

Pre-Submission Consultation – Individual Community Responses Received

The table below sets out the individual comments receive from members of the community during the Pre-Submission consultation and the action taken.

(Numbers in brackets show the number, if more than 1, of responses received)

| | Policy | Subject | Comments | Action | Decision |
|---|------------------------------|--|--|--|------------------------|
| 1 | Membership of steering Group | Chamber of Commerce (C of C) | We should see biographies of steering group and the criteria for being asked to join. | The Steering Group’s terms of Reference (created in 2015) can be found on the NDP website www.foweysfutures.co.uk | Signposted information |
| 2 | 2.4 | (C of C) | Why is health not included? | It is in section 4.2 and 6 The Objectives. However, Drafting amendment to this section: to include Health and Well-Being in 2.4 | Re-drafting completed |
| 3 | Policy 3 | School buildings outside of the DB (Fowey Forum TF) | ‘The school grounds are referred to in various sections of the NDP but we believe that the school buildings need more specific protection from inappropriate development in the event of closure of the school...We greatly fear leaving the Academy outside of the settlement envelop...’ | The Academy is inside the DB. In the event of a school closure within Fowey, use of the land for future housing development would be restricted to bungalow/sheltered housing which reflects the current housing pattern in the Windmill area and/or community use. | Re-drafting completed |
| 4 | Policy 3 | Affordable Housing (1) | ‘Elsewhere the phrase is affordable led.’ For affordable housing only" is | Drafting amendment to this section | Re-drafting completed |

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| | 9.12 | | inconsistent and too restrictive' | | |
| 5 | Figure 6 | DB (1) | The DB has included the whole of the car park. | | This is part of the developed settlement area, no change. |
| 6 | Policy 3 | Infill Development (2) | It is a real concern that the character of the area might be significantly damaged if the building density is materially increased. At the same time, we recognise that there might be some small gaps that could be filled without damage. Therefore, in order to facilitate decision-making in relation to infill, we would suggest that the principles of paragraph 1.66 should be applied to the infilling of small gaps in Fowey. | Add to Glossary 1:66 and 1:67 to reinforce the principles of infilling. | Re-drafting completed |
| 7 | Policy 4 4.1 | Affordable Housing (1) | 'I think 4.1 is too restrictive. Elsewhere its "small scale" which is fine. A RP led 100% affordable scheme with good landscaping in a not too sensitive location but with 25 units might be much preferable to a developer led scheme with only 50 % affordable, but 15 units in total. Do | The NDP specifies 15, this suggestion is to leave out the number. | Size of proposed developments expressed as 'small,' can be very subjective. The number gives a |

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| | | | we need to specify a number?’ | | clarification of the policies intent. No change. |
| 8 | Policy 4 | Affordable Housing: (C of C) | <p>“Where else can Affordable Housing go as it is all AONB”:</p> <p>‘Our schools are not full’</p> <p>‘There are jobs’</p> | <p>See: Vision for Fowey Parish; Objective B; point 7.7;</p> <p>Policy 4 Small Scale, Affordable Housing led schemes to meet local housing needs on Rural Exception schemes. Small scale housing developments of up to 15 dwellings.</p> <p>Views and opinions made by members of the public during planning application PA18/03857.</p> <p>Section 106 has put the educational contribution of £62,928. ‘The cumulative effect in relation to pupil yield from this and other developments will mean this threshold (pupil capacity) will be exceeded.’*</p> <p>See Summary of Evidence and Documentation (on website)</p> | Signposted information |

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| | | | | regarding Business and the Economy in Fowey. | |
| 9 | Policy 4 2 | Use of phrase 'cross subsidise' (1) | 'Conversely, I think the last part of 2 (from "to cross-subsidise...") is unnecessary and merely encourages developers/landowners to go for 50/50 schemes. But I do think we should add "or desirable" after "viable" because RPs don't always think 100% schemes work well in practice (again, many factors at play here).' | Drafting amendment to this section Desirable not added. | Remove 'cross subsidise and replace with enable. |
| 10 | Policy 4,5 | (1) | Does 5 tie in with 9.20 and 9.21? | It was felt by the steering group that these two points clarify how the land parcels have been allocated. In the LLCA descriptions, the sensitivities of the settlement's edge are described in greater detail. | No change |
| 11 | Policy 5 | Principal residence (TF) | 'The inclusion of tenants does not seem enforceable' | NDP Second Homes: Principal Residence Polices advice: also CC Briefing Second and Holiday Homes Briefing note 11. The standard wording of the condition in CC's guide note requires the future occupants of the property to occupy it as their primary (principal) residence. The policy does not | No change |

