

FOWEY PARISH



DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN 2019-2030

SUPPLEMENTARY DOCUMENTS

CONSULTATION STATEMENT January 2019



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1. Introduction

- 1.1 In undertaking a Neighbourhood Plan, there are specific legislative regulations that must be adhered to; and production of a Consultation Statement is mandatory – as defined below.
- 1.2 Part 5 Section 15 (1) of the Neighbourhood Planning Regulations states that where a Town or Parish Council submits a plan proposal to the local planning authority, it must include:
- a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
 - a consultation statement;
 - the proposed neighbourhood development plan; and
 - a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.
- 1.3 Part 5 Section 15 (2) of the Neighbourhood Planning Regulations states that in this regulation “consultation statement” means a document which—
- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explains how they were consulted;
 - summarises the main issues and concerns raised by the persons consulted; and
 - describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.4 A list of consultation bodies is contained within Schedule 1 of the Neighbourhood Planning Regulations.

2. Aims of the Consultation

- 2.1 The aims of the Fowey Neighbourhood Development Plan (FNDP) consultation process to date have been to engage with the local community to:
- ‘front-load’ the consultation, so (at the earliest stage) FNDP could be informed by the views of local people and other stakeholders
 - ensure that consultation events and drop-in sessions enabled people to ‘have their say’ and get feedback on the emerging plan at key points in the process and when decisions were required
 - engage with as wide a range of people as possible, using a variety of events and communication techniques

3. Summary of Consultation Events

Fowey Neighbourhood Development Plan – Consultation Events and Activities		
Event	Date	Purpose
Inaugural meeting - Fowey Parish Neighbourhood Plan Meeting	20 th November 2014	Initial discussions, establishing a communication strategy and the setting up of the FNDP steering group.
NDP Launch	7 th February 2015	The first open public event at Fowey Town Hall marking the launch of the FNDP. The exhibition was an opportunity for residents to engage in FNDP process and identify the direction they wanted to see the towns future go in. Over 70 individuals attended the event.
Questionnaire 1	February 2015	An initial short questionnaire asking residents to express areas of importance for FNDP to address and how they should be kept informed.
Have your say exhibition	15 th October 2015	The Have Your Say Exhibition held on the 15 th October 2015 coincided with the delivery of the FNDP Questionnaire, and provided another chance for locals to give their opinions on how they would like to see Fowey develop over the next 20 years.
Questionnaire 2	October 2015	Detailed questionnaire asking over 40 questions on a broad range of topics. 475 individuals completed the questionnaire.
Housing in Fowey Workshop	Saturday 12 th March 2016	The workshop entitled Housing in Fowey was held, during which shaping the future planning in Fowey was discussed and debated. It was attended by an enthusiastic group of people who had varying visions of Fowey but who had one shared worry which was over-development. The workshop broke up into small groups to discuss the major themes which came out of the October 2015 Questionnaire.
Quality of Life Workshop	April 2016	Groups representing the local Pre-school, Fowey River Academy, the WI, Memory café, the Community Bus, Regatta committee, the

		<p>Library, the Chamber of Commerce, Guides and Brownies clubs and the Community centre committee were invited to attend this workshop.</p> <p>Talks were provided by Colleen O’Sullivan of Cornwall Council and County Councillor David Hughes.</p> <p>The workshop broke up into small groups to discuss the major themes which came out of the October 2015 Questionnaire.</p>
Environment, Heritage and the Built Environment Workshop	July 2016	<p>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.</p> <p>A presentation about neighbourhood planning was provided and the County Councillor David Hughes also spoke about Neighbourhood plans and their role in the Planning process.</p> <p>The workshop broke up into small groups to discuss the major themes which came out of the October 2015 Questionnaire.</p>
Economic and Business Workshop	Sept 2017	<p>A workshop/exhibition was held in the Town Hall and all businesses were invited to ‘drop in’ and find out about the NP from members of the NDP steering group and how important it is to hear their views on business now and how they would like to shape the future of business in Fowey Parish.</p> <p>A number of businesses were able to attend from a representative of Imerys, (planning and estate management), Local Pubs, shops and holiday lets. They were all invited to complete a survey as well as contribute to idea boards.</p>
Questionnaire 3 Economic and Business Summary	September - October 2017	<p>A survey of local businesses was carried out, to consider the needs of business both now and in the future in Fowey Parish.</p>
Fowey Parish Housing Needs Survey	11 September – 16 October 2017	<p>As part of the data capture for the Housing Needs Survey which was undertaken in October 2017 by the Affordable Housing Team at Cornwall Council, in partnership with the FNDP</p>

