

Luxulyan Neighbourhood Development Plan

Consultation Statement

2016 – 2030

Produced by the Luxulyan Neighbourhood Development Plan Steering Group

18th November 2018

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Introduction

This 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 Luxulyan Neighbourhood Development Plan (LNDP). 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.

Aims of the Consultation

In the Consultation Strategy, produced at the beginning of the Neighbourhood Plan process, we stated that our objectives were:

- To protect and enhance our valued and astoundingly beautiful Parish whilst at the same time positively planning for the types of development and facilities we do need.
- To develop a Plan that is in line with the NPPF and Cornwall Local Plan (CLP); whilst at the same time is in keeping with the Parish of Luxulyan and the proven aspirations of the parishioners.
- That policies are aimed at making sure opportunities are created for local people to build to solve their own housing problems and that they are positively supported through the planning process.

Background Information to the Consultation on the Neighbourhood Plan

Throughout the process, residents have been kept informed via the Parish magazine - The Granite Towers, media and press releases, leaflets and bulletins, the Luxulyan Parish Council website and Notice Board. The Neighbourhood Plan Steering Group Meetings have been open to the public.

1. Public Meetings

Luxulyan Parish Council agreed to develop a Neighbourhood Plan at a public Parish Council Meeting held in June 2015. The LNDP has been prepared using formal consultation procedures. The consultation process has involved a number of key events:

- Regular updates at the public Luxulyan Parish Meeting;
- The monthly Steering Group meetings are open to the public and the minutes are published on the Parish Council website;
- An open day was held at the Village Hall on 9th July 2016.
- An exhibition was hosted at the Institute in November 2017

2. Neighbourhood Plan steering group actions

Steering Group meetings are held monthly, minutes of meetings can be found at: -

http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_1.aspx

- Regular distribution of information to Councillors.
- Two Neighbourhood Plan Questionnaires. One distributed with Granite Towers and the other sent to all residents. Both went to the school, the pub, the shop and local businesses.
- The Steering Group met and analysed the results of both questionnaires with a detailed response to the Autumn 2017 questionnaire
- The First Draft Regulation 14 LNDP was produced – January 2018
- Six-week Consultation was carried out commencing in February 2018
- A Second draft LNDP was produced in August 2018 to respond to comments and advice from Cornwall Council and residents following the consultation
- Opportunities for public comment at Steering Group meetings and Parish Meetings, most recently on 8th November 2018
- Third draft LNDP produced – November 2018

3. Neighbourhood Plan Steering Group Members

Neighbourhood Plan Steering Group Members	Responsibility
Robin Stephenson	Chair
Nick Legard	Vice Chair
Mick Coleman	Member (Public)
Francis Payne	Member (Parish Council)
Roger Smith	Secretary
Simon Hall	Member (Public)
Sue Perry	Member (Public)
Tony Lee	Consultant

4. Community survey and consultation

An initial survey was undertaken in July 2016.

- 38 people responded (2.6% of the parish).
- Out of the responses, most interest concerned environmental or open spaces issues etc.
- This was followed by housing issues, e.g. housing numbers, affordable houses etc.
- Of less interest were business and employment.
- Many of the issues raised will be covered in the plan; however, priority has to be given to housing and infrastructure in order to comply with Government and Cornwall Council policies.

A second survey was undertaken in July 2017.

- A questionnaire was sent to all residents, further copies were placed at the Institute, Village Hall, shop, Church, School, Lockengate Hairdresser's; notices were posted around the Parish, first week in July 2017.
- There was a Neighbourhood Plan stand at the Friends of Luxulyan all day anniversary event in the Village Hall
- 611 copies were delivered, a number were placed in the Church, 163 were returned.
- A copy of the questionnaire and analysis can be seen at: -
<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/4%20Questionnaire%20for%20printing.pdf>

and

<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/5%20Analysis%20of%20responses%20latest%20ver22%20%2011%2017.pdf>

5. Summary of responses

65 respondents to the questionnaire commented about places that should be considered to be significant within the parish. It is clear that a significant number of people consider the large granite boulders to be a

particular feature of the parish. Therefore, the steering group considered whether protection of these features should be taken into account in any future planning applications.

There appears to be reasonably strong feeling that the heart of the village (Churchtown) should protect its existing character.