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| | | | | control the tenure of the property. The example tests in the model policy wording could be met by tenants as well as owners. | |
| 12 | Policy 5 | Principal Residence (1) | If 26.5% ever was accurate it almost certainly isn't now. | Drafting amendment to this section – "was estimated to be 26.5% in the 2011 Census?" | Re-drafting completed |
| 13 | Policy 8 | Building heights (2) | We would suggest that additional guidance should be included along the lines that new buildings or modifications to existing buildings would not normally be supported if taller than the general height of existing buildings on broadly the same building line. Adjustments would have to be made where rows follow contours and existing isolated exceptions would have to be ignored. | Height already mentioned in justification and in NPPF and CLP. | No change |
| 14 | Policy 9 | Maritime Development (TF) | Development should not result in loss of land used for port/harbour use. | Drafting amendments; (a) The proposal in bold should be amended so that it reads "Proposals which will affect the ability <i>to operate or affect</i> the fabric of a quay.....' Also; (b) the use of the phrase " <u>Not</u> | Re-drafting completed |

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| | | | | <i>to reduce or compromise any existing facilities or services</i> " (used elsewhere in the NDP) would be a useful addition here? | Included |
| 15 | Outside of the DB Policy 10 | Protection of Place House gardens and grounds. (TF) | The open fields and garden spaces; the lands around Place should be more specifically included in the NDP. | K Statham (CC Open Spaces Team) and NDP Officer ; advice: Include in Place House gardens in Policy 10; however "It's extremely unlikely that anything that would negatively impact a listed building, or its setting would be permitted (existing and higher levels of policy would come into play). | Policy 10 Re-drafted. Redrawn Figure 11 to include Treffry estate grounds and gardens. |
| 16 | 11.4 | Mineral safeguarding (TF) | "This should be safeguarded in print" | Update CC guidance on Mineral Safeguarding | Redrafted justification section on Minerals Safeguarding. |
| 17 | 11.8 | Reference to fishing and mussel farming (TF) | Include more detail about fishing | Drafting amendment to this section. | Re-drafting completed |
| 18 | Policy 12 | Business Development | When business premises are located in or close to residential areas and consideration should also be given to | Planning Committee of FTC has a good local knowledge of the locality and is able to pick up this type of | No change |

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| | | (2) Subject | the impact on neighbouring residents. | conflict of interests. | |
| 19 | Business | Business matters (C of C) | Out of season events to be more supported in Fowey Use of Town Hall to be better promoted as a venue Proliferation of local websites may make it confusing for visitors to access Fowey Sports Hub , community use relies on Fowey River Academy – Fowey Town Council should work closely with the school . | NDP 11.3; and passed onto FTC Passed onto FTC Town Hall Committee who could liaise with C of C Chamber discussions with local websites (?) FTC already attends public meetings held by FRA to do with the Sports Hub and discuss involvement of FRA in community events. | Signposted information |
| 20 | Business | A Fowey BID C of C) | Create a Business Improvement District in Fowey, which could be an enormous boost to the town. | FTC will certainly support The Chamber's initiative to create a BID for Fowey which could deliver a range of services to support the business community. | Include in Fowey Project's Plan |

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| 21 | Business | Industrial Estates (C of C) | Windmill Industrial Estate(WIE) does not look as if it is actively supported by the Town (Cornwall Council controlled) New sign and business map needed for WIE | Please see section 11 Business, Employment and Transport – the Business aim is to 'Provide opportunities for economic growth', which is why the NDP is so important to our community. | FTC Supports local businesses and future discussions with CC Highways and the Police about access to WIE. |
| 22 | Business | Empty properties in the main shopping area (C of C) | 'Empty properties on our high street. Can we use 'Empty Shop Management Orders?' | Drafting amendments to point 11.18*. Empty business premises (over 6 months) could be reported to CC to see what community action can do. | Completed |
| 23 | Business | Traffic free-days (C of C) | 'Consider traffic free days with, with access to the Town Centre for the Town Bus, land train, deliveries and disabled access.' | This was certainly discussed at length in the Parish Plan of 2005 and proved to be a difficult one to resolve. FTC has completed a detailed road sign survey (October 2018) and hope new signage will direct visitors with their vehicles away from the medieval heart of the town. It would be useful if the Chamber could survey local businesses to | |

