

Fowey Parish Neighbourhood Development Plan

Summary of Evidence and Documentation

Draft V5 2018

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1 Introduction

This report presents summary results of the evidence and documentation gathered during the process of forming a Neighbourhood Development Plan (NDP) for Fowey Parish. It is structured thematically into sections e.g. Housing, Transport and Travel etc.

A number of sources of evidence have contributed to the formation of Fowey Parish NDP. These are briefly set out in Section 2: Evidence Gathering. The results and conclusions drawn from these sources are then presented within Sections 4–10. The evidence sources are used throughout the document and provide a wealth of relevant information.

2 Evidence Gathering

This section briefly outlines the key sources of evidence that have been referred to and which form the basis of this report.

2.1 Cornwall Council & Other Strategic Documentation

2.1.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

The Cornwall Local Plan is a key evidence document as neighbourhood plans must be in 'general conformity' with this as well as the National Planning Policy Framework (NPPF). The Cornwall Local Plan was adopted in 2016.

The St Austell, St Blazey and China Clay Area is split between three community network areas (CNAs) which together comprise an extremely large area spanning Lostwithiel, Fowey, St Austell, Fraddon and Mevagissey.

For the purposes of the Local Plan, Fowey has been grouped with the St Blazey and Lostwithiel CNA, which covers the parishes of Boconnoc, Broadoak, Fowey, Lanlivery, Lostwithiel, Luxulyan, St Blaise, St Sampson, St Veep, St Winnow, Tywardreath and Par. The population for the network is stated as being 19,375 (2014), with Fowey being the key port for the export of china clay and also an important tourism area.

2.1.2 Cornwall Renewable Energy Supplementary Planning Document (Mar 2016)

Supplementary Planning Documents (SPDs) are an important aspect of the Local Plan process, and in this case, will provide a detailed framework to enable planning decisions to be made in relation to renewable energy sources in Cornwall. The aim is to enable sustainable and appropriate renewable energy to take place whilst balancing the conservation of the natural environment.

Alongside this document is the 'Assessment of Landscape Sensitivity to On-Shore Wind Energy and Large Scale Photovoltaic Development in Cornwall'. This guidance (broken down into Landscape Character Areas) provides specific advice on the landscape sensitivity and capacity to accommodate the stated renewable energy technologies.

Fowey Parish falls within two Landscape Character Areas'; the CA39 St Austell Bay & Luxulyan Valley and CA21 Fowey Valley.

2.1.3 Cornwall Infrastructure Needs Assessment, St Blazey, Fowey & Lostwithiel Schedule (Dec 2014)

This schedule contains the infrastructure requirements for Fowey as part of the St Blazey, Fowey & Lostwithiel Community Network. This CNAs falls within a combined planning framework for the area as set out in the St Austell, St Blazey and China Clay Area Regeneration Plan. Development should enable the delivery of affordable housing, enable the delivery of community infrastructure including new facilities and transport, conserve the south coast Area of Outstanding Natural Beauty and heritage sites and consider flooding issues, particularly in St Blazey Par, Lostwithiel and Fowey.

2.1.4 The Cornwall and Isles of Scilly Landscape Character Study (2007)

This document defines 45 Landscape Character Areas (LCAs) within Cornwall and the Isles of Scilly. Information about the natural, historic and visual environment is available for each of the LCAs, as well as planning and land management guidelines.

Fowey Parish falls within two Landscape Character Areas'; the CA39 St Austell Bay & Luxulyan Valley and CA21 Fowey Valley.

2.1.5 The Strategic Housing Land Availability Assessment (SHLAA) (Jan 2016)

The Strategic Housing Land Availability Assessment (SHLAA) is a fundamental component of the evidence base that supports the emerging Cornwall Local Plan. Local authorities are required to prepare a SHLAA.

Its purpose is to identify all available sites within Cornwall which have the potential to accommodate the level of housing proposed in the Local Plan.

These sites are not formally identified or it is assumed they will get planning permission; the evidence is simply to demonstrate that there is potential to deliver the emerging Local Plans growth targets and that there is a 5 year housing supply.

This version of the SHLAA builds on and refreshes the previous Cornwall SHLAAs (published 2011, 2013 and 2015). The 2011 study focused solely on the main towns in Cornwall, the 2013 study both extended the coverage to smaller settlements and updated the original assessment, compiling the results into a single report. The contents have also been reviewed in 2015 and 2016 to incorporate additional SHLAA sites from public submissions sites and to factor in new planning permissions and revised build out rates.

It should also be noted that Cornwall Council plans to establish a Register of Brownfield Land in line with the Government's recent Housing Bill proposals. It is expected that the Register of Brownfield Land will be partly informed by the SHLAA and used to implement central government plans to introduce a new system effectively granting automatic planning permission on suitable brownfield sites subject to the approval of a limited number of technical details.

2.1.6 Settlements: Hierarchy and Settlement Categories (Feb 2011)

This document is part of the evidence base relating to the Cornwall Local Plan and uses a methodology to 'rank' all settlements/clusters of settlements in a sustainability matrix to allocate these to a category. This category can then be used to give an initial indication of the level of growth that is appropriate for each settlement before constraints and characteristics are considered.

2.1.7 Cornwall Area of Outstanding Natural Beauty Management Plan (2016-2021)

The Cornwall Area of Outstanding Natural Beauty (AONB) Management plan sets out the agenda for the management of the protected landscape by the Cornwall AONB partnership and others. It was adopted by Cornwall council cabinet in May 2016. The plan is broken down into twelve distinctive coastal and moorland areas. Fowey parish falls within two landscape character

areas, both of which feature within the South Coast Eastern local section of the plan. This area covers 4,600 hectares of land and forms just under 5% of the Cornwall AONB however Fowey Parish is only located in the bottom left segment of the section. Almost the whole of the parish is located within the AONB, making it a key factor to look at.



2.1.8 **St Blazey, Fowey & Lostwithiel Historic Environment Character (2011)**

The Historic Environment Character is a document that describes the historic landscape of the area.

2.1.9 **Fowey Estuary Management Plan (2012-2017)**

The Fowey Estuary Management Plan is a practical document containing guidelines to inform, advise and guide current and future management. It is not a statutory plan and has not been designed to dictate detailed management actions or set up complex new working arrangements. Instead it builds upon the successes and strengths of existing organisations and activities by providing a framework within which decisions can be made and actions can be taken.

The Fowey Estuary is valued and appreciated as a place to live, work and relax. It is an environmental asset and a focus for local activities. The partnership seeks to:

- ❖ Stimulate an appropriate balance between competing demands placed on the Fowey Estuary, through shared information, cooperation and action
- ❖ Create a culture of openness and communication
- ❖ Work towards a sustainable future for the Fowey Estuary

2.1.10 Cornwall LDF: Core Strategy Place-based Issues Paper: St Blazey, Fowey and Lostwithiel Community Network Area (January 2012)

This paper summarises the key emerging issues for the Community Network Area, St Blazey, Fowey and Lostwithiel that have been brought together to inform the Cornwall Core Strategy.

2.1.11 OCSI Local Insight Fowey (Parish Area) Feb 2017

This document brings together a range of key facts about the Fowey Parish Area taken from census data. Oxford Consultants for Social Inclusion (OCSI) has developed reports that interpret data to provide an evidence base. This work has been undertaken as part of two projects. Their initial reports (Rural Community Profiles) were provided to Rural Community Councils (which encompasses Cornwall Rural Community Charity) as part of the Action with Communities in Rural England (ACRE) Rural Evidence Project in 2012. Since then OCSI has worked in partnership to develop Local Insight Profiles for local authorities. The OCSI data referred to in this document is taken from both projects.

The reports include key social and economic indicators for the defined area and offers comparison to the wider geographical area.

2.1.12 Polkerris & Fowey Conservation Area Character Appraisal & Management Proposals (March 2010)

These documents describe the historic development, character, negative features & issues and management proposals for the area, Polkerris and Fowey. They were commissioned by Restormel Borough Council and have been used by Cornwall Council as a material consideration within the Cornwall Council Local Development Framework.

Fowey - The Fowey conservation area was first designated in 1967 and extended in 1981. The current designated area runs the length of the town along the waterfront from Caffamill at the north to Readymoney at the south and extends inland along these two valley inlets.

2.2 Stakeholder Formal Responses

2.2.1 Neighbourhood Plan Boundary Registration Response (2016) PA14/00022/NDP

In December 2014, Fowey applied to register a Neighbourhood Plan boundary and Cornwall Council duly advertised this in line with regulations. Responses were received back from English Heritage and Affordable Housing. Designation was approved 18th February 2015.

2.3 Community Led Strategies & Documents

2.3.1 Fowey Parish Plan (2005)

A steering group was set up in Jan 2004, with the on-going support and involvement of the Parish Council, and various community groups to develop a Parish Plan for the area. Bringing together the results of community consultations, events and extensive household surveys, the aim of the plan development was to identify the priorities to be incorporated and which would guide activities and decisions in the parish.

2.4 Planning Applications

A number of recent planning applications have created interest from residents and/or Fowey Parish Council. Some of these relate to: new residential dwellings whilst others are concerned with change of use of land, or business expansion.

2.5 Parish Neighbourhood Plan Consultation

Fowey Town Council decided on November 19th 2014 to develop a Neighbourhood Plan. The NDP webpage ¹ provides information on the Fowey Neighbourhood Development Plan

2.5.1 Meetings

An initial steering group meeting was held on 20th November 2014, including representatives of the Town Council and local business. Discussions included: planning future communication and consultation activities; frequency of meetings; and forming an initial evidence base. Themes emerging from early consultation included housing and infrastructure, economy, environment and landscape.

2.5.2 Public Consultation 2014

December 2014 a newsletter delivered to every household in the parish named steering group members, explained their role and gave contact details It also explained what a NDP was and what it could achieve.

2.5.3 Public Consultation 2015

A Launch event was held in the Town Hall on **February 6 2015**, with an exhibition of maps, posters, and a slide show of Fowey 'old and new'. Attendees could see Neighbourhood Plan information; pick up leaflets and join a scoping survey; and talk to steering group members about issues that the parish faces. Display materials were well received; these set out the possibilities and limitations of the NP, but also encouraged the community to find out more. The event was attended by more than 40 people and resulted in good discussions. Initially 2 questions were presented to the community:

1. What is great about Fowey Parish now?
2. What is your vision for Fowey Parish in 20 years?

This prompted comments relating to the community-feel of the area, open spaces, environment including wildlife, infrastructure including roads, footpaths and cycle ways, housing and schools, local businesses.

Later, the exhibition was moved to The Rashleigh Inn, Polkerris, where the steering group took questions about what the NDP will mean to the parish.

In February 2015, Questionnaire 1 was delivered to every household in the Parish aiming to gather initial responses to general questions about the parish. The questionnaire responses were written up and published on our website and in the monthly parish magazine **Fowey News** which is free and delivered to every household. This initial information fed into the development of the engagement plan and scoping survey (please see summary of questionnaire²).