		<p>Group, engagement was undertaken with local residents.</p> <p>This ran for 6 weeks from 11 September 2017 through to 16 October 2017.</p> <p>Households in the Parish received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.</p>
Development Boundaries Consultation	March 2018	Public consultation about the proposed settlement boundary for Fowey with a drop in session at Squires Field Community Centre.
SEA/HRA Screening Request to Cornwall Council	August 2018	A formal written request to Cornwall Council to establish if the FNDP would have significant effects on the environment.
Pre-submission Draft Neighbourhood Plan Consultation	3rd November – 15th December 2018	Community and stakeholder consultation in accordance with Regulation 14
Pre-submission Draft Neighbourhood Plan	3rd November 2018	Squires Field Community Centre 2.30 - 4.30pm - Opportunity to meet the steering group and find out more about the FNDP; Coffee, tea and cakes.
Consultation drop in events	6th November 2018	Fowey Library - FNDP Display.
	10th November 2018	WI Room Polkerris 10.30 - 1.00pm
	17th November 2018	Squires Field Community Centre 10.30 - 1.00pm - (Meeting Room) Drop in to find out about the FNDP.
	25th November 2018	Community Cafe Squires Field Community Centre 2.30pm
	8th December 2018	Fowey Town Hall 11.00 - 2.00pm -FNDP Exhibition, opportunity to find out more; coffee, and cakes.
	15th December 2018	Squires Field Community Centre 10.30 -1.00pm Last Day of the Public Consultation: Meeting Room of Squires Field Community Centre.

4. Background Information to the development and consultation on the FNDP

- 4.1 Over the following pages further detailed is provided on the consultation events listed in Section 3 of this statement.
- 4.2 These are provided in a chronological order to detail how FNDP has evolved from conception to the current stage, and how the Group has engaged with local residents and key stakeholders.

Initial Discussions

- 4.3 Fowey Parish originally formed part of a cluster Neighbourhood Plan called the Castledore Plan which was designated in 2012 and made up of Fowey, Tywardreath, Golant, Lostwithiel, Lanlivery and Lerryn Parishes.
- 4.4 Fowey Parish opted in November 2014 at the Fowey Town Council meeting on the 19th November 2014 to separate from the cluster and a decision was taken to pursue the FNDP (see attached minutes at Appendix A).
- 4.5 A newsletter explaining this was published and sent to every household in the Parish in January (Newsletter attached at Appendix B).

Inaugural meeting - Fowey Parish Neighbourhood Plan Meeting – 20th November 2014

- 4.6 An inaugural meeting was held at Fowey Town Hall on the 20th November 2014 at which discussions on communication and engagement took place, as well as the structure of the FNDP Team. Minutes of the meeting are provided at Appendix C.
- 4.7 The Steering Group was set up and was subject to Terms of Reference. A Consultation Strategy and Plan were also developed. A copy of these documents is attached at Appendix D.
- 4.8 Details of the membership of the Steering Group is provided overleaf:

FNDP Steering Group Members

FNDP Steering Group Members	Responsibility
Cllr Ruth Finlay	Chair
Cllr Katherine Alexander	Secretary
Mr Andrew Gardner	Business
Heather Hunt	Community
Kate Jones	Affordable Housing
Sir Richard Rashleigh	Local Landowner
Christine Wharton	Renewable Energy
Cllr Cora Woodside	Environment

- 4.9 The group have meet regularly since the end of 2014. A copy of each agenda and minutes can be found at Appendix E, these are presented in date order.

Plan Area Designation

- 4.10 Fowey Town Council applied for designation as a Neighbourhood Plan area on 8th December 2014 and this was confirmed in writing by Cornwall Council on 24th February 2015.
- 4.11 This followed a Cornwall Council led consultation with residents and other interested stakeholders on the designation. The consultation ran between 7th January and 18th February 2015.
- 4.12 Copies of the application letter and statement were made available to view during the six week consultation period. The statement explains how the Town Council and Neighbourhood Area met the conditions of Section 61G (2) of the Town and Country Planning Act 1990.
- 4.13 Documents were available from Fowey Library and One Stop Shop. The associated documentation with the designation is provided at Appendix F.

**Town And Country Planning Act 1990 (As Amended)
The Neighbourhood Planning (General) Regulations 2012**

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 12th December 2014 and accompanying plan(s):

Proposal: The designation of the Parish of Fowey as a Neighbourhood Area

Relevant Body: Fowey Town Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.



DATED: 24 February 2015

**Phil Mason
Head of Planning, Housing and
Regeneration**

Questionnaire 1 – January to February 2015

4.14 An initial pair of questionnaires (attached at Appendix G) were made available to attendees at the 7th February 2015 launch day.

4.15 The Questionnaires primarily asked how residents should be kept informed on the evolution of FNDP and also sought tick box views to identify the areas of importance, or not to address through FNDP.

