

# Linkinhorne Neighbourhood Development Plan

## Consultation Statement

2020 – 2030

Produced by the Linkinhorne Neighbourhood Development Plan Steering Group

January 2021

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## Introduction

The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan:
- (b) Explains how they were consulted:
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Linkinhorne Neighbourhood Development Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

## Background

The Parish of Linkinhorne is situated in South East Cornwall and is part of the Caradon Community Network Area (CCNA). Linkinhorne parish covers an area of 3207 hectares with a population of 1,541 (NOMIS 2011 Census), this can be broken down into the following age groups: 17.6% under 18 61% between 18 & 65 21.4% Over 65%. 1.14. In common with the CCNA it has an older than average population when compared with Cornwall or England. Percentages in the 65 – 74 age bands are 13.5, 11.6 and 8.6 respectively. (NOMIS 2011 Census). There is a total of 865 dwellings within the parish. The population density was recorded at 0.5 persons per hectare. Linkinhorne is a very rural parish with no main town, however, it has six villages: Bray Shop (part of), Henwood, Linkinhorne, Minions, Rilla Mill and Upton Cross. There are also numerous hamlets scattered throughout the parish of which Caradon Town, Darley, Plushabridge, Rillaton and Treovis are but a few. The rich diversity of landscape and environment makes this parish extremely attractive to all who live in it and visit it. The western part of the parish includes the wild landscape of Bodmin Moor. The eastern part of the Parish is lush green valleys with good quality agricultural land. In common with most rural parishes the diminishing range of facilities in the parish means many residents travel to nearby towns for shops and services, as well as employment. Callington is 6 miles distant; Liskeard is 7 miles and Launceston about 10 miles. The city of Plymouth at about 20 miles is the nearest large shopping centre and contains the area's main hospital.

## Aims of the Consultation

Initially a group of residents approached the Parish Council requesting that a Neighbourhood plan be created for Linkinhorne. Subsequently a small team of Parish Councillors and Parishioners was formed to explain the NDP process and seek community engagement. At the start the team stated that their objectives were:

- To explain the neighbourhood development plan (NDP) process
- Ascertain if the community wanted an NDP for Linkinhorne
- Understand the priorities of the community
- Seek community involvement in supporting the NDP process

As our plan developed, we created a vision and defined the NDP objectives.

The vision for the Linkinhorne Parish is:

- To deliver the appropriate number of suitable new and affordable houses to meet the needs of all age groups within the Parish until 2030 as part of a sustainable future.
- To ensure that the overall character of the parish is maintained whilst supporting new growth and economic development.
- To protect village facilities and encourage new facilities where appropriate.
- To deliver a community where we all want to live in from cradle to grave.
- This vision has been used to develop the policies within this NDP document.

The Objectives of the Linkinhorne NDP:

- To deliver housing for all (young, old and those with disabilities), to help maintain the social cohesion of the parish communities.
- Maintain and grow the villages in order to sustain community services and facilities and prevent sporadic, isolated developments in the countryside.
- Protect the landscape.
- Support the local school.
- Ensure all future developments reflect the character of the Parish.
- Supporting local businesses to provide economic growth.
- Sustain tourism.
- Protect open spaces and increase the range of play facilities within the villages.
- Deliver a community we all want to live in.
- Support the Bodmin Dark Sky designation.
- Support climate change measures.

At the core of the Linkinhorne Plan is the desire to conserve and enhance Linkinhorne's character and distinctiveness for residents and visitors to ensure a vibrant and economically viable future for the parish.

## Consultation on the Neighbourhood Plan

The initial working party with its aim to seek community engagement and desire to understand the priorities of the parish created a questionnaire and a short NDP brief.

- Appendix 1, Initial NDP Brief distributed to all Linkinhorne Parishioners
- Appendix 2, Initial Neighbourhood Development Plan questionnaire
- Appendix 3, Feedback from initial questionnaire.

This questionnaire was circulated and feedback sought in March 14. In its responses to the questionnaire, it was clear that the community wanted development to be of high-quality design that helps maintain the distinctiveness of the area. Plus there was support for a Linkinhorne NDP plan.

Linkinhorne published a Parish plan in 2002 following a survey of parish residents. A second Parish survey was carried out and in 2013 an updated Parish plan was published by the Parish Council. This document provided the start point for the Linkinhorne NDP team. This team organised the initial kick off sessions and provided some early outlines to commence a discussion.

## Initial Public Meeting

In March and June 2014 three public meetings were held within the Linkinhorne parish to:

- (i) explain the NDP process
- (ii) understand the priorities and concerns of the parish
- (iii) ascertain if the parishioners agreed that a Linkinhorne plan was required
- (iv) seek volunteers to help with the development of the NDP

As part of the publicity for this meeting people were asked to submit questions if they could not attend or register an interest in joining the NDP team.

The meetings were post-it sessions where parishioners were invited to post comments about housing, amenities, business and employment, conservation, energy and what they wanted to be considered as part of the evolving NDP activity.

From these sessions, it was clear that the parish supported the idea of a Linkinhorne NDP and community priorities were catalogued and summarised. See appendix 4 for detail list of post it comments and Appendix 5 for priority summary.

The Parish council agreed and applied for NDP designation for the Linkinhorne Parish. The whole parish of Linkinhorne was formally designated as a Neighbourhood Area through an application made on 22nd September 2014

under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by Cornwall Council on 17th November 2014.

The Neighbourhood Planning Working Party was set up in October 2014. Since its conception it has co-ordinated the consultation process to date.

At this stage, the Linkinhorne NDP team was fully formed. However, as the team was small, we agreed not to split into working parties, but would all work together.

### Neighbourhood Plan Steering Group Members

<b>Neighbourhood Plan Steering Group Members</b>	<b>Responsibility</b>
Andrew Ward	Chair
Roger Halliday	Vice-chair Farmer, Parishioner
David Loban	Parish Councillor
Catherine Brunsdon	Parishioner
Lavinia Halliday	Parishioner
Christine Hordley	Parish Councillor
Tom Pawley	Parishioner
Mark Clutsom	Local School Headmaster
Emily Goodey	Local School Headmistresses
Greg Coombe	Local land developer
Adrian Rowe	Local Businessman
Yvonne Appleby	NDP Clerk

