

Reference: Misc4 Formal Consultee Responses.

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. The bodies below were consulted by email.

Statutory Organisation	Comment Received	Action Taken
British Gas	No Response	
Devon & Cornwall Police	<p>On behalf of Devon and Cornwall Police for the opportunity to be involved in the Lostwithiel NOR</p> <p>What I have said for all the NDPs is that they should have some reference within their plans for crime and anti-social behaviour. Whilst these issues are covered in other national and council policies, i feel they should also be In your NDP.</p> <p>I would therefore suggest that the following statement or similar is included within the NDP All development proposals should consider the need to design out crime, disorder and antisocial behaviour to ensure ongoing community safety and, cohesion"</p> <p>This may sit most comfortably within a design section perhaps. You can obviously keep it as simple as this or expand if you wish and I would be happy to assist further if required.</p> <p>Such issues can apply to all forms of development not just housing. May also be just as relevant for car parks, footpaths, play areas, commercial development etc. By designing out opportunities for crime and ASB will not only hopefully prevent or reduce these but very importantly also help reduce the fear of crime,</p>	Added to the Plan
EDF Energy	No Response	
EE Mobile	No Response	
Environment Agency	No Response	
Healthwatch Cornwall	No Response	
Highways Agency	No Response	
Historic England	Having considered the latest version of the Plan there are still no sites being formally allocated for development but we have had recent cause to consider the basis of the realignment of the settlement	

	<p>boundary. As a proposal this would normally not in principle attract our attention as the inclusion of any land within it does not automatically imply suitability for development. Full constraints appraisal would be necessary of any individual site being considered for development and should this reveal that such development would have unacceptably harmful impacts on heritage assets then national, Local Plan and complementary policies within the Neighbourhood Plan itself would provide an adequate framework for their protection.</p> <p>But in looking at the evidence now available which provides a rationale for the settlement boundary proposed we realise that this is predicated on site assessments, and essentially their suitability for development. However, while the criteria used to inform this exercise in the Drawing the Development Boundary report on your website includes consideration of the impact on heritage assets and their setting there is no information on the methodology which has been used. It is therefore not clear how the conclusions reached have been arrived at and indeed whether they have been suitably informed.</p> <p>We are concerned that there is a risk that in using this simplified approach to determine the settlement boundary it could create the impression that all sites so considered and included are thereby suitable in principle for development. This impression is reinforced on P25 of the Plan which indicates that the rationale for the settlement boundary has been determined on the basis of accommodating all future development, suggesting that the capacity of the sites for development has been considered and influenced their inclusion.</p> <p>If this is the case, and if the Drawing the Development Boundary report is meant to be the evidence base to substantiate that outcome, then we would have to advise that it contains insufficient information to confirm that the sites can be developed in principle without causing harm to designated heritage assets in accordance with the provisions for the protection and</p>	<p>Thoroughly considered; see Ref. H1 and the statement of criteria used to draw the Development boundary See Plan page 60.</p> <p>Methodology now made explicit on page 60 of the Plan and in Ref.H1 on the NP website.</p> <p>The revised Plan had excluded cells 4, 25, 26 and 28 from the Development Boundary.</p> <p>Evidence now made explicit.</p>
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	<p>enhancement of the historic environment set out in the National Planning Policy Framework (NPPF). It also generates the need to consider whether from this there is a likelihood of significant environmental effects, possibly prompting a review of the previous SEA Screening exercise.</p> <p>On this latter consideration, we could not find on your website any evidence to indicate that the potential for individual and cumulative effects on heritage assets arising from policies TT1,2 & 3 have been considered. As a residual or carry-over issue this too could mean that the Plan has difficulty demonstrating conformity with national and local planning policy for the protection and enhancement of the historic environment, and the need to definitively determine the likelihood of causing significant environmental effects remains.</p>	<p>Environmental impact reduced in the submission Draft</p>
Home and Communities Agency	No Response	
Kernow Clinical Commissioning Group	No Response	
Lanhydrock Parish	No Response	
Lanlivery Parish	No Response	
Lostwithiel forum	No Response	
Marine Management Organisation	No Response	
National Grid	<p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines and also National Grid Gas Distribution's Intermediate 1 High Pressure apparatus.</p> <p>National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:</p> <p>YE Route • 400kV from Indian Queens substation in Cornwall to Landulph substation In Cornwall.</p> <p>From the consultation information provided, the above</p>	

	<p>overheads powerline does not interact with any of the proposed development sites.</p> <p>Whilst there is no implications for National Grid Gas Distribution's intermediate / High Pressure apparatus, there may however be Low Pressure (LP) & Medium Pressure (MP) Gas Distribution pipes present within proposed development sites</p>	
Natural England	<p>Thank you for your consultation on the above dated 05 April 2018</p> <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.</p> <p>Natural England welcomes the preparation of the Neighbourhood Plan and recognise the effort that has gone into its development. We have a couple of comments draft Plan which we hope you will find useful. These are set out below.</p> <p>Parts of the Development Boundary for Lostwithiel (figure 2.1) contain or abut areas of Priority Habitat for deciduous woodland. Plan proposals likely to affect such sites should be considered in line with Cornwall Local Plan policies (particularly policy 23: Natural Environment (clauses 3 and 3(d) in particular)) which seek to ensure that such features are protected, and enhanced where possible. More information on the location of these habitats can be found on MAGIC</p> <p>We have not checked the agricultural land classification of undeveloped sites within the development boundary, but we advise you to ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework (NPPF).</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>	<p>These pieces of land have now been excluded from the revised Development Boundary.</p> <p>No grade 1 land included.</p>
Network Rail	<p>Thank you for consulting us on the Lostwithiel Neighbourhood Plan. This email forms the basis of our response.</p> <p>Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.</p>	

	<p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements. We object to Policy TT2 which seeks to allocate unused rail sidings for parking. The safeguarding of unused rail sidings which are no longer required by the railway network could hinder options for Network Rail to make the land available for other uses such as housing. Network Rail would be best placed to understand if these sites have any future railway use, in addition to this prior to disposal we would have to go through a regulatory process involving freight operators and local authorities before any land disposal takes place. Network Rail supports Policy TM, which encourages the provision of improvements at Lostwithiel railway station and the level crossing.</p> <p>We would appreciate the Council's providing Network Rail with an opportunity to comment on any future planning policy documents. We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy.</p> <p>We trust these comments will be considered in your preparation of the forthcoming Plan documents.</p>	<p>Land within the Development Boundary already provides for the housing needs of Lostwithiel. There is a severe lack of parking. Therefore the allocation for parking remains in the Plan.</p>
O2 and Vodafone (Mobile)	No Response	
OFCOM	No Response	
Peninsula Community Health	No Response	
Royal Cornwall Hospital Trust	No Response	
South West Water	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	
St Sampson Parish	No Response	
St Winnow Parish	No Response	
Three (Mobile)	No Response	
Wales and West Utilities	No Response	
Western Power Distribution	No Response	