4.16 The Questionnaires were open between 1st February until 27th February 2015.

Fowey Parish Neighbourhood Plan Quick Questionnaire

Since April 2012 local communities have been able to produce a Neighbourhood Plan for their local area, putting in place planning policies for the future development and growth of the neighbourhood. This gives us the opportunity to protect what we like about Fowey Parish and keep out what we dislike. Now is your chance to help shape the future of Fowey Parish, so please take a few minutes and let us know what you think about the following:

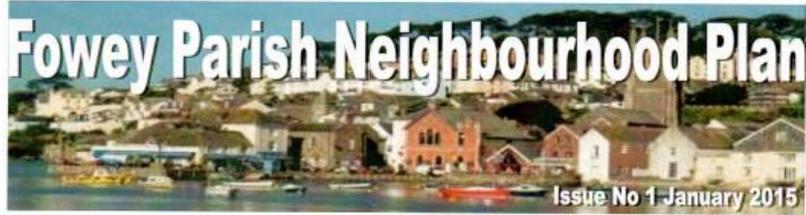
	Important ✓	Neutral ✓	Don't Care ✓
Affordable Housing			
Commercial Development / Jobs			
Health Facilities (GP Surgery, Hospital, Dentists)			
Open Spaces (Playgrounds, Allotments, Fields, etc.)			
Planning (new homes, supermarkets, changing use of shops to homes, etc.)			
Protection of the Landscape (AONB)			
Renewable Energy			
Restriction of Second Homes			
Schools			
Transport Links			

Any other suggestions?

The NDP Launch – 7th February 2015

4.17 At 2pm on Saturday the 7th of February, the doors were opened on Fowey Town Hall marking the start of the creation of the FNDP.

4.18 The exhibition was an opportunity for the residents of Fowey Parish to begin to engage in FNDP process and identify the direction they want to see the towns future go in. On display were stands explaining the geographic coverage of FNDP, the reason a plan is required, as well as some photos of Fowey courtesy of Marcus Lewis and Helen Luther, which had been transferred to slides showing old Fowey from the turn of the 19th Century with a set of slides taken at similar spots to show the new Fowey in the 21st Century.



A Plan for Fowey Parish

Welcome to the first newsletter of the Fowey and Parish Neighbourhood Plan. We hope to update you all with progress of the Plan each month.

Why does Fowey Parish need a Neighbourhood Plan?

A Neighbourhood Plan is vital for Fowey because there is the chance to create a positive vision for the future of Fowey. The plan will help the community to influence the extent of development within Fowey, such as:

- where new homes & offices should be built & how they should look
- locations for new shops & community facilities
- protecting locally important landscapes & open spaces
- enabling tourism & businesses to develop

The plan can be detailed or general, depending on what local people want.

Most importantly, this is a plan that will be developed for Fowey by the people of Fowey.

The Neighbourhood Plan must reflect the views of the local community and the process includes 3 stages where people are encouraged to have their say. These are;

Identify Issues
Comment on Draft Plan
Take part in a local referendum on the final version of the Plan

The last stage is critical and every registered voter in the area can take part.

Over 50% of the responses must be in favour of the Plan before it can be adopted.

A working group of Fowey Town Councilors' and Fowey residents are overseeing the process, but please let us know if you want to be

Want to Find Out More? Come to our Neighbourhood Plan Meeting
On Saturday 7th February 2015 from 2.00pm to 4.00pm in Fowey Town Hall

For more information please contact;

foweyparishneighbourhood-plan@yahoo.co.uk

Steering Group

Katherine Alexander
alexander.katherine@yahoo.co.uk
01726 833839

Carol Eardley
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Ruth Finlay
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01726 832762

4.19 Attendees were asked for their views and opinions through the questionnaire and were also asked to put their first impressions onto post it notes. There was an excellent turn out on a cold afternoon.

4.20 The steering committee were on hand to discuss the FNDP and were delighted to meet over 70 people who came along to take part in the event. The feedback gained was publicised on the FNDP website at <http://www.foweyfuture.co.uk/>.



Saturday 7th February 2015 - The first public meeting for the NDP Launch was a popular event and was attended by over 70 people.



Saturday 7th February 2015 – Lots of interest in the Plan.

A publicity flyer from March 2015

Have you heard about the Neighbourhood Plan for Fowey?

The Government's Localism Act now gives us all the chance to influence how our neighbourhood develops in the future. A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. A neighbourhood Plan will be subject to examination and referendum and then form part of the Local Development Plan. This statutory status gives Neighbourhood Plan far more weight than previous planning documents like the Fowey Parish Plan.

Protect our unique heritage...



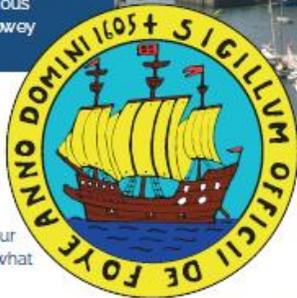
Housing, shops and services that meet the needs of local residents and employers.



Recognising our unique history and heritage as an essential part of Fowey's identity.

Are you a resident or a business in Fowey parish?

