



WENDRON PARISH

NEIGHBOURHOOD DEVELOPMENT PLAN

2026 TO 2030

CONSULTATION STATEMENT

Prepared for Wendron Parish Council

JULY 2026

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Status of this document

This Consultation Statement accompanies the Submission Draft Wendron Parish Neighbourhood Development Plan. It records the engagement undertaken during preparation of the Plan, the Regulation 14 consultation, the principal issues raised, and the way in which those issues were considered and addressed.

1. Introduction

1.1 This Consultation Statement has been prepared by Wendron Parish Council, as the qualifying body for the Wendron Parish Neighbourhood Development Plan (NDP). It accompanies the Submission Draft NDP submitted to Cornwall Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, as amended.

1.2 The purpose of the Statement is to demonstrate that preparation of the Plan has been open, proportionate and community-led. It provides a consolidated record of the principal engagement activities undertaken from 2022 to 2026 and explains how consultation evidence influenced the Plan.

1.3 Regulation 15 requires a consultation statement to provide the information summarised below.

Regulation 15 requirement	Where addressed
Persons and bodies consulted	Sections 4 and 5, and Appendix 3, identify the community, businesses, organisations, public bodies and consultation bodies invited to participate.
How they were consulted	The Statement records household questionnaires, online surveys, paper response arrangements, public events, social media, websites, direct notification and stakeholder engagement.
Main issues and concerns	Sections 4 and 6 summarise the principal matters raised through the early surveys and the Regulation 14 consultation.
How the issues were considered and addressed	Section 7, supported by Appendix 4, explain the response to the representations and the resulting changes to the Submission Draft.

1.4 This Statement should be read alongside the Submission Draft NDP, the evidence base, the Regulation 14 response analysis and the consultation material retained by the Parish Council. References to policy numbers in this Statement use the final Submission Draft numbering.

2. Background and governance

2.1 Wendron Parish Council is the qualifying body responsible for preparing the NDP. The Plan covers the designated Wendron Neighbourhood Area and the period 2026 to 2030.

2.2 The neighbourhood area was originally designated in April 2015. Following the transfer of the Wheal Oak area from Wendron Parish to Helston Parish, the designated area was amended in February 2026 so that it continued to correspond with the Parish boundary.

2.3 Preparation of the Plan was led by the Wendron NDP Steering Group. The Group included Parish Councillors and volunteer members of the community. It assembled local evidence, commissioned specialist work, organised consultation and developed the Vision, Objectives, policies and Local Projects for consideration by the Parish Council.

2.4 The Plan was prepared during a period of material change in national and local planning policy. Engagement therefore had two related purposes: first, to establish local priorities and aspirations; and second, to test whether the emerging policies provided a practical and proportionate response to those priorities within the legal scope of a neighbourhood plan.

Community-led but evidence-based

The consultation findings were not treated as a referendum on individual planning policies. They were considered alongside national policy, the Cornwall Local Plan, the Climate Emergency Development Plan Document,

technical evidence and advice from consultation bodies. This ensured that the Plan remained both locally responsive and capable of meeting the basic conditions.

3. Consultation and engagement approach

3.1 A Communications and Engagement Strategy was prepared to guide the process. Its central objective was to involve the whole Parish, build understanding of neighbourhood planning, encourage participation and ensure that equality and diversity were integrated into the engagement process.

3.2 The Strategy adopted five linked principles:

- **INFORM** - provide balanced and objective information.
- **CONSULT** - actively seek community views and provide feedback.
- **INVOLVE** - work with the community so that concerns and aspirations are understood.
- **COLLABORATE** - work with the community and stakeholders to identify solutions.
- **EMPOWER** - present the draft Plan to the community and, ultimately, for approval through the statutory process.

3.3 The Strategy also required the use of multiple communication channels. Digital engagement was used to widen access and simplify data analysis, while paper questionnaires, public events and direct contact were retained for people who did not use the internet or preferred to respond in another way.

3.4 The intended audiences included residents of different ages and circumstances, people with physical or learning needs, families, workers and commuters, businesses, community and voluntary organisations, faith and equality groups, public bodies, neighbouring councils and infrastructure providers.

3.5 Engagement was structured around four stages: initial awareness and issue identification; development and testing of policy options; formal Regulation 14 consultation; and later promotion of the Cornwall Council-led Regulation 16 consultation and referendum.

Stage	Purpose	Principal methods
1. Awareness and scoping	Identify local issues, values and priorities.	Household questionnaire, collection points, local publicity and community contact.
2. Policy and evidence development	Test themes and options; gather specialist and sector evidence.	Online and paper surveys, community event display, business and estate agent surveys, technical stakeholder engagement.
3. Regulation 14	Enable residents, organisations and consultation bodies to comment on the complete draft Plan.	Published draft and evidence, summary leaflet, SmartSurvey, paper forms, four drop-in events, direct notification.
4. Submission and referendum	Explain the next statutory stages and encourage informed participation.	Parish Council and NDP websites, public information and Cornwall Council consultation publicity.

4. How the Plan was prepared

4.1 The work on the Plan started in 2015 but after a good start little progress was made until 2020, with evidence gathering being the main activity until late 2021 when community engagement came to the fore.

4.2 The Submitted Plan is not based on a single consultation exercise. It developed through a sequence of surveys, events, specialist evidence gathering and policy review. The principal activities are described below and summarised in Appendix 1.

4.1 The 2022 scoping questionnaire

4.2 A detailed community questionnaire was undertaken between 17 August and 20 November 2022. A copy was delivered to every household. Additional copies and collection points were provided at the Star Inn, Porkellis; the Golden Lion Inn, Menherion; R&G Motors, Carnkie; Rame Post Office; and Penmarth Methodist Hall.

4.3 Fifty-one responses were received. The response profile was weighted towards residents aged 55 and over, with younger and working-age groups under-represented. The analysis explicitly recorded this limitation and the results were therefore used as an important source of local evidence rather than as a statistically representative poll of the whole Parish.

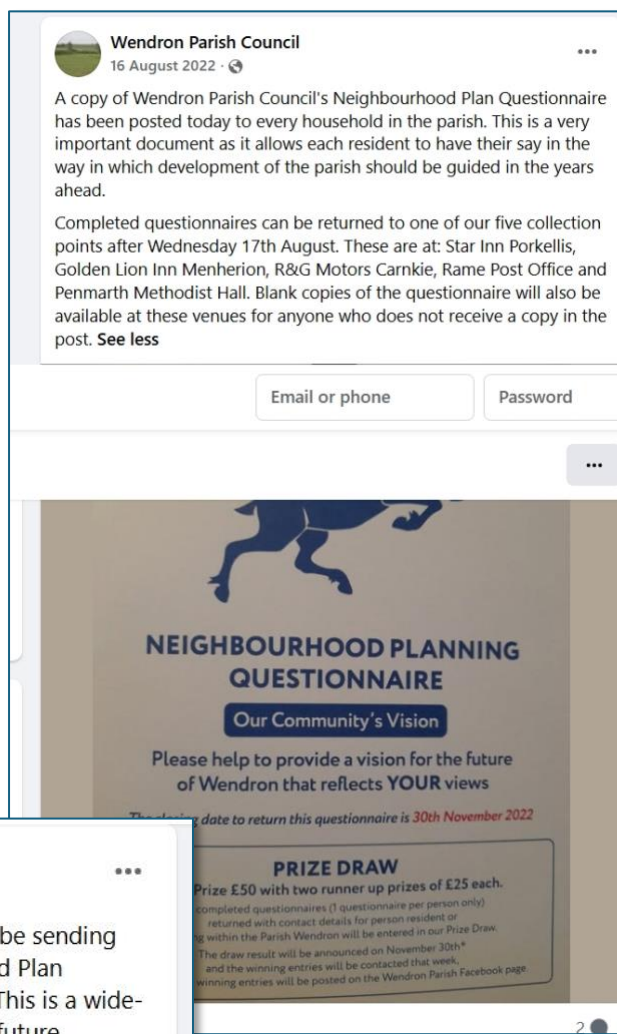


Figure 1: Facebook post introducing the proposed Neighbourhood Plan, 15 January 2020.



Figure 2: Facebook post publicising delivery and return arrangements for the household questionnaire, 16 August 2022.

4.4 The survey established a broad agenda for the NDP. The strongest priorities were open spaces, countryside views, transport, walks and trails, and public rights of way. It also identified concern about

the affordability and type of housing, rural road safety, access to services, local infrastructure and the protection of rural character.

Issue	Key 2022 finding
Local qualities	58.8% rated open spaces as very important; 56.9% countryside views; 56.9% transport; 54.9% walks and trails; and 52.9% rights of way.
Development	29.7% favoured more housing, while 24.3% opposed further development. Comments generally favoured small-scale, locally appropriate development and prior infrastructure provision.
Services and infrastructure	73.0% identified medical or dental provision as requiring improvement; 40.5% identified school expansion; and 27.0% transport links.
Housing	54.9% identified affordable housing as a current or future need; 51.0% identified long-term care accommodation; and 43.1% family or open-market homes.
Location of development	72.5% favoured prioritising brownfield land; 47.1% favoured development between or adjoining existing housing.
Infrastructure policies	Support was strongest for drainage (86.3%), broadband (80.4%), utilities (80.4%) and solar energy (70.6%).
Renewable energy	80% supported local renewable energy generation where the benefit returned to the community. Views on turbines were more divided.
Traffic and facilities	More than 75% expressed concern about traffic. Approximately 76.5% considered that community facilities could be improved.
Quality of life	68% were fairly or very satisfied with the Parish as a place to live, but only 39% were optimistic about its future.

4.5 The findings informed the early policy themes, including affordable and adaptable housing, settlement-sensitive growth, renewable energy, drainage and flood resilience, local business, community facilities, landscape, heritage, transport, active travel and digital connectivity.

4.2 The 2024 community survey

4.6 A second community consultation ran from 24 June to 25 August 2024 designed to go deeper into specific issues. The original consultation period was extended by two weeks. GoCollaborate provided a dedicated online engagement platform, while hard copies were available on request.

4.7 The survey was promoted through the Wendron Parish Council website and Facebook page, together with four targeted Facebook campaigns. During the consultation period, 280 people visited the online platform, 32 people submitted a survey response online or on paper, and 32 qualitative comments were recorded.



Figure 3: The 2024 neighbourhood planning Poster.



Figure 4: Facebook reminder publicising the 2024 community consultation, 15 July 2024.

Facebook campaign	Reach	Link clicks	Other engagement recorded
Campaign 1	289	17	20 post engagements and 2 shares.
Campaign 2	489	22	23 post engagements.

Facebook campaign	Reach	Link clicks	Other engagement recorded
Campaign 3	649	47	53 post engagements.
Campaign 4	1,386	70	984 post engagements and 914 three-second video plays.

4.8 The campaign reach figures are not additive because the same individual may have seen more than one campaign. They nevertheless demonstrate that the consultation was actively promoted across the Parish and reached substantially more people than ultimately submitted a formal response.

4.9 The 2024 results reinforced the importance of rural character, heritage, valued landscapes and community facilities. They also provided more detailed evidence about housing need, second homes, digital connectivity and preferred forms of development.

Theme	Principal 2024 finding and influence
Rural character and development	Respondents favoured small-scale, well-integrated development, conversion and infill, with protection for landscape, heritage and settlement identity.
Second homes and holiday use	76.9% supported restrictions on the use of new dwellings as holiday lets or second homes. The evidence contributed to the wider assessment of housing availability and community cohesion.
Housing need	Priorities included family homes (29.7%), affordable or social rented homes (25.0%) and one- and two-bedroom homes (23.4%). 46% reported that someone in their household would like to live independently in the Parish if suitable accommodation were available.
Digital infrastructure	Only 23.1% considered that their broadband and mobile service met domestic, social or business needs. This supported dedicated digital and mobile infrastructure policies.
Renewable energy	There was broad support for renewable energy in new development and for local generation that benefits the community, particularly solar and geothermal energy.
Community assets	Village halls, pubs, sports clubs, walking routes, village greens and areas such as Porkellis Moor were identified as valued assets.
Nature recovery	Comments supported community-led habitat restoration, rewilding and nature recovery where compatible with the rural economy and land management.

4.3 West Cornwall Family Motor Show 2024

4.10 The NDP was promoted through an explanatory display at the West Cornwall Family Motor Show in 2024. This provided a visible, informal opportunity to explain neighbourhood planning, raise awareness of the project and direct residents to the wider consultation material. [Appendix 6]

4.4 Business survey 2025

4.11 A survey of local businesses was carried out in March and April 2025. It sought evidence on premises, employment, barriers to growth, transport, digital connectivity, renewable energy and the relationship between the rural environment and business activity.

Business issue	Finding
Premises	85.7% of respondents operating from business premises reported sufficient space. Home-based businesses identified a stronger need for improved digital connections and additional office or workshop space.
Digital connectivity	67% identified better digital connectivity as important to business operation or growth.
Business environment	Respondents valued the peaceful rural setting, community connections, proximity to nature and the ability to work locally without commuting.
Sustainability	80% considered renewable energy important to the future of their business; 50% expected to introduce electric vehicles within five years.
Tourism and second homes	20% considered second homes or holiday lets important to business success, 70% did not, and 10% were unsure.
Transport	80% said traffic conditions did not affect operations, but 60% considered that public transport did not support business needs. Road quality, narrow lanes and poorly maintained access routes were also raised.
Overall assessment	No respondent rated Wendron below the midpoint on a five-point scale as a place to do business, indicating generally positive sentiment.