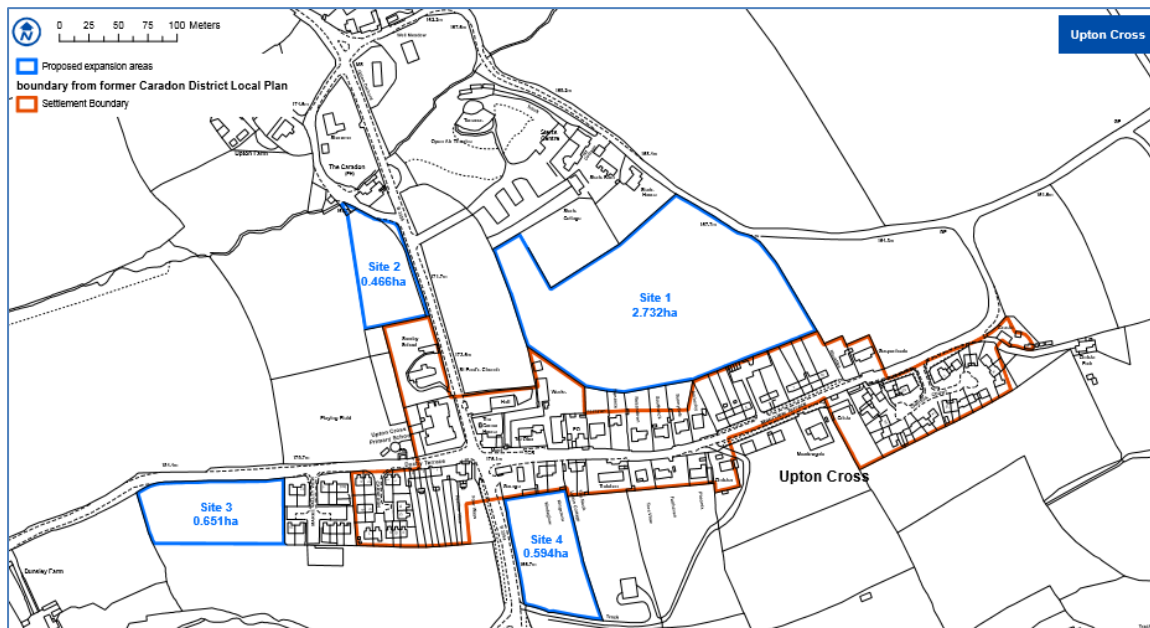
The team commenced the process of developing an NDP plan. At the initial meetings guest speakers were invited to help us commence the process. These guest speakers included, the Historic Environment Strategy officer from Cornwall Council, other local NDP teams, companies that were offering to help consult on NDP plans etc. The guests all suggested the team look at other local NDP plans for example St Eval, Roseland, St Cleer etc. to help developed a Linkinhorne plan.

The team has through the process attended NDP training sessions run by Cornwall Council.

The Parish Council were briefed each month throughout the process on the progress of the team and updates were published as part of the Parish Council minutes ([Linkinhorne Parish Council](#)) and in the Link magazine. The team has met regularly with the Cornwall Council NDP team to seek feedback, guidance and Council help to develop the plan.

As the NDP developed Cornwall Council commenced issuing the Local Plan Housing Allocation statement for each designated NDP area. The Cornwall Council NDP team suggested that the team open discussions with local landowners on how the Linkinhorne allocation would be met.

Six sites were identified, five around Upton Cross (see diagram below) and one in Rilla Mill. All six landowners were contacted to ascertain if they were interested in developing these sites. Four verified that they were interested and two had reservations.



The team commenced the process for a second public consultation to seek local feedback on this direction for the Linkinhorne NDP.

Locality funding was applied for in 2017 to help fund a Linkinhorne Parish Character Study and a second public consultation.

Prior to the public meeting the Parish Council held a Special Meeting of the Council to review and agree the proposed NDP presentation and plan for the public session and review the possible development sites. It was requested that Councillors consider all aspects of the Neighbourhood Development Plan.

Attached is the councils' feedback.

The consensus from the meeting was as follows:

1. That the Councillors generally agreed that development within the Parish should focus on Upton Cross and Rilla Mill.
2. Site 1 in Upton Cross, in an ideal world, has the potential to provide a long term (up to and beyond 2030) sustainable development in combination with additional community benefits. Development of this site may benefit from working in conjunction with or forming a Community Land Trust. Investigation into this type of organisation is required to understand whether this is a viable option.
3. That the housing developed in these areas should be housing for local people throughout the demographic range (cradle to grave) to maintain social cohesion and family networks.

4. That cemetery land should be set aside in site 2 Upton Cross to future proof the provision of a burial ground within the parish in close proximity to a place of worship.
5. A statement of desired community benefits is required so that they can be used as evidence within the policies for development of particular sites e.g.:
  - a) Bus stops
  - b) Overflow parking and drop off / pick up parking for the Primary School
  - c) Off road footpaths connecting key facilities / green infrastructure
  - d) Cemetery extension
  - e) Traffic calming measures?

The second set of Public sessions were held in May and September 2017. A second round of Public meetings was held. An invitation to all parishioners was circulated via a commercial distribution/ mailing company. See Appendix 6 the invitation sent to Parishioners.

These meetings were held in three different locations throughout the parish during September 2017, St Mellor's Church at Linkinhorne, Rilla Mill village hall and Upton Cross village hall.

Across the 3 sites 80+ parishioners attend the meetings to view the plan and provide feedback. The hottest topic of discussion was the potential for housing development within the parish. This provoked a significant level of feedback from the community. People felt that affordable housing was needed within the parish. However, most wanted the housing built somewhere else.

- Appendix 7 for the feedback form.
- Appendix 8 is the summary of the questionnaire feedback presented to the Parish Council.
- See Appendix 9, attached a letter the NDP team received post the public meeting.

The analysis of the feedback and the attached letter was reviewed within the NDP team and presented to the Parish council.

Following the second round of public meetings and the negative feedback on the developments the team reviewed the plan and its direction. There was support for the plan and affordable housing targeted at the correct scale and location, but not open development just to hit a target set by Cornwall council.

The team challenged the Local Plan Housing Allocation. Questioning the volume of building that had already been delivered within the parish to date and the level of approved new housing plans and how this impacted the housing



allocation. Cornwall Council revised the housing allocation table, which showed that Linkinhorne was already achieving its housing allocation without the need for additional specific development sites.

However, there was clearly a need for affordable houses within the community. Subsequently, the plan was revised with the introduction of village settlement boundaries and using Policy 7 and 9 of the Cornwall Local Plan to deliver affordable housing in the countryside.

Around this time, a housing development at Little Upton was approved by Cornwall Council. Cornwall Council stated that the development was adjacent to the village of Upton Cross. The Parish Council questioned the definition of adjacency, as they felt this could have a significant impact on the NDP and village boundaries. Within Linkinhorne parish the NDP process was suspended whilst the issue / impact of adjacency was reviewed. There was no clear resolution on this issue and after almost 6 months delay the Parish council felt that the NDP process should be continued for the benefit of the parish.

The Linkinhorne team throughout the evolution of the NDP have attended training sessions and NDP surgeries provided by Cornwall Council planning team. Cornwall NDP team have reviewed the plan during its evolution and had continued to provide aid throughout the whole process. In December 2019, the Linkinhorne team was advised their plan was ready for its pre-submission consultation stage including Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening.