The Neighbourhood Plan will affect the area where you live or work. We want to be sure that what goes into the plan is what locals want. Please see our contact details to let us know what you think.



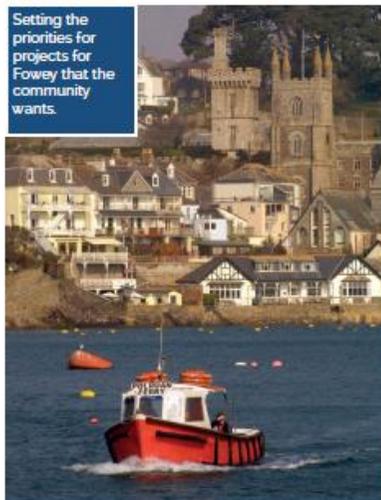
What can the Fowey Parish Neighbourhood Plan do?

Local residents and businesses are now in a position to make planning policies that reflect our priorities, deliver tangible local benefits and have real weight in the planning system.

Let's plan our neighbourhood together.

We are a group of local Town Councillors, and residents but as the Plan progresses many more people will be involved. Consultants from Cornwall Council, from CRCC (Cornwall Rural Community Charity) local businesses, Fowey River Harbour Authority, locals with specialist knowledge etc.

Setting the priorities for projects for Fowey that the community wants.



Grant planning permission for the development we want to see.

Questionnaire 2 – October to November 2015

4.21 This detailed questionnaire ran between 15 October and November 27th 2015 and ran alongside the 'Have Your Say' Exhibition as detail in the following section.

FOWEY PARISH NEIGHBOURHOOD PLAN

Have your say - Questionnaire

**Help us produce a Neighbourhood Plan that reflects
YOUR views**

4.22 The full questionnaire is attached at Appendix H.

4.23 The questionnaire asked 40 questions over a range of topics following the information gathered from the launch day and initial questionnaire for earlier in the year.



**Post your Questionnaire in the Pre-Paid Envelope and be
entered in the Free Prize Draw**

Deadline November 27 2015

4.24 The key purpose of this stage being to evolve the main themes into more focused areas to establish the policies that will be drafted in the emerging Plan.

Have Your Say Exhibition – 15th October 2015

4.25 The 'Have Your Say Exhibition' held on the 15th October 2015, was another successful event in the Fowey Parish Neighbourhood Plan process, drawing in around 100 interested inhabitants of Fowey.

4.26 The Exhibition coincided with the delivery of the Fowey Parish Neighbourhood Plan Questionnaire, which can also be completed on line, (see the Home Page) and was another chance for locals to give

their opinions on how they would like to see Fowey develop over the next 20 years.



4.27 One of the highlights of the afternoon was the visit by pupils from Fowey Academy who had been in Year 6 at Fowey Primary School when Mayor Ruth Finlay had asked them "What makes Fowey Special?" With the help of local artist Heather Hunt their ideas were turned into tiles to form a mosaic which can be seen in the image above.



Housing in Fowey Workshop - 12th March 2016

- 4.28 On Saturday 12th March 2016 a Workshop entitled Housing in Fowey was held during which shaping the future planning in Fowey was discussed and debated.
- 4.29 It was attended by an enthusiastic group of people who had varying visions of Fowey but who had one shared worry which was over-development.
- 4.30 The workshop began with a power point about the NDP process and a general discussion about the use of evidence to inform our decisions.
- 4.31 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 as well as the earlier Parish Plans.
- 4.32 There were ten housing related issues which came out of the resident's questionnaire of from October 2015. Groups were asked to write down their responses to the ten issues after their group discussions. These responses were later shared with the rest of the work shop.
- 4.33 Detailed Notes From the meeting is provided at Appendix I.



Quality of Life Workshop - 23rd April 2016

- 4.34 Groups representing the local Pre-school, Fowey River Academy, the WI, Memory café, the Community Bus, Regatta committee, the Library, the Chamber of Commerce, Guides and Brownies clubs and the Community centre committee were invited to attend this workshop.
- 4.35 Cornwall Council's Neighbourhood Planning officer Colleen O'Sullivan spoke about the neighbourhood planning process and how important it was to involve local people in our community engagement.
- 4.36 County Councillor David Hughes also spoke about Neighbourhood plans and their role in the Planning process.
- 4.37 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, were available to all.
- 4.38 Groups were asked to write down their responses after their discussions. These responses were shared with the rest of the workshop.
- 4.39 Detailed Notes From the meeting is provided at Appendix J.

Environment, Heritage and the Built Environment Workshop 2nd July 2016

- 4.40 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.
- 4.41 County Councillor David Hughes also spoke about neighbourhood plans and their role in the Planning process.
- 4.42 There was a presentation about the neighbourhood planning process and the importance of public engagement and views to shape the policies of the future Plan.
- 4.43 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 made available to all.
- 4.44 Groups were asked to write down their responses after their discussions. These responses were shared with the rest of the workshop.