4.12 The findings informed Policies 14 to 16 on business development, home working and rural diversification, and Policies 30 and 31 on digital and mobile connectivity. They also supported policies for local energy resilience, sensitive access and the protection of the rural qualities that contribute to business attractiveness.

4.5 Estate agents survey 2025

4.13 An estate agents survey was undertaken in January and February 2025 to provide an independent view of local housing market conditions. Five agents operating in and around the Parish were approached.

4.14 The market was described as generally stable, with demand from families, retirees and first-time buyers. Two- to four-bedroom homes, bungalows, traditional cottages, gardens, garages and off-street parking were most frequently sought. Most buyers were reported to be looking in the broad £200,000 to £400,000 range, while suitable rental property was limited.

4.15 Agents also reported interest in affordable and discounted market homes and a preference for small, well-designed development that respects the countryside setting. These findings were considered alongside the HomeChoice evidence, demographic analysis and the community surveys when developing Policies 9 to 13.

4.6 Design Codes and Guidelines engagement

4.16 Locality technical support was used to commission the Wendron Neighbourhood Area Design Codes and Guidelines. The work included a site visit and discussion with Steering Group members about settlement character, local aspirations and development pressures.

4.17 The engagement identified four recurring design matters: the predominantly small-scale pattern of development; the quality and specification of materials; the Parish's mining heritage; and the relationship between the Helston fringe and rural Wendron. These matters were incorporated into the Design Codes and subsequently into Policy 21 and related policies.

4.7 Ongoing engagement

4.18 Between the main consultation stages, information was made available through the NDP website, the Parish Council website, social media, public events and Parish Council business. Evidence reports and consultation results were published as they became available, enabling residents and stakeholders to follow the development of the Plan.

4.19 The cumulative evidence from the community, businesses, market intermediaries and technical advisers produced a consistent strategic message: growth should address evidenced housing, infrastructure and economic needs while conserving the rural, environmental and heritage qualities that make Wendron distinctive.

5. Regulation 14 pre-submission consultation

5.1 Publication and consultation period

5.1 The Pre-Submission Consultation Draft NDP was published on 13 April 2026. The consultation closed on 25 May 2026, providing the statutory minimum six-week period for representations.

5.2 The consultation covered the complete draft Plan, its Vision and Objectives, the policy framework, maps, Local Projects and supporting evidence. The purpose was to allow residents, businesses, landowners, community organisations and consultation bodies to assess the Plan as a whole before it was finalised for submission.

5.2 Publicity, access and response methods

5.3 The draft Plan and supporting evidence were published on the dedicated NDP website at plan4wendron.co.uk. A summary leaflet was also available, and paper copies of the Plan could be requested from the Parish Council.

5.4 Representations could be made in the following ways:

- through the online SmartSurvey feedback form;
- by scanning the published QR code to access the survey;
- by completing the paper feedback form distributed with the summary material or available at the consultation events;
- by posting the paper form to the NDP correspondence address; and
- by discussing the Plan at a drop-in event and then submitting a written response.

5.5 Paper responses were transcribed into the SmartSurvey system. This enabled online and handwritten representations to be recorded and analysed consistently without excluding residents who did not use the internet.

5.3 Drop-in consultation events

5.6 Four drop-in events were arranged at different venues and times across the Parish. The events provided access to the draft material and an opportunity to discuss the Plan with members of the NDP team. A detailed exhibition was shown [Appendix 7].

Venue	Date	Time
Wendron Football Club	16 April 2026	6.30 pm to 8.30 pm
Penmarth Hall	22 April 2026	10.00 am to 12 noon
Trinity Methodist Chapel, Porkellis	25 April 2026	10.00 am to 1.00 pm
Wheal Dream	5 May 2026	3.00 pm to 5.00 pm

5.4 Consultation bodies and other organisations

5.7 Notice of the consultation was given to the bodies and organisations considered relevant under Regulation 14 and Schedule 1 of the Neighbourhood Planning Regulations. The categories included Cornwall Council, adjoining councils, national agencies, infrastructure providers, health bodies, utilities, electronic communications operators, local voluntary and community organisations, business interests, faith and equality groups, and bodies representing disabled people.

5.8 The named consultation bodies from which substantive responses were received were:

- Sport England;
- National Highways;
- Openreach;
- Cornwall Council Neighbourhood Planning;
- Cornwall Council Affordable Housing Team;
- Cornwall Council Public Open Space Team
- Cornwall Council Historic Environment Team
- Cornwall Council Local Lead Flood Authority
- Devon and Cornwall Police;
- Cornwall Council Environmental Resilience and Adaptation Team;
- Historic England;
- Natural England; and
- Gweek Parish Council.

5.9 The consultation-body responses were generally supportive and technical. No consultation body objected in principle to the Plan. Together, they raised approximately 50 recommendations, corrections or policy-specific observations.

Full consultation record

The Parish Council retained the Regulation 14 notices, consultation correspondence, completed forms and detailed response analysis as part of the NDP evidence base. This Statement summarises that material rather than reproducing every representation in full, the details of which are given in Appendix 4.



Figures 5 to 7: Drop In Session Wendron Cricket and Football Club



6. Regulation 14 responses and main issues

Community response

6.1 The consultation produced 29 community survey responses, 128 substantive written comments and approximately 170 individual points. The largest volume of detailed comment was submitted through the general additional-comments question, followed by the Climate Change, Community Facilities and Infrastructure, Housing, and Business and Employment themes.

6.2 Overall support was high across every theme, while disagreement was generally low.

Theme	Agreement
Vision and Objectives	82.76%
Housing	82.76%
Business and Employment	82.76%
Climate Change	86.21%
Heritage, Cornish Distinctiveness and Design	89.66%
Natural Environment	93.10%
Community Facilities and Infrastructure	96.55%

6.3 Respondents generally regarded the draft Plan as comprehensive, sensible and positive in intent. There was strong support for protecting the Parish's rural character, natural environment, Cornish heritage, community facilities and local businesses, while meeting affordable housing need and enabling appropriate employment opportunities.

Main issue	What was raised
Delivery and implementation	Respondents questioned how policies and aspirations would be delivered, funded, monitored and enforced.
Climate measures and low-carbon heat	Support was accompanied by concern about cost, practicality, fairness and the position of homes dependent on oil or other conventional heating.
Affordable housing	Respondents supported homes for local people but questioned delivery, tenure and whether affordable commitments would be retained.
Scale and location of growth	Concern was expressed about overdevelopment, pressure on rural settlements and the relationship with major growth adjoining Helston.
Second homes	Respondents remained concerned about housing availability, prices and seasonal occupancy.
Cornish hedges, landscape and biodiversity	Comments sought stronger protection for hedges, trees, tranquillity, dark skies and wildlife corridors.
Design and local character	Respondents sought development that responds to local settlement forms, materials and the exposed rural climate.
Parking and rural lanes	Concern was raised about inadequate parking, displacement onto narrow lanes, highway widening and loss of hedges.
Public transport, roads and footpaths	Respondents sought better bus services, speed controls, road maintenance and footpath management.
Community facilities and services	Strong support was expressed for protecting halls, sports facilities, open spaces, health and social infrastructure.
Digital and mobile connectivity	Poor broadband and mobile coverage were repeatedly identified by residents and businesses.

Main issue	What was raised
Limits of the NDP	Some comments sought action beyond the statutory scope of land-use planning.

Consultation-body issues and response

6.4 Taken together, it is estimated that the consultation body responses raised around 25 recommendations, corrections or policy-specific observations. Overall, the tone of the statutory responses is supportive and constructive. None of the consultees object in principle to the Plan. Several respondents had no specific comments or no objection, while others identified matters that should be checked, clarified or refined before submission.

Respondent	Principal matter
Sport England	Sports and active-design evidence; relationship to recreation provision.
National Highways	Potential strategic highway effects and the need for proportionate assessment and mitigation for significant development.
Openreach	Likely presence of electronic communications apparatus and need for developers to obtain records.
Cornwall Council Neighbourhood Planning	Policy clarity, strategic context, general conformity, housing delivery and avoidance of unnecessary duplication.
Cornwall Council Affordable Housing Team	Updated need, tenure, dwelling sizes, accessibility standards and practical delivery on small sites.
Cornwall Council Public Open Space Team	Robust, up-to-date open-space assessment using Cornwall's adopted methodology; enhancement as well as protection; identification of deliverable play and allotment projects; and proportionate developer obligations and off-site contributions.
Cornwall Council Historic Environment Team	Heritage mapping and evidence; the Cornwall Historic Environment Strategy and Heritage at Risk Information Tool; sensitive retrofit and reuse; use of the dynamic Historic Environment Record; and distinctiveness assessments to reinforce local character.
Cornwall Council Local Lead Flood Authority	Flood-risk responsibilities; support for the Plan's flood and climate-resilience policies; and review of the Trenear and Burras settlement boundaries to steer vulnerable development away from fluvial and surface-water flood risk.

Respondent	Principal matter
Devon and Cornwall Police	Designing out crime and safe, inclusive design.
Cornwall Council Environmental Resilience and Adaptation Team	Flooding, surface-water management, drainage and climate resilience evidence.
Historic England	Strong climate and heritage approach; need for clearer heritage evidence, mapping and identification of assets.
Natural England	No specific objection; environmental evidence and screening should remain proportionate and receptor-based.
Gweek Parish Council	Surface-water runoff and consultation with relevant agencies.

7. How the responses changed the Submission Draft

7.1 Every representation was reviewed and analysed. Changes were made where they improved clarity, local distinctiveness, evidence, conformity or deliverability. The Vision and established strategic direction were retained because the consultation demonstrated broad support and no consultation body objected to the Plan in principle.

7.2 The principal changes are summarised below. Appendix 4 contains the full Regulation 14 Response Report, including the detailed analysis of representations, the Parish Council response and the recommended amendments to the Plan.

Section	Summary of changes
1. National and strategic planning context	The introductory and strategic sections have been updated to: • reflect changes to national planning policy and neighbourhood planning legislation; • explain the substantially increased housing requirement for Cornwall; • recognise preparation of the replacement Cornwall Local Plan, expected to be adopted in 2028; • acknowledge that the Wendron NDP is likely to require an early review after adoption of the replacement Local Plan; • clarify that the NDP must support sustainable development and must not result in less housing being provided than would otherwise be provided through the Local Plan; and • recognise the requirement to take nature recovery into account.
2. Vision, objectives and spatial strategy	The Plan now states that its objectives are complementary and are not presented in order of priority. Their delivery is to be secured through the planning policies and the Local Projects programme. The spatial strategy has been strengthened by distinguishing the predominantly rural parts of Wendron from the south-western area adjoining Helston. The latter is now recognised as part of the wider Helston urban fringe, with a potential role in

	meeting the strategic housing, employment, infrastructure and community needs of Helston and South Kerrier. Development in this area, including HX1, is expected to be comprehensively planned, well connected and supported by appropriate physical, social and green infrastructure.
3. Climate change and renewable energy	The climate-change section has been refined to: • recognise the cost, disruption and technical difficulty of replacing oil and gas heating, particularly in older and traditionally constructed buildings; • promote a proportionate and managed transition to low-carbon heating, including sensitive thermal improvement where appropriate; • clarify expectations relating to sustainable design, efficient use of resources, energy storage and local energy resilience; • strengthen safeguards relating to landscape, residential amenity, highways, footpaths and cycle routes; • remove the obsolete reference to the Environment Agency's Natural Flood Management Studio; and • introduce Cornwall Council's Heritage at Risk Information Tool (HARIT) as a source of evidence where climate change, flooding, erosion or other environmental processes may affect heritage assets. Policy 1 has been simplified to avoid unnecessary repetition of the Climate Emergency DPD, while its supporting note now cross-refers to the Plan's detailed guidance on historic-building energy efficiency. Policy 7 has been further strengthened. It now promotes sensitive thermal improvements alongside the transition to low-carbon heating and refers specifically to Wendron's granite, rubble-stone, lime and slate-built heritage, the risk of impermeable materials trapping moisture, the Parish's exposed climate and driving rain, and the discreet positioning of heat pumps, flues, external pipework and related equipment. The supporting material now directs users to Historic England guidance, Cornwall Council's Improving Energy Efficiency in Historic Cornish Buildings guidance, the Stoke Climsland Carbon Zero Homes Project and the Wendron Design Codes and Guidelines.
4. Housing evidence and requirement	The housing evidence has been updated to record: • 77 households with a valid local connection seeking affordable housing; • a further 25 potential "hidden households"; • the particularly strong need for one- and two-bedroom homes; • the needs of older residents, disabled people and people with reduced mobility; and • the practical difficulty of delivering social rent and shared ownership on small rural schemes. The assessed affordable housing requirement has increased to 105 dwellings. Together with an allowance of 15 open-market homes, the table in the Submission Draft gives an overall locally assessed requirement of 120 dwellings.
5. Housing strategy and policies	The housing policies have been revised to:

	• give greater weight to settlement role, scale, accessibility, infrastructure capacity and community facilities; • recognise development adjoining Helston as part of the sustainable growth of the town; • clarify that the identified settlement areas guide development rather than operate as inflexible boundaries; • strengthen support for affordable housing-led development adjoining sustainable rural settlements; • require better integration with walking, cycling and public-transport networks; • clarify the meaning of infill and small-scale rounding off, preventing ribbon development or unjustified extension into the countryside; and • require development to remain proportionate to the site and settlement and to protect important gaps, views and landscape features. Policy 9 has been substantially rewritten. Housing mix and tenure are now to be determined using current evidence of need, site size, viability, available subsidy and registered-provider requirements. The former fixed tenure split and assumed 50% discount have been replaced by a more flexible approach. Discount Market Sale Homes may be used on smaller schemes where rented or shared-ownership housing cannot be delivered viably, with discounts secured in perpetuity. Shared ownership must be assessed by reference to its total cost to the occupier.
6. Business, employment and tourism	The supporting evidence on the rural economy has been expanded, including recognition of home working, self-employment, the needs of established local businesses and the importance of reliable digital infrastructure. Policy 15 has been more clearly structured to distinguish farm diversification from rural tourism. The revised approach: • requires proposals to be proportionate and compatible with the rural setting; • addresses landscape, amenity, highway, drainage, water, waste and infrastructure effects; • introduces clearer criteria for temporary and seasonal tourism uses, including pop-up campsites; • requires credible evidence where employment or economic benefits are claimed; • promotes accessibility and sustainable operation; and • allows holiday-only occupancy controls where accommodation is unsuitable for permanent residential use.
7. Natural environment and nature recovery	The relationship with the Cornwall and Isles of Scilly Local Nature Recovery Strategy has been made explicit. The Plan now explains that the Strategy informed the Wendron Green Infrastructure Network and requires relevant development to support locally applicable nature-recovery priorities and measures

	Policy 17 now refers directly to the Local Nature Recovery Strategy when considering green infrastructure, habitat connectivity and the location of off-site biodiversity gains. Additional text clarifies what Policy 18 can achieve through the planning process in relation to trees, Cornish hedges and hedgerows, while recognising that routine maintenance, highway damage and unauthorised removal may need to be pursued through other regulatory or land-management mechanisms. Policy 19 has been strengthened by introducing more precise standards for external lighting, shielding, brightness and colour temperature, while retaining protection for tranquillity, landscape character and nocturnal wildlife.
8. Historic environment	The historic-environment evidence and policy framework have been further strengthened. The principal changes are: • a new historic-environment overview map at the beginning of the Heritage, Cornish Distinctiveness and Design section, identifying the Parish's settlements and key heritage designations, including the Cornwall and West Devon Mining Landscape World Heritage Site; • addition of Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall's Historic Environment 2022–2030 to the Plan's strategic context; • new heritage statistics recording 120 listed buildings (3 Grade I, 4 Grade II* and 113 Grade II), 11 Scheduled Monuments and the Grade II* Wesleyan Chapel at Porkellis on the Heritage at Risk Register; • stronger references to the Wendron Historic Environment Evidence Report, Cornwall Council's Historic Environment Record and online mapping, and the Parish's designated and non-designated heritage assets; • recognition that the Historic Environment Record is dynamic and should be routinely consulted rather than treating any NDP list as definitive; • use of Cornwall Council's Heritage at Risk Information Tool (HARIT), where relevant, to inform heritage assessment and adaptation planning in response to climate and environmental risks; and • clearer expectations for proportionate heritage assessment where development may affect heritage significance. Policy 21 has also been tidied to clarify its requirement for development to reinforce Wendron's distinctive historic character and sense of place. Where proportionate, proposals are expected to demonstrate how local and Cornish distinctiveness has informed design, having regard to the Wendron Design Code and Cornwall Council's Cornish Distinctiveness Assessment Framework, normally through an existing Heritage Impact Assessment or Design and Access Statement where one is required. The suggestion of a possible conservation area at Porkellis has been noted, but no NDP change has been made because conservation-area designation is a matter for Cornwall Council.
9. Design, outdoor space, access and parking	Policy 20 has been substantially recast to make it more specifically related to Wendron. It now addresses: • the Parish's wet, windy and exposed climate;

	• traditional settlement forms, historic farmsteads and former mining settlements; • characteristic building scale, roof profiles, proportions and materials; • the prevention of standardised suburban layouts; • the protection of Cornish hedges, rural lanes and characteristic roadside features; • usable private gardens and accessible communal space; • opportunities for recreation, play, clothes drying, gardening and food growing; • biodiversity, green infrastructure and sustainable drainage; and • communal areas designed to support social interaction and reflect rural character. The revised policy normally requires at least two usable on-plot parking spaces per dwelling, unless a different provision is justified by the form, tenure or occupancy of the development. Access and parking layouts must avoid displacement onto narrow lanes, protect access for emergency, refuse, delivery and agricultural vehicles, and avoid unnecessary highway widening, engineered kerbs and loss of Cornish hedges. Further Historic Environment Team suggestions concerning street signs, fingerposts and citation of individual conversion schemes have been considered but do not result in additional policy changes: the Wendron Design Code already provides guidance on the sensitive conversion and extension of traditional buildings, while a parish-wide street-furniture audit is outside the proportionate scope of the NDP.
10. Community facilities, transport and infrastructure	The Community Facilities, Transport and Infrastructure section has been updated in several respects. Policy 23 remains focused on protecting and enhancing community facilities, but its supporting material now signposts Cornwall Council's Shopfront Design guidance and relevant historic-building energy-efficiency guidance for proposals affecting traditional shops, churches, halls, schools and other community buildings. Policy 24 and its supporting justification have been substantially revised following advice from Cornwall Council's Public Open Space Team. The Plan now: • retains Cornwall Council's open-space standards as the baseline for development; • distinguishes more clearly between on-site provision and contributions to improve existing facilities, so that developer obligations remain directly related and proportionate; • recognises the identified deficiency in facilities for teenagers and in allotments/community growing space; • supports a Parish Council-led process to identify suitable opportunities for teenage recreation and community growing rather than assuming that small developments will provide them; • supports enhancement, extension and repair of existing play space where this best meets local needs; and

	• adds local health evidence to reinforce the importance of accessible recreation, play, walking routes and sports facilities for preventative health, independent living and community wellbeing. Additional text also recognises that HX1 may create demands on schools and school transport, community facilities, local roads, public transport and other services used by Wendron residents. These effects are expected to be assessed and mitigated through strategic planning, infrastructure provision, planning obligations and individual planning applications. The transport policy has been corrected so that it helps safeguard and, where practicable, improves access to bus stops and associated infrastructure. It no longer implies that an NDP can require an operator to retain a particular bus service or route.
11. Local Projects and delivery	The Local Projects section has been considerably expanded to cover: • digital connectivity and digital inclusion; • public transport and community transport; • road safety and speed reduction; • road, hedge and public-rights-of-way maintenance; • health and social care; • local employment, business support and skills; • community energy and household energy advice; • biodiversity and environmental stewardship; • heritage, culture and Cornish identity; • emergency resilience; • youth and educational initiatives; and • housing needs and community facilities. A project-delivery framework has also been introduced. This calls for each priority project to identify a responsible body, delivery partners, possible funding sources, timescale and monitoring arrangements.

7.3 Comments on operational services, maintenance, enforcement and other non-land-use matters were directed to the Local Projects section or identified for separate Parish Council action.

7.4 The July 2026 Submission Draft was thereby strengthened without altering its central purpose of meeting local needs while conserving Wendron's rural character, environmental assets and cultural heritage.

8. Conclusion

8.1 Engagement continued throughout preparation of the NDP through household questionnaires, online and paper responses, public events, sector surveys and consultation with technical and public bodies. The modest response numbers and the recognised age bias in the 2022 survey were addressed by combining several methods and testing community views against objective evidence. Regulation 14 showed clear support across every Plan theme and produced comments that materially improved the Submission Draft.

8.2 Wendron Parish Council is satisfied that the principal issues raised have been properly considered and that the Submission Draft reflects local priorities so far as these can appropriately be addressed through neighbourhood planning.

Appendix 1: Consultation and engagement timeline

Date	Engagement or plan-making activity
April 2015	Original Wendron Neighbourhood Area designated.
17 August-20 November 2022	Detailed household scoping questionnaire; 51 responses.
24 June-25 August 2024	GoCollaborate community survey, extended by two weeks; 280 platform visits and 32 responses.
2024	Explanatory NDP display at the West Cornwall Family Motor Show.
2024-2025	Locality/AECOM Design Codes and Guidelines work, including Steering Group site engagement.
January-February 2025	Estate agents survey of local market conditions.
March-April 2025	Local business survey.
19 February 2026	Neighbourhood Area amended following the Wheal Oak boundary transfer.
13 April-25 May 2026	Regulation 14 pre-submission consultation, including four drop-in events.
June-July 2026	Representations analysed; responses and amendments agreed; Submission Draft prepared.
July 2026	Submission of the NDP and supporting documents to Cornwall Council.

Appendix 2: Regulation 14 consultation arrangements

Arrangement	Detail
Consultation period	13 April to 25 May 2026.
Documents available	Pre-Submission Consultation Draft NDP, summary leaflet and supporting evidence.
Online access	Dedicated NDP website: plan4wendron.co.uk .
Online response	SmartSurvey form accessed directly or through a QR code.
Paper access	Paper Plan copies available on request; paper feedback forms available with summary material and at events.
Postal response	Completed forms could be returned to the published NDP correspondence address.
Public events	Wendron Football Club, Penmarth Hall, Trinity Methodist Chapel at Porkellis, and Wheal Dream.
Direct consultation	Email or written notification to relevant consultation bodies, neighbouring councils, infrastructure providers and local organisations.
Recording responses	Handwritten forms were transcribed into SmartSurvey for consistent analysis.
Consideration	All representations were reviewed by the Steering Group and reported to the Parish Council with recommended changes.

Appendix 3: Persons and organisations consulted

The Regulation 14 consultation was open to all people who live, work or carry on business in the neighbourhood area. Direct notification and targeted publicity were also used for the following categories:

Category	Persons and bodies invited to comment
Local government	Cornwall Council; adjoining parish and town councils; relevant local authority services.
National and environmental bodies	Coal Authority; Homes England; Natural England; Environment Agency; Historic England; National Highways; Network Rail; Marine Management Organisation, where relevant.
Health and infrastructure	Integrated Care Board and NHS bodies; electricity and gas undertakers; water and sewerage undertakers; electronic communications providers and apparatus operators.
Community and voluntary interests	Voluntary bodies and community organisations whose activities benefit the Parish; recreation and sports organisations; local facility providers.
Equality and inclusion interests	Bodies representing disabled people and different racial, ethnic, national, religious and other equality interests.
Business and land interests	Local businesses, business representatives, landowners and other people with an interest in land or development in the neighbourhood area.
General public	Residents, workers, commuters, families, younger and older people and other interested parties.

Substantive consultation-body responses were received from the following named organisations:

No.	Respondent
1	Sport England
2	National Highways
3	Openreach
4	Cornwall Council Neighbourhood Planning
5	Cornwall Council Affordable Housing Team
6	Devon and Cornwall Police
7	Cornwall Council Environmental Resilience and Adaptation Team
8	Historic England
9	Natural England
10	Gweek Parish Council

Appendix 4: Regulation 14 Response Report

The full Wendron Parish Neighbourhood Plan Response Report to the Regulation 14 Appendix 5: Supporting consultation evidence

The following documents form the principal consultation and engagement record supporting this Statement:

- Wendron Parish Neighbourhood Development Plan Communications and Engagement Strategy.
- Wendron Survey Detailed Analysis, 2022.
- Wendron Parish Neighbourhood Plan Results: consultation 24 June to 25 August 2024.
- Facebook publicity screenshots, 2020, 2022 and 2024.
- Business survey results, 2025.
- Estate agents survey results, 2025.
- Wendron Neighbourhood Area Design Codes and Guidelines.
- Pre-Submission Consultation Draft Wendron Parish NDP, April 2026.
- Regulation 14 survey export and paper response record.
- Regulation 14 consultation-body representations.
- Wendron Parish Neighbourhood Plan Response Report to Regulation 14 Consultations.
- Report to Wendron Parish Council: Revisions to the Neighbourhood Development Plan Following Consultation.
- Submission Draft Wendron Parish NDP, July 2026.

The public-facing consultation evidence is available through the NDP website, with administrative correspondence and original responses retained by Wendron Parish Council in accordance with data-protection requirements.

MAY 2026

Response Report to Regulation 14 Consultations

Wendron Parish Neighbourhood Development Plan

Wendron Parish Council

WENDRON PARISH NEIGHBOURHOOD PLAN RESPONSE REPORT

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WENDRON PARISH NEIGHBOURHOOD PLAN RESPONSE REPORT

1. INTRODUCTION

1.1 The purpose of the Regulation 14 consultation is to give the local community, landowners, organisations, and statutory consultees the opportunity to review what is proposed and to comment before the Plan is finalised and submitted.