¹ www.foweyfuture.co.uk

² http://www.foweyfuture.co.uk/data/uploads/521_1481686064.pdf

The consultation timetable follows:

April 2015: the first report of the Fowey Parish NDP was given to Fowey Town Council at the Annual Parish Meeting. When a questionnaire was also launched on a proposed Community Centre in Fowey as part of the Quality of Life policies.

May 2015: a presentation was made to Year 6 Fowey Primary School about our community and what a Neighbourhood Plan is. The children looked at maps and photos of Fowey, found where they lived on OS maps and sought significant areas of the parish, beaches, and playgrounds and 'What makes Fowey special?'

June 2015 local artist Heather Hunt worked with Year 6 and their ideas on 'What makes Fowey special'. The children created ceramic individual tiles of their ideas. These tiles were glazed and fired then put into a wooden frame allowing the work as a whole to be displayed in the school.

October 2015 a public exhibition was held on the theme of 'What makes Fowey special?' The Year 6 tile artwork was formally presented to Fowey Primary School. Also part of the exhibition was a collection of local photographs and paintings kindly loaned for this event to looking at different interpretations of 'What makes Fowey Special?' The event was very well attended and proved a good launch event for the Survey.

October 2015 Questionnaire 2

This household survey was designed by the Neighbourhood Plan Team to gauge general views on what is important to the local community. It was quite an in-depth questionnaire with 40 questions and received 289 resident responses; a 27.8% response rate, which has helped form the initial themes that might be investigated further throughout the NDP process.

2.5.4 Public Consultation 2016

February 2016: Survey summary³ uploaded to NDP website and written up in Fowey News.

March 2016 Housing Workshop⁴ was held with local County Councillor David Hughes, members of Fowey Town Council and local residents to discuss what the housing objectives should be based on.

April 2016 Parish Annual Meeting of Fowey Town Council, public exhibition and feedback from the NDP questionnaire survey.

April 2016 Quality of Life Workshop: local County Councillor, David Hughes, members of Fowey Town Council, local residents attended. The main speaker was Colleen O'Sullivan, Cornwall Council's NDP officer.⁵ There was also a discussion about the 'vision' for the NDP and attendees were asked to put forward their vision for Fowey 2030. Please see;

³ http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf

⁴ http://www.foweysfuture.co.uk/data/uploads/544_1126799561.pdf

⁵ http://www.foweysfuture.co.uk/data/uploads/542_68799160.pdf

July 2016 Environment Workshop⁶: local Cornwall Councillor David Hughes, members of Fowey Town Council and local residents including Claire Hoddinott from the Fowey Harbour Commissioners office.

November 2016 Housing Workshop 2: members of the steering group and local residents start putting together draft policies for Housing in Fowey over the next 20 years. The workshop had a presentation from James Evans, a Cornwall AONB and Cornwall Rural Community Charity planner.

2.5.5 Public Consultation 2017

April 2017 Annual Parish Meeting⁷: included an exhibition of the current work of the NDP, and Cornwall Community Land Trust Director Andrew George, spoke on 'How affordable Housing can be built using the Cornwall Community Land Trust'. There was also a presentation, by CEO of Cornwall Health Partnership Trust, Phil Confue, about the closure of Fowey Community Hospital.

August 2017: feedback was given on the results of the draft Local Landscape Character Assessment to Fowey Town Council and NDP steering group, there was an opportunity for the Town Council and the NDP steering group to question some of its findings.

September - October 2017: Housing Needs Survey; The NDP together with Cornwall Council carried out an online survey to establish housing need within Fowey Parish.

This was completed by anyone qualifying for affordable housing in the parish now or in the foreseeable future. To qualify, a person or household needed to be in housing need and meet one or more of the criteria as laid down by Cornwall Council.

September 2017, Economic and Business Workshop: The Workshop, was to consider the needs of businesses in the Parish, both now and in the future; it was also the official launch of the Business survey. All local businesses were invited and the workshop was run slightly differently from the other NDP workshops by allowing a more informal 'drop in' during the day to capture as many views as possible.

October 2017 Economic and Business survey⁸: the results of the survey will be published but some of the recurring themes we received were: the need for more independent traders; 'Daphne du Maurier is our Shakespeare' 'Our USP, we should have a Daphne du Maurier centre'; calls for more out of season events as well as solutions for parking and drainage problems.

October 2017, Consultation with local health providers: Chair of the steering group met with doctors and nurses of the local surgery and discussed the issues of the continuing closure of Fowey Community Hospital and how it impacted on their provision of services.

April 2018 Annual Parish Meeting: there was a presentation by C. Cllr. Andy Virr about the future options for the Fowey Community Hospital.

⁶ http://www.foweyfuture.co.uk/data/uploads/546_304942088.pdf

⁷ http://www.foweyfuture.co.uk/data/uploads/539_1196720116.pdf

⁸ http://www.foweyfuture.co.uk/data/uploads/524_1910975286.pdf

Cornwall Partnership NFS Foundation Trust (CPFT) also put forward a Feasibility study⁹.

March 2018 Development Boundary Consultation: a proposed map of the development boundary for Fowey was printed together with an explanation on the front page of the Fowey News which was delivered to every house in the parish. Views were encouraged either by email or by Freepost. There was also a chance to discuss the proposed development boundary at a 'drop in meeting' at the Squires Field Community Centre.

⁹ http://www.foweyfuture.co.uk/data/uploads/532_1728188501.pdf

3 Themes & Topics

The evidence from the documents summarised in section 2 has determined the emerging theme areas. Many of these themes or sub-themes are cross-cutting and therefore changes that occur may impact on several areas of interest.

The themes are:

- ❖ General Development
- ❖ Housing
- ❖ Environment, Heritage and The built Environment
- ❖ Business, Employment and Transport
- ❖ Community Facilities: Health and well- being
- ❖ Renewable Energy and Climate change

4 Housing

Evidence relevant to this theme includes information from Cornwall Council and other strategic documents; parish consultations and local action plans and documents.

4.1 Relevant Fowey Parish NDP Housing Policies

- Fowey Parish NDP Policy 1:** Sustainable development
- Fowey Parish NDP Policy 2:** Design and Character of Fowey Parish
- Fowey Parish NDP Policy 3:** Housing within the Fowey Development Boundary
- Fowey Parish NDP Policy 4:** Small scale Affordable Housing on Rural Exception Sites
- Fowey Parish NDP Policy 5:** Full-time Principal Housing

4.2 Cornwall Council Documentation

4.2.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

The Cornwall Local Plan is set to provide a minimum of 52,500 homes across the plan period, with the apportionment for the St Blazey, Fowey and Lostwithiel CNA being 900. Of the 900 dwellings there have been 412 completions (between 2010 and 2016); 303 are agreed or already under construction; and there is a further 207 windfall provision for period 2021-2030.

Policy 6 relates to housing mix. It suggests that new housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities.

In particular, Policy 8 of the Cornwall Local Plan (including the preliminary findings of the Inspector from the hearing in May 2015), suggests that sites within Fowey's built-up area should provide 50% affordable housing, as the parish lies within a Zone 1 area. This effectively applies to any site that is not considered to be a rural exception site (as per the definition within the NPPF).

In relation to rural exception sites, Policy 9 of the Local Plan outlines that development proposals on sites outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance. The purpose of such developments is that a scheme will provide 100% affordable housing. In circumstances where this would not be viable without recourse to public subsidy, provision of open market housing may be supported, subject to meeting the criteria outlined within Policy 9, and capped at a maximum of 50%.

In the network section of the Local Plan one of the key objectives (BFL1) relates to delivery of affordable housing. Population growth has increased substantially from between the period 2007-2014, at 39.8%; and housing

growth from 1991-2010 was 19%, with the number of dwellings at around 8,800. It appears that the CNA will be slightly impacted by the St Austell, St Blazey and China Clay regeneration plan area, with the majority of the impact to Fowey being in the North-West of the parish.

4.2.2 **Cornwall Home Choice: Fowey Housing Need Survey¹⁰ (OCT 2017)**

In October 2017 the Home Choice housing register indicated the housing need in Fowey as 73 households with a local connection. Of the total registered, 50 had stated their preference for living within the parish. Though it should be noted, that householder preference can change with time and circumstance, including the availability of new affordable homes in an area.

The property sizes most required were 1, 2 and 3 bed roomed. Of those with a local connection, the most were in the lowest priority Band E, but a significant number were in Band C.

Local connection in respect of Home Choice data is defined as:

- **Residency:** currently lives within the parish and has done so continuously for the past 3 years. Has lived in the parish continuously for 5 years at some stage in the past
- **Employment:** Currently work in permanent employment in the Parish and has been so continuously for the past 3 years and this employment is not of a casual or seasonal nature
- **Family:** Has a close family member (normally mother, father, son or daughter) living within the parish and has been for the past 5 years.

4.2.3 **The Strategic Housing Land Availability Assessment (SHLAA) (Jan 2016)**

Section 6.2 Appendix 2 of the SHLAA highlights a number of sites relevant to St Blazey, Fowey and Lostwithiel CNA. Those relevant to Fowey Parish are listed below.

Site Ref	Settlement	Site Location	Total Units
S095	Fowey	Land to the rear and South of Lankelly Lane	16

4.2.4 **Settlements: Hierarchy and Settlement Categories (Feb 2012)**

Fowey is identified as a category C settlement; which is defined as a small town/village that meets local needs for some services and facilities.

4.2.5 **Cornwall Area of Outstanding Natural Beauty Management Plan (2016-2021)**

Managing development policies, specifically MD1,5&16 state that new development will be refused unless it can be demonstrated there are exceptional circumstances; it is in the public interest and that it meets the

¹⁰ http://www.foweysfuture.co.uk/data/uploads/506_1457504726.pdf

needs of local people; it should be sustainable with access to services and have a positive effect on landscape and natural beauty. It is also noted that the replacement and redevelopment of existing buildings will be supported where it is in lines with the local character of the area.

4.2.6 Cornwall LDF: Core Strategy Place-based Issues Paper: St Blazey, Fowey and Lostwithiel Community Network Area (March 2013)

The document states facts about housing within this CNA area. Although these figures are not related specifically to Fowey parish, it is important to understand for context of the surrounding area.

- ❖ In 2010, there were roughly 8800 dwellings, a 19% increase in numbers from 1991 – 2010. 28 were under construction and 288 have unimplemented planning permissions.
- ❖ 1.6% of all dwellings were registered as empty properties (Cornwall average – 1.7%)
- ❖ 10% of all properties were registered as second homes (Cornwall average – 10.7%).

Table 2 highlights the evidence specific to Fowey. It states that the number of second homes in the parish equals 16.8%. However it should be noted that this figure has been taken from the Council's Tax records from 2012. At this point there was a discount on Council Tax for second homes. It required people to apply for the discount so although it gives a good indication of second homes, it is not an exact figure as people simply would not apply so not be included in this percentage. It also states that Fowey has 2.8% of vacant homes within the parish.