4.45 Detailed Notes From the meeting is provided at Appendix K.

Economic and Business Workshop September 2017

4.46 A workshop/exhibition was held in the Town Hall and all businesses were invited to 'drop in' and find out about the NP from members of the FNDP steering group and how important it is to hear their views on business now and how they would like to shape the future of business in Fowey Parish. A number of businesses were able to attend from a representative of Imerys, (planning and estate management), Local Pubs, shops and holiday lets. They were all invited to complete a survey as well as contributing to the ideas boards.

4.47 Detailed Notes From the meeting is provided at Appendix L.

Questionnaire 3 Economic and Business Summary – September - October 2017

4.48 As part of the workshop referred to above, a specific survey was hand delivery/ emailed to all businesses in the parish. The survey is attached at Appendix M. The specific comments/ responses focused on the nature and expectations of businesses in the parish and how FNDP could help address these matters.

Housing Needs Survey October 2017

4.49 The housing needs survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Fowey Neighbourhood Plan Group. It ran for 6 weeks from 11 September 2017 through to 16 October 2017. A full copy of the survey is provided at Appendix N.

4.50 Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.

4.51 The survey format was in accordance with the Council's model questionnaire. Topics within the survey included:

- Whether the respondent was in need of affordable housing;
- Whether they were currently living in the Parish;
- The composition of a respondent's household;
- The type and tenure of their current home, as well as the length of time they had been living in the property;
- Whether their home included any special adaptations;
- Whether any members of the household have had to leave the parish;
- The type of connection the household had with the parish;
- How urgently the household needed to move, and why;

- Where the household would like to live, and the type of property required;
- Whether the respondent is already registered with either HomeChoice or Help to Buy South West;
- General equalities monitoring questions.

Development Boundaries Consultation March 2018

4.52 A public consultation in March 2018 about the proposed development boundary saw every household in the Parish receive a copy of the Fowey News with a map of the proposed tightly-drawn development boundary for Fowey. This was followed up with a well-attended 'drop in' session at the Squires Field Community Centre, where residents could see larger maps and discuss any issues they might have.

Strategic Environmental Assessment/ Habitat Regulations Assessment Screening Opinion

4.53 The FNDP Steering Group requested that Cornwall Council screen the FNDP for a Strategic Environmental Assessment and Habitat Regulations Assessment on 31st August 2018.

4.54 Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion concluded that an SEA and HRA is not required for FNDP.

4.55 A copy of the Screening decision from Cornwall Council dated 21 January 2019 is attached at Appendix O. Please note that verbally the Council had advised that no SEA/HRA was required in late Summer 2018, but the formal written notice was not issued until January 2019.

4.56 A copy of the Strategic Environmental Assessment Screening Report dated 3rd September 2018 is attached at Appendix P.

Pre-submission consultation (Regulation 14) Community engagement

4.57 The Pre-Submission consultation on the FNDP was held between 3rd November and 15th December 2018.

4.58 Leaflets advertising the consultation were hand delivered to all properties in the parish (copies of these documents are provided at Appendix Q)

4.59 The drop in events that took place and were advertised as follows:

- 3rd November: Squires Field Community Centre 2.30 - 4.30pm

Come along and meet the steering group and find out more about the FNDP; Coffee, tea and cakes!

- 6th November: Fowey Library Neighbourhood Plan Display.
- 10th November: WI Room Polkerris 10.30 - 1.00pm
- 17th November: Squires Field Community Centre 10.30 - 1.00pm (Meeting Room) Drop in to find out about the FNDP.
- 25th November: Community Cafe Squires Field Community Centre 2.30pm
- 8th December: Fowey Town Hall 11.00 - 2.00pm FNDP Exhibition, come along to find out more; coffee, and cakes.
- 15th December: Squires Field Community Centre 10.30 -1.00pm
Last Day of the Public Consultation: Meeting Room of Squires Field Community Centre.

4.60 Hard copies of the FNDP were available to view at the events referred to above. The documents were available to download from the FNDP website at <http://www.foweysfuture.co.uk/> during the consultation period.



Fowey Parish Draft Neighbourhood Plan has been written

Have we got it right?

Come along and find out

**Exhibition and Consultation Event
Saturday 3rd November
2.30-4.30pm
Squires Field Community Centre
Refreshments available**

This is the start of the SIX WEEK consultation

Please tell your friends and neighbours

**Fowey
Town
Council**



See the full Neighbourhood Plan for
Fowey Parish and the other events taking
place on www.foweysfuture.co.uk

One of the publicity leaflets hand delivered to residents.

What can the Fowey Parish Neighbourhood Plan do?

The Neighbourhood Plan:

- Covers the period up to 2030
- It sets out how development should be controlled in our parish
- Once adopted, it has legal status when considering future planning applications.