There is a reasonably strong feeling about protecting the rural nature of the Parish. Some of the suggestions are already covered by some form of protection, e.g. SSSI or WHS.

The vast majority of respondents want future development to be within existing settlement patterns. However, a significant number of responses indicated that this could be mitigated if the development was providing lower cost houses for people with a local connection. In real terms the steering committee feels that this would mean that any land sold for development under this would have to be sold at agricultural rates, therefore making the houses affordable. There are a number of schemes in the country that have developed on this basis. However, it could also be interpreted that a significant number of responses that they only wanted low cost housing within existing settlements.

The steering committee feels that the potential to expand significantly low-cost housing could be sited to the north of the village centre (Bridges/railway line to Chapel Field).

A few people felt there could be further room for expansion from Rosevale Gardens or from Tregarrick to Treskillig. The steering committee feels that this goes against the vast majority of responses.

There were also a significant minority of negative responses to further development.

Other suggestions mainly fall in line with new development being within existing settlements.

62% of the respondents believe that new development should be spread among a greater number of small sites. The responses show a definite wish that new houses should be of a smaller size for smaller family/start-up homes and homes adapted for older people. The steering committee believes this is the right way for the parish to prioritise new developments.

The responses showed a mixture of priorities but it indicated that people would like to own or part-own their own home rather than rent provided there was an opportunity to buy or part-buy at a realistic price.

35 responses indicate a lack of available properties that are affordable to buy or rent (this has included people having to buy outside Luxulyan parish when they would rather have stayed.). The steering committee feels that these specific examples reinforce the need to prioritise local needs as regards to housing. This again suggests where people have had difficulty in finding property in Luxulyan parish that smaller housing would have met their needs in the vast majority of cases.

People felt it was reasonably important to create extra job opportunities, it wasn't given as high a priority as might have been expected. However, the steering committee feels that employment in the parish is an important factor and serious consideration should be given to any planning applications which don't impact adversely on residential/designated areas.

People in the parish would prefer small businesses to be set up if employment within the parish is to be increased and the suggestions varied from retail outlets/cafes to IT/office to light industrial units. However, the committee feels that a few of the suggestions would not be sustainable given the size of the village/parish.

The committee agrees that small businesses should be considered provided they are located appropriately. It is recognised that the current infrastructure/road links is not adequate for any larger scale business. It was noted that there were a number of comments that suggested that there should be no further business expansion. Besides being on a small scale, should be developed on existing working sites, such as Penince or the area around the railway station. The committee recommended that businesses should be sited where there is no/minimal impact on residential/designated areas.

There is a significant concern about the speed and volume of traffic. The committee recommended that any further significant increase in housing/business should have a comprehensive traffic impact assessment. There were also a number of concerns about larger vehicles/tractors. The committee also recommends that the Parish Council carries out a separate survey to ascertain the depth of concerns and potential solutions concerning traffic. It is recognised that a number of people feel there is a potential serious accident likely to happen with the existing network.

Responses to other issues connected with housing and economic development seem to indicate that most people are happy with the character of the parish as it is but understand the need for development (residential/business) as long as it is in keeping with the nature of the parish. There are some concerns about the capacity of the infrastructure to cope with too much expansion.

6. Public Engagement Events

- Neighbourhood Plan Steering Group meetings have been open to the public;
- The public presentation and exhibition at Luxulyan Village held in 9th July 2016;
- The LNDP has been discussed regularly at Luxulyan Parish Council meetings;
- Landowners, local business owners and the school were invited to visit and attend the meetings and exhibition.
- Stand in Village Hall for anniversary event of Friends of Luxulyan Valley

7. Strategic Environmental Assessment and Habitat Regulations Assessment Screening

The Steering Group requested that Cornwall Council screen the LNDP for Strategic Environmental Assessment and Habitat Regulations Assessment.

Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion on August 2018 concluded that a SEA and HRA is not required for the LNDP.

8. Pre-submission consultation (Regulation 14) Community engagement

The Pre-Submission consultation on the draft plan proposal was held between 19th February 2018 and 10th May 2018. Twenty hard copies of the LNDP were available to view at the Institute, Village Hall, shop, school and Lockengate hairdresser's during the consultation period. The documents were also available as hard copy from the clerk to the Parish Council during the consultation period.