1.2 This report collates and summarises all representations received during the Regulation 14 consultation on the Consultation Draft Wendron Parish Neighbourhood Development Plan. The consultation was held over an extended period starting at 12 Noon on 13th April 2026 and lasted for a period of 6 weeks ending at midnight on 25th May 2026.. Responses were received from local residents, statutory consultees, statutory undertakers, landowners, and other organisations.

1.3 All comments received during the consultation have been considered by the Steering Group through a series of meetings in June and July 2026. Each representation was reviewed in detail and recommendations were prepared for Wendron Parish Council, setting out how the draft Plan should be amended in light of the views expressed. The report therefore supports the next stages of neighbourhood plan preparation, including refining policies and supporting text, checking internal consistency, strengthening the evidence base where needed, and documenting, through the Consultation Statement, how Regulation 14 feedback has informed the Submission Draft NDP.

1.4 Section 2 provides a brief overview of all representations submitted. **Section 3** presents the comments in the topic order of the draft NDP, so that issues raised on each part of the Plan can be considered together. For each topic area, the Steering Group’s response is set out alongside the recommended amendments.

1.5 Where possible, the proposed changes seek to address and incorporate the points raised. However, there are instances where this is not reasonable or appropriate, for example where a requested change would conflict with the Plan’s vision and objectives, fall outside the scope of neighbourhood planning, be contrary to the National Planning Policy Framework or the Cornwall Local Plan, or be unachievable for financial, technical, or legal reasons. In some cases, representations were based on misunderstandings of policy intent. Where this occurred, the Steering Group has sought to clarify the issues and, where appropriate, has written to respondents to explain the purpose and intended operation of the relevant policies. Where consultation bodies offered opposing views, the Steering Group has sought a proportionate and balanced approach.

1.6 Government guidance advises that landowners of proposed Local Green Space sites should be consulted separately from the Regulation 14 process. This approach was followed, and landowner consultation was undertaken prior to the Regulation 14 consultation. Comments on the proposed Local Green Spaces were also received during Regulation 14 are therefore considered in this report alongside any comments submitted through the earlier Local Green Space landowner consultation.

2. OVERVIEW

Community Response

2.1 Community consultation was carried out online using the SmartSurvey platform, with provision for handwritten responses from residents who do not use the internet. Paper responses were transcribed and entered into the survey system to ensure they were captured and recorded consistently. In total, there were 29 survey responses from the community, generating 128 substantive written comments and containing approximately 170 individual points overall. The largest volume of detailed comment related to the general additional comments question, followed by the Climate Change theme, Community Facilities and Infrastructure, Housing, and Business and Employment.

2.2 Across all themes, there was clear overall support for the draft Plan. Agreement ranged from 82.76% for the Vision and Objectives, Housing, and Business and Employment themes, to 96.55% for the Community Facilities and Infrastructure theme. The Natural Environment theme received particularly strong support at 93.10%, while Heritage, Cornish Distinctiveness and Design received 89.66%, and Climate Change received 86.21%. Levels of disagreement were generally low, ranging from 0% for Community Facilities and Infrastructure to 10.34% for the Vision and Objectives, Climate Change, and Business and Employment themes.

2.3 Overall, resident comments show that the draft Plan is widely seen as comprehensive, sensible and positive in intent, with strong support for protecting Wendron Parish’s rural character, natural environment, Cornish heritage, community facilities, local businesses, and opportunities for affordable housing. The additional responses reinforced the need for modest housing that meets local needs, expanded local employment opportunities to help retain younger people in the area, and strong protection for the Parish’s countryside, historic character and Cornish identity.

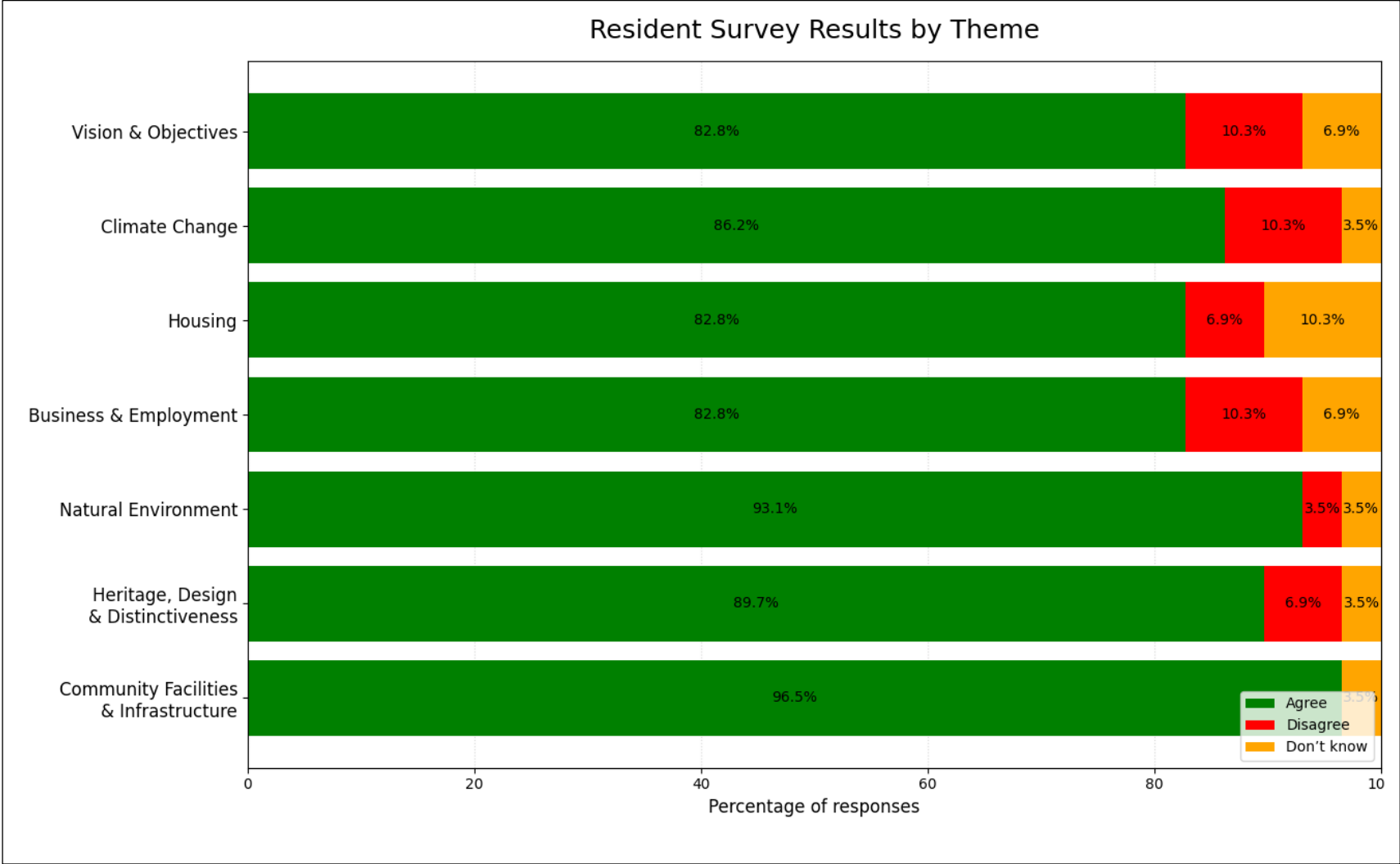
2.4 However, a recurring concern was that the Plan should be clear about how its aspirations will be delivered, particularly in relation to climate change measures, renewable energy, the cost and disruption associated with replacing oil and gas heating, affordable housing, highways, footpaths, public transport, and infrastructure. Respondents also raised concerns about overdevelopment, second homes, loss of Cornish hedges, the design and location of new development, traffic speeds, road maintenance, and the practical limits of what the Parish Council and the NDP can achieve. Additional suggestions included improving bus connections to Falmouth, maintaining and signing public footpaths, seeking a reduced speed limit near Trevenack School, and encouraging Porkellis Village Hall to operate more fully as a community hub.

Consultation Body Responses.

2.5 Publicity for the draft NDP was carried out in accordance with Regulation 14 and paragraph 1 of Schedule 1 of the Neighbourhood Planning Regulations. Notice of the consultation was provided to all people who live, work or carry on business in the neighbourhood area, as well as to the full range of statutory, non-statutory, volunteer and business consultees.

2.6 In line with the Regulations, the following bodies were notified:

- adjoining local planning authorities, county councils and parish councils
- the Coal Authority
- Homes England
- Natural England
- the Environment Agency
- Historic England
- Network Rail Infrastructure Limited
- any strategic highways company whose area overlaps or adjoins the neighbourhood area
- where relevant, the Secretary of State for Transport



- the Marine Management Organisation
- electronic communications providers and apparatus operators
- the Integrated Care Board and NHS England
- licensed electricity and gas undertakers
- the water and sewerage undertakers for the area
- voluntary organisations active in or benefiting the neighbourhood area
- bodies representing racial, ethnic, national or religious groups
- bodies representing local businesses
- bodies representing disabled people

2.7 This ensured that all required consultation bodies, together with local residents and other interested parties, were given the opportunity to comment on the draft Plan.

2.8 There were substantive comments from:

- Sport England
- National Highways
- Openreach
- Cornwall Council Neighbourhood Planning
- Cornwall Council Affordable Housing Team
- Cornwall Council Open Space Team
- Cornwall Council Historic Environment Team
- Cornwall Council Local Lead Flood Authority
- Cornwall Council Environmental Resilience and Adaptation Team
- Devon and Cornwall Police
- Historic England
- Natural England
- Gweek Parish Council

2.9 Taken together, the consultation body responses contained approximately 50 distinct recommendations, corrections or policy-specific observations. The main issues concerned affordable housing, the relationship with Helston and the settlement strategy, sport and open-space provision, heritage mapping and assessment, flood risk and surface-water drainage, ecological evidence and the Local Nature Recovery Strategy, renewable energy and biodiversity, parking and transport, and a range of policy wording and technical corrections.

2.10 Overall, the statutory responses were supportive and constructive, with no objections in principle to the Plan. Several consultees had no specific comments or broadly supported the approach, while the more detailed responses identified matters to be clarified, strengthened or corrected before submission, principally relating to housing, heritage, open space, flood risk, the spatial strategy and environmental policy.

Local Green Space Consultation

2.11 No objections to the proposed LGS designations were received at the time of writing this report.

3. ANALYSIS AND RECOMMENDATIONS

3.1 All comments received have been carefully read, analysed and discussed by the Steering Group, which has made recommendations on how the NDP should be amended before it is formally submitted to Cornwall Council. In forming these recommendations, the Steering Group has sought to accommodate community views as far as possible, while remaining focused on planning considerations and maintaining the fundamental vision and objectives of the Plan, which reflects the priorities identified through earlier stages of community engagement.

3.2 Some comments and suggestions made by respondents relate to actions that fall outside the legal scope of a Neighbourhood Development Plan. Where this is the case, recommendations have been made on how such issues might instead be taken forward as community projects or explored further by the Parish Council.

3.3 The analysis that follows summarises the consultation responses and sets out the recommended changes to the NDP. Residents’ comments are shown in **plum** text, and formal comments from statutory bodies and consultees are shown in normal text. Proposed amendments to the Plan are shown in **red** text.