Fowey Parish Neighbourhood Plan Steering Group Committee

Ruth Finlay, Chair and Mayor of Fowey

Giles Asker, FTC Councillor

Cora Woodside, FTC Councillor

Heather Hunt, Chair of Squires Field Community Centre

Andrew Garden

Chris Wharton

Sir Richard Rashleigh

Kate Jones

Katherine Alexander

Fowey Town Council

Town Clerk: Mrs Sally Vincent JP

Telephone: 01208 871159

Email: sallyvincent957@btinternet.com



Fowey Parish draft Neighbourhood Plan



The steering group have now finished writing the draft Neighbourhood Plan.

We would like you to look at the plan and tell us what you think. There are six weeks for you to let us know.

Public Consultation

3rd November-15th December 2018

You can contact us by email to Ruth Finlay, Chair of the Steering Group, Mayor of Fowey 01726 832762 or email ruthfinlay@live.co.uk Or to write using our Freepost Fowey Parish NP (and you don't need to use a stamp).

Your Parish, Your Plan, Your Voice

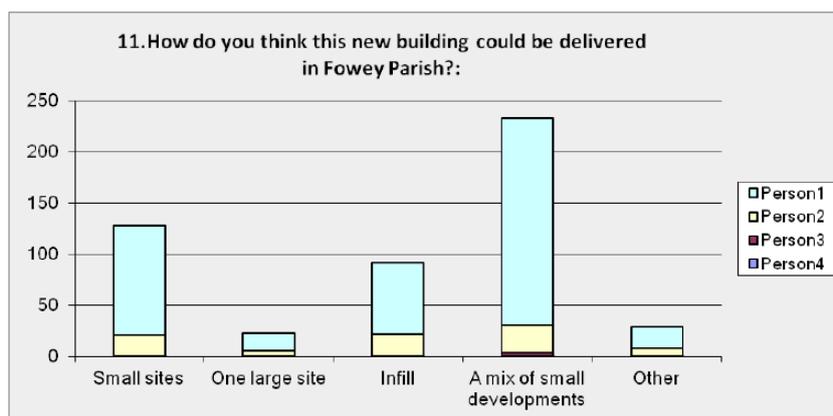
5. Main issues raised during the consultation

Community consultation second survey results

- 5.1 The full breakdown from the October 2015 questionnaire is provided at Appendix R. A total of 475 individuals responded to the survey.
- 5.2 The key results are summarised below (please note percentages are based on the percentage of answers to each individual question):

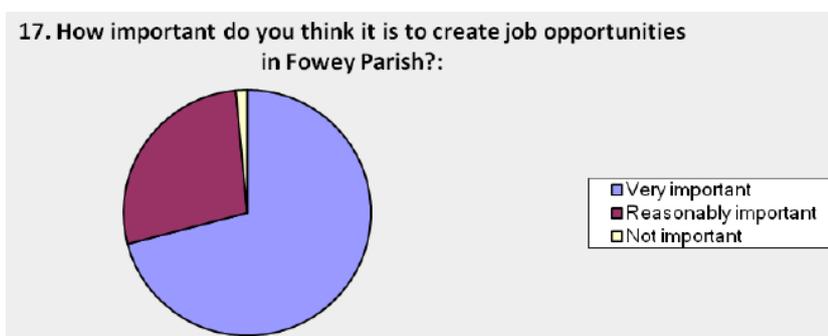
- 79.3 % support form of planning control to limit the growth of second home ownership
- 80.3% did not consider any members of your family currently, or in the next 5 years, would need separate accommodation
- 25% of respondents said they Could they afford to buy or rent on the open market in the Parish
- Amongst a range of answers to the question 'What type of property do they need?' 28.8 % responded 1 or 2 bedrooms and the second highest being 16.9% who answered affordable rent/buy.

- 61% of respondents stated they would like new development to be delivered through a mix of small development, a further 33% of responses to the



