



St Newlyn East Parish Neighbourhood Plan



Aims and Objectives Consultation August 2019

St Newlyn East Parish Neighbourhood Plan

Aims and Objectives

Purpose of Report

1. To report on the community response to the draft aims and objectives proposed for the St Newlyn East Parish Neighbourhood Plan and make recommendations.

Introduction

2. An agreed set of aims and objectives provides a 'framework' within which to develop policies for the Neighbourhood Plan. The Neighbourhood Plan Steering Committee (NPSC) at its meeting on the 24th June 2019 agreed to prepare a relevant first set of aims and objectives based on the key themes and messages that had emerged during the evidence-gathering stage of neighbourhood planning in the parish of St Newlyn East, particularly those messages received from the community at various consultation events.

Aims and Objectives

3. The NPSC were given the following guidance as it embarked on the preparation of a set of neighbourhood plan aims and objectives:
***Aims** should represent the community's agenda. Aims may be designed to address the area's weaknesses, build on its strengths and deal with any other issues identified. The aims should be as clear and concise as possible as they will inform the more detailed parts of the Plan. The aims should be strategic in nature and not too specific.*
*The **Objectives** are derived from the aims. The objectives set out what the Neighbourhood Plan and its policies intend to achieve within the Plan's timeframe. The objectives should tend towards the specific and if possible be measurable. Being more specific, the objectives are often the aspect of the neighbourhood planning framework that attracts most attention and comment from the community.¹*
4. The process of preparing an appropriate set of aims and objectives was commenced at a workshop-type meeting of the NPSC held on the 17th July 2019. The basis of the discussions, that led to a first set of aims and objectives, were the community surveys and consultations carried out during 2017 and 2018. Using community feedback and their own local knowledge and experiences, the members of the NPSC, with the assistance of their consultant, devised aims and objectives for the St Newlyn East Parish Neighbourhood Plan that were thought to be realistic and reflect the local situation and parishioners' preferences and aspirations.
5. This first set of aims and objectives generated at the 'workshop' was subsequently reviewed and amended at the following meeting of the Steering Committee on the 25th July 2019. The amendments agreed at the Committee meeting were made because it was thought on reflection that some of the initial objectives were rather "bland and negative".

¹ From Consultant's paper to the NPSC 24th June 2019

6. The following set of draft aims and objectives was approved by the NPSC for consultation purposes:

Aims	Objectives
Natural Environment and Countryside	
Safeguard the character of local countryside	<i>N1. Respect sensitive wildlife areas</i>
	<i>N2. Protect Cornish walls, hedgerows and woodlands</i>
	<i>N3. Limit acceptable development in the countryside</i>
	<i>N4. Negotiate renewable energy development</i>
Support local agriculture	<i>N5. Protect higher grade agricultural land</i>
	<i>N6. Encourage responsible farming practices</i>
	<i>N7. Facilitate acceptable forms of farm diversification</i>
Encourage responsible public use of the countryside	<i>N8. Protect and enhance existing public rights of way</i>
	<i>N9. Enable & identify public access to the countryside</i>
	<i>N10. Support sustainable recreation and tourism activity</i>
Built Environment	
Strengthen the distinct character of the two main settlements	<i>B1. Improve and enhance village centre environments</i>
	<i>B2. Support pedestrian priority measures</i>
	<i>B3. Reinforce role of the village centre of St Newlyn East</i>
Safeguard heritage assets and the historic environment	<i>B4. Respect local heritage assets</i>
	<i>B5. Ensure development enhances local character</i>
	<i>B6. Protect important local green spaces</i>
Ensure development complements and enhances the existing built environment	<i>B7. Prioritise brownfield sites and re-use of redundant buildings</i>
	<i>B8. Establish design standards, preferences and sustainability</i>
	<i>B9. Promote use of natural boundaries</i>
Facilitate sustainable growth in appropriate locations	<i>B10. Restrict major development to appropriate locations</i>
	<i>B11. Identify preferred development sites</i>
	<i>B12. Ensure proper and future proofing of access to new development</i>
Promote sustainable development and sustainable living	<i>B13. Encourage recycling and renewable energy use</i>
	<i>B14. Prioritise walking and cycling</i>
	<i>B15. Ensure flood risk is addressed properly</i>
Housing	
Enable agreed housing development strategy	<i>H1. Set realistic housing targets</i>
	<i>H2. Influence the scale and type of housing development</i>
	<i>H3. Prioritise local housing needs</i>
	<i>H4. Maintain an appropriate housing mix</i>
Promote high quality living environment	<i>H5. Influence layout and access arrangements</i>
	<i>H6. Establish required standards of design and sustainability</i>
	<i>H7. Encourage a pedestrian-friendly environment</i>
	<i>H8. Ensure adequate provision for parking and servicing</i>
Local Economy	
Retain and support local employment activity	<i>E1. Protect existing business premises</i>
	<i>E2. Support new business practices in specific areas</i>
	<i>E3. Assist homeworking</i>
	<i>E4. Encourage re-use of redundant buildings</i>
Promote small-scale business development in suitable locations	<i>E5. Promote local employment opportunities</i>
	<i>E6. Control impact of industrial/commercial activity</i>
	<i>E7. Ensure adequate access and servicing arrangements</i>
Transport and Travel	
Encourage sustainable transport use	<i>T1. Support cycle routes for both villages</i>
	<i>T2. Facilitate electric vehicle charging point sites</i>
	<i>T3. Support improved public transport provision</i>
Improve the transport network and local accessibility	<i>T4. Prioritise walking and cycling</i>
	<i>T5. Support the provision of off-road parking</i>