#### [Strategic Environmental Assessment Screening opinion](#)

Natural England, the Environment Agency and Historic England were consulted as part of the screening process.

In March 2020, screening opinion concluded that an SEA and HRA is not required for the Neighbourhood Plan.

Cornwall NDP team also provided comments on the Linkinhorne plan. These comments were accepted and integrated into the next version of the Linkinhorne NDP.

Cornwall NDP team feedback.



Neighbourhood  
Planning CC Officer C

### Pre-submission consultation (Regulation 14) Community engagement

The Pre-Submission consultation on the draft plan proposal was held between 29<sup>th</sup> March 2020 and 31<sup>st</sup> August 2020. Hard copies of the Neighbourhood Plan were available from the Parish Clerk. The documents were available to download from the town or parish council website during the consultation period.

Once the HRA and SEA screening had been completed and the NDP updated, the plan was presented to the Linkinhorne Parish Council. The Parish Council approved this version of the document and the 3<sup>rd</sup> Public consultation was organised. The 3<sup>rd</sup> public consultation coincided with the Coronavirus crisis.

Because of the Coronavirus emergency, the period of consultation was extended initial for a 13-week period, (9-weeks for commercial parties and 13-weeks for the public). Parishioners were told that the Public consultations would be held at the earliest opportunity, pending Public Health England advise. All interested parties and parishioners were asked to view online or request a hard copy of the plan from the Parish clerk and feedback comments to the Clerk.

- See Appendix 10 for examples of Linkinhorne Neighbourhood Development Plan pre-submission public and formal Consultee consultation invitation emails sent to all NDP interested parties.
- Appendix 11 is the post card distributed to Linkinhorne parishioners inviting them to comment on the Linkinhorne NDP plan.

Everyone was told that all responses received would be considered by the Steering Group and the Parish Council and used to inform a revised version of the Plan. The revised version of the NDP would then be submitted to Cornwall Council, as the local planning authority, for examination by an independent examiner.

In July, the UK Government relaxed the emergency controls and allowed small meetings of up to 6 to meet socially distanced in public meeting places. A post card (see appendix 11) was circulated to all parishioners by volunteers inviting parishioners to review the plan and submit feedback. The invite also stated that there was an opportunity for those that were unable to view the plan or provide electronic feedback to have a face-to-face session. This meeting was held on the 22<sup>nd</sup> August. Only two face to face meetings were requested. The community responses are set out in appendix 12.

### Pre-submission consultation (Regulation 14) Formal Consultee engagement

The Pre-Submission consultation on the draft plan proposal was held between 29<sup>th</sup> March 2020 and 19<sup>th</sup> July 2020. Consultees were asked to view the Neighbourhood Plan on the parish council website.

## Formal Consultee distribution list



NDP%20distribution  
%20list.docx

- The formal consultee responses are set out in Appendix 13.
- The Cornwall Council responses are set out in Appendix 14.

## Final draft Neighbourhood Plan

The Linkinhorne NDP Steering Group have amended the draft Linkinhorne NDP Neighbourhood Development Plan from comments received during the Pre-Submission Consultation from statutory organisations, businesses and members of the community.

The Linkinhorne Parish Council approved the draft Linkinhorne NDP Oct2020\_2 Neighbourhood Development Plan proposal at their Council Meeting on 12th October 2020.

This version of the plan, along with the Basic Conditions Statement and the Consultation statement was formally submitted to Cornwall Council December 2020.

## Appendix 1. Initial NDP Brief distributed to all Linkinhorne Parishioners

Development can be felt as an opportunity or a threat, depending on what is being developed where and by whom. Existing planning policies are available to read but are not clear-cut or necessarily binding. They lack clarity and are applied inconsistently. As a result people are very often unsure about what sort of development they might expect in their locality. The Localism Act (2011) provides for communities to have greater influence over what happens where they live. They can do this by producing a Neighbourhood Development Plan.

The Parish Council wants to find out whether people would like to have a greater say in developments in the parish, i.e. whether to produce a Neighbourhood Development Plan. The PC needs to make sure that everyone knows what a NDP is and to find out what everyone would wish to include in a NDP.

If the PC produced a NDP and a majority of voters in a parish referendum were in favour, the NDP would be adopted and the Local Planning Authority would be obliged to take it into account when making planning decisions.

The NDP would remain in force for 20 years.

Linkinhorne Parish may change a little or a great deal over the next 20 years. No one knows. Much will depend on what happens generally in the country and, indeed, in the world beyond. One thing is definite: there will be some changes. A NDP is every local person's chance to take part in deciding what the changes are. Everyone has an equal voice.

We need to look at the parish and decide what we want it to look like in 20 years' time. Do we want it to look and feel more or less the same? If so, how will we accommodate changes in housing, business, energy generation and tourism? Do we want the parish to look and feel very different? If so, how will we conserve important natural environmental and historic features?

It's a very big task with great responsibility attached. Do we need to undertake it at all? We are not obliged to produce a NDP. If we don't, however, we will have to accept development on developers' terms.

Please take your time to think about Linkinhorne Parish, what you value most about it and what you would wish to change. And let us know. Everyone in the parish will be given a questionnaire to complete, and any comments and suggestions may be sent at any time to [ndplink@btinternet.com](mailto:ndplink@btinternet.com)

or Yvonne Appleby, Posting Place Cottage, Henwood, Liskeard, PL14 5BP.

Responses will be reported to the Parish Annual Meeting in April, so please respond and attend.

Thank you

## Appendix 2. Initial Neighbourhood Development Plan questionnaire

### **Neighbourhood Development Plan questionnaire**

Development will happen; we understand that a Neighbourhood Development Plan gives an opportunity for us to guide what happens in our parish. For a Neighbourhood Development Plan to

Go ahead it is essential that a sufficient number of residents support the intention.

If there is support for a NDP there will be extensive and detailed consultation on all the topics, examples of which are given below.

An NDP will then be drafted and put to a parish referendum. A simple majority (over50%) of votes in favour will be required for the NDP to become planning policy for Linkinhorne Parish.

Please kindly complete this questionnaire, circling the statement which most closely reflects your thoughts. Other relevant comments are welcome.

We do not require your name, but it would help if you could state which is the nearest to your home:

UptonCross/RillaMill/Linkinhorne/BrayShop/Minions(deleteasappropriate)

Do you want local opinions to be taken into account on development (housing, turbines, transport, etc.)?	Yes	No
Do you feel we should leave planning decisions to local and national government?	Yes	No
Do you think a Neighbourhood Plan, as suggested by the government, will have an influence on development decisions?	Yes	No
Would you like to attend a meeting to find out more about Neighbourhood Planning?	Yes	No

The Neighbourhood Development Plan would have to address people's views on the following:

RENEWABLE ENERGY, e.g. wind turbines, ground mounted solar panels, hydro electric generators

BUILDING, e.g. whether the parish needs more houses and/or business premises, and if so where? ENVIRONMENT, e.g. how important is the conservation of the landscape, historic buildings and wildlife?