TABLE 1. ANALYSIS BY THEME, OBJECTIVE AND POLICY

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
GENERAL			
	Residents	The resident response is generally supportive of the draft Plan, with approval across all themes ranging from around 80% to 96%. Question 8 asked whether respondents wished to add anything further about the Wendron Parish Neighbourhood Plan. All 29 respondents answered, although a substantial proportion stated that they had nothing further to add or referred back to comments made in earlier answers. A number of respondents expressed appreciation for the work undertaken by the Parish Council and Steering Group, describing the Plan and consultation as thorough, comprehensive and sensible. Several thanked those involved and welcomed specific local actions, including the provision of dog-waste bins and other community improvements. The principal additional issues raised were: • concern about speeding and the effectiveness of the existing 20 mph limit in Carnkie; • requests for physical or electronic speed-control measures, including vehicle-activated signs; • a request for a 20 mph limit on the road between the Helston–Redruth road and Trevenack School; • concerns about obstructive parking, pavement obstruction and restricted visibility; • poor road conditions, potholes and inadequate hedge maintenance; • concern about the effectiveness of planning enforcement; • a request for a post box at Park an Darras to improve accessibility for older residents; • uncertainty about how the Plan’s proposals would be funded and delivered; • a suggestion that Porkellis Village Hall should function more effectively as a community hub. Overall, the additional comments were generally supportive of the Plan and appreciative of the work undertaken, but also reinforced recurring concerns	Support noted and welcomed. The main means of delivering the Plan will be through its use in determining planning applications and guiding future development and investment decisions. Concerns about matters such as potholes, traffic enforcement and hedge maintenance are acknowledged, but these fall outside the legal scope of a Neighbourhood Development Plan and must be addressed through the relevant highway authority, enforcement body or service provider. RECOMMENDATION: That the Parish Council note the additional issues raised in the community response and that Section 5 of the NDP be updated as follows to reflect the comments made: <i>In Wendron Parish, Local Projects might include (but are not limited to):</i> • Improving Digital Connectivity <i>Liaising with broadband and mobile network operators, parish councils and digital-inclusion charities to roll out fibre-optic broadband, boost mobile signal “not-spots” and provide digital-skills training in village halls, and offer digital-skills support for residents.</i> • Enhancing Transport, Accessibility and Road Safety <i>Partnering with Cornwall Council, Devon & Cornwall Police, bus companies and community-transport volunteers to pursue effective speed-reduction measures, including vehicle-activated signs and appropriate 20 mph limits; address identified road-safety concerns near Carnkie, Trenear, Trevenack School and other settlements; improve parking management; protect pavements and visibility splays from obstruction; and monitor local accident and speeding concerns.</i> • Improving Public Transport <i>Advocating for more frequent, reliable and affordable bus services, including improved direct connections between settlements such as Porkellis and Falmouth, and exploring community transport, demand-responsive services and volunteer-driver schemes for residents without access to a car.</i>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
		about traffic management, road and hedge maintenance, accessibility, planning enforcement, implementation and funding	Maintaining Roads, Hedges and Public Rights of Way Working with Cornwall Council, landowners, farmers, volunteer groups and local walking organisations to report and address potholes, improve roadside hedge maintenance, protect Cornish hedges from vehicle damage, clear overgrown paths and bridleways, replace missing or decayed waymarkers and improve the accessibility and usability of the Parish's footpath network. Health and Social Care Services Advocating with NHS Cornwall & Isles of Scilly Integrated Care Board, Cornwall Council Adult Social Care and local <i>health providers for improved access to GP, dental, community nursing and outreach services, together with lunch clubs, befriending schemes, volunteer-driver networks and other support for older or isolated residents..</i> Economic Development & Local Employment Working alongside Cornwall Chamber of Commerce, local employers and business-support networks to <i>provide start-up advice, shared workspace, business hubs, skills training, apprenticeships, "shop local" campaigns and employment opportunities capable of helping younger residents remain within the area..</i> Community Energy & Sustainability Collaborating with community-energy cooperatives, housing associations and grant-funding bodies <i>to support appropriately located renewable-energy schemes, improve the energy efficiency of homes and community buildings, provide practical advice for households dependent on oil or gas heating, install electric-vehicle charging points and identify realistic funding opportunities.</i> Environmental Stewardship & Biodiversity Partnering with Cornwall Wildlife Trust, local landowners, <i>community groups and schools to restore Cornish hedges, create wildflower areas, manage community orchards and open spaces, monitor water quality, protect dark skies and safeguard the Parish's landscape, habitats and biodiversity.</i> Heritage, Culture and Local Identity Supporting the recording, interpretation and promotion of the Parish's historic buildings, churches, industrial heritage, footpaths and Cornish identity through heritage trails, improved signage, local-history projects, exhibitions, festivals and educational activities. Voluntary Emergency Response & Resilience Establishing a community-first responders network, flood-watch teams and <i>emergency contact networks and warm-hub provision in collaboration with Cornwall Council Emergency Management, emergency services and local volunteers.</i> Youth & Educational Initiatives Securing funding for youth-club facilities, after-school <i>activities and mentoring schemes, apprenticeships with local tradespeople and</i>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			educational talks on <i>local history</i>, planning, <i>environmental management and employment skills</i>.. • Housing Needs & Community Facilities Conducting a parish-wide housing-needs survey, then working with housing associations and Cornwall Council to identify sites for local-needs affordable homes, manage allotment plots and improve play-area and sports-pavilion maintenance. • Project Delivery, Funding and Accountability Preparing a prioritised Local Projects programme identifying the responsible body, likely partners, funding sources, timescale and progress-monitoring arrangements for each project, so that residents can see how proposals are intended to be delivered and reviewed.
	Historic England	No objection in principle. Historic England welcomes the NDP's strong approach to climate change, sustainable design and low-carbon measures, particularly the guidance on adapting traditional and historic buildings. It also supports the Plan's recognition of the importance of heritage to Wendron's character and community.	Historic England's support for the overall approach taken in the Plan is welcomed. The positive comments on climate change, sustainable design and the treatment of traditional and historic buildings are noted. The Plan's policies and supporting guidance are intended to balance the need to reduce carbon emissions and improve energy efficiency with the conservation of historic fabric, local character and significance. RECOMMENDATION: No change to the Plan is required in response to Historic England's overall comments, although the detailed recommendations made by Historic England on heritage evidence, mapping and identification of assets are considered separately below.
	Natural England	No specific comments on the draft Plan. Natural England recommends taking advice from ecological, landscape, soils advisers, local records centres and relevant wildlife bodies on local environmental receptors, including priority habitats and species, soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity, before determining SEA requirements.	Natural England's confirmation that it has no specific comments on the draft Plan is noted. The recommended environmental information was gathered during preparation of the NDP evidence base, drawing on relevant ecological, landscape, soils, biodiversity and local environmental sources. Natural England was also consulted at an earlier stage and confirmed that the Plan could be screened out from the need for Strategic Environmental Assessment and Habitats Regulations Assessment. RECOMMENDATION: No change to the Plan is required in response to this comment.
	National Highways	No specific objection. National Highways considers the Plan unlikely to result in development that would adversely affect the safe and efficient operation of the A30. Any large scale development with potential to affect the Strategic Road Network should be supported by a transport assessment and mitigation where necessary.	National Highways' confirmation that it has no specific objection to the Plan is noted. Its view that the NDP is unlikely to result in development that would adversely affect the safe and efficient operation of the A30 is welcomed. The advice that any large-scale development with potential to affect the Strategic Road Network should be supported by an appropriate transport assessment and mitigation is consistent with established planning and highways requirements. RECOMMENDATION: No change to the Plan is required in response to this comment.

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
	Devon and Cornwall Police	Welcomes the references to designing out crime in the NDP and has no further comments.	Devon and Cornwall Police's support for the references to designing out crime in the NDP is welcomed. Its confirmation that it has no further comments is noted. RECOMMENDATION: No change to the Plan is required in response to this comment.
	Openreach	Advises that telecommunications apparatus is likely to be present in the vicinity of works and that developers should obtain apparatus maps and take precautions to avoid damage.	Openreach's advice regarding the possible presence of telecommunications apparatus in the vicinity of development works is noted. Developers and contractors are responsible for obtaining up-to-date apparatus records and taking appropriate precautions to avoid damage to existing infrastructure. RECOMMENDATION: No change to the Plan is required in response to this comment.
	Cornwall Neighbourhood Planning	The plan is looking really good and there is a great understanding of local issues and a comprehensive assessment of residents needs and priorities. There are a handful of sites that have been put forward through the call for sites within the parish (although the larger of these are really urban extensions to Helston as they are well-related to the existing built form of Helston). The NDP should recognise that although most of the parish is rural, the south west corner of the parish that borders Helston is urban in nature and growth in this part of the parish is likely to need to do more than simply meet the local needs of Wendron parish. Note that there have been fairly significant changes to the planning rules around neighbourhood planning – in particular in relation to the basic conditions that NDPs need to meet. There is a good explanation of this and the implications of the changes in this document How to create a neighbourhood plan – you will need to show how your NDP meets these basic conditions when you submit to us. We are updating our template for producing a basic conditions statement and this will be available on the neighbourhood planning pages Neighbourhood Planning - Cornwall Council soon.	Cornwall Council's positive comments regarding the quality of the Plan, its understanding of local issues and its assessment of community needs and priorities are welcomed. The comments regarding the relationship between the south-western part of the Parish and Helston are noted. The Plan already recognises Helston's role as the principal service and employment centre for the area, the contribution of the HX1 Helston Urban Extension, and the likelihood that substantial housing growth will take place on land adjoining the town. It also acknowledges that housing and infrastructure planning requires coordination across the wider Helston and South Kerrier area. However, the distinction between the predominantly rural character of most of Wendron Parish and the more urban and functionally Helston-related character of its south-western edge could be expressed more clearly. The observations regarding the recent changes to the neighbourhood planning system and the revised Basic Conditions are noted. The Wendron Parish Neighbourhood Development Plan has been prepared during a period of transition in national planning legislation and policy. Any changes to the NDP will need to reflect the revised framework so far as is reasonably practicable, without returning to earlier stages of plan preparation or consultation unless this is legally or procedurally necessary. RECOMMENDATION: Amend the supporting text and Spatial Strategy to recognise that this area forms part of the wider Helston urban fringe and that development there may contribute to the strategic housing and infrastructure needs of Helston and South Kerrier, rather than solely to needs arising within Wendron Parish. [1] Add the following to the supporting text under the 'Our Parish, Settlements' section: <i>Although Wendron Parish is predominantly rural, its south-western edge adjoining Helston has a different character and function. Development in this area is closely related to the existing built form, services, employment opportunities and transport connections of Helston and forms part of the wider Helston urban</i>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			<i>fringe. It should therefore be distinguished from the rural villages, hamlets and countryside that characterise most of the Parish.</i> <i>The planning requirements affecting this part of the Parish may consequently extend beyond meeting needs arising solely within Wendron. Its location means that it may have a role in accommodating the strategic housing, employment, infrastructure and community needs of Helston and the wider South Kerrier area. Any such growth should be comprehensively planned, well connected to Helston and supported by the necessary transport, education, health, green infrastructure and other community facilities.</i> <i>[2] In the Spatial Strategy, Delete ‘Recognise that the development necessary to meet the growth needs of Wendron Parish up to 2030 has been met in the ‘HX1 Helston Urban Extension’ and that no further allocations are necessary in this NDP.’ And replace with: ‘Recognise that the south-western part of the Parish adjoining Helston forms part of the wider Helston urban fringe, and that development in this area, including the HX1 Helston Urban Extension, contributes to the strategic growth and wider housing and infrastructure needs of Helston and South Kerrier as well as to housing provision within Wendron Parish. No further site allocations will be made through this NDP, without prejudice to strategic allocations that may be identified through the replacement Cornwall Local Plan process.’</i> <i>[3] In the Proposed Spatial Strategy to Deliver the Housing Requirement add the following: .’For the purposes of the housing strategy, a clear distinction must be made between the predominantly rural settlements and countryside of Wendron Parish and the south-western part of the Parish adjoining Helston. This area is physically and functionally related to Helston and may have a role in accommodating comprehensively planned strategic growth serving the housing, infrastructure and service needs of the wider town and the South Kerrier area.</i> <i>Development in this location should therefore be planned as part of the sustainable growth of Helston, through strategic allocations made in the Cornwall Local Plan Site Allocations DPD and the replacement Cornwall Local Plan. It should be supported by appropriate physical, social and green infrastructure, including safe walking and cycling connections, public transport, community facilities and accessible open space. Development should also establish a coherent and defensible urban edge, protect the separate identity of nearby rural settlements, and provide an appropriate transition between the built-up area of Helston and the surrounding countryside.’</i> <i>Taking account of national policy, the continuing relevance of Cornwall Local Plan Policies 2 and 3, parts 3 and 4, the Council’s Interim Policy Position Statement, and the evidence set out earlier in this chapter, the Parish’s housing requirement will be delivered through the following approach:</i>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			- recognising that substantial market and affordable housing may come forward on land on the Helston urban fringe through the Cornwall Local Plan Site Allocations DPD, any successor Local Plan, and other strategic planning processes; - treating development on the Helston urban fringe as part of the comprehensively planned and sustainable growth of Helston, rather than solely as development intended to meet needs arising within Wendron Parish; focusing additional growth within the Parish on the sensitive and sustainable development of Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack and Rame, - ensuring that development is proportionate to the scale, role, function, accessibility and infrastructure capacity of each settlement, and where possible helps to sustain or enhance local services and community facilities;; - supporting suitable forms of development, including infill, rounding off, redevelopment of previously developed land, conversion of existing buildings, and rural exception sites for affordable housing. - maintaining the separate identity, character and landscape setting of settlements by requiring development to respond positively to local heritage, Cornish distinctiveness and landscape character, - securing a mix of dwelling sizes, types and tenures that reflects evidenced local need, - improving pedestrian, cycle and public transport connectivity so that new residents can access local services and become integrated into the social and community life of the Parish,
	Cornwall Historic Environment Team	Recommends an additional front-of-plan map identifying the Parish's settlements and key heritage designations, particularly the World Heritage Site. This would improve clarity and demonstrate how heritage considerations have informed the Plan's approach to development and site allocation.	Partly accepted. Such a map is useful to readers, but is better placed at the introduction to the historic environment policies. RECOMMENDATION: Insert an Historic environment overview map at the beginning of the Heritage, Cornish Distinctiveness and Design section.
	Cornwall Historic Environment Team	Recommends adding the Cornwall Historic Environment Strategy 2022–2030, Heritage at the Heart of an Evolving Cornwall to the list of relevant strategies, to give greater prominence to heritage considerations.	Accepted. The strategy is referenced in the NDP's Historic Environment Report, but not in the NDP itself. RECOMMENDATION: Insert the following into the Strategies section: Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall's Historic Environment 2022–2030 Sets out how Cornwall's historic environment should be protected, understood and managed as part of future change. Promotes Cornish distinctiveness, action on heritage at risk, sympathetic adaptation of historic assets, integration of