	<i>T6. Address road safety issues</i>
	<i>T7. Improve the local road network and access</i>
	<i>T8. Reduce impact of car in St Newlyn East village centre</i>
Community Services and Facilities	
Ensure amenities and infrastructure are adequate to meet the needs and demands of a growing and changing population	<i>C1. Support the delivery of local services</i>
	<i>C2. Support provision of first-class electronic communication</i>
	<i>C3. Promote development of community facilities for Mitchell</i>
Protect and enhance existing community facilities	<i>C4. Identify key community facilities to be protected</i>
	<i>C5. Facilitate necessary improvements to existing facilities</i>
	<i>C6. Identify community-owned renewable energy potential</i>
Recreation and Sport	
Protect and enhance local recreation provision	<i>R1. Safeguard existing play and sports facilities</i>
	<i>R2. Ensure each settlement has adequate play space</i>
	<i>R3. Support new and improved outdoor facilities to meet changing demands</i>
	<i>R4. Facilitate provision of play areas for Mitchell</i>

Consultation Purpose and Method

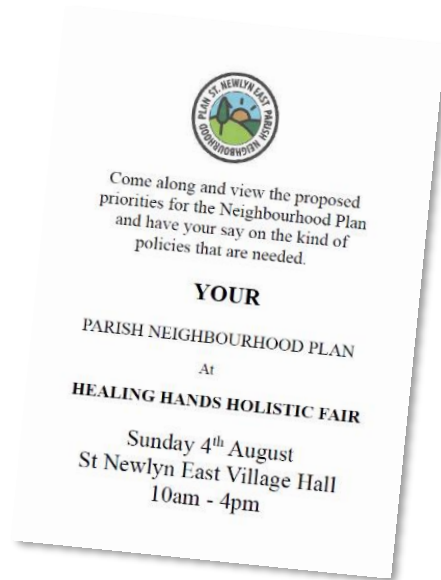
7. It was agreed that the community should have the opportunity to react to and comment on the draft aims and objectives. Sharing the set with the community would also provide an opportunity to up-date local people on the timetable and progress being made in preparing the St Newlyn East Parish Neighbourhood Plan. It was decided that the best method would be to display the aims and objectives at local venues and encourage the community to view them and share their thoughts with other people. This was a method that had proven successful in previous years when aspects of neighbourhood planning were consulted upon.

Consultation Events and Publicity

8. The NPSC considered that the up-coming summer community events in St Newlyn East provided the ideal opportunity to display the aims and objectives and encourage community interaction with them. It was agreed to mount displays at the:
- Holistic Fayre – St Newlyn East Village Hall 4th August 2019
 - St Newlyn East Village Fete – 26th August 2019
9. The Parish Clerk was asked to prepare the consultation material and advertise the consultation opportunities in the Village Newsletter and on social media.
10. On display at the community events were topic sheets with draft aims and objectives listed. There was other material available for inspection such as maps and sketch 'ideas' for locations for future development that had been generated at previous consultations. Members of the NPSC were in attendance at all times.
11. Members of the NPSC from the village of Mitchell had volunteered to organise an afternoon consultation in Mitchell during the summer. As at St Newlyn East, it was decided to take the opportunity of carrying out the consultation in association with another community event. The aims and objectives were on display at the Dog Show in Mitchell on the 1st September 2019.