9. Main Issues and Concerns Raised during the consultation

1. Pre-Submission consultation – Community engagement results

Six comments were received and the LNDP amended with some minor changes, these comments and response can be viewed at: -

<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/2%20Comments%20for%20final%20consultation.pdf>

2. Pre-submission consultation (Regulation 14) Formal Consultee engagement

The formal consultee responses are summarised but did not require any changes to the LNDP, these are set out in Section 4c at: -

http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_1.aspx

10. How the issues and concerns have been considered

The LNDP Steering Group has amended the LNDP following comments received during the Pre-Submission Consultation from members of the community.

The Luxulyan Parish Council approved the final draft Luxulyan Neighbourhood Development Plan at their Council Meeting on 8th November 2018.

Appendices

- Appendix 1 - A copy of the terms of reference for the steering group
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Appendix 1

Luxulyan Parish Neighbourhood Development Plan Steering Group - Terms of Reference

These can be viewed at <http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/1%20Terms%20of%20Reference%20Steering%20Committee%20LNP-Nov16.pdf>

Appendix 2

Neighbourhood Plan Questionnaire July 2017.

This can be viewed at <http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/5%20Analysis%20of%20responses%20latest%20ver22%20%2011%2017.pdf>

Appendix 3 - Posters, adverts and leaflets distributed during the consultation process.

1 Leaflet – July 2016

LOVE WHERE YOU LIVE! HELP SHAPE LUXULYAN'S FUTURE WITH A NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

What is a Neighbourhood Plan (NDP)?

It sets out the vision for the area and sets planning policies for the use and development of land. This allows us to shape our area, deciding where we want to see development happen and what it might look like. It is not just about housing and business, we can shape land use for other things like renewables and recreational facilities.

The NDP can include policies (and site allocations if wanted) on a range of land-use issues – these have to conform to Cornwall policies but can add the specific local detail. It's early days, but in principle, what topic areas do you want us to look at including in our Parish – **please tick from the list below**

Business and Retail Development	<input type="checkbox"/>	Second homes	<input type="checkbox"/>
Business Site Identification	<input type="checkbox"/>	Farm building conversion	<input type="checkbox"/>
Community Facilities	<input type="checkbox"/>	Leisure and Recreational Facilities	<input type="checkbox"/>
Employment space	<input type="checkbox"/>	Traffic and parking	<input type="checkbox"/>
Footpaths	<input type="checkbox"/>	Natural environment	<input type="checkbox"/>
Heritage/Historic Environment	<input type="checkbox"/>	Visitor accommodation	<input type="checkbox"/>
Housing Numbers	<input type="checkbox"/>	Tourism	<input type="checkbox"/>
Housing Design	<input type="checkbox"/>	Renewable Energy	<input type="checkbox"/>
Housing Sites	<input type="checkbox"/>	Open / green spaces	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>	Industrial / commercial space	<input type="checkbox"/>

Which is the absolute top priority for you as far as the parish is concerned?

Are there any other topics that we need to include?

What is the one thing you most value about your area?

What is the one thing you most would like to improve?

Please place completed forms in the box in the Village Shop; or send to Christine Wilson, Parish Clerk, Lower Burlorne Tregoose, Washaway, Bodmin PL30 3AJ.

Luxulyan Neighbourhood Plan

Registering Your Interest in Being Kept Up-to-Date, or Getting Involved

Please tick:

I would like to be put on an email mailing list to be kept informed of what's happening

I would like to be kept informed but do not have access to email

I would be interested in getting involved with this process, as a Volunteer – so would like to find out more about what this will involve

Please note, we are at the early stages of this process and a steering group will co-ordinate the activities, supported by CRCC. We anticipate that volunteers will be able to help in a number of ways and you do not have to have specific skills or knowledge, although if you have we will try and make use of these! The most important thing is that as a resident you are interested in the town and want to help work up ideas on how this should be taken forward – helping the community shape the plans for the area.

Name:	<input type="text"/>
Address (optional)	<input type="text"/>
Email Address:	<input type="text"/>
Phone Number:	<input type="text"/>

Many thanks. You will be contacted shortly to take this forward. You can also follow us on Facebook.

Please place completed forms in the box in the Village Shop; or send to Christine Wilson, Parish Clerk, Lower Burlorne Tregoose, Washaway, Bodmin PL30 3AJ.

