

MARHAMCHURCH NEIGHBOURHOOD PLAN – REG 14 DRAFT PLAN – GROUP RESPONSE TO COMMENTS

Policy / para no	Summary of Comment (original available for inspection)	Response
COMMENTS FROM CORNWALL COUNCIL		
MNP1 Development boundary	Thank you for amending the map to include recent development. No further comments on this policy.	Noted with thanks.
MNP2 Good Design	Fine	Noted with thanks.
MNP3 Sustainable construction	This policy should be removed; policy SEC1 in the Cornwall Climate Emergency Development Plan Document (CEDPD) is more comprehensive and requires that all new buildings meet rigorous sustainability standards.	Agreed. Now that the CEDPD is in place this policy will be deleted (and subsequent policies renumbered accordingly).
MNP4 Light Pollution and Dark Skies	Fine	Noted with thanks.
MNP5 Flooding	Fine	Noted with thanks.
MNP6 Renewable Energy	Policy RE1 of the CEDPD comprehensively covers renewable energy generation, including support for community led schemes and protection of valued landscapes; suggest removal of this policy in your NDP.	Agreed. Now that the CEDPD is in place this policy will be deleted (and subsequent policies renumbered accordingly).
MNP7 Affordable Housing	<p>2. Proposals for rural exception sites, including sites for single affordable dwellings, may be accepted provided the proposal will be supported where the proposal:</p> <p>a) will meet clearly identified local housing needs and is located where it will enhance or maintain the vitality of a village community and the parish as a whole,</p> <p>b) comprises a small-scale scheme with an appropriate mix of dwelling types and sizes, reflecting the identified need, and</p> <p>c) is located and designed to enhance local character and distinctiveness.</p> <p>3. Occupation of any affordable houses on a rural exception site shall be prioritised in perpetuity firstly to persons with a local connection to the</p>	Agreed. Cornwall’s recommended change to the policy wording will be made.

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	parish, then to neighbouring parishes and lastly to people across Cornwall.	
MNP8 A Strong and Sustainable Community	Fine	Noted with thanks.
MNP9 Local Green Spaces	Fine. Please ensure that all landowners of proposed LGS have been contacted and made aware of the proposal to designate their land as LGS. In addition, you should ensure that there is a justification for the inclusion of these parcels of land as LGS as Examiners will often ask for justification.	Advice welcomed. Landowners have been informed. A brief evidence paper will be prepared to justify all proposed local green spaces.
MNP10 Footpaths, cycle paths and other routes	<p>Minor suggestion for policy wording – suggest moving the struck through sentence to supporting text. (alternatively, suggest changing it to something like ‘Any proposal to improve or reroute the cycle path along Helebridge Road will be supported’.)</p> <p>1. Pedestrian, cycle and bridle networks, shown on Map 3, will be protected, particularly including:</p> <ul style="list-style-type: none"> a) the South West Coast path, b) the National Cycle Network routes, c) all statutory footpaths, bridleways and by-ways, d) Whalesborough Walks and cycle paths, including Whalesborough Circular Boundary Route and access therefrom along the southern parish boundary to Marine Drive (opposite the Beach House Hotel), and along the northern parish boundary onto Marine Drive adjacent to Church Races, e) the tow path (Whalesborough Lock to Marhamchurch Foundry via Helebridge) and Foundry Lane, f) the multi use trail from Helebridge to Bude and from Helebridge southwards (the bridge to nowhere) and g) the route of the disused railway line, which could form part of a green 	Agreed. The text shown by Cornwall as struck through will be removed from the policy and retained in the supporting text.

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	<p>network.</p> <p>2. Development that impacts on existing local pedestrian, cycle or bridle networks will be supported where the route is preserved or enhanced or where a suitable alternative route is proposed of the same or improved quality. In particular, re-routing along Foundry Lane as a cycle path alternative to the dangerous narrow Helebridge road, and a safe cycle way adjacent to the cliff path, would be welcomed.</p> <p>3. Support will be given to proposals that improve and/or extend the existing footpath and cycle path network, allowing greater access to new housing, town centres, green spaces, coast and open countryside. Routes should be designed and improved to be accessible to all, including people with disabilities by applying the principle of 'Least Restrictive Access'.</p>	
MNP11 Sustainable Economic Growth	Fine	Noted with thanks.
MNP12 Telecommunications	Fine	Noted with thanks.
MNP13 Heritage Assets	Fine	Noted with thanks.
MNP14 Protecting the Landscape	Fine	Noted with thanks.
MNP15 Safeguarding the Coast	Fine	Noted with thanks.
MNP16 Biodiversity	Policy G2 of the CEDPD covers biodiversity and requires that new development deliver a Biodiversity Net Gain, As the DPD policy is more comprehensive and goes further than the NDP policy, we would advise removal.	Agreed. Now that the CEDPD is in place this policy will be deleted and supporting text revised accordingly.

