversity Guide. e.g: Non-statutory sites include County Wildlife Sites (CWS), County Geology Sites (CGS), Roadside Verge Audit Biological Sites and Ancient Woodlands: <i>These are of at least county importance for wildlife/geology in Cornwall and are all recognised and given weight through the planning process. Developments which would have an adverse impact on County Wildlife Sites will not be supported by Cornwall Council there are no suitable alternative sites, impacts are unavoidable and there is full provision for habitat re-creation and management.</i> 4. There is no reference in the NDP to Cornwall and Isles of Scilly Environmental Growth Strategy which stresses the need for us to do much more for nature and wildlife than simply minimise losses, we should be providing more opportunities for wildlife and habitats to thrive. We would encourage a reference to be included with specific reference to Target Outcome 9, which states: 	<p>Cornwall Wildlife Trust cheryl.marriott@cornwallwildlifetrust.org.uk</p>	<p>All Done. Tom Shelley at CWT gave us some really useful pieces to think about or insert into the NDP and this has been done.</p>
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www.cornwall.gov.uk/environmentalgrowth

Target outcome 9: Nature in Cornwall is abundant, diverse and well connected For this we need: Protection and expansion of the existing, high quality, backbone of Cornwall's designated terrestrial and marine protected areas, landscapes and heritage.

The designated landscapes and sites are vital to the success of this Strategy, giving us an ecological and cultural network to grow from and helping us to test ideas and new approaches. The designations of these sites provide them with a high level of protection in terms of Planning, recognising the conservation and enhancement of their special qualities is essential. The potential for these areas to also deliver environmental growth is a crucial opportunity and this Strategy seeks to provide additional strength to the value these areas are ascribed in decision making. It is essential that we view these areas as both outstanding for their special features but also as a guide for our environmental quality in other areas. Ideally, we would have more outstanding landscapes, biodiversity sites and heritage features to be recognised as nationally and internationally important in future.

5. The recently published St Agnes NDP is a good example of how neighbourhood plans can promote environmentally friendly developments. An extract from the plan's guidance is provided below. Due to Chacewater being interconnected with St Agnes it would be beneficial to replicate some of these measures to join up the policies and recommendations being supported by both Parishes.

Additional Guidance. *The list of requirements from the Cornwall Council Biodiversity Supplementary Planning Document are of particular relevance to St Agnes Parish and we strongly encourage developers to address these and demonstrate best practice in how wildlife is protected and enhanced through development.*

Kind regards, Tom Shelley
Conservation Manager, Cornwall Wildlife Trust

	Tel: (01872) 302272 Mobile: 07896 420863 Email: tom.shelley@cornwallwildlifetrust.org.uk Five Acres, Allet, Truro, Cornwall, TR4 9DJ What do you think about wildlife in Cornwall? Please fill in our survey – just click on the image below!		
		National Farmers Union in the SW south.west@nfu.org.uk	NFAR – no response recd.
Housing			
		Devon & Cornwall Housing Association info@dchgroup.com	NFAR – no response recd.
		Coastline Housing matt.ward@coastlinehousing.co.uk	NFAR – no response recd.
		Westcountry Housing Association wal@e-wal.net	NFAR – no response recd.
		Cornwall Housing Nick.Cross@cornwallhousing.org.uk	NFAR – no response recd.
		gemma.furse@persimmonhomes.com & simon.wagemaker@persimmonhomes.com	NFAR – no response recd.
Transport			
		First Devon & Cornwall (First Group PLC Buses). The Ride, Chelson Meadow, PLYMOUTH, PL9 7JT	Letter sent 15 Oct 18 NFAR – no response recd.
		First Great Western	Subsumed by above to no letter sent
		Civil Aviation Authority. 2W Aviation House, Gatwick Airport South, West Sussex, RH6 OYR	Letter sent 15 Oct 18 , even though might be subsumed within response below. NFAR – no response recd.
Sat 15 Sep 18 @ 10.04	Thank you for your enquiry to the Civil Aviation Authority (CAA). We aim to respond as soon as possible. In some cases, we will need to seek specialist advice or forward your enquiry onto the most relevant area of the CAA to respond to you directly. This can sometimes take up to 20 working days.	Civil Aviation Authority (Director Of Airspace Policy), CAA House, 45-49 Kingsway, LONDON, WC2B 6TE windfarms@caa.co.uk	NFAR – no response recd. See above.
Business			
		Cornwall Chamber of Commerce & Industry hello@cornwallchamber.co.uk	NFAR – no response recd.
		Cornwall & Isles of Scilly Local Enterprise Partnerships info@cioslep.com	NFAR – no response recd.
Energy			
		Community Energy Plus enquiries@cep.org.uk	NFAR – no response recd.