4.2.7 OCSI Local Insight Fowey¹¹ (Parish Area) (Sept 2017)

Fowey Parish has 1,255 households. According to the census 2011, there are 230 second homes in the parish (14.3%). They have a higher than England average number of houses that are owner occupied (72.5%), a higher amount of houses that are private rented and a lower amount of houses that are socially rented.

In relation to housing condition, 65 are without central heating (5% of households), 220 are estimated to be in 'Fuel Poverty' (15.6% of households), (and there are 478 (26.5%) vacant household spaces (England average = 4.3%).

- ❖ Vacant dwellings include housing that was not occupied at the time of the census (excluding second residences or holiday accommodation) (Census 2011 data)

Average house prices for detached houses and flats are cheaper than the England average, while semi-detached houses and terraced houses are more expensive than the England average. The average house price in Fowey (all types of housing) was more expensive than the England average.

¹¹ http://www.foweysfuture.co.uk/data/uploads/490_832774588.pdf

The average weekly household income is significantly lower than the rest of the country which will have an impact on affordability of housing in the parish.

In terms of deprivation, Fowey experiences lower than average levels of income deprivation and lower levels of households below 60% of the median income after housing costs. Fewer households receive housing and council tax benefits and there are lower levels of working age DWP benefit claimants.

The Parish has a lower level of weekly income and higher incidence of fuel poverty. Therefore, the efficiency of properties is an important consideration.

4.2.8 **Polkerris & Fowey Conservation Area Character Appraisal & Management Proposals^{12 13}(March 2010)**

Fowey

The key characteristics of housing in the Fowey parish are typically “Thin, linear development along the waterfront, stretching for just over a mile. Most streets are laid flat along the contour. Expansion to the south is stacked in tiers up the rising estuary scarp”.

Other characteristics also include:

- ❖ The varied palette of building materials: stone-built town, killas rubble, often with painted stucco surface finishes. The use of granite ashlar, Pentewan stone, Plymouth limestone and Jettied timber-framing, and, for a Cornish settlement, a notable use of brick.
- ❖ Rich survival of architectural detail: important survival of medieval features. Contrast between plainly detailed, flat-fronted buildings and elaborate elevations with projecting bay windows, balconies and ornate detailing. Distinctive utilitarian detailing of the former industrial structures is important. Good group of historic shop fronts. Significant boundary treatments in the less densely developed parts of the town.

Negative features and issues are that some of the new developments within the town are of an average quality and fail to match and enhance the high quality and special character of the town. A management proposal states that all new developments in the conservation area are of high quality, well-designed and sustainable architecture.

Polkerris; ‘is made up of irregular settlement form which is a reflection of organic development while the harbour remains the focus of the settlement’.

¹² http://www.foweysfuture.co.uk/data/uploads/386_1564544712.pdf

¹³ http://www.foweysfuture.co.uk/data/uploads/538_997917466.pdf

4.3 Stakeholder Formal Responses

4.3.1 Neighbourhood Plan Boundary Registration Response (2016)

The affordable housing team supported the designation of Fowey's NP boundary. They recommend that "the objectives of any Neighbourhood Development Plan take into account the local need for affordable housing".

At the time of the response (Jan 2015) there were 107 households currently registered on Home choice, these include; 49 x 1bed, 36 x 2 bed, 20 x 3 bed and 2 x 5 bed homes. It was suggested that the Plan may wish to consider whether further survey work or evidence gathering is required.

There are currently 2 sites that have permission to build and deliver 53 affordable dwellings in the parish.

- ❖ Hill Hay has a planning permission to deliver 41 affordable homes with completion due in 2016.
- ❖ Windmill has permission for 12 affordable homes dwellings with completion due in the summer of 2015.

The affordable housing team have advised that there remains an identified need for additional affordable dwellings.

Consideration into the opportunities offered under the Governments' Community Right To Build initiative will allow "communities to directly own, develop, and manage affordable housing for local people".

4.4 Community Led Strategies & Documents

4.4.1 Fowey Parish Plan ¹⁴(2005)

The Parish Plan aimed to identify the priorities that would guide development activities and decisions. It consists of resident's wishes and desires that were expressed in the 2004 survey.

Specific housing issues for the parish consist of: tight controls on housing expansion; priority to provide affordable housing; housing for special needs; control of second home proliferation.

Consultation responses from 2004 suggest provision of affordable homes is one of the top 5 priorities for the area. 93% of respondents support the provision of affordable housing for local people and 75% believe that priority should be given to those both living and working in the parish. 19% have indicated they don't want any new housing, 32% want it to be limited to infill sites and 49% want no new housing unless affordable. 20% of residents require some form of social housing, demand being mainly for two-bed houses, but also including three-beds, flats, bungalows and warden assisted.

The majority of responses favour some form of planning controls to limit the growth of second home ownership. 88% think council tax on these should be 100% or more.

4.5 Planning Applications

In recent years, there have been several applications that Fowey Parish Council has objected based predominantly on design and/or location in a

¹⁴ http://www.foweysfuture.co.uk/data/uploads/494_456738185.pdf

Conservation area or in AONB and a small number of these are shown below for illustrative purposes.

4.5.1 PA14/08156 Erection of four apartments with associated car parking. Cornwall Council : Refused

Dated 17 June 2015 Cornwall Council refused development on Land North East of Fowey Hotel, Daglands Road, Fowey, by virtue of its siting and design would cause harm to the setting of the Fowey Conservation Area.

4.5.2 PA16/05843 Demolition of existing detached dwelling; construction of four self-contained apartments. Cornwall Council : Refused

Dated 24 June 2016 Cornwall Council considered the development to have an unacceptable impact on the character and appearance of the conservation area. Secondly it would have an unacceptable impact on neighbours.

4.5.3 PA16/10442 Development of 22 dwellings, 11 of which would be affordable at Hill Hay Close Phase 1B. Cornwall Council : Refused

Dated November 2016 Cornwall Council refused the proposal as the development is not identified in a neighbourhood plan, would not constitute rounding off of a settlement and would not constitute an infill scheme. The proposal would not constitute a rural exception site as market housing represents more than 50% of the land take, it has not been demonstrated that the percentage of open market housing is essential for the successful delivery of the development and the proposal does not adequately reflect local housing need. The development would not accord with the housing strategy for the area and would conflict with the policies 3, 7 and 9 of the CLP. The extent of the identified benefits are outweighed by the environmental harm to the landscape and scenic beauty to the Cornwall AONB, in part due to the quality of the design and layout, to which great weight is attached; and the less than substantial harm to the significance of the Scheduled Monument and Grade II* Listed Tristan Stone, to which considerable weight and importance is attached. This and the conflict with the development plan mean that the proposal cannot be considered as sustainable development. The proposal conflicts with the development plan as a whole contrary to Policies 3, 7, 9, 12, 13, 23 and 24 of the Cornwall Local Plan 2016. In addition the proposal conflicts with paragraphs 54, 115, 132 and 134 of the NPPF.

4.6 Fowey Parish Neighbourhood Plan Consultation

4.6.1 Survey¹⁵ (October 2015)

The residents of Fowey were asked a number of questions about housing within the parish, they are summarised below.

- ❖ 79.33% of 329 answers agreed that there should be control to limit the growth of second home ownership, particularly new houses.
- ❖ 75% of 76 who answered said that they couldn't afford to buy or rent in the open market in the parish.

¹⁵ http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf

- ❖ 440 residents indicated that new affordable housing should meet the long-term housing needs of local people.
- ❖ Residents were then asked how they think new building could be delivered. 128 residents ticked 'small sites'. 23 put 'large developments', 92 marked 'infill' and 234 put 'a mix of small developments'.
- ❖ When asked about the type of development that could be delivered, 258 respondents indicated 'starter homes', 193 put 'family home', 95 marked 'bungalow', 116 put 'warden assisted home' and 114 indicated 'residential care home'.
- ❖ Generally other comments about housing within the parish reiterate the fact that second homes should be stopped or controlled, the use of brownfield sites before anything else, affordability and the quality of the build.

4.6.2 **Housing Workshop¹⁶ (March 2016)**

- ❖ A well-attended Housing workshop was held in March 2016 at Squires Field Community Centre, of NDP steering group, Fowey Town Councillors and local residents.
- ❖ The purpose of this workshop was to look at the results of the Survey (October 2015) as well as the Parish Plan (2005 and 2011) and to draw out the main objectives.
- ❖ There were 10 issues /themes which were discussed in small groups and then written up by each person attending.
- ❖ The resulting themes Housing themes are ; Affordable Housing; Restriction on holiday homes to ensure full time residency; Housing to support older people wishing to 'downsize'; Improvements in infrastructure before further development; Small-scale development; Avoiding development on AONB land and these themes have become the Housing Objectives for the NDP.

4.6.3 **March 2018 Development Boundary Consultation;**

A proposed map of the development boundary for Fowey¹⁷ was printed together with an explanation on the front page of the Fowey News which was delivered to every house in the parish. Views were encouraged either by email or by Freepost. There was also a chance to discuss the proposed development boundary at a 'drop in meeting' at the Squires Field Community Centre. The development boundary will ensure small developments, infilling and reuse of existing buildings will be within the main settlements of Fowey and Polkerris. Development outside of the development boundary will only be considered as an 'exception'. This might include conversion of redundant buildings (e.g. barns), land for 'small scale' affordable housing.

4.7 Fowey Parish NDP Housing Theme Conclusions

1. The need to protect the beautiful environment of Fowey was highlighted in questionnaires from 2005 in the Parish Plan to the 2015 survey for the NDP. It is a driver for tourism, a factor in health

¹⁶ http://www.foweyfuture.co.uk/data/uploads/544_1126799561.pdf

¹⁷ http://www.foweyfuture.co.uk/data/uploads/540_869193426.pdf

and well-being and leisure asset. The need to factor this in when planning development is a key consideration.

2. Residents are concerned about over-development and the associated infrastructure problems that more development (of any kind) will exacerbate.
3. Affordable housing development as identified in Housing Need Survey of 2017¹⁸ showed there are 73 applicants currently on the HomeChoice register of which 50 of the eligible households wish to live in the Parish. 'Demonstrates with confidence' that there is an identified local housing need and demand for affordable housing in the parish.
4. There is support for small-scale housing development (with various caveats on eligibility, tenure, location etc.)
5. The public consultation for a development boundary was very supportive of a development boundary would help to prevent development spreading in an uncontrolled manner.
6. With high levels of vacant houses and second homes in Fowey Parish there was a large support in public consultations for addressing second homes and the need to restrict new builds for permanent residence.
7. 'Insight data (Sept. 2017) for Fowey shows 478 vacant dwellings which is 26.5%; (Cornwall 11.2% and England 4.3%). Fowey also has 16% second homes. In terms of affordability and Council Tax Bands – Band A 7.9% Fowey, (England 24.6%) and Bands F-H 16.4% Fowey (England 9.1%).' Fowey Parish Housing Need Survey Report 3.1.1

¹⁸ http://www.foweysfuture.co.uk/data/uploads/506_1457504726.pdf

5 Environment, Heritage & the Built Environment

Evidence relevant to this theme includes information from Cornwall Council and other strategic documents; Fowey parish consultations and local action plans and documents.