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			heritage with climate and biodiversity objectives, and stronger community stewardship.
	Cornwall Historic Environment Team	Considers the parish and heritage description to be clear and engaging, and suggests assessing whether a small conservation area at Porkellis could be designated around the Grade II* former chapel, the pub and their immediate surroundings.	It is not within the remit of neighbourhood plans to review or make conservation areas. RECOMMENDATION: No change
	Cornwall Historic Environment Team	Suggests enhancing the statistics section with information on the parish's historic and designated heritage features, and offers to provide the relevant figures.	Accepted. RECOMMENDATION: Insert the following: Wendron has a substantial and widely dispersed historic environment. The parish contains 120 listed buildings , including 3 Grade I, 4 Grade II* and 113 Grade II assets, together with 11 Scheduled Monuments representing prehistoric, religious and industrial archaeology. Only one designated heritage asset , the Grade II* Wesleyan Chapel at Porkellis, is currently included on Historic England's Heritage at Risk Register. In addition, the parish contains a much larger number of non-designated heritage assets , including historic farmsteads, vernacular buildings, mining remains, archaeological sites, Cornish hedges and historic field boundaries. Together, these designated and non-designated assets demonstrate the exceptional depth and breadth of Wendron's historic environment and its importance to the character of both its settlements and countryside.
VISION AND OBJECTIVES			
	Residents	82.8% of respondents agreed with the draft Vision and Objectives. Comments describe them as broadly supported, comprehensive, sensible and well thought out. Points raised include whether objectives should be prioritised, whether climate change is overemphasised, whether the Plan should be clearer on delivery, and whether wording should be changed from "especially affordable and accessible housing" to "exclusively affordable and accessible housing". Specific comments also link the Vision to the need for housing for first time buyers and young families, concern about shared ownership affordability, concern about sporadic agricultural development and farm fragmentation, and support for the Plan as a means of protecting the landscape.	The strong level of support for the draft Vision and Objectives is welcomed. The comments confirm that they are generally regarded as comprehensive, sensible and appropriate to the Parish. The objectives are intended to operate together rather than as a ranked hierarchy, since decisions on individual proposals may engage several objectives simultaneously. Climate change is given significant attention because it is a cross-cutting planning issue affecting development, energy, transport, the natural environment and the historic environment, but it does not displace the Plan's other social, economic and environmental priorities. Concerns about delivery are noted. The Vision and Objectives establish the overall direction of the Plan, while the detailed policies, supporting text and Local Projects identify how those aims are to be pursued within the limits of a neighbourhood plan. The suggested replacement of "especially affordable and accessible housing" with "exclusively affordable and accessible housing" is not supported. Such wording would be unduly restrictive and could conflict with the wider housing needs of the Parish and strategic planning requirements. The emphasis on affordable and accessible housing should nevertheless be retained. Comments concerning first-time buyers, young families, shared ownership, agricultural development, farm fragmentation and landscape protection are

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			noted and are addressed through the relevant housing, countryside and design policies. RECOMMENDATION: Retain the Vision and Objectives without substantive change. However, the introductory paragraph should be amended to read ‘To realise this vision and provide a clear framework for the policies that will guide and shape future development, the following complementary objectives are established. They are not presented in order of priority but are intended to be considered together, with their delivery secured through the Plan’s policies and associated Local Projects.’
		Notes that national policy requires open-space policies to be informed by robust and up-to-date needs assessments. Although Cornwall’s adopted methodology is primarily suited to larger settlements, the Wendron NDP has undertaken its own assessment and consultation demonstrates that open space is a particularly important local issue. The Team also notes that, while the Plan seeks to protect existing open spaces, their enhancement is not expressly reflected in Objective F and should be considered.	Accepted . RECOMMENDATION: Amend objective F to read as follows: F. Community Facilities, Open Space and Infrastructure: To maintain and improve access to community facilities, social and recreational spaces, active travel routes, and essential infrastructure, and to protect and enhance valued open spaces. The Plan will support development that enhances village life, strengthens local connections, improves opportunities for recreation, improves public and digital services, and ensures that infrastructure keeps pace with the needs of a growing and changing population.
CLIMATE CHANGE			
Climate Change, Overall	Residents	86.21% of respondents agreed with the Climate Change objectives and policies. Support was expressed for climate action, improved home energy efficiency, rooftop solar, geothermal energy and appropriately located small-scale wind generation. Respondents also emphasised that renewable-energy proposals should protect the Parish’s landscape, heritage and residential amenity. Concerns focused on the cost, practicality and disruption associated with replacing oil and gas heating, the availability of funding and practical support for affected households, uncertainty surrounding EPC and retrofit requirements, and the need for proportionate action. Some respondents also stressed that renewable-energy development should be carefully located and should not create unacceptable landscape, highway or amenity impact	The strong level of support for the Climate Change objectives and policies is welcomed. The comments confirm broad support for measures that improve energy efficiency, reduce carbon emissions and encourage appropriately located renewable-energy development, including rooftop solar, geothermal energy and small-scale wind generation. Concerns about cost, practicality, disruption and the availability of financial and technical support for households reliant on oil or gas heating are noted. The Plan does not require the immediate replacement of functioning systems, but seeks to support a managed transition where this is technically feasible, financially proportionate and compatible with the character and significance of traditional and historic buildings. The comments on EPC uncertainty, retrofit risks and the need to protect landscape, heritage, highways and residential amenity are also acknowledged. These matters are addressed through the detailed policy criteria, which require proposals to be appropriately designed, located and assessed in relation to their environmental and community impacts. RECOMMENDATION

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			Amend the supporting text to ensure that the need for proportionate action affordability, practical support, retrofit uncertainty and safeguards against unacceptable impacts are reflected: <i>Climate-change action should, however, be proportionate, practicable and sensitive to local circumstances. In particular, the transition away from oil and gas heating can involve substantial cost, technical difficulty and disruption for householders, especially in older, traditional and historic buildings. Proposals and initiatives should therefore have regard to the condition and performance of existing systems, the technical suitability of alternative technologies, the availability of funding and practical support, and continuing uncertainty surrounding EPC methodologies and retrofit requirements.</i> <i>Measures intended to improve energy efficiency or introduce renewable and low-carbon energy should avoid unintended harm. Proposals should be appropriately designed and located, should conserve the significance and fabric of traditional and historic buildings, and should not result in unacceptable landscape, highway, residential-amenity or other environmental impacts. The Plan therefore supports a managed and proportionate transition that delivers meaningful carbon reduction while remaining technically feasible, financially realistic and locally appropriate.</i>
	Lead Local Flood Authority	The Lead Local Flood Authority strongly supports the NDP's approach to flood risk and climate change, particularly Policies 5 and 6. It also welcomes the integration of flood-risk management, water efficiency and green infrastructure measures across the wider Plan.	Noted
	Cornwall Historic Environment Team	Reference the HARIT tool as a useful evidence source for heritage assessment, particularly when considering the impacts of climate change.	HARIT is Cornwall Council's Heritage at Risk Information Tool. More specifically, Cornwall Council describes it as a mapping tool developed to identify heritage sites that may be vulnerable to coastal erosion and other climate-related processes, helping communities understand how climate change could affect the historic environment and informing adaptation planning. It provides an additional evidence source when considering whether heritage assets could be affected by changing environmental conditions. Cornwall's Historic Environment Strategy also specifically promotes use of the Historic Environment Record (HER) and HARIT by communities to improve understanding and recording of heritage assets. Given that Wendron is predominantly inland, coastal erosion is not directly important to the parish. The more relevant aspect is water-related erosion, flooding, increased rainfall, changing ground conditions and deterioration of vulnerable historic structures and archaeological remains. RECOMMENDATION: [1] Insert the following into the supporting text:

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			Cornwall Council's Heritage at Risk Information Tool (HARIT) provides mapping and evidence to help identify heritage assets potentially vulnerable to climate-related change. In Wendron, its particular relevance is to risks from flooding, water-related erosion, increased rainfall, changing ground conditions and the deterioration of vulnerable historic structures and archaeological remains. Used alongside the Cornwall Historic Environment Record, HARIT can therefore help inform proportionate heritage assessment and adaptation planning. [2] Add the following to the end of the policy: Where relevant, the assessment should also have regard to Cornwall Council's Heritage at Risk Information Tool (HARIT), particularly where climate change, flooding, erosion or other environmental processes may affect the significance, condition or long-term resilience of heritage assets.
Policy 1: Sustainable Design and Low Carbon Heat	Residents	Residents support energy efficiency in principle, but several comments stress that retrofit and low carbon heat measures may be difficult or costly for older buildings and households using oil. Respondents ask for more practical support and clarity on how the policy would be delivered.	Noted, see above.
	Cornwall Neighbourhood Planning	Unnecessary to refer to SEC1 as this is simply restating SEC1 – suggest removal 1. All development proposals for new development should demonstrate how will be supported where they will deliver high quality, sustainable design, including low carbon retrofit where relevant, and demonstrate compliance with Cornwall Climate Emergency DPD Policy SEC1. 2. Non household proposals are encouraged to achieve three BREEAM Wat 01 credits, delivering a 40% reduction in water consumption. 3. Proposals should seek to that minimise waste and use resources efficiently will be supported.	Agreed RECOMMENDATION: Amend Policy to read as follows: Policy 1: Sustainable Design and Low Carbon Heat 1. Proposals for new development should demonstrate how they will deliver high quality, sustainable design, including low carbon retrofit where relevant. 2. Non household proposals are encouraged to achieve three BREEAM Wat 01 credits, delivering a 40% reduction in water consumption. 3. Proposals should seek to minimise waste and use resources efficiently will be supported.
	Cornwall Historic Environment Team	This Policy and also Policy 7 and Info Box 7 should reference Cornwall Council's Improving Energy Efficiency in Historic Cornish Buildings guidance and the Stoke Climsland Carbon Zero Homes Project as useful sources of advice on improving energy performance in traditional and historic buildings.	Accepted. RECOMMENDATION: Add the following to the Note following the Policy: Note [2]: See also Policy 7 and Info Box 9
Policy 2: Local Energy Storage	Residents	Resident comments generally support domestic and local renewable energy systems, including solar panels with battery capacity, as a means of reducing carbon footprint and improving sustainability.	Noted.
	Cornwall Neighbourhood Planning	No comments	

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Policy 3: Community-Led Renewable Energy	Residents	Resident comments support community scale renewable energy where suitable, including geothermal energy at Manhay/Trevenen and small wind turbines on individual properties, but ask that schemes are carefully sited and visually coherent.	Noted.
	Cornwall Neighbourhood Planning	b) should align with policy RE1(f) in the CEDPD which requires that 'Commercial led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme subject to viability' rather than a requirement that it is community owned. Note that proposed changes to the NPPF may mean that local policy on renewables may not be permitted	The purpose of Policy 3 is to provide positive support for renewable energy schemes that are initiated, owned or substantially controlled by the local community. It is not intended to introduce additional policy requirements for commercially-led renewable energy developments or to modify the operation of Cornwall Council's Climate Emergency Development Plan Document (CEDPD). Commercial renewable energy proposals are already addressed by CEDPD Policy RE1, including criterion (f), which requires commercially-led schemes with a capacity exceeding 5MW to provide communities with the opportunity to acquire at least a 5% ownership stake, subject to viability. Policy 3 neither conflicts with nor seeks to replace this strategic policy. Instead, Policy 3 complements the CEDPD by encouraging and supporting genuinely community-led renewable energy projects, which fall outside the specific provisions relating to commercial schemes. The two policies therefore address different circumstances and should be read together. The draft NPPF does not appear to prevent neighbourhood plans from including renewable-energy policies. Draft policies W2 and W3 support positive planning for renewable and low-carbon energy and expressly recognise the contribution of small-scale and community-led schemes. The proposed national policy framework may, however, limit the ability of neighbourhood plans to duplicate, modify or impose additional restrictions upon national decision-making policy. Policy 3 is a positive enabling policy for community-led renewable-energy schemes and does not seek to restrict commercially-led development or modify the operation of CEDPD Policy RE1. It is therefore considered consistent with the direction of the draft NPPF. RECOMMENDATION: No change to Policy 3 is required.
Policy 4: Alternative Energy Production	Residents	Comments are mixed. Some respondents support geothermal energy, solar and wind, including small scale wind in exposed parts of the parish. Others object to wind farm proliferation, visual and noise impacts, wildlife impacts, and solar panels on farmland, preferring rooftop solar and geothermal schemes.	Resident support for appropriately located community-scale renewable energy is welcomed. The comments regarding geothermal energy at Manhay/Trevenen and small wind turbines on individual properties are noted. The need for careful siting, visual coherence and the avoidance of unacceptable landscape, highway and residential-amenity impacts is already incorporated within the policy criteria and is reinforced by Cornwall Climate Emergency Development Plan Document Policy REN1. RECOMMENDATION: No change to the policy is required in response to this comment.
	Cornwall Neighbourhood Planning	CC to provide additional feedback on this policy	Awaited.