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MNP17 Climate Emergency	Similarly, this policy could now be removed.	Agreed. Now that the CEDPD is in place this policy will be deleted and supporting text revised accordingly.
COMMENTS RECEIVED ONLINE		
General comments	National Highways - satisfied that the plan is unlikely to result in a scale of development which will adversely impact on the safe and efficient operation of the strategic road network. No comments.	Noted.
	Natural England – no specific comments on the plan.	Noted.
	National Gas - no record of any assets within the plan area.	Noted.
	National Grid - no record of any assets within the plan area.	Noted.
	Bridgerule Parish Council - support the plan, which is excellent and feel sure it will benefit your community greatly.	Support welcomed.
	Parishioner ID 1 - A very detailed and comprehensive plan. Must have taken a lot of time and effort. Wholly support the proposals.	Support welcomed.
	Parishioner ID 2 - Thanks to all the Volunteers who have formulated this Plan. I feel all aspects of the Plan are measured and sensible and fit for purpose. I think it will provide a much needed framework and has the Parish interests at heart. It has my full support.	Support welcomed.
	Parishioner ID 3 - I broadly agree with the plan.	Support welcomed.
	Parishioner ID 4 - I would like to register my support for the plan's policies.	Support welcomed.
Parishioner ID 10 – the plan sounds fantastic and I agree with all of its main features. Thank you for taking the time to put it together.	Support welcomed.	
General comments,	Parishioner ID 6 - I would like to praise the people who put this report	Support welcomed.

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MNP1, MNP7 and paras 49 and 50	<p>and plan together, it is very informative, clear and a brilliant way for the community to have a say. I agree in all areas and particularly the building boundaries remaining tight to the existing village boundaries.</p> <p>Any new developments must take into account the incomes of local people and be affordable.</p> <p>I would like that the Parish Council be notified of properties that are 2nd homes, or being used as holiday let's and Airbnb on a regular basis, so that they can see, and if possible control, that this does not get out of hand and affect the community (too many empty properties not contributing to the village shop/school etc year round) or not paying full council tax in particular.</p>	<p>The plan states that this will be kept under review and the policy position revisited should the total of second and holiday homes in the parish rise above 20%.</p>
General comments, MNP1, MNP7 and MNP10	<p>Parishioner ID 8 - Support the existing boundaries, but are concerned at the statutory requirements for any additional housing.</p> <p>Already too many cars in the village and the size of the cars are big and will get bigger in the future. Walking in the village is increasingly hazardous as the roads are so narrow. Access for emergency and agricultural vehicles is getting more restricted.</p> <p>Any additional buildings should be affordable and for local people.</p>	<p>Support welcomed.</p> <p>Housing requirements are set by the Cornwall Local Plan and do not require any new sites to be identified in the neighbourhood plan (paras 41-44).</p> <p>MNP10 supports proposals to improve pedestrian safety.</p>
General comments, Aims and Objectives, MNP1, MNP2, MNP6, MNP9, MNP10, MNP11 and MNP14	<p>Avison Young on behalf of UK Country Parks in respect of Whalesborough Farm -</p> <p>Grateful for the plan's preparation and share the desire to see community needs and aspirations met.</p> <p>The plan fails to recognise the importance of tourism. Under Aims and Objectives bullet 3 is overly suppressive in relation to tourism development and bullet 5 ought not to be limited to "green" tourism.</p>	<p>Support welcomed.</p> <p>Amend bullet 3 to better accord with MNP1 so that it reads: "Outside that boundary limit development to that</p>