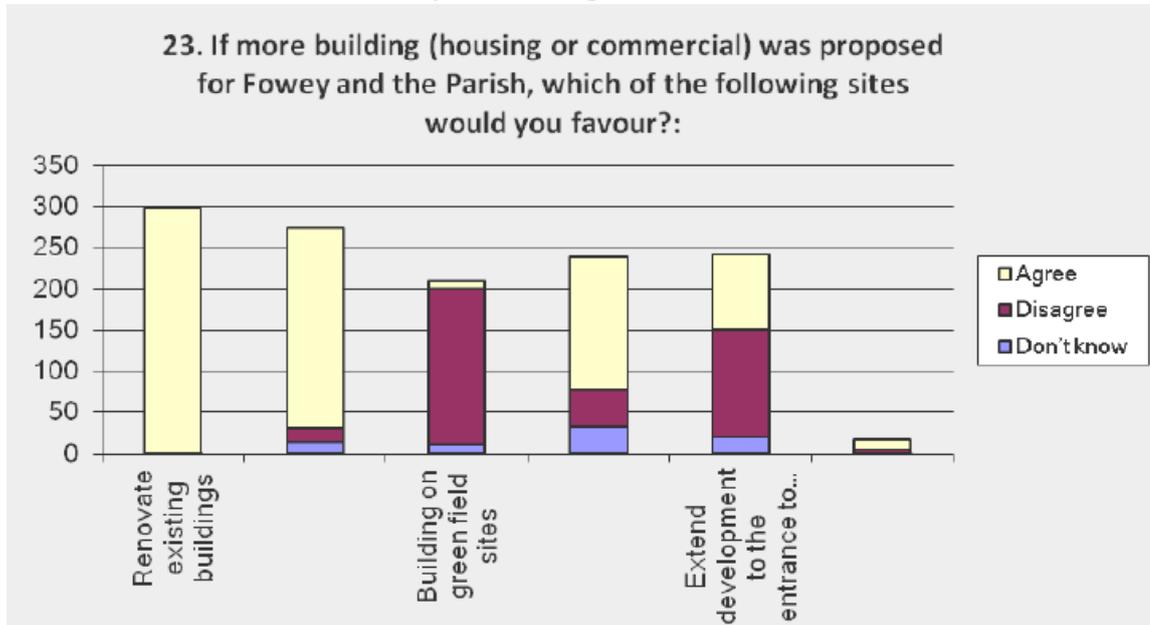
- same question answered small sites. Only 6% answered one large site.
- 84.1 % supported the prioritising of affordable housing to meet the needs of local people.

- 70.9% thought it was 'very important' to create job opportunities in the Parish, only 1.5% felt this was not important.



- In response to the question 'If more building (housing or commercial) was proposed for Fowey and the Parish, which of the following sites would you

favour?’ Responses indicate a very strong preference for utilising existing buildings and making use of brown field sites. There was a significant desire to avoid future development on green field sites.



- 92.8% of responders agreed that the Neighbourhood Plan should limit the development of building if it restricted significant public views of the estuary
- In answers to the question 'What do you like most about living in Fowey Parish?' Sense of community and quality of landscape were both clear leaders from responders.
- Responding to the question 'What do you like least about living in Fowey Parish?', the three answers at the top by some distance were parking, traffic and second homes.
- A high percentage of respondents expressed a positive preference for protecting a number of identified green spaces within the Parish.
- Amongst a range of questions on renewable energy developments that was a negative response to larger scale proposals but general support for small scale domestic solar and a split view on ground mounted farms on brownfield sites. The main area of concern being visual/ landscape impact. Support for a community owned turbine was high.
- In response to an open question as to the things which concerned respondents about the future of the Parish, the common themes emerging included: parking and traffic flow second home management, reliance on tourism, managing further development of the town and maintaining the town's character.

Employment & Business in Fowey Survey 2017

- 5.3 A full breakdown from the 2017 Employment and Business questionnaire is provided at Appendix SX. 374 individual responses were received to this survey.

5.4 The key results are summarised below (please note percentages are based on the percentage of answers to each individual question):

- 52% of respondents work part time, only 10% were self-employed
- 46% of respondents work in Fowey, with only 4% working over 10 miles away.
- 41% rated the highest score possible when asked if Fowey was a good place to operate a business.
- On average owners have run their business in Fowey for just over 14 years. Two of the businesses have been in existence for over a hundred years but excluding these the average length the companies have been in existence is over 19 years.
- A broad range of barriers to success were highlighted, see table to the side.
- 35% of respondents said that they were planning to expand their businesses.
- Of particular concern were the problems of parking for both employees and visitors, transport limitations (e.g. the problems caused by delivery vehicles) and high rates and rent.
- Seasonality is a major concern to several respondents.
- Respondents were supportive of the events that are run in the town.
- There was concern that Fowey is not well marketed.
- It was also thought that the town would benefit from more special (themed) events, preferably out of season.
- It was also thought that the ports capacity could be better utilised.

Mobile Coverage	18%
Cost of Property/renting	17%
Available Workforce	15%
Road Network	12%
Retail Space	9%
Broadband	9%
Land	6%
Workshops	5%
Training facilities	3%
Planning Constraints	1%
Other	5%

Housing Needs Survey October 2017

5.5 The survey undertaken by the Affordable Housing Team at Cornwall Council with the Fowey Neighbourhood Plan steering group was appraised by the Affordable Housing team. The report and its conclusions are provided in its entirety at Appendix T.

5.6 A summary of the key findings is provided in the conclusions of the report and are summarised as follows:

- Taking into consideration the breadth of the survey, in addition to the range of responses received, the Affordable Housing Team considers

that it presents a statistically significant set of data with an overall response rate of 12.4%.

