

**Fowey Parish Neighbourhood Plan  
Community Engagement  
Environment, Heritage and Built Environment Workshop  
at  
Squires Field Community Centre  
July 2<sup>nd</sup> 2016**

1. Groups representing the Friends of Fowey Estuary, Fowey Harbour Heritage Society, Fowey Harbour Authority, Fowey Museum, local landowners and Squires Field community Centre committee were invited to attend this workshop.
2. Our County Councillor David Hughes also spoke about NP's and their role in the Planning process.
3. There was a presentation about the NDP process and the importance of public engagement and views to shape the policies of the future Plan.
4. The workshop broke up into small groups to discuss the major themes which came out of the Questionnaire (Oct. 2015). Copies of the Questionnaire summary, was available to all. Groups were asked to write down their responses after their discussions. These responses were shared with the rest of the work shop.

There were ten issues which came from the questionnaire of Oct. 2015;

**Issue 1A:** Conservation of the landscape; to define and protect the valued characteristics of Fowey Parish's special landscape, coastline and heritage.

**Issue 1B:** Safeguarding the Marine Character

**Issue 2:** AONB Management Plan / Character of Fowey parish;

**Issue 3:** Fowey Parish Natural resources/Agriculture; where should any new development be permitted?

**Issue 4:** Conservation Areas in Fowey and Polkerris; The protection and enhancement of the special character of the conservation area...

**Issue 5:** Listed buildings-retain the unique character of Fowey Parish; Protection of Listed buildings and their setting.

**Issue 6:** Protection of the Fowey Estuary which contains a diverse wildlife, landscape and built and cultural heritage that is valued by those who live, work and visit the area.'

**Issue 7:** Protect of open green spaces in Fowey parish;

**Issue 8:** Views; Retain the Important panoramas, vistas and views within Fowey Parish which contribute to the special character of Fowey

**Issue 9:** Solar Panels on domestic roofs;

**Issue 10:** Ground mounted Solar Panels; Solar Panels ground mounted on brown field sites in Fowey Parish

**Issue 1A: Conservation of the landscape; to define and protect the valued characteristics of Fowey Parish's special landscape, coastline and heritage.**

1. Proposals for development will be permitted so long as it preserves, enhances, respects and safeguards those values.
2. Preserve the character of the town ie sympathetic development. Preserve 'open Space' of Fowey Town Quay.
3. Manage change sympathetically, define and name areas that need to be preserved for posterity; extend Conservation Area; provide a buffer and conceal development between road and building.
4. To be sensitive to the existing landscape and 'townscape', safeguarding the special nature of the area, this is why people are attracted to Fowey and to ensure a sustainable environment for future generations, while respecting local heritage.
5. Avoid large scale development; preserve listed buildings and natural features such as Cornish hedges. Protect 'open green spaces' such as St Catherine's Parade. Move Windmill Industrial estate to Passage Lane. Develop site for affordable housing.
6. Infrastructure to be improved before any future development to take place. We all want to preserve our beautiful town, harbour and seascape but we need to enhance and develop in order to preserve a living community. Respect historic and environmentally sensitive areas and safeguard our heritage for future generations who can live and work here.

**Issue 1B: Safeguarding the Marine Character;** - GP 10.4 *"Support the 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.* 10.6 *"Support the work of the Fowey Estuary partnership in its aim to stimulate an appropriate balance between competing demands placed on the Fowey estuary ...* Fowey Estuary Management Plan.

1. Any development will be permitted provided it does not have a major impact on the landscape.
2. Maintain, preserve pedestrian access to the water and launching facilities. Have regard for 'marine planning' and respect existing conservation and marine designations (MCZ – Marine Conservation zone). Support any future development of the railway line.
3. No development on existing industrial sites for housing.
4. Maintain the health of the river and its tributaries to protect and encourage biodiversity. Judicious dredging to be sympathetic to wildlife and fauna while ensuring safe usage for marine craft.
5. Keep the present planting – mixed woodland (Station Woods); Keep TPO's and monitor Hanson drive Trees.
6. Small artisan units in Passage Lane area for live/work. Small housing development (max 10) infill for affordable housing needed by young families living and working in the area.