<p>If the majority wishes to go ahead with a NDP, we will need to plan and cost the project, apply for funding, and consult various organizations and agencies, e.g. the Planning Authority, Housing Department, AONB, local businesses and residents 'groups. Do you think you would you like to take part in this work?</p>	<p>Yes</p>	<p>No</p>	<p>I'd like to know More about Neighbourhood Planning first</p>
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COMMENTS:

Please use this space to say whether you need extra information before deciding for or against a Neighbourhood Development Plan, and of what sort. Also, if you would like to take part in producing a NDP, what sort of contribution would you prefer to make?

Further information may be found at [www.cornwall.gov.uk](http://www.cornwall.gov.uk). Click on *Planning*, then on *Neighbourhood/Planning*.

Thank you very much indeed for completing this questionnaire. Please return it by **31<sup>st</sup>+March**

By post: Yvonne Appleby, Posting Place Cottage, Henwood, Liskeard, PL145BP

By email: [ndplink@btinternet.com](mailto:ndplink@btinternet.com)

By hand: Minions Shop or Upton Cross Shop

The questionnaire results will be analysed and reported at the Annual Parish Meeting in April, at which your attendance and participation will be extremely welcome.

## Appendix 3. Feedback from initial questionnaire.

### SUMMARY OF LINKINHORNE PARISH COUNCIL NDP QUESTIONNAIRE

#### RESULTS

707 households

115 returns - 16.2% Upton Cross - 27

Rilla Mill - 22

Minions - 21

Linkinhorne - 10

Bray Shop - 5

No location given - 30

114 in favour of NDP (99.14%)

1 not in favour of NDP (0.86%)

82 respondents definitely would wish to attend a meeting to find out more about Neighbourhood Planning.

4 respondents may wish to do so.

26 respondents definitely wish to take an active part in the NDP project. Most others would like to know more before committing themselves.

Offers of help include:-

- research, word-processing, copying
- composing & distributing leaflets, questionnaires, etc
- delivering leaflets & giving lifts
- surveying flora and fauna/ rural resource management experience & skills
- chartered surveyor and farming experience & skills

Other comments:-

- pleas for serious protection of natural environment
- complaints about existing unsuitable development
- plea for planning decisions to be made not by only a small committee

- observation that Cornwall Council and central government do what they want anyway despite local residents' objections
- appreciation of the PC's attempts to make decisions more local



Appendix 4. Complete list of Linkinhorne Neighbourhood comments from the initial NDP meetings

## **PARISHIONERS' PRIORITIES for a NEIGHBOURHOOD PLAN**

a comprehensive collection of comments in response to the NP questionnaire (March 2014) and the NP consultation meetings (May and June 2014)

### HOUSING

Can we control allocations of affordable housing to ensure they meet parish needs?

What type of housing is likely to be needed in the area by local people, not just as a disaggregated national target?

Can we provide housing via a community land trust?

Encourage parishioners to identify small plots of land for construction of small number of dwellings and simplify planning process to do so.

Where and on what scale? Can we build affordable homes for local people? Can we do this without changing the character of our small hamlets and villages?

How do you identify local need for any housing development?

Could we have a more definitive definition of what is a local in the context of 'local needs'?

Housing for local need, i.e. those who work in area, not just wishing to live here.

Can a plan enable low-cost housing being built for local youngsters?

Whilst accepting need to have more housing, is there a way of ensuring the housing stays affordable for first-time buyers?

Affordable housing for local people not on an 'estate' but located around the parish.

Affordable housing sufficient to meet parish needs including low-cost open-market and self-build opportunities.

Beware 'affordable' housing - the slums of the future?

How do we provide affordable housing so that young families can live in the area and maintain school numbers?

Can we have affordable housing in Rilla Mill, to encourage young families into village and stop it becoming an OAP ghetto?

Where are the sites (being discussed) for new housing?

Encourage/make mandatory the use of 'brownfield' sites and discourage 'infilling'.

Can we ensure that single or multiple development is not ribbon but in-filling and brown sites, e.g. Upton Cross corner?

If additional housing is required can it be in 1, 2 or 3 per site rather than larger numbers on one site?

No large-scale development.

Ad hoc single or small groups of housing ideally avoided.

Can future housing be kept on a smaller scale and in keeping with the existing buildings?

Limit the extension of small older properties so that younger or less wealthy people can afford them in future. Not all young or less well-off people want to live in a new box.

Can we make sure that small homes don't get enlarged? We don't want to lose these small houses for starters.

Can we protect the stock of small houses from extension in order to preserve starter homes?

Discourage over-large house extensions that put properties out of the reach of young families.

Any form of development must be aesthetically pleasing, be it housing, energy, conservation projects, etc.

It is essential that car parking is integral to any new housing developments. Difficulty is, though, in making sure parking area is utilised, e.g. new houses in Upton Cross, where many park on road despite parking having been provided.

Can we define that all new housing will be carbon-zero?

Can the NP ensure that any or all 'new build' homes/businesses are zero-carbon?

Can the NP stipulate that any new/modernised buildings, whether domestic or commercial, use energy from roof-mounted PV panels or ground-source?

Is there any land likely to be rented or sold to travellers?

How many houses can the 'sewage farm' at Henwood cope with?

## AMENITIES

How can we keep our much-needed local shops/post offices going in the current supermarket/home-delivery climate?

Can the plan ensure that we keep at least one shop in the parish - community-run if necessary?

Can a plan influence the setting of business rates for local shops?

If there is an increase of population will there be provision for school and medical practice?

Lost shops, garage, filling station and likely to lose a pub soon Make sure we keep a shop/cafe in parish. Villages are becoming dormitories. Not everyone has easy access to transport - need to be able to 'meet' people.

How can we ensure that we keep shops and schools in the area if we do not support income generation through sustainable business that will give people spending power to shop locally?

Could there be a round-robin electric vehicle (parish/Pensilva/Liskeard)?

More local produce sold in local shop.

Can we use the NP to encourage gardening and grow-your-own?

Can we improve facilities for older people?

Keep public toilets open.

All toilets in the parish kept open and free

How can we preserve our endangered public toilets?

A weight limit on several of our very narrow roads.

Unclassified roads should be usable

Will the village green in Henwood be safeguarded in future?

Can we have a new school building to replace expensive Victorian building?  
Redevelop this site for housing?

Presumption and support to increase 'dark skies' with public and private lighting in the parish.