5.1 Relevant NDP Environment Policies

Fowey Parish NDP Policy 6: The Landscape and Natural Environment

Fowey Parish NDP Policy 7: Views, Panoramas and Vistas

5.2 Cornwall Council Documentation

5.2.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

Policy 23 relates to the natural environment. It states that development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.

A specific objective to be addressed in planning in relation to the environment for the St Blazey, Fowey and Lostwithiel CNA is to "conserve the south coast Area of Outstanding Natural Beauty, World Heritage Site at Luxulyan Valley and other heritage assets".

5.2.2 OCSI Local Insight Fowey (Parish Area) Feb 2017

The OSCI data, with regard to natural environment, records:

- ❖ that there are 1,462 rural residents which is 49.5% compared to a 10.5% England average.

5.2.3 Cornwall and Isles of Scilly Landscape Character Study (May 2007)

This study outlines the diversity of the landscape within Cornwall and the Isles of Scilly. The Fowey Parish boundary is within two landscape character areas; CA39 St Austell Bay and Luxulyan Valley and CA21 Fowey Valley.

Fowey falls within the south-east part of CA39 St Austell Bay and Luxulyan Valley. The key landscape characteristics stated within the study include: long well-used sandy beaches backed up by vegetated dunes, cliffs and recreational infrastructure grading into shrubs and wetlands; strongly undulating pasture farming plateau inland with small fields with trees and small woods, and linear woodland along streams; suburban belt on fringes of main urban area, with a scatter of both residential developments and country houses. Planning and management guidelines:

- ❖ Develop a strategy to protect important cultural and ecological sites.
- ❖ Support the use of design guides for building and recreation.
- ❖ Support the restoration and management of ornamental and designed landscapes.
- ❖ Support the use of agri-environmental schemes.

It relation to the CA21, it falls within the south-west side, the main characteristics of this area are as follows. It is comprised of a series of steep river valleys flowing south into River Fowey; a tidal river and associated creeks and streams with small areas of mudflats, coastal saltmarsh, grassland and wet woodland. Planning and management guidelines include:

- ❖ Encourage management and support restoration in parklands.
- ❖ Conserve veteran trees.
- ❖ Encourage woodland regeneration.
- ❖ Produce design guidance to ensure that development is well sited and fits in with the character.
- ❖ Design a management plan for the recreational use of the tidal waters.

5.2.4 **Cornwall Area of Outstanding Natural Beauty Management Plan (2016-2021)**

Within the general policy document in the 'investing in nature' section, the following policy relates to the Fowey parish. "IN5 - Promote a catchment based approach to soil conservation and river, estuarine and bathing water quality within the AONB, utilising the Camel, Fal, Helford and Fowey as priority catchments (building upon the Catchment Sensitive Farming Initiative and recent Upstream Thinking projects)".

Management policies specific to this area include:

- ❖ SCE 10.01 - promote the active consideration of landscape and visual impacts around the Fowey Ria, harbour and creeks of increasing or changing patterns of water based access, leisure and commercial activity and related infrastructure such as moorings, jetties, car parks and yards.
- ❖ SCE 10.03 - Support the work of the Fowey Estuary Partnership in its aim to stimulate an appropriate balance between competing demands placed on the Fowey Estuary through shared information, co-operation and action, including seeking opportunities to implement the Fowey Estuary Management Plan and to support the continuation of the Upper Fowey and Point Pill Voluntary Marine Conservation Area designation.
- ❖ SCE 10.04 - Support communication of the implications of the Shoreline Management Plan to creek side and coastal communities within this section such as Polkerris, Lerryn and Golant in order to open an early dialogue about sea level rise and coastal change.
- ❖ SCE 10.08 - Support the management and extension of sessile oak woodlands at the Fowey Ria and local valleys at Polridmouth, West and East Coombe, Polperro, Porthallow and Portlooe. Consider opportunities for planting of local provenance native tree species such as sessile oak, hazel and alder to act as a future seed source for native woodland establishment where this is currently absent or sparse to assist appropriate subsequent natural regeneration.

5.2.5 Fowey Estuary Management Plan¹⁹ (2012-2017)

This document highlights the guiding principles and objectives for the estuary, ones specific to the natural environment are listed below.

Landscape Conservation

To protect and where possible enhance the unique natural beauty and distinctive landscape quality of the Fowey Estuary for future generations, and to promote the conservation of the area's natural assets by raising awareness of all estuary users of the value of those assets.

- ❖ Conservation of the landscape setting of the estuary
- ❖ Conservation of the seascape setting of the estuary – characterise the seascape.
- ❖ Maintenance of natural habitats along the water's edge – monitor natural habitats, provide advice and assistance to landowners.
- ❖ Promotion and protection of important geological sites and geomorphological features
- ❖ Promote renewable energy but maintain an awareness of the impact on the estuary landscape and seascape.

Nature Conservation

To protect, conserve and enhance the biodiversity of estuarine habitats, including the estuarine fringe, and the wildlife they support through cooperation with relevant bodies and increased awareness of estuary user.

- ❖ Regularly review and update the manual of estuary data.
- ❖ Linking of all nature conservation objectives to the objectives and targets of the UK and Cornwall Biodiversity action plan.
- ❖ Maintenance of nature conservation interests and monitoring.
- ❖ Promotion of existing nature conservation measures within the estuary and development of a co-ordinated approach to further nature conservation initiatives.
- ❖ Increase knowledge and understanding of the natural environment.
- ❖ Support the management of the VMCA (voluntary marine conservation area).
- ❖ Consider the impact of marine invasive species.
- ❖ Marine conservation zones.

Water Quality and Pollution

To maintain and improve water quality standards within the estuary for the benefit of the natural environment, and to support and promote measures to reduce pollution throughout the estuary.

- ❖ Promote use of sewage pump-out facilities for yachts.
- ❖ Promotion of boat wash down and scrapings collection points.
- ❖ Review trophic status of the estuary.
- ❖ Maintain environmental standards for the estuary set out in the Water Framework Directive.

¹⁹ http://www.foweysfuture.co.uk/data/uploads/383_543853368.pdf

- ❖ Maintain EU shellfish and Bathing Water standards.
- ❖ Make information regarding water quality available to the public.
- ❖ Investigate impacts of Antifouling and introduction of Marine Invasive species.
- ❖ Promote environmental improvements in highways infrastructure to reduce impacts of surface run-off of fuel residues and rubber from tyres.
- ❖ Explore opportunities to reduce light pollution.

Sedimentation, Dredging and Disposal

To work towards a better understanding of the process of sedimentation and to maintain deep water access in the estuary while causing minimum environmental impact.

- ❖ Support review of coastal processes affecting the estuary.
- ❖ Improve the understanding of sediment dynamics in the Fowey Estuary.
- ❖ Assess heavy metal concentrations in estuarine and dredged sediment.
- ❖ Investigate the possible reduction of the amount of dredged material.
- ❖ Research other means of sediment disposal.
- ❖ Gain more awareness/monitor pollution from agricultural land.

Litter and Waste Disposal

Work towards ensuring that the Estuary remains, as far as practical, free from litter; that recycling is encouraged where possible, and that waste is disposed of safely and according to current legislation.

- ❖ Production of harbour waste management plan
- ❖ Improvement of waste reception facilities within Fowey harbour.
- ❖ Provision of sewage disposal facilities for yachts.
- ❖ Raise awareness of marine litter.

5.2.6 Polkerris & Fowey Conservation Area Character Appraisal & Management Proposals^{20 21}(March 2010)

Fowey

Area specific characteristics include:

- ❖ Views – Picturesque estuary views (in and out) emphasising the importance of the waterfront elevation, hillside topography and twin towers of the church and Place House. Tightly enclosed streetscape scenes. Prominent roofscape.
- ❖ Greenscape - High quality natural estuary environment with tree lined riverbanks and side valleys, hilltop green fields and beach at

²⁰ http://www.foweyfuture.co.uk/data/uploads/538_997917466.pdf

²¹ http://www.foweyfuture.co.uk/data/uploads/386_1564544712.pdf

Readymoney Cove. The mature trees of the landscaped grounds of Place and Fowey Hall form a green backdrop to the town.

The main issue faced is the threat of climate change and the impacts this will have on the coast. The management proposals therefore include responding to this challenge, to positively manage the estuary conservation area and develop a tree management strategy.

Polkerris

Area specific characteristics include:

- ❖ Views – stunning views across the bay to clay country and Par docks. Settlement views of harbour and roofscape.
- ❖ Greenscape – important green backdrop of the enclosing valley sides.

Management into climate change measures is needed to protect this conservation area.

5.3 Fowey Parish Neighbourhood Plan Consultation

5.3.1 Survey²² (October 2015)

This survey asked residents to comment on various things that related to the natural environment. 189 out of 209 stated that they wouldn't like to see new building (housing or commercial) being built on green field sites.

92.77% agree that the NDP should limit the development of building if it restricted significant public views of the estuary.

When people were asked what they most liked about living in Fowey parish, comments included its access to countryside/beaches/cliffs, the views, harbour and open spaces.

5.3.2 Environment Workshop²³ (April 2016)

- ❖ There was a good turnout for this workshop which was held in Squires Field Community Centre. Members of Fowey Town Council, representation from Fowey Harbour, Fowey Natural Heritage as well as residents joined members of the NDP steering group.
- ❖ The purpose of this workshop was to look at the results of the Survey (October 2015) as well as the Parish Plan (2005 and 2011) and to draw out the main objectives.
- ❖ The resulting themes which came out of the workshop were; the Landscape and Natural Environment; the Historic Environment and the Cultural Heritage; the Marine Heritage; Open Spaces of Heritage and Recreational value and the importance of Views, panoramas and vistas.

²² http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf

²³ http://www.foweysfuture.co.uk/data/uploads/546_304942088.pdf

5.3.3 Fowey Settlement Edge Assessment, Local Landscape Character Assessment Stage 2²⁴: Jan. 2018

In order to understand how the landscape around the medieval town of Fowey could accommodate future housing growth, Fowey Town Council commissioned CC Landscape Officers in April 2017 to undertake an assessment to provide detail of the sensitivity, value and capacity of the existing settlement edge of Fowey to accept future change which will positively inform future development.

