



St Hilary Neighbourhood Development Plan Referendum

Summary of Representations

This document contains summaries of the representations made in response to the publication of the submission St Hilary Neighbourhood Development Plan which was held between 22 January 2024 – 4 March 2024. The full representations were submitted to the examiner for consideration during the examination of the St Hilary Neighbourhood Plan. The Examiner recommended a number of changes to the plan, including to address the issues below. Full copies of the representations can be viewed on the Cornwall Council Planning Register with the planning reference [PA24/00001/NDP](#).

<u>Contributor</u>	<u>Summary of representations</u>
Mr Simon Adkins	Objection. Halamanning has been ignored by this neighbourhood plan.
Lead Local Flood Authority (Mrs Jackie Smith)	Neighbourhood Development Plans can help in the management of environmental risks and improve resilience to climate change. Plans can highlight local issues and develop policies to support communities and manage flood risk.
Breage Parish Council (Mrs Carol Macleod)	Supported. Concern was expressed that Halamanning hamlet is not included.
Marine Licencing	Standard response.
Ludgvan Parish Council (Ms Louise Dowe)	Supported.
Cornwall National Landscape (AONB) (Mr Jim Wood)	We welcome the references to the designated landscape for those areas of the parish which are included within this. However, from 22/11/23 all AONBs are known as National Landscapes to reflect the importance of these protected

	<p>landscapes (AONBs) alongside the UKs National Parks. This change is endorsed by Natural England. The Cornwall AONB Management Plan 2022-2027 remains valid. In the light of this change we would suggest that the references to the AONB in the NDP are amended to refer to the Cornwall National Landscape as appropriate.</p> <p>The new 2022 Cornwall Character Assessment should be used as the evidence base for landscape matters. We suggest that these references and background information should be updated to reflect the new Cornwall landscape character assessment.</p>
Devon & Cornwall Police (Mr Martin Mumford)	Supported.
Forestry Officer	<p>Proposals for development should retain and protect existing trees and make provision for 'trees for the future'.</p> <p>The loss of exiting trees should be avoided, however where loss is unavoidable significant mitigation will be expected through replacement planting with appropriate species to achieve a net gain in habitat and canopy cover.</p>
National Highways (Mrs Gaynor Gallacher)	We consider that the Plan's proposed policies are unlikely to lead to a scale of development which would adversely impact on the safe and efficient operation of the A30 and we therefore have no specific comments to offer.
Mr Andy Moore	<p>I specifically wish to support the policies promoting affordable housing, to establish settlement boundaries and establishing principal residence on any new homes developed in the Parish. These policies are necessary to try and redress the balance that has allowed this part of Cornwall to become increasingly dominated by holiday and second homes beyond the reach of local people on generally lower incomes. It would be a step in the right direction to limit new homes joining this trend.</p> <p>I would ask that the settlement boundary proposed for Gears Lane is more tightly drawn than currently proposed so as not to include large areas of undeveloped land attached to the former Museum at the west edge or the slither of garden attached to Chi Golfrey that adjoins open countryside to the eastern edge.</p>

Countryside Access Team	<p>The sections that refer to rights of way and other minor highways are presented in general and non-specific terms so it is not possible to provide detailed responses.</p> <p>Cornwall Council has duties under Section 130 of the Highways Act to Assert and Protect all highways in its area.</p>
Natural Environment	<p>It would be a worthwhile exercise for a large settlement such as Goldsithney, the study area of which would spill into this parish. Policy 1c seeks to protect 4 parcels of land as Local Green Space (LGS), whilst open space provision would include area such as Roseudgeon Common, Prussia Cover, school sports grounds, allotments and churchyards in the evaluation.</p>
Affordable Housing	<p>Policy 5a Development Boundaries – This policy is supported and will assist with the delivery of small scale rounding off and infill residential schemes and rural exception sites delivering affordable housing to meet the parish local needs.</p> <p>Policy 5b Affordable Housing – Supported to deliver affordable housing on rural exception sites.</p> <p>There is no reason for the minimum local connection criteria for Cornwall to be included under the policy justification. I would recommend this is deleted.</p> <p>Policy 5d Development in the Open Countryside – Supported.</p> <p>Policy 7b Housing Standards – We recommend you insert a paragraph to support an identified housing need for M4(3) properties for an applicant with a fully wheelchair adaptable or accessible need. There are currently 2 households with an identified housing need on the Homechoice Register.</p>
Historic England	<p>We welcome Section 3 of the plan that concerns protection of Heritage. We commend the evidence base presented which seems thorough. This would have been particularly challenging for the community to achieve, since the majority of the designated plan area lies within the UNESCO Cornwall and West Devon Mining Landscape inscription.</p>
Neighbourhood Planning Team (Ms C OSullivan)	<p>Recommended deletion of Biodiversity and GI policy and Energy Efficiency Policy due to CEDPD. Recommended changing settlement areas to development boundaries to</p>

	avoid confusion. Advice given about including the census 2021 data for the principal residence policy.
Perranuthnoe Parish Council (Mrs Gail Angove)	Welcomes settlement boundaries. Requested amendments to the Gears Lane area boundary which would encourage further development on the edge of open countryside which is now within the Perranuthnoe Parish.