- The survey data has indicated that, as well as the 73 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 25 “hidden” households who would like an affordable home but are not currently registered with the Council.
- In terms of identified need the survey picked up 25 households not already known to the Council i.e. unregistered. These survey findings alongside the registered need of 73 households of which householder preference as an indicator of demand identified 50 of the total eligible households wishing to live in the Parish. Demonstrates with confidence that there is an identified local housing need and demand for affordable housing in the parish.

Key statistical findings

- The survey identifies 25 respondents who are potentially in need of affordable housing and that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.
- It shows that, of those who consider themselves in housing need and answered the question (18), 24 (65%) respondents wish to live within Fowey. An additional 11 respondents (33%) put that they would live anywhere in the Parish. Further the bed size need is fairly evenly split, though there’s a higher proportion 16 (46%) for 2 bed homes.
- The survey shows that, the main reason why a move is required is to move to a more affordable home - 16 respondents (43%). Possible related is a significant proportion of respondents 24 (60%) currently living in private rented accommodation. Of interest is that 1 household require a property with wheelchair access and a further 3 required older persons accommodation.
- Of those who say they are interested in an affordable home to buy, all except 2 say they can afford a home up to a maximum price of £155,000. With the remaining two the only respondents who potentially could afford to purchase on the open market locally. Despite question 19 showing 7 respondents (19%) felt open market housing would be suitable to meet their household need.
- There is urgency in respondents need to move home, with 68% (25) stating that they would need to move within 2 years and the remaining 32% (12) within 2-5yrs.

Development Boundaries Consultation March 2018

- 5.7 There was resounding support for the proposed development boundary which sees a tightly drawn boundary around the edge of settlement. 20 residents wrote in support of the boundary and 3 residents sought an enlargement to the development boundary. These suggested

enlargements were not included in the final boundary on the basis that they were considered to extend the settlement beyond what was considered permissible under Policy 3 of the Cornwall Local Plan.

Strategic Environmental Assessment Screening opinion

- 5.8 A number of comments were received from Cornwall Council officer and consultees as part of the SEA/HRA screening process. These were predominately focused on rewording of policies and linking back to evidence base. There was no fundamental areas of concern raised. FNDP was amended to take on board the advice provided.

Pre-submission consultation (Regulation 14) Formal Consultee engagement

- 5.9 A copy of the draft plan and an email requesting comments was sent to all formal consultees at the start of the pre-submission consultation, 1st November 2018.
- 5.10 Consultees were asked to respond by 15th December 2018. Of the 25 consultees, 3 responded by the deadline. A list of formal consultees and their responses are set out in Appendix U.
- 5.11 Of the points raised, FNDP was amended to taken these on board. Principally this related to changes to Policy 1 to take on board the recommendations from Devon and Cornwall Police and Policy 6 following the comments from Natural England.

Pre-Submission consultation – Community engagement results

- 5.12 In total, the pre-submission consultation of the community generated 35 responses.
- 5.13 The largest number of these were concerned with design, landscape and character, business/ employment and housing and how these might be affected by policies on settlement boundaries and infill.
- 5.14 A number of changes were made to FNDP as a result. More detailed responses, how these were considered by the FNDP Steering Committee and any action taken are set out in Appendix V.

Final draft Neighbourhood Plan

Section to be completed post Regulation 16 consultation

6. Conclusions

- 6.1 The FNDP has evolved to its current version as a result of detailed community engagement so as to ensure this Neighbourhood Development Plan truly reflects the view of residents in Fowey Parish.

Appendices

Appendix A: Fowey Town Council Meeting 19th November 2014

Appendix B: Fowey Neighbourhood Plan Newsletter January 2015

Appendix C: Minutes of the Fowey Parish Neighbourhood Plan Meeting – 20th November 2014

Appendix D: Terms of Reference and Communications Strategy and Plan – Fowey Parish Neighbourhood Plan Steering Group

Appendix E: Agendas and Minutes of Fowey Parish Neighbourhood Plan Meetings

Appendix F: Plan Area Designation Documents

Appendix G: February 2015 Questionnaires

Appendix H: October 2015 Questionnaire

Appendix I: Housing in Fowey Workshop Notes

Appendix J: Quality of Life Workshop Notes

Appendix K: Environment, Heritage and the Built Environment Workshop Notes

Appendix L: Economic and Business Workshop Notes

Appendix M: Economic and Business Summary October 2017 Questionnaire

Appendix N: Housing Needs Survey

Appendix O: SEA/HRA Screening Decision

Appendix P: SEA/HRA Officers Report

Appendix Q: Regulation 14 Consultation Leaflets

Appendix R: Analysis Report of the October 2015 Questionnaire Responses

Appendix S: Analysis of the 2017 Business and Employment Survey

Appendix T: Housing Needs Report

Appendix U: List of Statutory Organisations Consulted, Responses and How FNDP was Amended.

Appendix V: List of Community Organisations Consulted, Responses and How FNDP was Amended.