Historic Environment			
		Cornwall Buildings Preservation Trust CBPTrust@gmail.com	NFAR – no response recd.
Emergency Services			
Oct 26, 2018 @ 9:50:31 AM	<p>Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on the Chacewater NDP.</p> <p>I could see no specific reference to designing out crime, disorder or anti-social behaviour which I feel should be included within all such Neighbourhood Plans. Whilst these matters are covered within other national and council policies I feel they should also be in your NDP,</p> <p>I would therefore suggest that the following statement or similar is included where appropriate within the NDP “All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion”</p> <p>This can apply to all forms of development not just housing. May also be just as relevant for new car parks, footpaths, play areas, commercial development etc. By designing out opportunities for crime and ASB will not only hopefully prevent or reduce these but very importantly also help reduce the fear of crime. Kind regards, Martin Mumford.</p>	D & C Police (Architectural Liaison Officer) martin.mumford@devonandcornwall.pnn.police.uk	Done. Dear Martin, many thanks for your response below, which is most useful and has helped to inform a new Policy that we dearly needed. We did already have reference to “designing out crime” in our broader script and so it was not lost but your piece has certainly topped this area off. Many thanks, Rob Knill
Sat 15 Sep 18 @ 10.01	<p>Thank you for you for contacting Community Safety Admin. This mail box is checked between 9am–5pm Monday to Friday. If this is a request for fire safety advice, this enquiry will be referred to a fire safety officer. We aim to respond to all questions or requests for fire safety advice within 10 working days. If we can't respond within 10 working days, we'll tell you when you can expect to receive a response. For business fire safety advice and guidance go to www.cornwall.gov.uk/businessfiresafety</p> <p>If you do have any queries or would like any further information please do not hesitate to contact us on: 01726 223620 (9am-5pm) Thank you.</p> <p>Cornwall Fire, Rescue and Community Safety Service Neighbourhoods Directorate, Cornwall Council Tel: 01726 223620 or 01726 223615 Fax: 01726 67093 St Austell Community Fire Station, Carlyon Road, St Austell, PL25 4LD</p>	Cornwall Fire & Rescue Service csadmin@fire.cornwall.gov.uk	NFAR – no response recd.
Other Organisations or Individuals			

		Kaolin & Ball Clay Association (UK) sean.simpson@imerys.com	NFAR – no response recd.
		Emma Jenkin, Clerk to Kea PC clerk@gwennap-parish.net	NFAR – no response recd.
		Chris Bell, Chairman to St Day PC chris.bell@stday.org.uk & stdaypc@gmail.com	NFAR – Spoke with Chris through Mining Villages Regeneration Group (MVRG) forum - so NDP acknowledged.
		John Dyer, MBE - Cornwall Councillor to Chacewater, Kenwyn & Baldhu john.dyer@cornwallcouncillors.org.uk	NFAR – provided repeated support for NDP throughout its development via several emails.
		Kevin Furnish, Chairman to Gwennap PC kevinfurnish@gwennap-parish.net	NFAR – Spoke with Kevin through MVRG forum and so acknowledged.
		Imerys Minerals Ltd, Par Moor Centre, Par, PL24 25Q Gary.Staddon@imerys.com	NFAR – no response recd.
		Mark Kaczmarek - Cornwall Councillor to Gwennap, St Day & Carharrack mark.kaczmarek@cornwallcouncillors.org.uk	NFAR – no response recd.
		Clerk to Kenwyn PC clerk@kenwynparishcouncil.gov.uk	NFAR – no response recd.
		Mark O'Brien, T&R Community Link Officer MOBrien@cornwall.gov.uk & Sally Sanders T&R Community Support Officer ssanders@cornwall.gov.uk	NFAR – spoke with Mark who acknowledged via Community Network Panel mtg.
		Clerk to St Agnes PC clerk@stagnes-pc.gov.uk	NFAR – spoke with Chair to St Agnes NDP Team (Cheryl Marriott) at our Blackwater Public Consultation event.
Thur 8 Nov 18 @ 6:41 PM	<p>This is interesting. The main issue in my mind is how we turn the Old Smithy around. There is only so much grant money available and as discussed briefly in the meeting recently, a housing development on Chacewater Hill would be an ideal size to provide some S106/Cil money to help fund it.</p> <p>The Parish Council mentioned that you had an allocation of 60 and that you were well on the way to achieving it.</p> <p>Is it worth considering a Chacewater Hill development as a quid pro quo for the Old Smithy? There isn't anything that</p>	Andrew Jarvis ajarvis@tregothnan.co.uk CEO Tregothnan Estates (main landowner in the area)	NFAR. Any development outside our settlement boundaries will cause permanent and irreversible damage to our heritage and WHS settings.