Data Protection: This information will be processed in compliance with the terms of The Data Protection Act (1998) which places Luxulyan Parish Council under a duty to process information with due consideration for your privacy. It is being used only to assess the responses to the consultation. The information will be shared by Luxulyan Parish Council and its partners and will be destroyed at the end of the consultation and assessment process. Responses may be summarised in a report but comments will not be attributable to individuals.

2 Notice for Granite Tower Parish Magazine – July 2016

HELP DECIDE THE FUTURE OF LUXULYAN PARISH

Do YOU live in the parish of Luxulyan?

Do YOU care for its people and landscape?

Do YOU believe local people should have a greater say in what happens here?

If YOUR answer is yes, YOU agree with the Parish Council which has started the process of putting together a Neighbourhood Plan, but it is YOU the community who will decide what goes in it.

9th JULY, VILLAGE HALL, 2-5 PM. Informal event about the Neighbourhood Plan.

NEIGHBOURHOOD PLAN. What is a Neighbourhood Plan? It lets local people shape change. Neighbourhood Plans show what local people want to happen in their parish. Local people **have** to approve it. Then it **must** be taken into account.

WILL IT WORK? It won't stop all development; that wouldn't be a good idea anyway. It must fit in with the National Planning Policy Framework and the Cornwall Local Plan. But isn't it better to have some say? We know developers can take over an area and ignore local residents. Politicians in London and Truro rarely listen to local people. If an application is beaten, the developer appeals and usually wins the day. That isn't fair. A Neighbourhood Plan is the only way in which we can influence what happens.

LET'S MEET. So, what next? We need **you** to get involved. We need male and female, young and old, people with every sort of skill, people from all over the parish (not just the village), those who are busy already and those who are not, the confident and less so, people born here and those who have joined us by choice: it needs to be a real community effort, **one and all**. Please come to an informal event at Luxulyan Village Hall on 9th July 2016, between 2 and 5 pm. Your parish councillors will be there to discuss how we can create a Plan, **not** to talk at you. Light refreshments will be available.

LET'S WORK TOGETHER. We hope to set up a steering committee and working groups. Don't be put off by the technical stuff because we can get a grant to pay for all of this to be done for us. If you are interested, don't hold back.

Remember, this is a unique opportunity for the people to have a say in the future of our parish, so let's make the most of it.

Luxulyan Parish Council

3 Leaflets

Leaflet 1 - July 2017

WHY DOES LUXULYAN NEED A NEIGHBOURHOOD PLAN?

What is a Neighbourhood Plan?

A Neighbourhood Plan concerns the future housing and commercial development in the parish. It is also about the use of land and the environment. The Plan has to take into account what local people want and can only be approved once a local referendum has taken place. Each parish plan forms part of the Cornwall Council Local Plan.

Key facts about Luxulyan parish

The current available information says there are 1441 inhabitants and 634 dwellings in the parish. The initial increase in housing target for the parish was 68 houses, of which 46 have been built or have planning permission. This leaves a further 22 to be developed by 2030.

What's in the draft.

The key points are:

Luxulyan is a rural farming parish with a mix of housing types. The settlement pattern comprises a village with dispersed hamlets, dwellings and farms. There are significant areas of special environmental, historic and landscape value.

The draft plan does not seek to drastically alter the nature of the parish but seeks to support development that is beneficial for local people.

It considers that future housing development should be within existing settlement patterns.

The draft is looking to meet the local housing need in terms of the types of housing required. It is also looking to support economic and employment opportunities that are sympathetically sited within the parish.

Why does Luxulyan parish need a Neighbourhood Plan?

Cornwall Council is required to provide 52,500 new homes by 2030. Luxulyan's Neighbourhood Plan will help ensure that, while helping to meet its share of the target, it fits in with the needs of the people of the parish. It will also help prevent speculative development that changes the nature of the community.

PLEASE RETURN THE QUESTIONNAIRE BY 30TH SEPTEMBER 2017.

WE THANK YOU FOR TAKING THE TIME TO FILL IN THE ATTACHED QUESTIONNAIRE AS YOUR OPINIONS WILL HELP MAKE OUR NEIGHBOURHOOD PLAN.