Consultation Display at Village Fete 26 August 2019



Consultation Response

12. At multi-function community events, with so much going on, it is often difficult to get people to dwell for long and/or concentrate on the more serious aspects of community life. Despite the distractions, many people did stop and view the proposed aims and objectives and other supporting material. Most engaged in conversation with members of the NPSC.
13. On the 4th August 2019 at the Holistic Hands Healing Fair, several people committed their thoughts and suggestions to paper, in the form of comments posted in the 'collection box'. These can all be read in the Appendix to this Report.
14. Fewer people committed their opinions to writing at the Village Fete on 26th August 2019. This was anticipated to an extent because of the nature of the occasion and the fact that many of the same people would be in attendance. Therefore, to provide a different and more immediate way of reacting to the draft aims and objectives, green and red sticky dots were made available for people to indicate what they supported and what they had concern about. However only ten persons used the dots and three completed comment cards. The results from this limited response can also be viewed in the Appendix.
15. At Mitchell, a few people committed their thoughts to paper. At Mitchell, members of the NPSC found it quite difficult to engage positively about the Neighbourhood Plan with attendees at the Dog Show. A member of the NPSC in attendance reported that *"many residents of Mitchell were quite negative and frustrated and felt the present building developments in Mitchell meant Mitchell has had its quota of developments and felt the Plan was 'too little too late'"*.
16. Interest by the community at St Newlyn East has been a little more positive, although at the St Newlyn East Village Fete *"very few would take part as they said Cornwall Council will do what they want anyway"*. The location of the display in a side room of the village hall, did not help in attracting more attention to what was being proposed.
17. There was a better and fuller response at the Holistic Fair. *"Some people were a little sceptical on why we need a Plan, however on our explanation most people warmed to the idea of the parish taking some control of developments. We had enthusiastic support for the relief road. There were some reservations about the small factory outlets located within the village mainly concerning heavy trucks servicing them. Many people thought that self-build housing was a great idea and some people felt more larger dwellings for families would be good. Parking is always a contentious issue. It is was felt that new developments should cater adequately for parking, with further parking by the small industry outlets to relieve congestion up a particularly congested road"*.

Conclusions and Recommendations

18. The community response to the aims and objectives elicited at the various displays at events held in the Parish of St Newlyn East during the summer of 2019 whilst not large is certainly not antagonistic towards what was on display. It is easy to reach the conclusion therefore, based on the premise that if people did not like something they would certainly say so, that the parishioners of St Newlyn East are generally comfortable with the neighbourhood planning framework as represented by the draft aims and objectives. Before the NPSC proceeds on that basis however, it needs to be assured that the community at large has had sufficient opportunity to view and respond to the draft aims and objectives. If that is the case, and there is no evidence that the method, timing and location of the events precluded participation by many local people, then the NPSC can advance to the policy formulation stage. **It is recommended however that the community is consulted upon a first version of the Neighbourhood Plan its first set of policies in a different manner to that employed during the summer of 2019**, and the basis upon which the policies have been developed, i.e. the aims and objectives, are once again made plain.
19. As to whether the draft aims and objectives should be amended in the light of the consultation response, there is little evidence to suggest it is necessary or desirable. Looking first at the response from the Village Fete event, only three written submissions were made of which two were clear expressions of support for what has occurred so far and what was on display. The number of supportive green dots may be few, but the dissenting red dots were even fewer in number. The only 'objection' to anything in the set of draft aims and objectives was a single dissenting dot alongside two economic objectives (E6 and E7) placed on the Village Fete display. One person, it seems, is concerned about the impact of further business development. It is not recommended however that an objective should be changed significantly because of the views of a single person, particularly as the aim relates only to "*small-scale*" development and the relevant objectives relate to addressing possible negative impacts.
20. Many of the comments made at the Holistic Fair echo support for one or more of the aims and objectives as drafted. Several of the comments relate to matters that are largely outside the scope of the Neighbourhood Plan. The management of traffic volume and speed is not a land-use matter per se, although the scale and location of future development could have an effect. The message from the community seems to be that the capacity of the local road network should be seen both as a constrain on the size of further development but also as a matter to be addressed to improve safety and encourage the more regular use of sustainable transport modes. This is manifested in objectives B10, B12 and T7. Objectives H8 and T5 seem to cover adequately the concerns people have expressed about addressing the negative impact of car parking. The locations mentioned can be considered during the next stage of policy development and consideration of locational options.
21. At Mitchell the response displays a sense of frustration that the villagers have no control over what is occurring and a call for greater recognition of the community and its need for facilities to make Mitchell a more sustainable village.
22. Overall, there is a sense of wanting to move forward and having something more detailed to focus on. Based on the response at the consultation events, **it is recommended that the draft set of aims and objectives that was on display (and on pages 2 and 3 of this report) should be adopted as the Aims and Objectives of the St Newlyn Parish Neighbourhood Plan**. Once adopted, the NPSC can start the preparation of locally relevant planning policies for the Parish, which will embrace the messages and aspiration expressed during the consultation period; and hopefully convince the doubters by producing a neighbourhood plan for the Parish that will influence development proposals and guide the decisions taken by the local planning authority, Cornwall Council.
23. One final observation from the Consultant; given the lack of dissent to what has been produced, the members of the NPSC should be credited with having assimilated and represented the views and aspirations of the communities of the Parish so well in the draft set of aims and objectives.