	<p>says you can't have more than 60 although I appreciate few parishes are pushing for more than they are allocated.</p> <p>We are in the process of creating some fabulous habitat for wildlife elsewhere in Cornwall and could certainly investigate whether similar could be done around Chacewater. Down west Cornwall, we've recently dedicated 235 acres to wildlife corridors and the sort of thing John Carley spoke so well about in the meeting.</p> <p>We are doing something similar around Goss moor in relation to a planning application in for Roche.</p> <p>I appreciate it may be counter intuitive to local minds to even think about more housing, but it does provide money to progress other things that enhance local communities for years to come.</p> <p>Let me know your thoughts. Thanks, Andrew</p>		
		West Country YHA info@westcountryha.org.uk	NFAR – no response recd.

Comments received from Nick Cahill regarding Historical Environment aspects – abridged to main points only. Received by email 28th October 2018

Page/Section	Relevant text	Comment	Action
4 How the Plan is Set Out.	It details our unique history and heritage, quantifies what we value most as a community, identifies the concerns we face (collectively or individually) now and provides information on what we wish to put in place for those who follow in our footsteps – the next generation.	Heritage right up front.....very welcome	NFAR
6 History	There may yet be further important heritage features waiting to be revealed in Chacewater Parish!	That's a brilliant thing to see in an NDP!	NFAR
	The Parish and its people recognise and broadly respect the balance that must be struck between heritage, social and recreational interaction with an environment that offers so much in terms of habitat for increasing levels of foliage and fauna. In this regard we have benefitted significantly from our location within a World Heritage Site (WHS), expansion of the main settlement Conservation Area in March 2010 and the active interest taken by the Cornwall Wildlife Trust (CWT) in formally recognising County Wildlife Sites (CWS) of natural environmental value across our area, as shown in Fig. 3 below.	I like the balance and the recognition of benefit from environmental designations rather than just assuming they are constraints.	NFAR