The completed assessment is to form an evidence base which:

- ❖ Explains the sensitivity and capacity of Fowey's settlement edge
- ❖ Supports policy within the NDP Fowey
- ❖ Provides detailed information to assist in the assessment of applications for new development

The assessment is to create a stand-alone evidence base describing landscape capacity of the land around the edge of Fowey to accept change; it is not an assessment for land allocation. Decisions relating to land allocation must consider a number of factors, and landscape capacity to accept future change is an important part of this process. Local Landscape Character Assessment Stage 2 provides evidence which can be used as an initial foundation in the process of site selection and land allocation.

The assessment methodology

How a settlement sits within the landscape makes a significant contribution to its character and its distinctiveness. This Local Landscape Character Assessment makes judgements as to the sensitivity of the character, as well as how people see and appreciate the landscape. The LLCA then combines this with the value placed upon character and views to determine the settlement edge's capacity to accept change, before adverse effects are encountered and the local distinctiveness is damaged or lost.

5.4 Fowey NDP Natural Environment Theme Conclusions

1. The value of the landscape in Fowey parish is very highly regarded. It is within section 10 of the AONB, the South Eastern Coast of Cornwall. The need to protect, maintain and enhance our unique environment is of crucial importance to the residents of Fowey parish.
2. The natural environment is important also to the leisure/recreation; health, well-being and quality of life of residents in Fowey Parish.
3. The quality of the landscape, river and heritage coastline is also an economic driver in terms of tourism and therefore very important to the economic prosperity of the area.
4. The importance of views in our picturesque settlements is a significant part of their character.
5. Any development should have due regard to the findings of the LLCA.

²⁴ http://www.foweysfuture.co.uk/data/uploads/533_1029295635.pdf

Heritage & the Built Environment

Evidence relevant to this theme includes information from Cornwall Council and other strategic documents; parish consultations and local action plans and documents.

5.5 Relevant Fowey Parish NDP Heritage and the Built Environment Policies

Fowey Parish NDP Policy 8: Historic Environment and Culture

Fowey Parish NDP Policy 9: Marine Heritage

Fowey Parish NDP Policy 10: Open Spaces of Heritage and Recreational value

5.6 Cornwall Council Documentation

5.6.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

Policy 24 relates to the historic environment, it states development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:

- ❖ sustain designated heritage assets
- ❖ take opportunities to better reveal their significance
- ❖ maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal
- ❖ conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens
- ❖ conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage
- ❖ protect the historic maritime environment, including the significant ports, harbours and quays.

5.6.2 St Blazey, Fowey & Lostwithiel Historic Environment Character (2011)

Most of the CNA is an area of 'conservative' farming landscapes, dominated by anciently enclosed land, medieval field systems, scattered settlements with just a few larger villages, and several large, old-established estates with houses and parks.

The Fowey valley has an outstanding range of historic sites along a continuous time-range, hill forts (Castle Dore), rare Roman sites (Uzella by Restormel), mediaeval sites (Restormel castle, Lostwithiel).

Threats specific to the Fowey parish include sea level change, affecting harbours and landing places in Polkerris.

5.6.3 **Cornwall Area of Outstanding Natural Beauty Management Plan²⁵ (2016-2021)**

General policies relating to heritage are listed within this document; in summary they are mainly about having positive, high quality management in place to improve the condition of all heritage assets as well as having a positive impact on the landscape.

5.6.4 **Fowey Estuary Management Plan (2012-2017)**

The document highlights principles and objectives for the management of the estuary. Heritage points include:

Historic Assets

To ensure the protection, promotion and understanding of the historic and cultural resource of the Fowey Estuary and to promote careful evaluation of any proposals for development that may affect them.

- ❖ Encourage the appropriate management of archaeological sites and historic structures.
- ❖ Give further consideration to statutory protection of important sites not currently scheduled or listed.
- ❖ Increase knowledge and understanding of archaeological sites, historic structures and local history.
- ❖ Encourage further documentary research into key maritime themes identified in the Fowey Estuary Historic Audit.

5.6.5 **Polkerris & Fowey Conservation Area Character Appraisal & Management Proposals^{26 27}(March 2010)**

Fowey

This document talks about Fowey's character appraisal, the negative features and issues and any management proposals. In relation to the historic environment it states that, "Impressive built environment including a concentration of Grade I and II* listed buildings. Important groups of medieval structures, merchants houses, defensive architecture, maritime buildings and structures, impressive townhouses, late 19th and early 20th century commercial buildings and villa terraced suburbs". Fowey in within an area of extensive prehistoric activity, with maritime trade focused on the estuary. It is the site of a 6th century early medieval Christian enclosure and became the most important Cornish port during the late medieval period. The surviving medieval topography continues to define the character of the core town.

Historic environment designations within the area are;

²⁵ <http://www.cornwall-aonb.gov.uk/management-plan/>

²⁶ http://www.foweysfuture.co.uk/data/uploads/386_1564544712.pdf

²⁷ http://www.foweysfuture.co.uk/data/uploads/538_997917466.pdf

- ❖ Two scheduled monuments – St Catherine’s Castle and the remains of a 15th century Blockhouse.
- ❖ 103 listed buildings designations - Some of these listings include more than one principal structure and may also include curtilage structures. Others refer to boundary walls and streetscape features listed in their own right.
- ❖ 2 are of Grade I status:
 - Place House
 - St Fimbarrus church.
- ❖ 7 are of Grade II* status:
 - The walls at Place House
 - St Catherine’s Castle
 - Castle remains at the Harbour mouth (the 15th century Blockhouse)
 - The Ship Inn, Trafalgar Square
 - Fowey Museum (part of the Town Hall), Trafalgar Square
 - ‘Food for Thought’, Town Quay
 - 27 and 29 Fore Street.
- ❖ The remainder are of Grade II status.
 - Four Tree Protection Orders are in place at Point Neptune Lodge, 13 Tower Park, Fowey Hall and 7 St Fimbarrus Road.
 - Fowey lies within the designated Cornwall Area of Outstanding Natural Beauty (AONB) and the area of Heritage Coast, as defined by the Local Plan.
 - Place House and Fowey Hall are designated as Local Historic Parks and Gardens in the Local Plan.

Management proposals include;

- ❖ Extend the conservation area boundary to ensure it best represents the special architectural and historic interest of Fowey.
- ❖ Consider establishing a register of locally important historic buildings.
- ❖ Consider the introduction of an Article 4(2) Direction to protect significant historic features and details of unlisted dwellings within the conservation area.
- ❖ Explore and encourage opportunities for the celebration of the special architectural and historic interest of Fowey.

Polkerris

Polkerris is dominated by 18th and 19th century cottages, with remains of the 18th century harbour arm and fish cellars.

Historic designations include:

- ❖ There are 18 listed building designations within the conservation area. Some of these designations cover multiple addresses, others refer to boundary walls. All are of Grade II status.
- ❖ Kilmarth is a Local Historic Park and Garden, as defined by the Local Plan
- ❖ The area is within the Heritage Coast, as defined by the Local Plan
- ❖ The area is within the Cornwall Area of Outstanding Natural Beauty (AONB)

Issues that have been raised are listed below.

- ❖ 3 listed buildings have been demolished.
- ❖ Inappropriate alterations to historic buildings have led to the loss of historic features.

Management proposals for the area are to consider the introduction of an article 4 (2) direction to protect historic features of unlisted dwellings; the promotion of the historic interest of the settlements.

5.7 Stakeholder Formal Responses

5.7.1 Neighbourhood Plan Boundary Registration Response (2016)

English Heritage responded that the area has 12 Grade I & II* and 124 Grade II Listed Buildings, 7 Scheduled Ancient Monuments, 1 Grade II Registered Park and Garden and 2 Conservation Areas.

5.8 Parish Neighbourhood Plan Consultation

5.8.1 Survey²⁸ (October 2015)

Respondents valued their quality of life and the character of the town. There are concerns that inappropriate development could affect this unique place.

Respondents also valued aspects relating to the local environment, particularly the landscape and proximity to river, harbour and coast. In particular these open spaces;

- ❖ St Catherine's Parade
- ❖ Alldays Fields
- ❖ Station Woods
- ❖ Castle Fields
- ❖ Brewery Field
- ❖ Grammar School Garden
- ❖ Lostwithiel Street Garden

Overall respondents expressed a positive preference for protecting the identified green spaces within Fowey Parish.

5.8.2 Environment Workshop²⁹ (April 2016)

- ❖ There was a good turnout for this workshop which was held in Squires Field Community Centre. Members of Fowey Town Council, representation from Fowey Harbour, Fowey Natural Heritage as well as residents joined members of the NDP steering group.
- ❖ The purpose of this workshop was to look at the results of the Survey (October 2015) as well as the Parish Plan (2005 and 2011) and to draw out objectives which will become Heritage policies.

²⁸ http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf

²⁹ http://www.foweysfuture.co.uk/data/uploads/546_304942088.pdf

- ❖ The resulting themes which came out of the workshop were; the Landscape and Natural Environment; the Historic Environment and the Cultural Heritage; the Marine Heritage; Open Spaces of Heritage and Recreational value and the importance of Views, panoramas and vistas.

5.9 Heritage & the Built Environment Conclusions

1. The Conservation areas of Fowey and Polkerris are important in preserving the built heritage for the future.
2. The marine and cultural heritage of Fowey Parish is immensely valued by residents and visitors and is part of our local character and distinctiveness.
3. To promote the wealth of literary heritage of the area including support for the Fowey Festival of Arts and Literature.
4. There is overwhelming support for the open spaces which are of great value to the people of Fowey Parish in terms of heritage and recreation.

6 Business, Employment and Transport

Evidence relevant to this theme includes information from Cornwall Council and other strategic documents; Fowey parish consultations and local action plans and documents. The majority of the economic strategies relate to the St Blazey, Fowey and Lostwithiel CNA. However, this may impact or influence how Fowey Parish considers its own economic objectives.

6.1 Relevant Fowey Parish NDP Environment Policies

Fowey Parish NDP Policy 11: Jobs and the economy

Fowey Parish NDP Policy 12: Business Development

6.2 Cornwall Council Documentation

6.2.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

According to the Cornwall Local Plan, Cornwall has to plan for 359,583 sq.m of B1a and B1b office floor space and 344,427 sq.m. of other B employment space. The St Blazey, Fowey and Lostwithiel target up till 2030 is 11,833m² for office space, and 13,500m² for industrial.

Policy 5 (1) of the Local Plan, 'Business and Tourism' states that:

To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:

- a) well integrated with our city, towns and villages
- b) within areas that are well served by public transport and communications infrastructure
- c) in the countryside and smaller rural settlements be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification
- d) an extension to an existing business where re-location would be impractical or not viable.