YOU COULD ALSO WIN A £20 SHOPPING VOUCHER!

Leaflet 2

HELP SHAPE LUXULYAN WITH A NEIGHBOURHOOD DEVELOPMENT PLAN



We want to keep you informed and give you ways of making us know what you think.

Information can be found on the Parish Council website, Facebook and around the area locally. You can also get in touch with the Parish Council or Steering Committee direct.

Mrs Christine Wilson
Luxulyan Parish Clerk
clerk@luxulyanpc.co.uk
www.luxulyanpc.co.uk



Our parish. Let's keep it special.

LUXULYAN PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN

LUXULYAN PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN

SHAPING THE FUTURE
OF OUR PARISH
Let's Make A
Difference



Photos © Luxulyan Parish Council 2016

Leaflet 3 – Analysis of first consultation

LUXULYAN NEIGHBOURHOOD DEVELOPMENT PLAN 2016/17

Key points from what you told us in July 2016

1. 38 people responded (2.6% of the parish).
2. Out of the responses, most interest concerned environmental or open spaces issues etc.
3. This was followed by housing issues, e.g. housing numbers, affordable houses etc.
4. Of less interest were business and employment.
5. Many of the issues raised will be covered in the plan; however, priority has to be given to housing and infrastructure in order to comply with Government and Cornwall Council policies.
6. The next questionnaire will focus on the issues that Neighbourhood Plans are designed to address.
7. The need to demonstrate that the Neighbourhood Plan is important in moving towards plan-led, rather than speculative, development, (as some of the concerns indicated).

4 Poster – June 2016

WHO

SHOULD DECIDE THE FUTURE OF
LUXULYAN PARISH:

DEVELOPERS?

POLITICIANS?

YOU?

IF YOU THINK LOCAL PEOPLE SHOULD HAVE MORE OF A SAY IN THE FUTURE OF OUR
PARISH, HELP MAKE A NEIGHBOURHOOD PLAN FOR LUXULYAN



9th JULY, VILLAGE HALL, 2-5 PM

Informal event about the
Neighbourhood Plan.

Appendix 4

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.

Statutory Organisation	Comment Received	Action Taken
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. We agree with the conclusions from the SEA and HRA screening report as submitted for consultation.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>	None
Environment Agency	<p>Thank you for your consultation providing us with the opportunity to comment in respect of the Luxulyan Neighbourhood Plan SEA/HRA screening opinion.</p> <p>We are not currently resourced to provide a bespoke response to these consultations. However, in general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. We consider that any potential for environmental</p>	None

	<p>effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.</p> <p>Please note, this is a standard response. If you consider the plan will result in significant environmental effects please re-consult us.</p>	
Home and Communities Agency	None	
Historic England	<p>Thank you for your SEA Screening consultation on the emerging Luxulyan Neighbourhood Plan.</p> <p>I can confirm that we have no objection to the view that an SEA is not required.</p> <p>Thank you for your Regulation 14 consultation on the Pre-Submission version of the Luxulyan Neighbourhood Plan.</p> <p>There are no specific issues associated with the policies or proposals within Plan upon which we wish to comment other than to note and support the value your community places on its locally distinctive historic environment and how this should inform proposals for change.</p> <p>It therefore only remains for us to congratulate your community on its progress to date and to wish it well in the making of its Plan.</p>	None
Network Rail	None	
Highways Agency	None	
Marine Management Organisation	None	

Three (Mobile)	None	
O2 and Vodafone (Mobile)	None	
EE Mobile	None	
OFCOM	None	
Royal Cornwall Hospital Trust	None	
Peninsula Community Health	None	
Kernow Clinical Commissioning Group	None	
Healthwatch Cornwall	None	
National Grid	None	
Western Power Distribution	None	
EDF Energy	None	
Wales and West Utilities	None	
British Gas	None	
South West Water	Dear Mrs Wilson having considered the above the content of which is noted South West Water has no specific comment at this time other than to confirm the likely predicted growth in housing over the plan period is not going to present any problems in our supporting such.	None
Adjoining Town and Parish Councils (please list the parish or town councils adjoining your Neighbourhood area)	None	

Appendix 5 Pre-submission informal consultation response report from Cornwall Council