Can the NP safeguard one of our greatest 'amenities' - dark skies?

A bicycle rack and electric bike recharger at Minions.

Children's play area improvements in Upton Cross.

A good, safe, accessible play area.

Improved cricket pitch and pavilion.

Can we organise much faster broadband for businesses?

## BUSINESS/EMPLOYMENT

Are there any plans for employment opportunities within the parish? If so, what and who is responsible?

Can we urgently improve broadband services to allow isolated businesses to compete and survive?

How do we get high-speed broadband in order to support local rural businesses?

How can we achieve better Internet connection to enable small businesses and self-employed people to sustain their work from home?

Can a plan manage a website of local services/tradespeople/job vacancies?

Would be good to be able to encourage businesses/workshops into the parish. Need to identify land suitable for this. Low rent may help. This would enliven the community. Don't want it to become static/old - need young people to prosper.

Encourage home office working with, perhaps, tax reduction incentives.

Clarify and extend permission for small businesses to operate from residential properties.

Agricultural use of land.

Can we encourage visitors to come to the area?

Are there derelict buildings that could be brought back into use where owners do not have the funds to do it themselves?

Can empty or derelict buildings be turned into houses or workshops?

Provision of small industrial units to further opportunities for local working. New building to be sympathetic to existing properties.

Provision of small workplace units or possible live/work scheme with a hub.

Need to establish rural workshops, reduce need to travel to work.

Business employing local people.

## ENERGY

Should we have a neighbourhood alternative energy scheme as opposed to individual schemes?

Can we have a socially non-divisive NDP energy policy, e.g. a community project?

Can the NP ensure that energy generation is done for the benefit of the community rather than of individuals?

What are the plans for renewable energy?

No isolated wind farms or large-scale solar panels covering good agricultural land.

Are there more wind turbines planned?

Wind turbines shouldn't be allowed except when small and approved by the whole neighbourhood and when the profits/energy produced go to everyone living within their area.

Why has Cornwall more wind turbines than any other county?

Wind turbines placed in non-visual spot.

Can the NP stipulate that solar panels will be roof-mounted, that domestic and agricultural organic waste should be fed into biodigester units for conversion to biogas, and that we move to exploit the

significant hydro-electric power latent in our rivers?

Is there likely to be a grant available from government/council for solar panels on roofs?

Could the NP ensure that new buildings are heated by ground-source energy?

Can the NP investigate the conversion of sewage-treatment plants into biodigesters to produce gas for the households that supply them?

Could the stream from Henwood to Darley Ford support a small hydro-electric turbine to provide power for both settlements?

Use the Lynher to produce hydro-electric power. A small, efficient turbine needn't be destructive or obtrusive. Potentially a good community enterprise for Rilla Mill....

Are we able to harness the power of the rivers and streams in the area? Any plans for wind turbines? If so, is it possible to be the first area to use them to "showcase" local artists' work?

Playing upon our wonderful heritage as a Keltic area, become proud forerunners to the realisation that global warming is happening Let's make it better rather than submit objections.

## CONSERVATION

Can a plan have real influence over planning applications?

What needs conserving, protecting or rehabilitating, both in terms of the natural environment and heritage (buildings and place)?

Can the NP be used to implement the recommendations of the CISI report on Henwood, and generally to safeguard the character of our granite- and slate-built settlements?

Can the NP ensure that the recommendations of the CISI Report are followed up and implemented?

How can we increase protection for buildings of historic interest?

Whatever development is carried out, I think the beauty of the parish must be maintained. Ideally therefore no 'blots on the landscape'.

Should we have a question: 'What is your favourite view/location within the parish?'

Can the moorland villages be combined as protected areas from over-development?

Can new (and current) development be made to respect a 'dark skies' policy?

Can the NP reinforce the protection of the AONB?

We must protect the AONB. How can the NP help to do this?

Can we use the NP to keep the skies dark at night? (For this it'll be crucial to work with Callington and Liskeard on design guides because of the allocations of new housing there.)

Can we increase grazing of cattle and sheep on the moor to help keep the bracken and gorse at bay?

Could we link up the countryside within the parish to provide freedom of movement for wildlife/people?

Are there any plans to plant trees on sites we cannot build on?

Conservation of the local woods - hedgerows and green lanes.

Can we have a more 'open' approach to cutting trees in Conservation Areas? The River Lynher used to be clearly visible and fish thrived.

Maintain quality environment at Minions in order to ensure continued tourism offer.

Protect our most valuable asset - landscape - whilst managing tourism impact.

Can we have photovoltaic panels on roofs in Conservation Areas? Oil bills are very high and being able to generate income would be good.

Solar panels on houses - could these not be solar slates? More visually pleasing.

If there are to be wind generators in the area why can they not be visually pleasing - not just the cheapest hideous eyesores to date?

Can we require new buildings to use local materials?

Greater use of natural/local materials - granite quoin, etc. (They can do it in Brittany, so why not here)

Can we reinforce the protection and enhancement of Conservation Areas by stipulating the use of local slate and granite?

Do we have sites which would benefit from a makeover by a whole-parish volunteer party?

Are there volunteer arrangements for Conservation Areas?

Great work by volunteers

OTHER

Reduce street furniture/road sign blight.

How can a NP improve public transport?

Investigate a community energy hydro scheme on the Lynher.

Can we support safer cycling?

There are young families in the parish. Do we know if they have returned questionnaires? Do we need to find ways to reach them?

Can we use the NP process to open the working of the PC to the general public?

There's a presumption in favour of sustainable development. Can we acknowledge and adopt the generally-accepted definition of 'sustainable' as that which is supported by the community and which allows us to take what we need without depriving others either now or in the future?

Can we use the NP to try and engage young people as much as possible?

## Appendix 5. Summary of Linkinhorne Neighbourhood priorities from the initial NDP meetings

### LINKINHORNE NEIGHBOURHOOD PRIORITIES

a summary of the Neighbourhood Planning consultation process to date

Below are given the chief points emerging, as identified by the working party at its meeting of 19<sup>th</sup> July 2014, whose observations on the findings are also provided.

#### HOUSING

Build small homes on single sites

Use brown-field sites

Allow only infilling within existing village development boundaries

Design should be in keeping with existing properties

Construction should be of local, natural materials, i.e. granite and slate

Convert existing disused/derelict buildings into homes

New housing should be zero-carbon, with in-built roof-mounted PV panels and/or ground-source heating

New houses should have off-road parking

#### AMENITIES

Maintain public lavatories

Development of commercial properties (e.g. pubs, hotels, cafes) should include provision of public lavatories

No enlargement of roads

Public/private/commercial development should protect dark skies

#### BUSINESS/EMPLOYMENT

Bring disused/derelict buildings back into use as workshops - to keep employment in parish and reduce the need to travel to work.