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	<p>MNP1 does not comply with national and local planning policy. In clause 3 the word “only” should be deleted and the clause reworded.</p> <p>MNP2 is supported.</p> <p>MNP6 is broadly supported but ought to be more specific to ensure that development is not suppressed on a whim.</p> <p>MNP9 ought not to include Whalesborough Woods since they are not ancient woodland. The Cornwall Climate Emergency DPD policy G3 requires all new development include 15% increase in tree canopy. Whalesborough Woods should be removed from MNP9.</p> <p>MNP10 and MNP11 are supported and align with clients’ intentions.</p> <p>MNP14 is supported but since the majority of local landscape is undesignated and remains rural it may be prudent to remove the reference to maintaining and enhancing special landscape qualities.</p>	<p>which requires a countryside location or will meet exceptional local needs”. No change to MNP1.</p> <p>Support welcomed.</p> <p>Since the Cornwall Climate Emergency DPD has been adopted MNP6 will be deleted from the plan.</p> <p>The inclusion of Whalesborough Woods as a local green space in MNP9 complements the CEDPD – no change to policy. However, the word “ancient” will be removed from the description of Whalesborough Woods in the list of local green spaces.</p> <p>Support welcomed.</p> <p>Not accepted. There are areas of designated landscape in the parish and in those areas undesignated there might be argued to be a yet greater need to enhance landscape qualities.</p>
General comments, MNP4, MNP9 and MNP10	Parishioner ID 5 - Well considered and thought out plan, particularly light pollution, protection of green spaces and access to footpaths such as Whalesborough circular walk - given rumours of access being restricted.	Support welcomed.
General comments, MNP4, MNP10 and MNP15	Parishioner ID 12 – the plan is very comprehensive. Congratulations and thanks to all those who gave their time to prepare and produce it.	Support welcomed.

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	<p>All development to contribute towards reversing the climate emergency. The plan should include rainwater harvesting and grey water re-use, sustainable building materials, photovoltaic generation on roof tiles and minimise non-permeable ground cover.</p> <p>Light pollution from new development, conversions, alterations should be minimised.</p> <p>There should be minimum development on the coastal area and no development permitted on the sea side of the road along Widemouth, including no increase in size of conversions and encompass extensions.</p> <p>All existing footpaths, byways, bridle paths and right of ways should be maintained and identified when the new PROW consultation takes place.</p> <p>To improve road safety on the A39, the junction at Helebridge and Whalesborough requires a roundabout.</p> <p>More consideration needs to be given to the safety of pedestrians accessing the village from all roads where there are no footways.</p> <p>More consideration must be given to ensure owners take responsibility for cutting their hedges on the roadside of their properties.</p> <p>The speed restriction should be 20mph throughout the village.</p>	<p>The newly adopted Cornwall Climate Emergency DPD now addresses such concerns.</p> <p>MNP4 addresses light pollution.</p> <p>MNP15 safeguards the coast.</p> <p>MNP10 protects and supports improvements to footpaths and other routes.</p> <p>Such matters are outside the remit of the plan.</p>
MNP2 Good Design	<p>Devon and Cornwall Police (Martin Mumford) - could see no specific reference to crime or disorder in any of the policies. This should be addressed in the plan. Suggest that the following statement or similar is included : “All development proposals should consider the need to design out crime, and disorder to ensure ongoing community safety and cohesion”.</p>	<p>Clause c of MNP2 supports development that will be “safe, attractive, inclusive and accessible for all”.</p> <p>The clause will be expanded to state: “ safe, attractive, inclusive and accessible for all, designing out</p>

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	This can apply to all forms of development not just housing. Designing out opportunities for crime and anti-social behaviour will not only help to prevent or reduce these but also help reduce the fear of crime.	opportunities for crime and anti-social behaviour”.
MNP4: Light Pollution and Dark Skies	Parishioner ID 7 - The new lights at the Weir entrance. Horrendous. Very bright, dazzling in fact. Would not want to live opposite. Can't be doing much for wildlife. Is it really necessary to have something so over the top? Looks very towny and flash. Can we object?	The plan cannot influence existing lighting installations, but MNP4 will apply to external lighting associated with new development.
MNP7 Affordable Housing	<p>North Kernow CLT - Thank you for all your hard work getting your neighbourhood plan to this exciting stage. North Kernow Community Land Trust support of the plan. Particularly pleased that it highlights the desire for more affordable housing to meet the needs of local people.</p> <p>This could be further strengthened by specifying the affordability of any future homes in perpetuity through a Community Land Trust, or other community housing model. This would ensure any affordable homes built in the area remain affordable for future generations and are excluded from right to buy.</p> <p>Draw attention to North Petherton Neighbourhood Plan's adopted policy, which specifies a preference for a CLT or other community or registered provider.</p>	<p>Support welcomed.</p> <p>The plan allows for development by a Community Land Trust, which would be welcomed, as well as allowing for development of affordable homes by other suitable means.</p>
MNP9 Local Green Spaces	Parishioner ID 13 – concerned about inclusion of grass area adjoining the lych gate and Memorial Cross in the village square as local green space.	The inclusion of the whole grassed area as a local green space is considered to be justified as is set out in the evidence paper which accompanies the plan.
MNP9 Local Green	Laura Biddick Bray on behalf of Bray and Sons – concerned about the	The group sought advice from Locality