Policy 5 (4) of the Local Plan, 'Business and Tourism' states that:

Site Allocations Development Plan Documents and Neighbourhood Plans should identify new land, and safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. These allocations should be based on an assessment that considers the ability of the quantity, nature and quality of existing space and any commitments to meet the space requirements set out in Policy 2a and the needs of particular sectors. The assessment should:

- a. assess the ability of vacant sites and buildings identified in the Employment Land Review to meet that need
- b. consider if any shortfall can be reasonably met through windfall sites coming forward
- c. Identify sites for further employment space, where necessary, to address the targets set out in the policy 2a

- d. Identify existing employment land and/or buildings that are considered to be of strategic, and where appropriate, local significance for safeguarding.

A main objective to be addressed in the St Blazey, Fowey and Lostwithiel CNA states "support the regeneration of St Blazey town centre and the local economy, to create new jobs and a better balance between housing and employment".

6.2.2 **OCSI Local Insight Fowey³⁰ (Parish Area) Sept.2017**

- ❖ 1,283 economically active people which is 62.9% compared to 69.9% England average.
- ❖ Largest industry sector employing 17% of all people in employment is 'Accommodation and food services' followed by 'Retail' 13% and finally 'Health and social work' at 10%.

6.2.3 **Cornwall Area of Outstanding Natural Beauty Management Plan (2016-2021)**

A general policy within the vibrant communities section of this document states "Develop live/work initiatives and promote economic and employment facilities within AONB communities which respect and enhance the historic environment, local vernacular and settlement pattern".

An area specific policy for Fowey parish is listed below:

- ❖ SCE 10.07 - Support the continuation of small-scale, sustainable fisheries in order to maintain community vibrancy providing that this enhances local character and conserves natural assets, such as at Polperro, provided that this does not have adverse impact upon the Lantic Bay Special Area of Conservation.

6.2.4 **Fowey Estuary Management Plan³¹ (2012-2017)**

The following guidelines and objectives are those that have been highlighted throughout this document and relate to the economy of Fowey.

Commercial Activities

To sustain the commercial viability of the Port of Fowey and to encourage efforts to ensure that all development proposals balance the economic and environmental needs of the estuary.

- ❖ Support diversification of port trade.
- ❖ Promotion of Fowey Harbour as a destination for cruise ships.
- ❖ Manage Fowey harbour as a destination for visiting yachts.
- ❖ Continue to support and aim to improve all commercial activities taking place in the estuary in a way that maintains the environmental quality of the estuary.

³⁰ http://www.foweysfuture.co.uk/data/uploads/490_832774588.pdf

³¹ http://www.foweysfuture.co.uk/data/uploads/383_543853368.pdf

Fisheries

To seek ways of conserving and enhancing recreational and commercial fisheries without undue detriment to the environment or other estuary users.

- ❖ Management of aquaculture within the estuary at a sustainable level.
- ❖ Conservation and enhancement of natural fish stocks in the estuary.
- ❖ Conservation and enhancement of salmon in the river.
- ❖ Improve the understanding of the Bass population of the estuary.
- ❖ Evaluate bait collection activities within the estuary.
- ❖ Work with others to achieve the outcomes of the Marine Conservation Zones designation process.

6.2.5 Rural Community Profile for Fowey Parish³² (Nov 2013)

As stated in section 4, the average weekly household income is lower in Fowey (£360) than the England Average (£423). There are a lower percentage of economically active people in the Parish (1069), with the majority working full time (433), which is below the England average. However there are a higher percentage of part time workers in Fowey (15.0%). The number of self-employed people in the parish is double the England average.

Residents receiving jobseekers allowance, employment support allowance/incapacity benefits and people receiving out of work benefits are all lower than the England average.

The report highlights that the largest employment sector is 'accommodation & food', with 170 out of 1030 working people. Retail is second with 145 people and 110 working in education.

6.3 Community Led Strategies & Documents

6.3.1 Fowey Parish Plan³³ (2005) and 2010

The Parish plan was created to help identify issues to guide development. In relation to the economy the main issues identified were: applications for change of use from commercial property to residential property; high costs of residential property relative to income; low wages; access to work by public transport; loss of brownfield sites to residential development; need for an increased range of shops, migration of school leavers and the need to keep existing services within the parish.

62% of young people felt that employment opportunities within the parish were poor. 58% felt there should be a restriction on the change of use from commercial to residential properties. The highest percentage of respondents marked light industrial as the sector where more jobs are needed in the parish.

³² http://www.foweysfuture.co.uk/data/uploads/391_1433597674.pdf

³³ http://www.foweysfuture.co.uk/data/uploads/494_456738185.pdf

6.4 Planning Applications

6.4.1 PA17/02292/PREAPP Fore Street Fowey Cornwall PL23 1AQ

Pre-application advice for change of use of part of the ground floor from retail (Class Use A1) to residential (Class Use C3).

The former Lloyds Bank at 26 Fore Street is now closed. The Grade II listed building, sits centrally in Fowey's Conservation Area, within the Area of Outstanding natural Beauty. It is also within Flood Zone 3 and 2. Fowey has a vibrant town centre with a mix of retail, commercial, restaurants / café and pubs. The town is *not* one of the main towns identified within the Cornwall Local Plan whereby the primary retail frontage / shopping area have been identified on the proposal plans. Despite this and in light of the site's position officers' are not convinced that the loss of the retail unit should be supported unless there is compelling justification.

The local plan and the NPPF are quite clear that development should support the vitality and viability of town centres. At this stage there is no evidence or justification to assess whether this development would do this. Nor is there any evidence to justify the loss of retail floor space within the town centre. At present it's likely that such an application would be recommended for refusal.

6.4.2 PA17/07759 Prior Approval for Change of use of part of the existing agricultural barn to offices and light industrial use (workshops).

This proposal relates to the use of the southern half of this modern framed agricultural outbuilding located at Higher Trewrong on the north side of Polmear Hill to the east of Par.

This move to broaden usage of the remaining building stems from two of the potential residents of the residential units requiring office space for small businesses. It is considered that this business use provides constructive reuse of what is effectively a redundant agricultural barn and up cycling of the building to create high quality units for rent to local small businesses.

6.5 Fowey Parish Neighbourhood Plan Consultations

6.5.1 Survey³⁴ (October 2015)

475 residents responded to the questionnaire in October 2015. Out of those, 20.18% work in Fowey, 23.85% work outside the parish, 1.83% is seeking work, 53% are retired and 0.61% was students.

70.86% think it's very important to create new job opportunities in the parish, 27.61% that it's reasonably important and 1.53% not important.

³⁴ http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf

In the survey, a strong connection was felt by residents to the harbour and marine- related employment. This sector was considered the most important to maintain and encourage.

The town's dependence on tourism and hospitality was rated as the second most important, with reference made to the quality of the visitor experience and services provided.

Residents were asked to mark the option they think should be encouraged in the parish.

- ❖ 287 residents marked small scale development.
- ❖ 253 indicated workshop/studio space.
- ❖ 183 marked small scale industrial development.
- ❖ Comments indicate that there should be more marine, tourism, light industry/manufacturing and craft industries within the parish.

Locations as to where new business could go within the parish include brownfield/infill sites, industrial estates and by the docks. Please see a copy of the survey summary.

6.5.2 Business Consultation³⁵ (October 2017)

There was a very positive response to the survey of local businesses in the parish. 70% of respondents were Fowey based and 19% were home based businesses; 46% of staff lived in Fowey and 37% lived within 5 miles of Fowey. 41% of respondents said Fowey was a good place to operate a business.

Some of the recurring themes we received were; more independent traders; 'Daphne du Maurier is our Shakespeare' our USP, we should have a Daphne du Maurier centre; more out of season events as well as parking and drainage problems.

6.5.3 Business Workshop (September 2017)

The Neighbourhood Plan Group organised a Business Workshop of local businesses, to consider the needs of business in the Parish. There was a good turn out and some of the comments were;

- ❖ "Fowey has so much to offer, a wonderful location, full of character & history, beautifully presented and with pride (things like Fowey in Bloom help)".
- ❖ Even though Fowey was described as having a "thriving community with a good mix of young, working and retired" it was thought that the town needs to be taking action to ensure its ongoing prosperity. In particular it must focus on out of season activities and support.
- ❖ Several reported concerns about the traffic problems of the town. There was a plea for a proper town traffic plan. The Idea of a coinless payment system that could be used for the car park, bus and toilets was floated. One respondent suggested a designated traffic officer.

³⁵ http://www.foweysfuture.co.uk/data/uploads/535_360824988.pdf

6.6 Relevant Fowey Parish NDP Traffic and Transport Policies

Fowey Parish NDP Policy 13: Transport

Fowey Parish NDP Policy 14: Cycle ways and Public Rights of Way

Fowey Parish NDP Policy 15: Provision of adequate parking

6.7 Cornwall Council Documentation

6.7.1 Cornwall Local Plan Strategic Policies 2010-2030 (Nov 2016)

Policy 27 'Transport and accessibility' is set out below.

All developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

For major developments to ensure a resilient and reliable transport system for people, goods and services, development proposals should:

1. Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's Local Transport Plan or any subsequent LTPs.
2. Locate development and / or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by walking, cycling and public transport to minimise car travel
3. Locate larger developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport. Any proposals which do not accord with this will require significant justification and provide clear transport benefits
4. Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development
5. Be accompanied by an effective travel plan that delivers hard and soft measures to support new occupants in adopting sustainable travel habits
6. Safeguard land for the delivery of strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly.
7. Provide public transport solutions including park and ride where there is evidence that it will remove traffic from the highway network, is economically viable and that which accord with the appropriate transport strategy for the area.

Additionally, the network area section of the Local Plan writes that an objective for this CNA is to "enable the delivery of community infrastructure, including new facilities and transport".

6.7.2 Cornwall Council Community Network Profile (Jan 2018)

This document provides key statistics for the area, including:

- ❖ 16% of the St Blazey, Fowey and Lostwithiel area does not have access to a car, (compared to 26% in England)
- ❖ Average road distance from secondary school 5.1km, compared to 2.1Km in England)
- ❖ Average distance from GP 1.5Km (compared to 1.2km in England)
- ❖ Average distance from Job Centre 8.4km (compared to 4.6km)

6.7.3 **Rural Community Profile for Fowey Parish (Jan 2018)**

225 households out of 1330 (17%) don't have access to a car or van, which is below the England average (26%). As well as this, the number of households who have access to one, two, three or four+ cars is above the average.

6.7.4 **Cornwall Area of Outstanding Natural Beauty Management Plan (2016-2021)**

Fowey is part of the South Coast Eastern area in the AONB management plan, policies relating to this area include:

- ❖ SCE 10.02 - Support the further development of sustainable water based travel, integrated with other initiatives in South Coast Central AONB section that build on the existing ferry links between Fowey and Bodinnick and Fowey and Polruan.
- ❖ SCE 10.06 - Support appropriate improvements to footpath access around the Fowey Ria and its creeks with respect to the Marine and Coastal Access Act 2009 provided that this does not encourage an increase in traffic levels or the provision of further car parks and that this conserves and enhances the natural beauty.