10	Due to its heritage and geographic position as a rural suburb of Truro, there is a much higher percentage of detached housing in Chacewater Parish than the national average	Re-word? Use of language or generalisations that may prove Hostage to fortune? This could in effect be taken as a leading statement	Done. Point noted and wording amended.
11	Conscious of the wider perceived housing need, in the case of Chacewater Parish, it would difficult to look much beyond in-fill building, extensions to existing dwellings, selfbuild or use of brownfield sites in terms of future development opportunities and in this context the.....	The issue here is the use of the term 'brownfield' sites...in a parish entirely covered by the WHS it might be argued that all and every 'brownfield' site might have issues from a WHS point of view	Done. Brownfield site qualified throughout the Plan as "non-heritage brownfield" site.
12 Facilities and Amenities	A swift glance at buildings up and down Fore Street in the main village settlement offer a telling story of change	Good analysis –and reference to non-designated buildings/sites is very welcome. (see below on need to ensure the local list remains dynamic and capable of updating and not a static list) Small point –listing is done, legally, by the Secretary of State (DCMS) advised by Historic England.	Done. List has been described as "draft". Done. Footnote added to explain who is responsible for listing.
13	..were anyone to undertake even the briefest research into Chacewater's history, they would quickly see how buildings in and around the area have functionally changed.	This is a sensible starting-off point for adaptive re-use and constructive conservation	NFAR
	There is also a concern that some of our buildings are not necessarily presented as well as they might be and this has undoubtedly been influenced both by the rental market and, to a lesser degree, the constraints placed on refurbishing Listed buildings. This has clear ramifications for our ability to attract visitors to the Parish, but the picture post card image could swiftly return with just a little more thought.	There may be a feeling locally that LB constraints are working against regeneration, but it would need to be very definitely evidenced, and that may reflect past individual decisions rather than inherent problems with the process itself – don't want to throw the baby out with the bathwater.....	Done Removed and reworded as this could be a contentious issue to raise.
14	The issue of rat-run/traffic management	Acknowledge this is a major issue	NFAR
16	On street parking: This Plan therefore aims to: • Demand that any new build development brings with it appropriate on-site parking to avoid an increase to existing parking congestion. • Actively work to identify more parking solutions for local people. • Work with Cornwall Council/Highways to more clearly identify and promote where road users should not – on Road Safety grounds – park in future. • Make individual householders more aware of the negative impact that their actions are bringing to the community as a whole, e.g. impact on commercial outlets and their future existence.	Note - Policy 4 seems to have good caveats to ensure historic environment interest are respected, but that doesn't appear to be fully reflected in this analysis. Perhaps a simple cross reference to these caveats would allay my fears set out below? Acknowledge this is an issue, but there is potential conflict with not only historic environment but other aspects of the NDP. Secondly, the on-street parking on the main road is acting as traffic calming measure; if the alternative is to have traffic control street-scaping works, then that immediately introduces design and maintenance issues, sensitivity to historic streetscapes etc. and restricting on-street parking could actually exacerbate speeds/traffic flows if not carefully managed.	Done Cross referenced with Policy 4 Noted and this section reworded in line with suggested changes.

17 Housing	A high proportion of the buildings and structures throughout the Parish are either nationally or 'locally' listed (Appendix 2), reflecting their importance as enduring examples of development, brought about as a consequence of industrial growth.	On a technical note, the local list is not endorsed or approved (and it probably needs to be so by Cornwall Council) so need to re-word slightly – 'have been identified as appropriate for a local list' or something similar?	Done Reworded to include the alternative given.
	The main part of the Chacewater village settlement has been designated a Conservation Area which should inform and influence decision making on planning over time. However, there are obvious examples where this has not been the case in the relatively recent past, e.g. new builds within the Great Walled Garden area and unsympathetic 1970's infill additions along Fore/High Street.	Rather than a 'should' (which may be an honest appraisal) actually, it is stronger than that, the CA status <i>must</i> inform and influence decision making – perhaps refer more directly to the statutory phrasing: <i>The main part of the Chacewater village settlement has been designated a Conservation Area, and planning applications within or affecting the CA must be considered in the light of the need to preserve or enhance its special architectural or historic interest.</i>	Done New wording used that strengthens protection for this area. Wording has already been amended. NFAR
	Post-war government development is most notably seen east of Kerley Hill	odd phrasing – government development. Does this mean local authority housing??	Done. Changed the wording.
18	The policies throughout this Plan consistently refer to history and landscape because they are both such valued commodities to the people of Chacewater Parish. Therefore, any future developer must always factor these issues into their brief.	I found this section (Page 17) sometimes a bit confusing and contradictory – I <i>think</i> I wouldn't disagree with what I think is being said – but it needs clarifying – it's not clear to me (or to potential developers?). It may be just me, but not clear what was being evidenced here exactly.	Done. Section rewritten to give more clarity.
Other Significant Local Factors	there is growing evidence of people visiting the area in search of green and open space, historic reference and the quality of facilities.	See comment in introduction section that this could be brought out a bit more in the historic and landscape character sections	Done. Some points moved to introduction. Reference made to WHS and OUV
19 Water Management.	As the main settlement of Chacewater sits in a valley bottom, management of water from the north, east and west is an important factor that must be borne in mind when considering any future development or change in land use. Reductions to the standard and frequency of maintenance to drainage systems, roadside grips and occasional watercourses are all main issues here, but abuse of the countryside is undoubtedly another.	...historic aspects of water management could be of critical importance – not only might they be a constraint to be managed in any schemes, they should be seen more as an opportunity to explore, to celebrate, to enhance local experience rather than simply as constraints or a challenge, and in terms of working with the natural environment to achieve truly integrated landscape and management regimes offer a great opportunity.	Done. Reworded to include reference to suggested integration.
21. Vision	An inviting, outward looking and inclusive parish that respects its heritage, its natural environment, its countryside, its community, its unique character and identity. A parish that looks forward, embraces sustainable change, supports realistic business growth, appropriate housing and the services which underpin them.	Need to make sure that this vision run through every aspect of the Plan - the golden thread	Acknowledged – check whole plan to achieve this
Objectives			
25. The Key Issues			