#### ENERGY

Energy-generation projects should be community-based

Solar panels should be roof-mounted



Domestic and agricultural waste should be converted to fuel in biodigester units. (Simultaneous waste disposal and energy generation.)

Use streams and rivers to generate hydro-electric power

## CONSERVATION

Reinforce protection of AONB

Protect landscape while managing tourism

Make current and new development respect a dark skies policy

Reinforce status of Conservation Areas and buildings of historical interest by use of Article 4 directives

Limit the size of extensions to properties in CAs

Protect woodland, hedgerows, green lanes

## Observations

There is a presumption in favour of sustainable development. 'Sustainable' is generally accepted to mean that which is supported by the community and allows us to take what we need without depriving others either now or in the future.

There is a wish for housing to be kept within existing settlements boundaries and to be of local character, constructed from local materials. The re-use of disused/derelict buildings should be encouraged. Retaining current boundaries will avoid unmanageable large-scale development which would place strains on the road system. There is no wish to enlarge the parish's roads.

For business purposes the re-use of disused or derelict buildings as small workshops is favoured.

This will encourage rural enterprise and allow people to work closer to home. Increased local employment will raise the economic well-being of the parish. Greater provision of superfast broadband is generally favoured, especially for the many parishioners working from home, but this could involve unwanted installations (roadside cabinets, masts).

A neighbourhood plan cannot necessarily itself keep local amenities open, but by increasing the possibility for more people of working age to afford homes and work within the parish, it is more likely that the school, shops, pubs and post offices will remain viable. The continued provision of public lavatories is generally seen as essential.

There is a strong feeling that renewable energy projects should benefit whole communities and not only individuals or individual businesses. There is a very widespread aversion to wind turbines.

Roof-mounted solar panels, ground-source heating, conversion of organic waste into gas/electricity and the generation of hydro-electric power are all favoured. The River Lynher and the stream between Henwood and Darley Ford would provide opportunities for a community enterprise project.

Conservation is regarded as very important, both of the green spaces and the built environment.

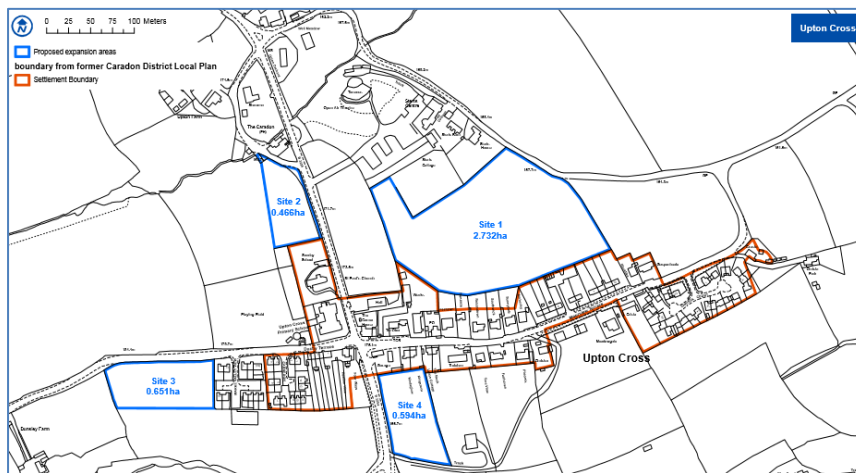
They are valued by residents and essential to sustain local tourism businesses. There is a strong feeling in favour of dark skies also. Development in neighbouring parishes, Liskeard and Callington would have implications for dark skies, so Linkinhorne would have to work jointly with them on this point. There is a general feeling that ordinary Conservation Area status is insufficient to control the undesirable development of historically important buildings and that Article 4 directives are required.

It is a requirement that neighbourhood planning should involve the whole community. It is especially desirable that young people be engaged in the neighbourhood planning process as much as possible.

## Your chance to influence the Linkinhorne Neighbourhood Plan

Your Linkinhorne Neighbourhood Plan is continuing to evolve and it's now your chance to influence and affect its outcome. The next public display of the Neighbourhood Plan will be held in Linkinhorne Parish Hall on the 20th Sept, between 17:00 and 20:00.

Constructive views and opinions are eagerly sought so that the final plan will feel truly owned by our community. Our plan aligns with the new Cornwall Local Plan but will proudly show a Linkinhorne stamp and character. Please take the opportunity to have a look, chat and comment.



## Appendix 7. Questionnaire linked to public NDP meeting May and Sept 2017

Linkinhorne Neighbourhood Development Plan public review May and Sept 17

Name:

Address:

Contact details email or telephone contact:

The Neighbourhood planning process provides an opportunity for communities to influence local plans and indicate

priorities, on subjects such as Housing, environment and renewable energy

The Linkinhorne team have been working for a few years on the ideas gathered at the initial community consultation

stages. These ideas have been worked into a draft Linkinhorne plan. We now want to ask for your feedback, before

we start detailed consultation with Cornwall Council planning teams. Once the consultation has been completed

with Cornwall Council we would expect to be placing our plan for referendum with the parishioners of Linkinhorne.

Please complete the attached questions either indicating support or offering alternative suggestions/ comments.

Q1. Do you agree the Vision and Objectives of the Linkinhorne NDP? Yes/No

Q2a. Do you agree with the Community benefits as shown? Yes/No

Q2b. Are there any other suggestions the Parish Council should consider?

Q3. Do you agree with the General Policies shown? Yes/No

Comment: In light of the Cornwall Local Plan Policies do you have any comments or suggestion from a Linkinhorne

perspective?

Q4. Do you agree with the New Housing Policies shown? Yes/No

Comment: In light of the Cornwall Local Plan Housing Policies do you have any comments or suggestion from a

Linkinhorne perspective?

Q5. Is the overall increase in housing for the next 13 years correct for the Linkinhorne parish?

Too high/Reasonable/Too low

Comment:

Q6. Upton Cross village boundary expansion, do you support the idea of village boundary expansion?  
Yes/No

Q7. Please rank your preferences for the 5 sites. Please explain the highest and lowest ranked site  
Preferred site Least preferred

Comments:

Q8. In Upton Cross, are there any other sites that should be considered? Please explain your suggestion.

Q9. Rilla Mill village boundary expansion, do you support the idea of village boundary expansion?  
Yes/No

Q10. In Rilla Mill are there any other sites that should be considered? Please explain your suggestion.

Comments:

Q11. Within the Parish are there any other sites that should be considered? Please explain your suggestion.

Comments:

Please mark your suggested areas on the Maps provided.

Q12. Should there be extra affordable homes be built in the Linkinhorne Parish? How many? Where?

Q13. Do you agree with the Agriculture Policies shown? Yes/No

Comment: In light of the Cornwall Local Plan Policies do you have any comments or suggestion from a Linkinhorne perspective?