6.7.5 **Fowey Estuary Management Plan³⁶ (2012-2017)**

Within this document a number of guiding principles and objectives have been mentioned in relation to the management of Fowey estuary. The following points are specific to transport and traffic:

Access

To maintain and extend the accessibility of the estuary for all, where possible, without compromising the nature and landscape conservation interests.

- ❖ Improve access for those with disabilities to points with a view across the estuary.
- ❖ Promotion and preservation of existing footpaths.
- ❖ Improve information regarding car parks.
- ❖ Promotion of cycle routes around the estuary.
- ❖ Maintain safe public access points to the estuary.

³⁶ http://www.foweysfuture.co.uk/data/uploads/383_543853368.pdf

6.7.6 Polkerris & Fowey Conservation Area Character Appraisal & Management Proposals^{37 38}(March 2010)

Fowey

The main issues faced in relation to traffic & transport is traffic congestion, pedestrian-vehicle conflict and the impact of traffic management measures having a negative effect on the conservation area. Proposals to manage this are to promote measures that reduce the negative impact of traffic in the area.

Polkerris

This document has outlined the main traffic issues in Polkerris, specifically traffic management measures that have impacted negatively on the streetscape, including the extensive parking control measures. Measures to reduce this negative impact have been suggested.

6.8 Community Led Strategies & Documents

6.8.1 Fowey Parish Plan³⁹ (2005 Revised in 2010)

The parish plan has been created as a guide to development over the foreseeable future. Key issues raised around this topic are: traffic management in the town centre; improved public transport within Fowey and between neighbouring towns; parking provision for both residents and visitors and traffic calming.

67% of respondents support measures to restrict access to the town centre, 21% want no change and 12% want it fully pedestrianized.

6.9 Fowey Parish Neighbourhood Plan Consultation

6.9.1 Survey⁴⁰ (October 2015)

Throughout this survey, residents were asked to comment on the things they like least in the parish. One of the issues is the traffic and parking within the parish; too fast, too much and too expensive. Another issue was public transport; not enough for the town.

- ❖ The current road network and nature of existing roads were also considered to be at capacity. This covered not only the number of vehicles, the width and condition of roads to cope with traffic flow safely, but also the type of vehicles particularly increased delivery vehicles and lorries.

³⁷ http://www.foweyfuture.co.uk/data/uploads/386_1564544712.pdf

³⁸ http://www.foweyfuture.co.uk/data/uploads/538_997917466.pdf

³⁹ http://www.foweyfuture.co.uk/data/uploads/494_456738185.pdf

⁴⁰ http://www.foweyfuture.co.uk/data/uploads/537_431385596.pdf

- ❖ Ensuring suitable road access to support businesses and customers was considered an important aspect.
- ❖ Concerns were raised on a number of parking issues, including access to visitor, residential and disabled parking, cost of parking and inappropriate parking on residential roads.
- ❖ Traffic flow/management through the town, particularly during the summer was cited as a problem.

Overall, respondents were in support of promoting and preserving existing footpaths. Respondents were broadly in support of promoting cycle paths around the estuary.

6.10 Economy Theme Conclusions

1. Tourism is seen as a key driver to the area – but development (type/scale) needs to be handled carefully.
2. Desire to develop and support local businesses, from local residents.
3. In the survey (2017) there was interest in encouraging arts and crafts employment, including traditional crafts and artisan skills.
4. A significant proportion of comments highlighted the need to increase year-round, full time employment and higher salaried positions.
5. Overall there was a preference for small business development and workshop/studio space.
6. Several respondents praised Fowey as a good place to live and work but concerns were raised (in order of frequency) by the challenges of seasonality, problems with parking and transport and the replacement of independent stores by chain stores.
7. A proper park and ride service was suggested with parking at a new site where revenue could be retained by the town.
8. Seasonality is a major concern to several respondents in the Business survey. Respondents were also supportive of the events that are run in the town and agree that these bring in visitors.

6.11 Fowey Parish Traffic & Travel Theme Conclusions

1. Fowey is more remote from main roads in comparison to neighbouring settlements and has relatively poor access within and out of Cornwall.
2. In Fowey the average travel time to the nearest town centre by public transport is 45 minutes (County average is 26 minutes).
3. Many elderly people have to rely on local people to give them lifts to hospital/clinic visits.

4. The old town of Fowey still has its narrow medieval streets and the aim is reduce the number of through traffic in the town itself through appropriate signage and to support public transport provision.
5. Many local people and businesses are unhappy with the parking in town. As a tourist destination there is increased traffic during the summer months. The large Main car park (Cornwall Council) is underused for most of the year whereas a resident's pass/permit is being used by Fowey town Council at Squires Field car park.

7 Community Facilities: Health and well - being

Evidence relevant to this theme includes information from Cornwall Council and other strategic documents; parish consultations and local action plans and documents.

Recreation is two-fold in terms of formal recreation space and activities (play areas, sports clubs etc.) as well as the recreational value of the landscape (whether viewing it, or being active in it e.g. walking, cycling).

There are recreational/social activities provided within community facilities such as the Town Hall, The Squires Field Community Centre, Lankelly Rugby Club, Fowey Town Youth Football Club, Fowey River Academy Leisure Centre and playing fields, Fowey Primary School playing field.).

7.1 Relevant Fowey Parish NDP Recreational and Community facilities

Fowey Parish NDP Policy 16: Community Infrastructure Levy (Local Element)

Fowey Parish NDP Policy 17: Protection of Open Spaces, Play and Sports and Recreational spaces

Fowey Parish NDP Policy 18: To retain the site of Fowey Hospital for future health needs of Fowey Parish's elderly population

7.2 Cornwall Council Documentation

7.2.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

Policy 4 of the Cornwall Local Plan relates to shopping, services and community facilities. Point 4 states that community facilities and village shops should, wherever possible, be retained and new ones supported. *Loss of provision will only be acceptable where the proposal shows:*

- ❖ no need for the facility or service
- ❖ it is not viable
- ❖ adequate facilities or services exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport

In the community network section, infrastructure is one of the main objectives; it states "enable the delivery of community infrastructure, including new facilities and transport".

7.2.2 Cornwall Area of Outstanding Natural Beauty Management Plan (2016-2021)

There are a number of policies that are based on recreation and community facilities. Generally, they consist of policies that will increase the use of the

landscape and seascape for positive health benefits; through more recreational activities or better access to health services. To use the beauty of the landscape to inspire others.

Specific policies for the Fowey area include:

- ❖ SCE 10.01 – promote the active consideration of landscape and visual impacts around the Fowey Ria, harbour and creeks of increasing or changing patterns of water based access, leisure and commercial activity and related infrastructure such as moorings, jetties, car parks and yards.
- ❖ SCE 10.05 - Support the wealth of cultural heritage around Fowey and particularly its literary heritage, including the continued success of the Fowey Festival of Music and Words.

7.2.3 **Fowey Estuary Management Plan⁴¹ (2012-2017)**

Within this document various guidelines and objectives have been identified for the management of the Fowey estuary. Those relating to recreation and community facilities have been noted below.

Fisheries

To seek ways of conserving and enhancing recreational and commercial fisheries without undue detriment to the environment or other estuary users.

- ❖ Management of aquaculture within the estuary at a sustainable level.
- ❖ Conservation and enhancement of natural fish stocks in the estuary.
- ❖ Conservation and enhancement of salmon in the river.
- ❖ Improve the understanding of the Bass population of the estuary.
- ❖ Evaluate bait collection activities within the estuary.
- ❖ Work with others to achieve the outcomes of the Marine Conservation Zones designation process.

Tourism and Recreation

To ensure that the needs of the visitor are integrated with the needs of the community, and the development and promotion of recreation and tourism is achieved whilst sustaining the natural environment.

- ❖ Maintain signing and information for visitors.
- ❖ Encourage sustainable tourism.
- ❖ Encourage visitors to the estuary at public access points to the water.
- ❖ Provision of better onshore facilities for estuary users.

⁴¹ http://www.foweysfuture.co.uk/data/uploads/383_543853368.pdf

7.2.4 **Polkerris & Fowey Conservation Area Character Appraisal & Management Proposals^{42 43}(March 2010)**

Fowey

In relation to formal recreation and community facilities, this document states a character appraisal for the Fowey area. "Function - Historically significant port and market town, later developed as a resort. Today, a vibrant small town with a nationally recognised annual arts festival and regatta week, popular for leisure activities, sailing, yachting and as a tourist centre. Carn Point Docks continues to function as a major commercial port".

Some negative features and issues have been raised which include:

- ❖ The limited opportunities that provide public access to the waterfront are often underexploited and poorly presented.
- ❖ The town's principal public spaces are currently underplayed with poor public realm treatments.
- ❖ There are general public realm issues throughout the town.

A management proposal for this topic states, "Promote public realm enhancements as opportunities arise and ensure that future public realm works respect and enhance the special character of the conservation area. Targeted enhancement projects should include the principal public open spaces, areas of public access to the waterfront and the town's road network".

Polkerris

Specific issues relate to public realm, this document states there are poor boundary treatments, street furniture that fails to respond to the high quality of the setting, prominent overhead cables and waste management issues. Proposals to manage this are to make public realm enhancements.

7.2.5 **Fowey Open Spaces assessment⁴⁴ 2016**

In July 2014 Cornwall Council adopted the [Open Space Strategy for Larger Towns in Cornwall](#) as interim planning guidance pending adoption of the Cornwall Local Plan, when it will follow the process to become a Supplementary Planning Document.

This document (2016) follows on from that work, rolling out the same methodology to an assessment for Fowey, which was not one of the towns covered in the above document. This report summarises the conclusions of an assessment of the existing level of different types of open space in Fowey and recommends provision standards that will govern the levels & type of provision required of developments in the future. The standards will also help in prioritising investment in the open space assets of the council and its

⁴² http://www.foweysfuture.co.uk/data/uploads/538_997917466.pdf

⁴³ http://www.foweysfuture.co.uk/data/uploads/386_1564544712.pdf

⁴⁴ http://www.foweysfuture.co.uk/data/uploads/508_940315079.pdf

partners, and identify opportunities for revenue savings, capital income and improving management practices.

7.3 Community Led Strategies & Documents

7.3.1 Fowey Parish Plan⁴⁵ (2005 – revised in 2010)

The Parish Plan aimed to identify the priorities that would guide development activities and decisions. In relation to this section, community services have been highlighted in this document.

Issues raised are:

- ❖ The need for an accessible community centre which meets the requirements of the Fowey community.
- ❖ Improvement to refuse collection services, litter, prevention of fly-tipping and recycling.
- ❖ Improvement to public toilets
- ❖ Elimination of street fouling by dogs
- ❖ Provision of covered swimming pool, recreational facilities and improvements to footpaths/bridleways
- ❖ Improvement to library facilities and opening hours
- ❖ Improvement to launching facilities and facilities for visiting boats

74% of residents felt that a community hall was needed with seating for 100-200 and parking for 50-70 vehicles. 59% felt that the Town Hall should be retained for its current users. It was noted that there is support for more toilet facilities to be provided.