<p>Housing Including Affordable Housing</p>	<p>Great store will be placed on quality of design, which needs to show sympathy with location and local environment.</p>	<p>Is that strong enough? It reflects language of nppf (para 127. c) ‘...<i>sympathetic to local character and history, including the surrounding built environment and landscape setting,</i>’ but shouldn’t the NDP give added value? And especially within the CA, I don’t think ‘sympathetic with’ is strong enough? – has to preserve or enhance...stronger test? Ref. Nppf 130.</p>	<p>Done Wording strengthened and reference made to NPPF 130.</p>
<p>26</p>	<p>The policies contained within the Plan.... supports the approach of Policy 21 in the Cornwall Local Plan to encourage sustainably located proposals to previously developed land and buildings, despoiled land and the sub-division of properties, conversion of vacant properties and safeguarding agricultural land. Throughout the process of drawing up this Plan, the NDP Team has not deviated from its priority, which is to make best use of Brownfield or Infill sites and encourage – where practical and to best effect -</p>	<p>Look at design policy in Cornwall Local Plan..... ...need to check this against WHS policies....as above ‘brownfield land’ will have immediate potential conflict in WHS area –so needs to have stronger caveats than offered in the NDP: <ul style="list-style-type: none"> • e.g. NPPF ‘<i>Except where this would conflict with other policies in this Framework....</i>’, • e.g. Cornwall Local Plan: <i>Policy 21: Best use of land and existing buildings</i> Suggest it needs a specific reference to WHS in Chacewater of all places... Also check whether Brownfield land (note the capital letter) necessarily implies land on the Brownfield Register rather than a generic ‘previously developed land’ </p>	<p>Done Reworded to include these elements and referenced to CLP 7 and 21. Changed use of Brownfield to “non-heritage brownfield” sites.</p>
<p>26</p>	<p>Lastly, throughout its work, the NDP Team has become increasingly aware of the very real and negative impact (on people and the long-term sustainability of their homes) of existing policies that currently prevent Listed buildings in compressed environments such as High Street and Fore Street in Chacewater from making appropriate improvements to improve health and energy efficiency. As already described, Chacewater has been (and it seems always will be) used as a major commuter route into and out of Truro and there is unequivocal evidence that volume, speed and the noise of traffic is on the increase. The installation of items such as secure double-glazed sash windows, in keeping with the local environment, will therefore feature as a significant side line project to the NDP in order to mitigate future problems relating to poor health brought about by noise pollution and vehicle emissions.</p>	<p>I’m afraid I think this is not compliant with statute, NPPF or Cornwall Local Plan policy 24. We would have to challenge this if it remains as set out in the NDP. There are also now great advances in dealing with historic buildings and the whole field of energy and sound proofing. Detailed advice is set out in the Council’s (internationally recognised) guidance: Improving Energy Efficiency in Historic Cornish Buildings. This is referenced in the Renewable Energy sections of the NDP (e.g. p 33), but needs to be more fully integrated with the aims and consequent policies relating to this section. I’m also not sure that it actually accords with the NDP’s own renewable energy section (see below), which has a better balance with regard to the historic environment. It should be possible to recast the wording to give the issue a positive aspect, perhaps along the lines of the following: <i>Lastly, throughout its work, the NDP Team has become increasingly aware of the need to act positively in adapting and using existing policies and guidance to help make appropriate improvements to improve health and energy efficiency of Listed buildings in compressed environments</i></p>	<p>Done All original wording removed and replaced with the suggested paragraph.</p>