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Policy 5: Sustainable Drainage	Residents	Surface water and drainage issues are raised mainly through broader comments about infrastructure and development impacts. Comments support ensuring that future development properly addresses runoff and drainage capacity.	Noted
	Cornwall Neighbourhood Planning	CC environment team to provide some additional feedback but this is broadly fine.	Noted
Policy 5: Sustainable Drainage	Gweek Parish Council	Requests that surface water runoff is properly addressed in future developments and that the relevant agencies are consulted.	Gweek Parish Council's request that surface-water runoff is properly addressed in future development and that the relevant agencies are consulted is noted. These matters are likely to be taken into account by the Local Planning Authority through strategic planning in the emerging Local Plan and in the assessment of individual planning applications, including through the application of relevant drainage, flood-risk and infrastructure requirements. RECOMMENDATION: No change to the Plan is required in response to this comment.
	Cornwall Neighbourhood Planning	CC environment team to provide some additional feedback but this is broadly fine.	Noted – comments already made, see below.
	Lead Local Flood Authority	Particular support.	Noted.
Policy 6: Natural Flood Management and Groundwater Resilience	CC Environmental Resilience and Adaptation Team	No additional comments on the draft Plan, but notes that the Environment Agency NFM Studio tool is no longer available and the hyperlink is broken. Suggests deleting the reference to NFM Studio from the note to Policy 6.	Noted RECOMMENDATION: Delete reference to the Environment Agency NFM Studio tool
	Cornwall Neighbourhood Planning	CC environment team to provide some additional feedback but this is broadly fine.	Noted – comments already made, see above.
	Lead Local Flood Authority	Particular support.	Noted.
Policy 7: Transition to Low-Carbon Heating in Traditional and Historic Buildings	Residents	Residents support the principle but raise repeated concerns about affordability, practicality and fairness for households reliant on oil or gas, particularly in older or traditional buildings. Comments seek more help and a pragmatic approach to replacing functioning systems only when appropriate.	Policy 7 is intended to support a proportionate and managed transition rather than require the premature replacement of functioning heating systems. The suitability of alternative technologies will vary according to building type, construction, condition, heritage significance, available space and household circumstances. Cost, disruption, technical feasibility and the availability of funding and practical advice are therefore important considerations. A recommendation [see above] to amend the supporting text to make clear that action should be proportionate, technically feasible and financially realistic. RECOMMENDATION: Retain Policy 7, with the revised supporting text to include: <i>'Replacement should normally take place only when existing high-carbon based systems reach the end of their useful life or where a suitable low-carbon alternative can reasonably be installed.'</i>

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	Historic England	The NDP is particularly strong on the important issue of climate change with strong sustainable design and related policies covered in Policies 1-7. We are pleased to see reference to Historic England's HEAN 18 in Policy 7 Transition to Low-Carbon Heating in Traditional and Historic Buildings (p46), and that "particular care is needed for historic buildings...", alongside Info box 7 on solar panels and historic buildings.	Specific endorsement of Policy 7, the reference to Historic England Advice Note 18, and the recognition that particular care is required when adapting traditional and historic buildings is welcomed and noted. The comments confirm the value of retaining locally specific guidance on reconciling improved energy performance and low-carbon heating with the conservation of heritage significance. The positive comments on the accompanying information about solar panels and historic buildings are similarly noted. RECOMMENDATION: No change to the Plan is required in response to this comment.
	Cornwall Council Historic Environment Team	Recommends giving greater emphasis to sensitive thermal improvements and retrofit of traditional and historic buildings, not just changes to heating systems. It also suggests prioritising the reuse of empty or derelict buildings before new development, considering whether a separate retrofit policy is needed, and at minimum linking to Cornwall Council's relevant retrofit guidance. Policy 7 and Info Box 7 should reference Cornwall Council's Improving Energy Efficiency in Historic Cornish Buildings guidance and the Stoke Climsland Carbon Zero Homes Project as useful sources of advice on improving energy performance in traditional and historic buildings.	The suggestion to prioritise the reuse of empty or derelict buildings before allocating land for new development, specifically on energy conservation grounds, is not considered likely to be in conformity with the NPPF or Cornwall Local Plan and would also be difficult to apply consistently in decision-making. More generally, national and local planning policy already seeks to direct development towards sustainable locations and, in rural areas, exercise restraint over new development while allowing for appropriate reuse and conversion of existing buildings. However, the suggestion that the NDP should place greater emphasis on the sensitive improvement of the thermal performance of traditional and historic buildings is supported, and Policy 7 and its supporting text have been reviewed accordingly, including reference to relevant Cornwall Council guidance. RECOMMENDATION: [1] Add the following to the justification text: Improving the thermal performance of a building can be as important as replacing its heating system. In traditional and historic buildings, a fabric-first approach should therefore be considered where appropriate, including measures such as draught-proofing, repair of windows and doors, improved roof or loft insulation, secondary glazing, appropriate floor insulation and the careful use of breathable insulation materials. Such measures can reduce heat loss and energy demand, improve comfort and make subsequent low-carbon heating systems more effective and economical. Sensitive thermal improvement are therefore best based on an understanding of how traditional buildings were constructed and how their fabric manages moisture. Measures should avoid unnecessarily removing or concealing historic fabric and should use compatible, breathable materials and techniques wherever appropriate. Particular caution is required with solid-wall insulation, replacement windows, impermeable renders and coatings, and other interventions that may alter the movement of moisture through the building. A proportionate, whole-building approach can often achieve worthwhile improvements in energy efficiency while retaining the character, significance and long-term condition of the historic building.

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			[2] Add the following to the Notes following the Policy: See also ‘Improving Energy efficiency in Historic Cornish Buildings’ guidance: Guidance Let's Talk Cornwall and Stoke Climsland Carbon Zero Homes Project Let's Talk Cornwall for advice on improving energy performance in traditional and historic buildings. [3] Redraft policy to refer to sensitive improvement of the thermal performance. See below for details.
	Cornwall Neighbourhood Planning	Could be removed as it is simply requiring compliance with CEDPD Policy SEC1	Accepted, but note HE support above. The policy could be better phrased to address locally distinctive features, such as : • reference to granite, rubble stone, lime mortar, lime render and slate; • protection of chimneys and simple traditional roof forms, which are characteristic of the Parish; • careful siting of heat pumps, flues and other equipment away from principal elevations and public views; • recognition of Wendron’s exposed, wind-driven-rain conditions; • explicit reference to the Wendron Parish Design Codes and Guidelines; • recognition of both the rural vernacular and the Parish’s mining and agricultural heritage. RECOMMENDATION: [1] Add the following to supporting text: <i>Traditional buildings in Wendron Parish commonly include solid granite or rubble-stone walls, lime mortar or render, slate and scantle-slate roofs, brick chimneys, simple pitched roof forms and lean-to extensions. These characteristics contribute significantly to the Parish’s rural, agricultural and mining heritage. Such buildings require a different approach from modern cavity-wall construction, as inappropriate insulation, impermeable finishes or poorly ventilated retrofit measures can trap moisture and damage historic fabric.</i> <i>Low-carbon heating equipment and associated infrastructure should therefore be incorporated discreetly. Heat pumps, flues, external pipework, solar equipment, battery storage and other services should, wherever practicable, be positioned away from principal elevations, prominent roof slopes and important public views. Installation details should be compatible with the building’s materials and construction and sufficiently robust to withstand the Parish’s exposed climate and driving rain.</i> [2] Redraft policy to read: Policy 7: Transition to Low-Carbon Heating in Traditional and Historic Buildings Development involving the sensitive thermal improvement of traditional or historic buildings, and steps to transition from oil- and gas-fired heating, that

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			improve energy efficiency and reduce carbon emissions will be supported where it: a) complies with Policy SEC1 of the Climate Emergency DPD; b) adopts, where appropriate, a fabric-first approach that reduces heat loss and energy demand before or alongside changes to the heating system; c) conserves the character, significance and traditional fabric of historic buildings; d) uses materials and detailing compatible with Wendron’s granite, rubble-stone, lime and slate-built heritage, and avoids measures that could trap moisture or damage traditional fabric; and e) sensitively locates heat pumps, flues, pipework and other equipment to minimise their effect on principal elevations, rooflines and public views. Proposals should have regard to Historic England Advice Note 18 and the Wendron Parish Design Codes and Guidelines.
Policy 7A: Replacement Window, Doors and Fascias	Residents	Comments seek more support for listed and historic buildings to improve energy efficiency. A respondent cited difficulty securing effective double glazing and the limitations of secondary glazing in listed buildings.	Noted.
	Cornwall Neighbourhood Planning	Fine	Noted.
HOUSING			
Housing, Overall	Residents	82.76% of respondents agreed with the Housing objectives and policies. Support focused on providing genuinely affordable homes for local people, particularly first-time buyers, young families and those wishing to remain in the Parish; small-scale community-led housing; conversion and reuse of existing buildings; and carefully controlled infill that respects local character and landscape. Concerns included the overall scale of housing growth, pressure on rural roads, drainage and other infrastructure, the effect of second homes, the meaning and extent of “infill”, and whether affordable housing commitments are delivered and retained in practice. Some respondents also preferred discounted market housing to shared ownership, expressed concern about development on farmland, and emphasised that housing should be modest in scale and clearly related to identified local needs.	The strong level of support for the Housing objectives and policies is welcomed. The comments confirm broad support for the provision of genuinely affordable homes for local people, particularly first-time buyers, young families and those wishing to remain in the Parish. Support for small-scale community-led housing, the conversion and reuse of existing buildings, and carefully controlled infill is also noted. Concerns about the overall scale of housing growth, pressure on rural roads, drainage and other infrastructure, the effect of second homes, and the delivery and long-term retention of affordable housing are recognised. The Plan seeks to address these matters by directing development to an appropriate scale and location, supporting housing that responds to identified local needs, and requiring proposals to respect local character, landscape and infrastructure capacity. The comments concerning the meaning of “infill”, development on farmland, shared ownership and discounted market housing are also noted. These matters are addressed through the detailed policy criteria and through the application of national and strategic planning policy at the planning application stage. RECOMMENDATION:

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			No Change
	Cornwall Neighbourhood Planning	The Plan should recognise that, although most of Wendron Parish is rural, the south-western part adjoining Helston is functionally urban in character and may have a role in accommodating growth that serves the wider needs of Helston, not solely Wendron Parish. The Plan should be updated to reflect recent changes to neighbourhood planning legislation and the revised Basic Conditions applying to neighbourhood plans. The current lack of a five-year housing land supply in Cornwall, and the resulting presumption in favour of sustainable development, may reduce the delivery of affordable housing through Cornwall Local Plan Policy 9 exception sites, as more market-led development may come forward. The Plan's conclusion that no further housing allocations are required should be reconsidered. Cornwall Council advises that, under the December 2024 NPPF and proposed December 2025 revisions, neighbourhood plans need to include site allocations if they are to benefit from national policy protection for housing restraint policies. As the Plan contains settlement boundaries but no housing allocations, policies restricting development outside those settlements may carry reduced weight in decision-making.	The Plan has been prepared during a period of significant transition in both the national planning system and the preparation of the replacement Cornwall Local Plan. The Parish Council recognises the implications of the revised Basic Conditions and the need for neighbourhood plans to support, and not constrain, the delivery of the strategic development required through the development plan. The submitted Plan has therefore been prepared so that it does not, in the opinion of the Parish Council, reduce the amount of development proposed through the adopted Cornwall Local Plan. Furthermore, the spatial strategy will be amended to recognise that the south-western part of Wendron Parish forms part of the wider Helston urban area and that strategic growth in this location may contribute to meeting the future housing and infrastructure needs of Helston and the wider South Kerrier area through the replacement Cornwall Local Plan. Accordingly, it is anticipated that the Neighbourhood Plan will not constrain the level of development ultimately identified through both the existing and emerging Local Plan. Rather, it provides a locally distinctive framework to guide the form, location and design of development whilst supporting the strategic growth planned by Cornwall Council. The Parish Council also recognises that, once the replacement Cornwall Local Plan has been adopted, it may become appropriate to review the Neighbourhood Plan. This would enable any housing allocations to be incorporated where necessary to ensure that the Plan remains up to date and consistent with the adopted development plan and national policy. RECOMMENDATION: No change other than those previously proposed above in connection with the Spatial Strategy.
Parish Housing Requirement and Delivery	Residents	Residents welcome the confirmation that the Parish's strategic housing growth requirement to 2030 has already been met through the HX1 allocation. However, comments also emphasise the need to address the social, transport and infrastructure demands arising from HX1, including school transport, road access, traffic movements and the adequacy of supporting services. Some respondents also questioned whether further housing growth elsewhere in the Parish is necessary where existing infrastructure is already under pressure.	The concerns about the social, transport and infrastructure implications of HX1, including school transport, road access, traffic movements and the adequacy of supporting services, are also recognised. These matters arise principally from the implementation of the strategic allocation and are therefore primarily for Cornwall Council, infrastructure providers and relevant service bodies to address through the Local Plan, planning obligations, highways assessment and the determination of individual planning applications. The NDP can nevertheless reinforce the need for development to be supported by adequate infrastructure and to avoid unacceptable effects on local roads, services and community facilities. RECOMMENDATION: Retain the current policy approach, but adjust the supporting text to Policy 23 on community facilities to recognise the need for the social, transport and infrastructure impacts of HX1 to be properly assessed and mitigated through the strategic planning and development-management process. <i>'The Plan also recognises that the implementation of the HX1 strategic allocation may create additional demands on community facilities, education, school</i>