Many people thought that improvements could be made to current facilities in the parish: leisure facilities; library; number of moorings and facilities for launching boats.

7.4 Fowey Parish Neighbourhood Plan Consultation

7.4.1 Survey⁴⁶ (October 2015)

Open Spaces

Residents were asked whether the Neighbourhood Plan should protect Open Spaces - Heritage and Recreational Spaces green spaces in Fowey parish. Responses are noted below:

- ❖ Squires Field
- ❖ St Catherine's Parade
- ❖ Readymoney Allotments
- ❖ Lostwithiel Street Gardens.
- ❖ Alldays Fields
- ❖ Covington Woods

⁴⁵ http://www.foweyfuture.co.uk/data/uploads/494_456738185.pdf

⁴⁶ http://www.foweyfuture.co.uk/data/uploads/537_431385596.pdf

- ❖ Grammar School Gardens
- ❖ Station Woods
- ❖ School Grounds at Fowey River Academy and Fowey Primary School

Respondents regarded the landscape and local environment of Fowey parish of high importance for their quality of life and appreciation of their community.

Responses demonstrate overwhelming support to limit development which impacts on views in the town. There is a strong local connection between residents and the local landscape

Respondents also valued aspects relating to the local environment, particularly the landscape and proximity to river, harbour and coast.

While some preference for protecting Squires Field, St Catherine's Parade and Alldays Fields can be seen in the data, overall respondents expressed a positive preference for protecting the identified green spaces within Fowey Parish.

Community Spirit

When looking at the most recent engagement through the survey conducted in 2015, a large number of comments stated that community spirit was one of the most valuable features of living within the parish.

Infrastructure

The issue of strategic infrastructure is something that has been highlighted via comments made by respondents to the survey.

Comments included the 'lack of infrastructure to support the parish' especially in relation to new developments and that it cannot cope now. Problem areas identified include health service and doctors surgeries, schools, sewers – already can't cope – prone to flooding, roads – dangerous and public facilities – toilets/bins/public transport.

7.4.2 NDP Quality of Life Workshop⁴⁷ 2016

- ❖ There was a very good turnout for this workshop which was held in Squires Field Community Centre. Members of Fowey Town Council, representation from Fowey Harbour, Fowey Natural Heritage as well as residents joined members of the NDP steering group.
- ❖ The purpose of this workshop was to look at the results of the Survey (October 2015) as well as the Parish Plan (2005 and 2011) and to draw out the main objectives for environment policies.
- ❖ The resulting themes which came out of the workshop were; the Landscape and Natural Environment; the Historic Environment and the Cultural Heritage; the Marine Heritage; Open Spaces of Heritage and Recreational value and the importance of views, panoramas and vistas.

⁴⁷ http://www.foweysfuture.co.uk/data/uploads/542_68799160.pdf

7.5 Community Facilities: Health and well-being Theme Conclusions

1. The AONB status is important to the residents of Fowey Parish and the many visitors who come to Fowey, as is the need to protect, maintain and enhance our unique environment.
2. Footpath and cycleway provision is valued and should be enhanced – (refer to Environment section 5 and Traffic and Travel section 7) as an important part of the tourist provision.
3. There is good support and desire to maintain the allotment provision at Readymoney Allotments and the new Cornish apple orchard on site.
4. Open spaces, including those of Heritage and recreational value and play/sports in the parish are important for the well-being and quality of life for the residents.
5. To protect the infrastructure we currently have and to ensure any further housing development supplements infrastructure provision through allocation of the Local element of the Community Infrastructure Levy.
6. To support the retention of Fowey Community Hospital site for the provision of NHS 'step up /step down care' in Fowey and the development of NHS residential care for the elderly.

8 Renewable Energy and Climate Change

Evidence relevant to this theme includes information from Cornwall Council and other strategic documents; as well as parish consultations.

8.1 Relevant NDP Renewable Energy Policies

Fowey Parish NDP Policy 19: Renewable Energy and Energy Reduction

Fowey Parish NDP Policy 20: Ground mounted solar panels

Fowey Parish NDP Policy 21: Tidal and surface water flooding

8.2 Cornwall Council Documentation

8.2.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

Policy 14 of the Cornwall Local Plan encourages use of renewable and low carbon energy within criteria that protects the landscape. Policy 14 (1) is as follows:

To increase use and production of renewable and low carbon energy generation development proposals will be supported that:

- a) maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan;
- b) make use, or offer genuine potential for use, of any waste heat produced;
- c) in the case of wind turbines, they are within an area allocated by Neighbourhood Plans for wind power and avoid, or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations;
- d) do not have an overshadowing or overbearing effect on nearby habitations;
- e) in the case of solar development, noise, glint and glare is mitigated adequately.

There are further policy statements that show support for schemes led by, or meeting the needs of, the local communities.

8.2.2 Cornwall Renewable Energy Supplementary Planning Document (Mar 2016)⁴⁸

This document relates to the different renewable energy options for Cornwall as a whole. The supporting document 'Annex 1: An assessment of the landscape sensitivity to on-shore wind energy & large-scale photovoltaic development in Cornwall' provides specific guidance for the different Landscape Character Areas – as previously mentioned Fowey falls within two LCA's.

⁴⁸ http://www.foweysfuture.co.uk/data/uploads/516_1980867516.pdf

CA21 Fowey Valley (23% in the Cornwall AONB)

❖ Landscape Strategy for Wind Energy Development

Moderate-high – the landscape’s steep wooded valley slopes would be particularly sensitive.

“The landscape strategy is for a landscape with occasional single turbines, or small clusters, comprising turbines up to and including medium scale in the middle section of the LCA, and with occasional small turbines in the remainder of the valley system”.

“Within the AONB a landscape without wind energy development (except for occasional very small scale single turbines linked to existing buildings e.g. farm buildings)”.

❖ Landscape Strategy for Solar PV Development

Moderate-high – the landscape’s steep wooded valley slopes and river banks would be particularly sensitive.

“The landscape strategy is for a landscape with occasional very small or small solar PV developments (or medium scale in areas of larger, rectilinear fields as long as they are sensitively sited)”.

“Within the AONB a landscape without solar PV development (except for very occasional very small scale well sited developments)”.

CA39 St Austell Bay and Luxulyan Valley (15% in the Cornwall AONB)

❖ Landscape Strategy for Wind Energy Development

Moderate (moderate-high within AONB) – the undeveloped coast and its immediate hinterland, wooded valleys and upland rough ground would be particularly sensitive.

“The landscape strategy is for a landscape with occasional single turbines or small to medium sized clusters of turbines (depending on scale of the landscape, which varies across the LCA), comprising turbines that may be up to the smaller end of the large scale category with no turbines on the undeveloped coast or its immediate hinterland, in the steep wooded valleys or on upland rough ground”.

“Within the AONB a landscape without wind energy development (except for occasional very small scale single turbines linked to existing buildings e.g. farm buildings)”.

❖ Landscape Strategy for Solar PV Development

Moderate (moderate-high within AONB) - the coastal edge and its immediate hinterland and areas of rough ground would be particularly sensitive.

“The landscape strategy is for a landscape with occasional very small or small solar PV developments (and possibly some ‘medium’ scale in the larger scale landscapes to the east) with no solar PV development along the coastal edge or its immediate hinterland or on areas of rough ground”.

“Within the AONB a landscape without solar PV development (except for very occasional very small scale well sited developments)”.

8.3 Planning Applications

A number of planning applications for renewable energy projects – seven solar and two onshore wind turbine proposals were submitted by Fowey

Renewable Energy Enterprise (FREE), a community co-operative set up in 2010, as a working party of Fowey Town Forum to investigate the idea of creating community-owned renewable energy resources for the town. The aim was to produce community-owned renewable energy for the benefit of the community– the income, would have returned to the town. The project was to have been financially underpinned by the income from a single 50 KW turbine outside the AONB but this was turned down which meant that despite approval for five of these applications only the Penhale solar installation could proceed.

8.3.1 PA12/03166 Decision: Approved 2012

Penhale Caravan and Camping Park Fowey Cornwall PL23 1JU

The installation is for a solar photovoltaic array with a generating capacity of 49.92kw on a corrugated asbestos barn roof.

8.3.2 PA12/03171 Decision: Approved 2012

Penhale Caravan and Camping Park Fowey Cornwall PL23 1JU

The installation is for an Aircon 10kw wind turbine, with a height of 16.25m to blade tip, on a 12m monopole.

8.3.3 PA12/03139 2012 Decision: Approved 2012

Squires Field Car Park Road Fowey Cornwall PL23 1ED

The installation is of a row of 9 and a row of 7 double car ports (amended layout design) with integrated solar photovoltaic roof system. The roofs will incorporate 384 thin film 80w modules, with power output 30.72 KW.

8.3.4 PA12/03146 Decision: Approved 2012

Readymoney Allotments

The installation of two ground mounted rows of solar PV modules that will be raised to incorporate storage facilities for use by allotment owners. Total system size of 30kw using 128 REC 240w modules. The panels forming the roof will sit at 15 degrees beginning 1.8m from ground level.

8.3.5 PA12/03149 Decision: Approved 2012

Menabilly Barton Farm Menabilly Par Cornwall PL24 2TN

The installation is of a 7.2kw and 6.72kw solar photovoltaic array on two barn roofs at Menabilly Barton Farm.

8.4 Fowey Parish Neighbourhood Plan Consultations

8.4.1 Survey⁴⁹ (October 2015)

Residents were asked to comment if they would support renewable energy within the parish.

- ❖ Generally residents were against large wind turbines over 40m high. There tended to be more acceptance of wind turbines lower than 40m, however the majority were still against this.
- ❖ Overall there seemed to be a mix of opinion over solar panels in the parish, however the majority were not in support of this.

⁴⁹ http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf

- ❖ More people were in support of solar panels on the roofs of domestic buildings.
- ❖ There was a fairly even mixed response to solar farms, ground mounted on brownfield sites.

Comments stated that solar should be used on more commercial/industrial buildings and on all new builds, but not on listed buildings. Wave energy was also mentioned.

Residents generally oppose the use of wind turbines because they think they are unsightly, noisy, eyesores on the landscape and believe them to be inefficient. In relation to solar farms people commented that they are unsightly and are a poor use of green land.

The questionnaire asked people to comment whether they would support a 'community wind turbine', there was a mixed opinion on this, 179 said yes and 226 said no.

8.5 Fowey Parish Renewable Energy Theme Conclusions

1. Whether domestic or business/community projects would need to take conservation/environmental factors into account as reflected in Policy 14 of the Cornwall Local Plan.
2. There is support for insulation, energy monitoring and other energy saving measures.
3. 73% of respondents to the public consultation support solar panels on domestic buildings in Fowey parish.