		<i>such as High Street and Fore Street in Chacewater. This will have a very real and positive impact (on people and the long-term sustainability of their homes); s already described, Chacewater has been (and it seems always will be) used as a major commuter route into and out of Truro and there is unequivocal evidence that volume, speed and the noise of traffic is on the increase. The use of careful and appropriate measures, as explored in detail in Cornwall Councils' guidance Improving Energy Efficiency in Cornish Historic Buildings, will therefore feature as a significant side line project to the NDP in order to mitigate future problems relating to poor health brought about by noise pollution and vehicle emissions.</i>	
31. Renewable Energy	CEG will promote the use of renewable energy, highly efficient insulation and encourage carbon neutral technology in all new builds, existing homes and extensions. It will also recommend what might be best in terms of thermal efficiency and other improvements to older/historic dwellings and explore options for the development of non-commercial community renewable energy projects.	33 Improving Energy Efficiency in Historic Cornish Buildings 2014 - case studies. This appears to be a better presented basis for improving historic buildings; it may be that sticking with this and amending, or preferably removing, the earlier references to '...existing policies that currently prevent Listed ...from making appropriate improvements...' etc. would remove the potential non-compliance issue	Footnote already inserted to reference this document.
32	A large scale renewable energy development is not envisaged for the Chacewater Parish area, as it conflicts with other policies in this Plan that are aimed specifically at protecting its distinctive landscape and heritage This was clearly evidenced by the work	This appropriately recognises requisite balance, and the great weight that the Planning system gives to heritage assets/considerations.	NFAR
35 Landscape and Heritage	Such areas provide indispensable opportunity for individual and community recreation, reflection, health and well-being. They are also vital to appreciating the setting of the landscape and heritage features within it.	Good summary of sites and issues; particularly like the last statement on green spaces drawing natural and historic environment together.	NFAR
38 Policies			
Objective Policy 1 – Natural Environment (Biodiversity – Flora & Fauna)	Protecting and conserving internationally, nationally and locally designated sites and habitats identified as important biodiversity target areas; primarily through adherence to legislation and enhancement of existing Planning Policies.	The intention is welcome – the Environmental Growth Strategy is an adopted document that should be referenced in this section too; it also could be an important part of an environment enhancement strategy for Chacewater. Likewise the Green Infrastructure for Growth programme – while not directed at Chacewater, could offer a useful model for the sort of visons proposed here.	Done Reference made to both documents.
	We plan to develop a Sites of Interest compendium to accurately inform any potential development; this will include:	What concerns me here is that the aims are good – but I'm not sure how effective a policy this is: <ul style="list-style-type: none"> Shouldn't this Sites of Interest compendium be in place already if have a policy protecting them? 	Done This section already removed following CWT comments.