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Spaces	inclusion of the disused railway line as a local green space.	regarding the disused railway line. In the light of that advice the plan will be amended to remove the disused railway line from the list of local green spaces. It will, however, remain protected by its inclusion in the Heritage Asset Register (HER). (See also MNP13 below.)
MNP10 Footpaths, Cycle Paths and Other Routes	Parishioner ID 9 – concerned about turning Foundry Lane into the main cycle route. The lane itself isn't safe due its narrow, uneven, unmaintained state with two blind corners. Cyclists also pass my front door at speeds which are not safe for my family and animals.	The concerns raised are understood. Foundry Lane provides a safer route for cyclists than the narrow busy Helebridge Road, but measures to enhance safety for all users of Foundry Lane should be sought.
MNP13 Heritage Assets	<p>Parishioner ID 11 – the way the plan deals with undesignated heritage assets (by cross referencing to the Cornwall and Isles of Scilly Historic Environment Register - HER) is not useful or easy to use.</p> <p>There are also several aspects of the canal and railway line that are not included in the HER but ought to be protected. Identifying the disused railway line as a heritage asset may be more appropriate than as a local green space.</p>	<p>Referencing the HER in the plan enables the policy to remain up to date and relevant as changes and updates to the HER are introduced. It is not considered difficult to access the HER and the plan contains a hyperlink.</p> <p>The railway line is included as an historic asset in the HER.</p>
COMMENTS RECORDED AT CONSULTATION DAY		
Consultation day Saturday 13th May 2023	Second home issues dodged, Given the house pricing harm that they cause I feel that only reviewing this once second home ownership reaches 20% is too feeble, especially now there is government movement on this issue.	The approach taken in the plan conforms with current government advice.

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	To retain the lovely community we have, 2nd homes should definitely be limited. We do not want a dead village in the winter.	As above.
	Agree with the above. We had a youth club in Marhamchurch supported by funding from Cornwall Council. Professional staff and volunteers provided this essential service until Cornwall Council withdrew funding. There is no service for our youngsters now. Thanks to a very bad decision by the council!	Noted. This is a matter for Cornwall Council.
	We are in full support of the development Boundary as in the plan. We are also in support of no further development of green farmland.	Support welcomed.
	Definitely agree with the above.	As above.
	Methodist church should be included, not just the school room.	Mention of the Methodist Church will be added to para 53.
	The land that includes the multi use trail extension, south of Helebridge Road should be shown on the map as protected green space. I believe Cornwall Council suggested to Marhamchurch PC the strip of land (between the A39 fencing and the field boundary) could be a green space used by the village e.g. schoolchildren. Once the new multi-use trail extension goes over the footbridge over the river Neet there is a strip of land overlooking the river that was discussed as a picnic location during the TRAC project discussion. The multi-use trail was meant to extend into the field at its end (a right turn at the end of the track) but Cormac ran out of money to complete that. I (Neil Hudson) actually provided money to enable the fencing of that area to be widened to enable the track to form a loop (where it meets the river).	The land owned by Cornwall Council around the multi-use trail will be added to the plan as a local green space (Policy MNP9).
	Foundry Lane. I strongly support every effort to make Foundry Lane cyclable as Helebridge Road is the least cycle friendly part of NCN3 in this	Support welcomed.

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	area.	
	As many green spaces as possible are important – don't forget, wildlife corridors, even if people have no access.	Support welcomed.
	Concern about speeding cyclists Foundry Lane.	Noted. Suitable safety measures should form part of any cycle track developments.
	Concern about inclusion of disused railway line-important on farming business.	Noted. See response above stating that the line will be removed from the list of local green spaces but that it is already included as a heritage asset in the HER.
	Possibility of inclusion of alternative link to Sharlands/Woodknowle.	This will be discussed with landowners.
	Concerned about land by the Lychgate being designated as a local green space. The land is special for its beauty but is privately owned and may be needed for personal car parking if public parking around the war memorial were ever to be removed. The land ought not to be subject to any “labels” but remain as it has been over 50 years a Green and Pleasant land.	See response to Parishioner ID 13 above (Policy MNP9).