Appendix

Written Comments from Holistic Fayre 4 August 2019:

- *If you make a car park at Javalma, the only people that will use it is the pub and that's certainly unfair on the people that have spent thousands on the houses.*
- *It's time to stop any more house building in Newlyn East and Mitchell. The roads and sewage system cannot cope now.*
- *Put signs on the A30 to Mitchell "ignore satnav" and sign in Mitchell "Newlyn East traffic only".*
- *Only build houses for local people. We have enough building now for outsiders.*
- *Slow traffic down on Cargoll Road. Sleeping policemen. 20 mph limit in village.*
- *I have seen the neighbourhood plan's aims and objectives which I totally agree with.*
- *Generally supportive of the objectives particularly improving cycle and walking facilities improvements and new road connecting Station Road and Halt Road.*
- *A car park would not be utilised by the village. The current car park is never full. The road is too small to accommodate traffic.*
- *Traffic in the village is too heavy. Halt Road from the A30 can be gridlocked. Need traffic diversion away.*
- *Propose a road at the back of terraced houses opposite School or Station Road supporting the provision of off-road parking (T2, T5), promoting high quality environment (H7)*
- *Appreciate building needed but with strict constraints and parking needed. Too much dangerous parking now.*
- *Metha Road overflow parking proposed is an excellent idea.*
- *Could the Council ensure that its land ownership maps are up to date, as a few years ago the bottom part of my garden was included on a Council map as theirs.*
- *The village does need more parking off road. I recognise that people in the styles might not like looking at a car park, but I think it would be useful. Trees could be planted along the lane-side to shield it.*
- *My husband and I strongly oppose a car park down the Stiles.*
- *Concern for H8.*
- *People clean outside their property. Try to improve parking through the village.*

Written Comments from St Newlyn East Village Fete 26 August 2019:

- *Pleased to see the extensive aims and objectives. You seem to have thought of everything. Thank you for your hard work.*
- *The neighbourhood plan seems to be progressing well and should help the village to grow in a sustainable way.*
- *Car parking in the village needs addressing.*

Written Comments from Mitchell Dog Show 1 September 2019:

- *With all the houses in the village of Mitchell I think we need a shop to stop the need of having to go to another village to buy everyday needed things. Also, the park needs to be bigger because there's not much entertainment. We also need a big skatepark like St Newlyn East because the sport and recreation isn't exciting!*
- *Plan seems quite a general summary of vast proportions. Not very incl. Not Mitchell. Development monies need to stay in development areas. Mitchell needs amenities i.e. village hall, skate area, toilet, open space*
- *Too little too late for Mitchell. Poor village is being over-developed. Absolute carnage.*
- *New housing. No amenities / school / nursery school. Need infrastructure. Road calming measures.*
- *Lots for St Newlyn East. What about Mitchell. New housing going up in Mitchell and possibly more to come. What support will Mitchell get?*