**Issue 2: AONB Management Plan / Character of Fowey parish;**

1. Proposals for development will be permitted provided it does not impact on the visual qualities of the Town and responds to local character and landscape both from the mainland and the water.

2. AONB should be given more regard in planning. Development in AONB should be demonstrated by local need.

3. Height restrictions on new and existing housing; keep and maintain public spaces. Maintain existing views from public roads and footpaths within conservation areas.

4. Any proposed development should not conflict with the 'green nature' of the town's position. Use of local stone and offer preferred materials. Hard landscaping to be in sympathy with the local stone and offer preferred materials. Hard landscaping to be in sympathy with the local vernacular; use of Cornish hedges. Improvements to infrastructure, sewage, water and telecoms.

5. Tree corridor on main roads maintained especially at the entrance to the town.

**Issue 3: Fowey Parish Natural resources/Agriculture; where should any new development be permitted?**

1. Future development should not result in the irreversible loss of agricultural land.

2. Restrict development of area south of Lankelly Lane- the 'knock on' effects to catchment area and potential to impact on Readymoney bathing water. Any development should seek to improve existing drainage/sewage infrastructure.

3. Any future development is to be restricted to brown field sites in the first instance. The woodlands and some open farmland are beneficial to the health and well-being of residents.

4. Resist development outside of town boundary.

**Issue 4: Conservation Areas in Fowey and Polkerris; The protection and enhancement of the special character of the conservation area...**

1. Proposals for development in the conservation area only permitted if it protects and enhances the special character of the conservation area.

2. Development should be sympathetic to landscape/seascape and in character with the area.

3. Maintain public views of the estuary.

4. Any development to fit into the character of Fowey and not to be an isolated development.

5. New build to use traditional materials- consider the height of the building and the needs of the permanent residents.

**Issue 5: Listed buildings-retain the unique character of Fowey Parish; Protection of Listed buildings and their setting.**

1. Proposals for development will be permitted if it has no adverse impact on the settings.

2. Sympathetic development with regard for listed building status and their setting.

3. Avoid loss of street character and environment.

**Issue 6: Protection of the Fowey Estuary which contains a diverse wildlife, landscape and built and cultural heritage that is valued by those who live, work and visit the area.'**

1. Proposals for development will be permitted if it does not affect the fabric of the harbour, harbour land, quays, slipways, jetties or public landing places.
2. Consideration of the view of the seafront from the river. Maintain, preserve existing river banks.
3. Ensure accessibility to the river for all; maintain public access points to the river.

**Issue 7: Protect of open green spaces in Fowey parish;**

1. Proposals for development will be permitted provided the development would not result in the loss of any area in the town, local amenity or environmental quality of their surroundings, unless local need is shown.
2. Open spaces including woodland to be maintained for the well-being of residents.
3. Preserve the rural aspect of the neighbourhood open spaces to provide a buffer to over-development.

**Issue 8: Views; Retain the Important panoramas, vistas and views within Fowey Parish which contribute to the special character of Fowey**

1. Proposals for development will be permitted provided there is no loss of any open areas in the town which contribute to the views enjoyed by the public.
2. Development would be permitted providing it does not remove or restrict public views of the river or sea.
3. Development will be permitted if it does not restrict existing panoramas eg. Esplanade, Daglands Road, Hanson drive and Fore Street.

**Issue 9: Solar Panels on domestic roofs;**

1. Proposals for development will be permitted if the panels have minimal visual impact on the surrounding area.
2. Essential on all new non-listed buildings.

**Issue 10: Ground mounted Solar Panels; Solar Panels ground mounted on brown field sites in Fowey Parish**

1. Proposals for development will be permitted only if it does not have major visual impact from public areas and roads.
2. Solar panels on existing roof space and community buildings would be favoured over ground mounted installations.
3. Parish land is too valuable and should be retained for agriculture and AONB.