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| | | | | gauge opinion. | |
| 24 | Policy 14 | | Cycle ways and PRW (2) | <p>The number of parents dropping children off to school in this narrow road together with the number of buses bringing children to the secondary school in the mornings and afternoons make this a busy road for small children riding bikes.</p> <p>The Esplanade is a narrow one way road which does not allow cycles to drive the wrong way down it. This would require CC Highways changes to this road.</p> <p>This would remove on-street parking for local residents in the Esplanade and a dangerous route for cyclists, particularly at the bend in the road by 'Polly's Leap'.</p> | This could form part of the 'Fowey Projects Plan', where a local initiative with CC Highway and parents could look at safer school journeys in Fowey. |
| 25 | Policy 15 | | Seasonal Parking (TF) | <p>Seasonal parking restrictions apply during the busiest times of the year, and then are relaxed out of season. This was rejected as the free parking encourages visits which are sorely needed b wider parking issues such as choked roads on Park Road,</p> | Wider parking issues to be tackled within the Fowey Projects Plan. |

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| | | | | Polvillion Road and Green Lane, not helped by the current closure of Place Road. Also long term parking in St Fimbarrus Road by sailors/holiday makers. There is also the problem of lack of enforcement by CC officers. | |
| 26 | Policy 16 | Community Facilities (TF) | 'Section 12.5 makes no mention of the established Fowey Festival of Arts & Literature, which we feel does have a significant effect on the Town.' | Drafting amendment to this section. | Re-drafting completed |
| 27 | Policy 17 12.18 | Protection of Open Spaces : (TF) | 'talks of preserving "Open green spaces" , whereas the NDP only deals with "Open Spaces" or "Green Infrastructure" use' | Drafting amendment to this section. | Re-drafting completed. New map to go with Policy 17. |
| 28 | 12.8 | The Library (1) | 'Text is probably inaccurate now' | Drafting amendment to this section; | Updated text to take account of CC position. |
| 29 | Policy 18 | Fowey Community Hospital (TF) | Fowey Community Hospital. At 12.22 include the Fowey Hospital Welfare Committee. | Drafting amendment to this section | Re-drafting completed |
| 30 | Policy 19 | (TF) | We feel that all new builds should address the use of renewable energy | It does - Policy 19 states 'Developers are encouraged to | Re drafting to include grey |

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| | | | and "grey" water storage | accompany proposals with a statement setting out how the development promotes renewable energy and energy reduction.....However 'grey water storage is not included. | water storage. |
| 31 | | Landscape Capacity (TF) | Land Parcel 4a described as 'moderate' should be Low or not at all | This is an independent survey carried out by CC Open Spaces unit | No change |
| 32 | Title of NDP | (TF) | Use of the term Parish in the title Fowey Parish NDP | No one else has referred to this or seems confused by the name. | No change |
| 33 | | 'Cumulative Impact'(2) | Cumulative impacts are mentioned in a number of specific contexts including the general language relating to the historic environment, but the concept does not make it into the policy on the historic environment. CLP Policies do not include a general policy on this. | This is an important consideration especially within a conservation area; however FTC Planning committee live locally and are aware of 'cumulative impact' when addressing new planning applications. | No change |
| 34 | Business, Employment and Transport (Fowey Harbour Commissioners) | Improving road access to the Port bypassing Pinnock Tunnel | FHC would like to raise what is felt here as a key strategic issue. This is 'Improved road access to the Port bypassing the Pinnock Tunnel' As you will be aware the tunnel currently limits the size and types of vehicle which can access Fowey | FTC and the NDP steering group are very supportive of Fowey Harbour Commissioners and recognise the importance of the work of the Port to Fowey (11.1 and 11.2). The problems of congestion and suitability of large commercial | The problems of congestion in Passage Lane are recognised 11.35 and 11.36. Included |

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| | | | <p>Docks using the private haul road. This of course then has knock-on effects on the types of cargos that are handled by the Port.</p> <p>If other large HGVs could be accommodated on the private road it could unlock the full potential of the Port of Fowey by diversifying cargos.</p> <p>Coaches would also be able to access the docks which would be beneficial for cruise visits.</p> <p>We understand that there could be a number of ways to achieve this aim and we do not wish to stipulate any proposed routes.</p> <p>The potential of the Docks is extremely limited by the inability of taller articulated lorries getting access and a new road to link from the highway with the haul road east of the tunnel would unlock this. There would also be the added benefit of easing congestion on Passage Lane.</p> | <p>vehicles using Passage Lane are also recognised 11.35 and 11.36.</p> <p>Alternative routes for heavy goods vehicles avoiding Passage Lane would also be supported provided they followed the principles of sustainable development.</p> | |

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| | General Comments IMERY'S Minerals LTD | | We have read the Fowey Parish NDP and support the document. | | |