Key: ✓ = support X = opposed 0 = no opinion/neutral	
Aims	Objectives
Natural Environment and Countryside	
Safeguard the character of local countryside	N1. Respect sensitive wildlife areas 0
	N2. Protect Cornish walls, hedgerows and woodlands 0 ✓
	N3. Limit acceptable development in the countryside 0 ✓
	N4. Negotiate renewable energy development
Support local agriculture	N5. Protect higher grade agricultural land ✓
	N6. Encourage responsible farming practices
	N7. Facilitate acceptable forms of farm diversification ✓
Encourage responsible public use of the countryside	N8. Protect and enhance existing public rights of way ✓ ✓
	N9. Enable & identify public access to the countryside ✓
	N10. Support sustainable recreation and tourism activity
Built Environment	
Strengthen the distinct character of the two main settlements	B1. Improve and enhance village centre environments ✓
	B2. Support pedestrian priority measures ✓ ✓
	B3. Reinforce role of the village centre of St Newlyn East ✓ ✓
Safeguard heritage assets and the historic environment	B4. Respect local heritage assets 0
	B5. Ensure development enhances local character
	B6. Protect important local green spaces 0 ✓
Ensure development complements and enhances the existing built environment	B7. Prioritise brownfield sites and re-use of redundant buildings ✓
	B8. Establish design standards, preferences and sustainability
	B9. Promote use of natural boundaries
Facilitate sustainable growth in appropriate locations	B10. Restrict major development to appropriate locations
	B11. Identify preferred development sites 0
	B12. Ensure proper and future proofing of access to new development
Promote sustainable development and sustainable living	B13. Encourage recycling and renewable energy use
	B14. Prioritise walking and cycling ✓ 0
	B15. Ensure flood risk is addressed properly
Housing	
Enable agreed housing development strategy	H1. Set realistic housing targets ✓
	H2. Influence the scale and type of housing development ✓
	H3. Prioritise local housing needs ✓
	H4. Maintain an appropriate housing mix ✓
Promote high quality living environment	H5. Influence layout and access arrangements
	H6. Establish required standards of design and sustainability ✓
	H7. Encourage a pedestrian-friendly environment ✓
	H8. Ensure adequate provision for parking and servicing ✓
Local Economy	
Retain and support local employment activity	E1. Protect existing business premises ✓
	E2. Support new business practices in specific areas
	E3. Assist homeworking
	E4. Encourage re-use of redundant buildings ✓ ✓
Promote small-scale business development in suitable locations	E5. Promote local employment opportunities
	E6. Control impact of industrial/commercial activity X
	E7. Ensure adequate access and servicing arrangements ✓ X

Table continued over.....

Transport and Travel	
Encourage sustainable transport use	<i>T1. Support cycle routes for both villages</i> ✓ ✓
	<i>T2. Facilitate electric vehicle charging point sites</i> ✓
	<i>T3. Support improved public transport provision</i> ✓ ✓
Improve the transport network and local accessibility	<i>T4. Prioritise walking and cycling</i> ✓ ✓
	<i>T5. Support the provision of off-road parking</i> ✓
	<i>T6. Address road safety issues</i> ✓
	<i>T7. Improve the local road network and access</i>
	<i>T8. Reduce impact of car in St Newlyn East village centre</i> ✓ ✓
Community Services and Facilities	
Ensure amenities and infrastructure are adequate to meet the needs and demands of a growing and changing population	<i>C1. Support the delivery of local services</i>
	<i>C2. Support provision of first-class electronic communication</i> ✓
	<i>C3. Promote development of community facilities for Mitchell</i>
Protect and enhance existing community facilities	<i>C4. Identify key community facilities to be protected</i>
	<i>C5. Facilitate necessary improvements to existing facilities</i> ✓
	<i>C6. Identify community-owned renewable energy potential</i> ✓
Recreation and Sport	
Protect and enhance local recreation provision	<i>R1. Safeguard existing play and sports facilities</i> ✓ ✓ ✓
	<i>R2. Ensure each settlement has adequate play space</i> ✓
	<i>R3. Support new and improved outdoor facilities to meet changing demands</i>
	<i>R4. Facilitate provision of play areas for Mitchell</i>