Q14. Do you agree with the Community Infrastructure Policies shown? Yes/No

Comment: In light of the Cornwall Local Plan Policies do you have any comments or suggestion from a Linkinhorne perspective?

Q15. Do you agree with the Renewable Energy Policies shown? Yes/No

Comment: In light of the Cornwall Local Plan Energy Policies do you have any comments or suggestion from a

Linkinhorne perspective?

Q14 Any additional comments or suggestions

Q15. Would you like to join the Linkinhorne NDP team, would you like to influence your local environment?

We thank you for your feedback on the Linkinhorne Neighbourhood Development Plan.

## Appendix 8. Results of the NDP Public meeting Sept 2017



Initial results of 20th  
Sept meeting.pptx

Appendix 9. Letter from the Organisers for the Upton Cross Moor View Action Group post the NDP public meeting Sept 2017

21 September 2017

Paul and Anne Bentley

Organisers for the Upton Cross Moor View Action Group

5 Moorview Terrace

Upton Cross

Liskeard PL14 5AL

Tel. 01579 362495

Email: abentley02@yahoo.co.uk

To: Andy Ward, Linkinhorne Neighbourhood Plan Working Party

cc.

Sharon Daw, Cornwall Councillor

Local Planning Team, Cornwall Council

Carl Hearn, Chairman Linkinhorne Parish Council

Mrs Melanie Kilby, Parish Clerk Linkinhorne Parish Council

Dear Andy,

Thank you for your time and patience at yesterday's public display of your draft Linkinhorne Neighbourhood Plan. As promised during our conversation, I am now putting into writing the serious concerns that our neighbours and ourselves share about your draft plan, and in particular the proposed development site 1 of your plan, by far the largest of the four earmarked sites at Upton Cross which were publically advertised prior to the display. Our concerns are detailed below.

Given the nature of concern 1 below, we are copying in Cornwall Council to this correspondence.

1. A Conflict of Interest relating to Parish Councillor Ian Horrell.

The site 1 field is owned by Ian Horrell, who is a member of the Parish Council that will approve the final version of the Neighbourhood Plan. It is an important



principle that no Parish Councillor should stand to gain financially from the implementation of a Neighbourhood Plan. Councillor Horrell is therefore compromised by being the seller of the site 1 field. You advised during our conversation yesterday that Councillor Horrell would not take part in the Parish Council vote on the approval of your Neighbourhood Plan. However, this does not remove the objectionable fact that a Parish Councillor potentially stands to gain financially from the implementation of your Neighbourhood Plan. Your Plan is therefore compromised in so far as it smacks of cronyism. We now ask that Linkinhorne Parish Council release to us its Code of Practice for councillors involved in planning matters for our inspection.

## 2. Negative Impact of Site 1 on the Value of Houses adjacent to site 1.

A glance at the draft Neighbourhood Plan map of sites shows that site 1 would negatively impact significantly more properties in terms of their market value than all of the other proposed sites in Upton Cross taken together. Eighteen properties are adjacent to site 1, while a total of only six are adjacent to sites 2, 3 and 4 taken together (with none adjacent to site 2, two adjacent to site 3, and for adjacent to site 4). Currently these eighteen houses, of which thirteen are privately owned, enjoy an open North and North-West facing prospect over the site 1 field towards Sharp Tor, the moorland skyline, and open countryside.

Appendix 10. Examples of Linkinhorne Neighbourhood Development Plan pre-submission public consultation email sent to all NDP interested parties.

**First email sent to all consultees**

**Hello**

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(b), this email from Linkinhorne Parish Council and the Linkinhorne Neighbourhood Development Planning team is to:

- inform you that a pre-submission draft of the NDP has been published for consultation purposes, and
- invite your organisation, which may have interests that are affected by the NDP, to comment on the draft proposals.

The public consultation on the Draft Linkinhorne Neighbourhood Development Plan starts on **Sunday 29th March 2019** and lasts for a period of **13 weeks**, ending at midnight on **Sunday 28<sup>th</sup> June 2019**. The period of consultation has been extended because of the Coronavirus emergency and may be extended again pending because of the ongoing issues relating to this emergency. Please track the Linkinhorne website for any updates [Linkinhorne Parish Council website](#).

However, please can I ask that all feedback from all **commercial interest parties and public authorities** is emailed to [clerk@linkinhorneparish.co.uk](mailto:clerk@linkinhorneparish.co.uk) by the **14<sup>th</sup> June 2020**. In the subject header of your email please include a reference stating "Response to Linkinhorne NDP consultation".

Public consultations will be held at the earliest opportunity, pending Public Health England advise.

All responses received will be considered by the Steering Group and the Parish Council and used to inform a revised version of the NDP. The revised version of the NDP will then be submitted to Cornwall Council, as the local planning authority for examination by an independent examiner.

The draft NDP additional information is available online at: -[Neighbourhood Development Plan page of Linkinhorne Parish Council website](#).

All responses by email to [clerk@linkinhorneparish.co.uk](mailto:clerk@linkinhorneparish.co.uk). In the subject header of your email please include a reference stating "Response to Linkinhorne NDP consultation".

**Thanks for your cooperation,**

**Andrew Ward**

Chair of the Linkinhorne Neighborhood Development

## Second email sent to all consultees

Hello

Because of the continuing Covid 19 crisis, the parish council has agreed to revise the closure dates for feedback, both for the commercial interested parties and the public.

The public consultation on the Draft Linkinhorne Neighbourhood Development Plan started on Sunday 29th March 2019 and originally was planned to last for a period of 13 weeks, ending at midnight on Sunday 28<sup>th</sup> June 2019. This has now been extended until the 31st August 2020. Please continue to track the Linkinhorne Parish Council website for any updates and invites to public meetings (assuming Government advises supports these events [Linkinhorne Parish Council website](#)).

The Linkinhorne NDP team has also extended the period for commercial and public authorities feedback. Please can I ask that all feedback from all commercial interest parties and public authorities is emailed to [clerk@linkinhorneparish.co.uk](mailto:clerk@linkinhorneparish.co.uk) by the 19<sup>th</sup> July 2020. In the subject header of your email please include a reference stating "Response to Linkinhorne NDP consultation".

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The draft NDP additional information is available online at: -[Linkinhorne Neighbourhood Development Plan](#) .