These can be viewed at: -

http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_1.aspx

And

<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/6%2020180501%20-%20Draft%20Luxulyan%20NDP%20-%20CC%20Officer%20Comments%20-%20Reg%2014%20Stage.pdf>

Appendix 6

Pre-Submission Consultation – Individual Community Responses Received

Six comments were received from members of the community during the Pre-Submission consultation and minor changes were made. These comments can be found at: -

<http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/UserFiles/Files/NP%20-%20pdf/3%20Comments%20for%20final%20consultation%20apr%202018.pdf>

Appendix 7

Community and Engagement Strategy and Communication flowchart

LUXULYAN NEIGHBOURHOOD DEVELOPMENT CONSULTATION PLAN

Following the decision by the parish council to consider a Neighbourhood Development Plan, it decided that the involvement of the people of Luxulyan parish was vital to the potential creation of the Neighbourhood Plan event

To start the process, it was decided that a public consultation event to establish if there was sufficient interest to proceed and also to find out who would be interested in joining a steering committee if it was decided that Luxulyan would have a Neighbourhood Plan.

A flyer and questionnaire to establish people's priorities was issued with Granite Towers parish magazine.

Analysis of the responses to take place.

The parish council to make a decision as to whether to proceed.

Membership of the steering group would be open to any member of the parish. The parish council would be kept informed of progress. Cornwall Council would also be contacted for advice and help. Cornwall Rural Community Charity would also be contacted for advice and help.

Once a steering group had created an outline plan, a detailed consultation would take place for the parish. This would include information events, leaflets, information boards, some house-to-house visits (including a traveller site) and a postal questionnaire to all households. (Target date: Autumn 2017.) People would be asked if they wanted to be kept informed and updates would be sent accordingly.

The responses would have an in-depth analysis which would form the basis for a final draft Neighbourhood Plan.

Once the final draft is agreed by the steering committee a final consultation will take place (Target date: February/March 2018). This will be carried out through website, hard copies being available in various public locations and email to those people who want to be kept informed.

The steering group will review any comments and amend accordingly.

The draft plan to go to Cornwall Council.

Final Consultation Plan

1. Final draft of Luxulyan Neighbourhood Development Plan completed 29th January 2018.
2. Draft front sheet and question to go with the draft plan:

Thank you to everyone who replied to the questionnaire in September/October 2017. We have taken your views into account and now have a final written draft which is attached. We would appreciate it if you could read through this draft and let us know of any thoughts/comments you might have. Please could you respond to the parish council clerk by 12th March 2018?

Mrs C Wilson, Clerk

Email: clerk@luxulyanpc.co.uk

Telephone: 01208 831 283

Mobile: 07543 427 141

Luxulyan Parish Council
Lower Burlorne Tregoose

Washaway
Bodmin
PL30 3AJ

3. Information for *Granite Towers*. Send.
4. Send plan to parish clerk for:
 - (a) Publishing on website;
 - (b) Sending to email addresses of people who wanted to be kept informed.
5. 20 hard copies to be printed and placed in: The Institute, Village Hall, shop, school, Lockengate hairdresser's. (Robin to contact production team at Cornwall Council.)
6. Notices to be posted around the parish.
7. Review comments/thoughts and revise if necessary.

**LUXULYAN PARISH DESIGNATED AS
A NEIGHBOURHOOD PLAN AREA
4TH JUNE 2016**



**QUESTIONNAIRE DISTRIBUTED
TO ALL HOUSEHOLDS
JULY 2017**



**DEADLINE FOR COMPLETED QUESTIONNAIRES
23RD September 2017**



**RESULTS COLLATED
DRAFT NEIGHBOURHOOD PLAN PREPARED**



**DRAFT NEIGHBOURHOOD PLAN
PUBLICISED TO RESIDENTS &
STATUTORY CONSULTEES
OVER A 6 WEEK PERIOD**



AMENDMENTS MADE



**FINAL NEIGHBOURHOOD PLAN
SUBMITTED TO CORNWALL COUNCIL**



**FINAL NEIGHBOURHOOD PLAN
SUBMITTED TO INDEPENDENT EXAMINER**



**REFERENDUM &
ADOPTION AS PART OF LOCAL PLAN**

Appendix 8

Parish council meeting minutes

These can be viewed at

http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Parish_Council_Meetings_Agendas__and__Minutes_1.aspx