	<ul style="list-style-type: none"> • Special Area(s) of Conservation, e.g. Chacewater Village Conservation Area, Poldice Valley, Mineral Tramway and/or Wheal Busy. • Site of Special Scientific Interest (SSSI). • World Heritage Site (WHS). • County Wildlife Sites. • Local sites that support Biodiversity Action Plan habitats and species. • Tree Preservation Order (TPO) areas. 	<ul style="list-style-type: none"> • The reference in Bi01 to ‘some undesignated sites’ - does that refer to the compendium – needs to be explicit; if not, to what? • Bi01 - How exactly will they be safeguarded? And by whom? This imposes nothing on the developer, and gives a decision-maker nothing to refuse/amend proposal <p>And again Bi06 – entirely laudable aim to work with landowners to sort out water management issues – but that as set out is not an enforceable policy – if the landowner/developer doesn’t wish to do so, there is nothing in the policy wording that means they <i>have</i> to, or that their proposals will not be supported unless they do so... Should look at the language of Policy 23 – needn’t copy it – but phrases there set the appropriate tone - like ‘development should’, ‘great weight will be given’ ‘proposals should be informed by... and deliver’ ‘development ...which would be likely to have adverse impacts...will not be permitted, unless the benefits clearly outweigh...’ etc.</p>	<p>Also removed as above.</p> <p>Done Already noted and changed following CWT feedback.</p> <p>Done Reworded in line with these suggestions</p>
40 Objective Policy 2 - Historic Environment (Heritage)	<p>Introduction</p> <p>The Plan will ensure the safeguarding and enhancement of the Historic Environment (Heritage) by protecting and conserving International, National and Locally Designated areas, sites, buildings and structures; through adherence to legislation and enforcement of existing Planning Policies.</p>	Needs to cover undesignated, and potential, sites.	Done Wording added to cover this.
Policy	<p>HE1: Safeguard and Enhance the Historic Environment.</p> <p>New development will only be supported in Chacewater Parish if it safeguards and enhances the settlement’s special historic architectural and landscape character - we have a rich Historic Environment (Heritage). This will be achieved by protecting and conserving designated or undesignated areas, sites, structures and buildings that fall into any of the following categories:</p> <ul style="list-style-type: none"> • World Heritage Site (WHS) status 45. • Scheduled Monuments, e.g. Key aspects of the Great Wheal Busy site. • Listed Buildings and/or Sites. • Chacewater Conservation Area. • Site(s) of Special Scientific Interest (SSSI). • Chacewater Local List. <p>We would follow guidance provided through the National Planning Policy Framework (NPPF) and other relevant</p>	<p>Good that all site types are identified; But the wording indicates that undesignated sites stop at the published local list – the nppf allows for other sites to come forward – this not only doesn’t seem to, it could also be interpreted as meaning that the NDP will only protect these sites and no other</p> <p>Which are? Is that sufficiently robust as policy wording? See comments on natural policy – the wording needs to be more policy-type;</p>	<p>Done Additional bullet point to cover future identified sites.</p> <p>Done. Wording has already been</p>

	documents. Development that makes a positive contribution to conservation of the historic environment will be embraced, because well-informed new design initiatives can enhance local character, distinctiveness and sustainability.	the current wording allows that good enhancing results <i>can</i> happen, but doesn't appear to insist that they <i>must</i> happen. For undesignated sites an assessment framework policy is required to strengthen the policies (and the local list) here...Falmouth's is a good model (see below).	strengthened in line with policy speak. Done. Falmouth plan read and our plan amended.
42 Relevant documents	Policy 24: Historic Infrastructure	Not the right title - Policy 24: Historic Environment	Done.
	Cornwall Historic Landscape Characterisation (1994 & 1998)	Good – but doesn't reference the HLC in the text;	N/A
		There is no clear archaeological perspective to the policy; it is very building and structure-based, and therefore little about 'places' although I do note that historic environment figures in the landscape green and open space policies in an integrated way. This is very welcome indeed; I think a simple cross-referencing in the historic (and natural environment) policies to each other would help in this regard.	Done. Reference made to archaeological aspects and linked with natural environment
		Without going into further great detail, I have similar comments about the landscape/open space policies – they are very well stated aims and desires, but I am not sure they are actually written as policies and not sure they would be enforceable.	Done. Already amended
	Objective Policy 3 - Landscape, Green & Open Spaces	LGS3. This talks of 'recognising the community's desire'. Should it not say something like 'developments must incorporate or demonstrate how they have assessed and taken into consideration' or similar (LGOS1...'development will be supported where it enhances' etc. – but even here should it not say 'will <i>only</i> be supported...?'	Done. New Policy added and worded to include assessment.
	Qd1 and 2	These are much more appropriately about strong direction – but I think should not say 'development <i>will...</i> ' because that looks more like its setting out a vision of the future (and potentially allows a developer to very blandly say 'well, it does...prove otherwise'. It needs to say 'should' or 'must' or 'will be expected to demonstrate how it will be'	Done. Wording strengthened.
	SH3: Land Use. To prioritise development land within settlement boundaries (Appendix 3) previously used to similar effect, e.g. Brownfield, infill, redundant agricultural and old mine buildings, so the open countryside is preserved and agricultural land retained for its primary use.	Need to caveat strongly and refer to provisions of WHS management plan, Policy 24 and NPPF in regard to WHS and protection of Outstanding Universal Value; potential conflict in how key buildings are treated (the convertibility of engine houses, for instance). Need at least to demonstrate awareness of these issues.	Done This has now been covered by previous amendments.