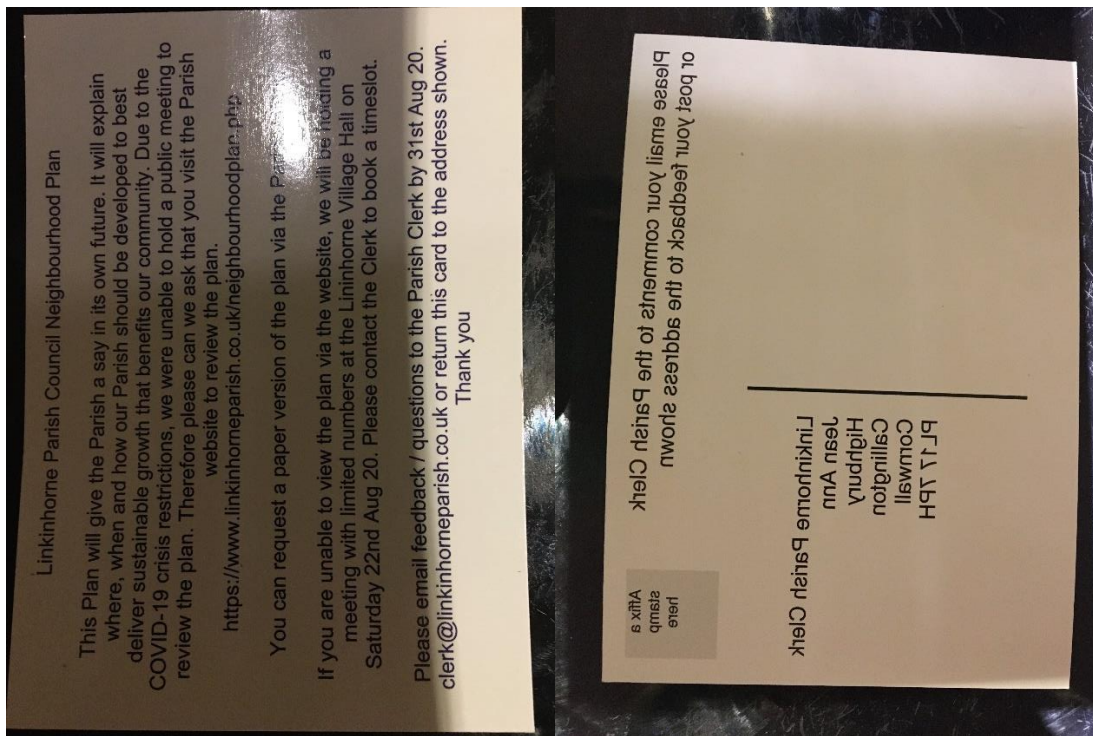
All responses by email to [clerk@linkinhorneparish.co.uk](mailto:clerk@linkinhorneparish.co.uk). In the subject header of your email please include a reference stating "Response to Linkinhorne NDP consultation".

Thanks for your cooperation,

Andrew Ward

Chair of the Linkinhorne Neighborhood Development

Appendix 11. Post delivered to Parishioners inviting them to comment on the Linkinhorne NDP plan as part pre-submission public consultation stage.



Appendix 12 Pre-Submission Consultation – Individual Community Responses Received

The table below sets out the individual comments received from members of the community during the Pre-Submission consultation and the action taken.

<b>Neighbourhood Plan Policy</b>	<b>Comment Received</b>	<b>Action Taken by NDP team</b>
GP2	Village plans used out of date.	Revised and updates NDP Plan to using latest version of the village maps provided by Cornwall Council's interactive map tool.
Part 1	Question housing need volumes and demand for one-bedroom properties.	NDP data based on Home Choice register information.
GP2	What happened to the proposed developments?	Not required, Linkinhorne is meeting its housing volumes. Now using Policy 7 and 9 to deliver affordable housing in the countryside.
Overall plan	Really good to see reference to light pollution within the NDP. What level of ambition of the Parish Council to encourage new builds and existing house holders to reduce light pollution?	View passed to Parish council.
	What are the measures the Parish Council are putting in place to address climate change?	
	What are the Parish Council are doing to improve Superfast Broadband connections?	
Comment	Support for the plan.	Noted
Comment	A car has been parked at Minions for 3 years what is the Parish Council.	Noted
LW2	Please to see support for hedgerow and trees.	Noted
Community Project	Need for traffic calming measures in Minions, ref Para 7.1 community project.	Parish Council notified.
Comment	With the need for new housing, the Parish Council need to beware of their impact on the local habitat.	Parish Council notified.
Comment	Disney characters on village	Parish County Councillor

<b>Neighbourhood Plan Policy</b>	<b>Comment Received</b>	<b>Action Taken by NDP team</b>
	signage.	notified.
Comment	Convey gratitude to the local litter pickers.	Noted
LW2	Supported part 2 of the plan and its aims to preserve the farming landscape.	Noted
CF2	Supported Chapter 5 relating to the Areas of local significance and their importance to the Parish Character.	Noted
GP1	Development in Upton Cross should not have a negative impact amenities, such as Sterts Art Centre.	NDP GP1 update to reflect comment.
Comment	Support for the plan.	Noted
GP2	Clarity required on village boundaries.	NDP GP2 update to reflect comment.
GP1	Re-used of derelict buildings into workshops and their impact on neighbours.	NDP GP1 update to reflect comment.

Appendix 13. Pre-submission consultation (Regulation 14) Formal Consultee Responses

The table sets out the statutory organisations that were consulted during the Pre-Submission consultation stage of the Neighbourhood Plan process.

<b>Statutory Organisation</b>	<b>Comment Received</b>	<b>Action Taken</b>
Natural England	None	
AoNB	None	
British Gas	None	
CBP Trust	None	
CEP	None	
Coastline Housing	None	
Cornwall Chamber	None	
Cornwall Housing	None	
Cornwall Wildlife Trust	None	
Devon and Cornwall Police	Suggest including to reducing Crime	NDP updated
Duchy of Cornwall	None	
EDF Energy	None	
EE Mobile	None	
Environment Agency	None	
Forestry Commission	None	
Gilbert and Goode	None	
Healthwatch Cornwall	None	
Highways Agency	None	
Historic England	None	
Home and Communities Agency	None	
Homes England	None	
Imerys	None	
Kernow Clinical Commissioning Group	None	
Lezant parish Council	None	
Liverty	None	
Marine Consents	None	
Maritime Strategy	None	
National Grid	None	
National Trust	None	
Neighbourhood Planning Cornwall Council	Cornwall Council comments	See review documents
Network Rail	None	
Network rail	None	
NFU South West	None	
North Hill Parish council	None	
O2 and Vodafone (Mobile)	None	
OFCOM	None	
Peninsula Community	None	



<b>Statutory Organisation</b>	<b>Comment Received</b>	<b>Action Taken</b>
Health		
Royal Cornwall Hospital Trust	None	
South Hill Parish council	None	
South West Water	None	
St Cleer Parish council	None	

## Appendix 14 Pre-Submission Consultation – Cornwall Council Response

### Cornwall Council Consultee comments



Neighbourhood%20Internal%20officer%20  
Planning%20CC%20collated%20Respons