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			<i>transport, local roads, public transport and other services used by Wendron residents. These effects should be properly assessed and, where necessary, mitigated through the Local Plan, planning obligations, infrastructure planning and the determination of individual planning applications. Development associated with HX1 should therefore be supported by timely and proportionate improvements to the social, transport and community infrastructure required to meet the needs arising from it and to avoid placing unreasonable pressure on existing facilities and services.'</i>
Policy 8: Sustainable Settlements	Residents	Residents Comments support the principle of sustainable settlements and carefully managed, modest-scale growth that reflects local needs and protects rural character. Respondents also question how growth should be distributed across the Parish's smaller and more dispersed settlements, what should properly constitute infill, and whether development should make greater use of existing buildings rather than farmland. Concerns were raised about the capacity of rural roads, drainage and other infrastructure, and the need to ensure that any additional social, transport and service requirements arising from development are properly assessed and addressed.	The comments confirm the importance of ensuring that development reflects identified local needs, protects rural character and makes effective use of existing buildings where appropriate. Concerns about the distribution of growth across the Parish's smaller and dispersed settlements, the interpretation of infill, development on farmland, and the capacity of rural roads, drainage and other infrastructure are covered in. Policy 8 which is intended to provide a proportionate framework for assessing development in relation to settlement character, scale, location and sustainability, rather than supporting unrestricted growth or enforcing greater restrictions than are already in the NPPF and Local Plan. The need for additional social, transport and service requirements arising from development to be properly assessed and addressed are considered through the policy criteria and through the wider development-management process, including relevant highway, drainage and infrastructure requirements. RECOMMENDATION: No change
Policy 8: Sustainable Settlements	Cornwall Affordable Housing Team	No additional comments on Policy 8.	Noted
		Text changes proposed to recognise Helston growth. The settlement boundaries should be regarded as indicative only. While Cornwall cannot demonstrate a five-year housing land supply and the presumption in favour of sustainable development applies, planning permission may be granted for development outside the defined settlement areas.	The identified settlement areas are not intended to operate as rigid development boundaries or settlement limits. Rather, they identify the current extent of those settlements that the Neighbourhood Plan considers to be the most sustainable locations for appropriate forms and scales of rural development, having regard to their existing services, facilities and accessibility. The Plan does not seek to preclude development outside these areas where this is supported by national policy or the strategic policies of the development plan. In particular, the Plan recognises that the current planning context, including the presumption in favour of sustainable development where applicable, may result in planning permission being granted for proposals outside the identified settlement areas. To clarify this intention, amendments are proposed to the supporting text to recognise the strategic growth role of the Helston urban fringe, and make it clear that the identified settlement areas are intended to guide the preferred location of rural growth rather than establish inflexible development limits. RECOMMENDATION:

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			[1] Add the following to the supporting text: <i>As noted in the proposed Spatial Strategy to Deliver the Housing Requirement, the south-western part of the Parish adjoining Helston has a different role from the rural settlements identified above. It forms part of the wider Helston urban fringe and may contribute to meeting the strategic housing and infrastructure needs of Helston and South Kerrier. Any such growth should be planned through the Cornwall Local Plan process, supported by appropriate infrastructure, and designed to provide a coherent urban edge while protecting nearby rural settlements and their landscape setting.</i> [2] Amend Policy 8 as follows: 1. Proposals for residential development at the settlements of Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack, and Rame or adjoining or well-related to the built up edge of Helston where it falls within Wendron parish as shown on the Proposals Map [Maps 5] will be supported where it:.....a....d e. supports the delivery of new homes in Helston. [3] Add new map showing Helston Settlement Area.
	Lead Local Flood Authority	Recommends reviewing the settlement areas at Trenear and Burras to ensure vulnerable development is directed away from locations at high flood risk. At Trenear, land south of the road lies within Flood Zone 3 and is also affected by surface-water flooding, with a recorded history of flooding; it is therefore suggested that this area be excluded from the settlement area, subject to advice from the Environment Agency and Planning Team. At Burras, residential and other vulnerable development should similarly be steered away from the high surface-water flood-risk area adjoining the stream.	The settlement areas shown on the Policies Map are not intended to operate as development boundaries. Rather, they identify the existing built extent of the settlements so that their role as potentially sustainable locations for development can be recognised within the context of the NPPF, the Cornwall Local Plan and the NDP. Any development proposed within these areas will remain subject to the full range of relevant national, strategic and neighbourhood plan policies, including Policy 8 and the Plan's policies relating to flood risk and drainage. The identification of a settlement area does not therefore imply that all land within it is suitable for development. On this basis, it is not considered necessary or appropriate to amend the mapped settlement areas solely to exclude land affected by flood risk. Suitability for development, including the implications of fluvial and surface-water flooding and the vulnerability of the proposed use, should instead be assessed through the development management process in accordance with the relevant policy framework. RECOMMENDATION: No change.
Policy 9: Housing Mix	Residents	Support a housing mix that gives priority to the needs of younger households, first-time buyers and people wishing to remain in the Parish. Comments favour genuinely affordable, modestly sized homes, including smaller properties, and support the conversion and reuse of existing buildings where appropriate. Respondents also question the long-term affordability of shared ownership and express a preference for discounted market sale homes where the discount is	Residents' support for a housing mix that meets the needs of younger households, first-time buyers and people wishing to remain in the Parish is welcomed. The preference for genuinely affordable, modestly sized homes and the reuse of existing buildings is also noted. The concerns about shared ownership and the long-term affordability of different affordable housing tenures are recognised. However, affordable housing

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		secured in perpetuity. Concerns were also raised about whether affordable housing commitments are consistently delivered in practice and whether new housing is appropriately targeted to local needs rather than demand from retirees or second-home purchasers.	schemes are often difficult to finance and deliver, particularly on small rural sites. Some flexibility in tenure, size and funding arrangements is therefore necessary to ensure that viable schemes can proceed, rather than applying an approach that could prevent affordable homes from being delivered at all. The appropriate mix will need to reflect identified local need, available subsidy, development viability and the requirements of registered providers. Concerns that affordable homes are routinely occupied by people moving into the area rather than by local households are not supported by the way affordable housing allocations operate. Affordable homes are subject to eligibility, affordability and local-connection requirements, with allocation controls and nomination arrangements applied by Cornwall Council and registered housing providers. Where a suitably qualified household cannot be identified within the immediate Parish, the search area may be widened through an established cascade so that the home does not remain vacant, but priority is initially given to eligible households with the required local connection. By contrast, there are no controls over the place of origin of purchasers or occupiers of open-market housing. A principal residence policy could only be justified by clear evidence of a sufficiently high concentration of second homes and associated harm. The proportion of second homes in Wendron Parish is well below the level that would justify introducing such a restriction. RECOMMENDATION: No change.
Policy 9: Housing Mix	Cornwall Neighbourhood Planning	Fine. Will seek comments from AH team	See below.
Policy 9: Housing Mix	Cornwall Affordable Housing Team	Provides updated housing need information, 77 households in need, including 18 households aged 55+ requiring 1 or 2 bed accommodation and no households with assessed full wheelchair need. Notes that small schemes below 10 homes are unlikely to deliver social rent or shared ownership in the current economic climate, with Discount Market Sale Homes likely to be the preferred tenure for smaller sites. Advises that current policy only requires M4(2) accessible and adaptable homes on sites of 10 or more homes and M4(3) on sites over 200 homes. Provision may be negotiated where need is identified, but depends on developer engagement. Advises that the proposed 50% social rented and 50% intermediate split may be difficult on smaller schemes, and that Discount Market Sale percentages vary by size and valuation rather than a flat 50% discount. Notes that shared ownership is not offered at a discount from market value and that the social rented tenure should include a mix of house sizes, despite strongest need for 1 and 2 bedroom homes.	The updated evidence from Cornwall Council's Affordable Housing Team is welcomed and should be reflected in the Plan. The identification of 77 households in housing need confirms that there remains a significant requirement for affordable housing, including a particular need for smaller accommodation and for homes suitable for some older households. The advice on tenure and delivery is also important. In the current economic climate, small schemes of fewer than 10 dwellings are unlikely to deliver social rented or shared ownership housing without substantial subsidy, and Discount Market Sale Homes may therefore be the most realistic affordable tenure on smaller sites. The proposed fixed 50% social rent and 50% intermediate split may consequently be too rigid and could reduce the prospects of viable delivery. A more flexible approach is required, informed by current housing need, scheme viability, site size, available subsidy and engagement with registered providers. The Affordable Housing Team's clarification that Discount Market Sale percentages vary according to property size and valuation, rather than applying a uniform 50% discount, should also be incorporated. The Plan should avoid suggesting that shared ownership is itself provided at a discount from market value. The advice on accessible and adaptable housing is noted. Current policy thresholds mean that M4(2) standards are generally required only on schemes of

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			10 or more dwellings, while M4(3) provision normally applies only on very large sites. Although provision may be negotiated where a specific need is demonstrated, this will depend on the scale and circumstances of the proposal and on developer engagement. The absence of any currently assessed full wheelchair need should also be reflected. The strongest demand is for one- and two-bedroom homes, but the advice that social rented provision should still include a broader mix of dwelling sizes is accepted. The policy should therefore respond to the most up-to-date evidence without prescribing an inflexible mix that may not remain appropriate over the life of the Plan. RECOMMENDATION: Update the text on Affordable Housing Needs and the Housing requirement. Note this results in the Proposed Housing Requirement For Wendron Parish going up by 5 to 105 dwellings. Amend Policy 9 and its supporting text to reflect the guidance of the affordable housing team, as follows: <i>‘National planning policy requires that housing plans identify the type, size, and tenure of homes needed, particularly for groups with specific requirements. The latest advice from Cornwall Council’s Affordable Housing Team confirms that this should be applied flexibly, having regard to current evidence of need, the size and viability of individual schemes, available subsidy and the practical requirements of registered housing providers.....</i> <i>First Homes and other Discount Market Sale Homes are sold below open-market value, but the percentage discount required will vary according to the size, type and valuation of the dwelling and the income of eligible purchasers. A flat 50% discount should not therefore be assumed in every case. The evidence indicates that higher discounts may be necessary for some products to be affordable to households on average or below-average local incomes. Shared ownership operates differently: the purchaser acquires an equity share of the property and pays rent on the remaining share, rather than purchasing the whole property at a fixed discount from market value. Its affordability depends on the initial equity share, rent, service charges and household circumstances.</i> <i>The latest advice from Cornwall Council indicates that a rigid tenure split would be unlikely to assist delivery. Small schemes of fewer than 10 homes are unlikely, in the current economic climate, to deliver social rented or shared-ownership housing without substantial subsidy or the involvement of a registered provider. Discount Market Sale Homes may therefore be the most deliverable affordable tenure on smaller sites. On larger schemes, a wider mix of affordable rented and intermediate tenures may be achievable. The tenure mix should consequently be determined on a scheme-by-scheme basis, having regard to identified local need, site size, development viability, available grant, land value and the requirements of Cornwall Council and registered providers.</i>

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			Available income data indicates that purchasing property or renting at market rates is generally beyond the means of single people and households on below-average incomes. <i>The affordable rented sector therefore remains important, particularly for households in the greatest need. However, the ability to deliver social rented homes will depend on scheme scale, viability, subsidy and registered-provider involvement. The Plan should therefore support the widest deliverable range of genuinely affordable tenures rather than prescribe a mix that could make smaller schemes unviable.</i> An analysis comparing household sizes to the size of available dwellings reveals a significantly unbalanced housing stock in the area. While 21.3% of households consist of a single person, only 5.1% of the housing stock comprises one-bedroom dwellings. Similarly, 63.1% of residents live in one- or two-person households, yet just 29.2% of dwellings have one or two bedrooms. <i>The updated HomeChoice evidence records that 58 of the 77 households in housing need, approximately 75.3%, require one- or two-bedroom accommodation, while only 46.6% of the existing social and affordable housing stock has one or two bedrooms.....</i> <i>Although the strongest identified need is for one- and two-bedroom homes, the Affordable Housing Team advises that social rented housing should not consist exclusively of smaller dwellings. Some need remains for three-, four- and larger-bedroom homes, and an appropriate mix should be provided to reflect the most up-to-date evidence at the time a scheme is brought forward. The Plan should therefore give particular weight to smaller homes without imposing an inflexible bedroom mix.</i> Evidence indicates a clear need for some new homes in the Parish to be designed for older people, disabled people, and those with reduced mobility. Although overall health levels are relatively good, 17.6% of residents, 543 people, are disabled under the Equality Act, and in total 25.4% of the Parish population, 785 people, report a long-term physical or mental health condition. In addition, 10.4% of residents aged 5 and over provide unpaid care, with 3% providing 50 hours or more each week. Taken together, this points to a significant need for housing that is accessible, adaptable and capable of supporting independent living, reducing the need for people to move away from their community as their circumstances change. <i>The current strategic policy requirement for M4(2) Accessible and Adaptable Homes generally applies only to schemes of 10 or more dwellings, while M4(3) Wheelchair User Dwellings is normally required only on schemes exceeding 200 homes. The current housing-need evidence identifies 18 households aged 55 or over requiring one- or two-bedroom accommodation, but no households with an assessed full wheelchair need. Provision above the normal thresholds may sometimes be negotiated where a particular need is demonstrated, but this will depend on the scale and circumstances of the scheme and on early engagement with the developer.</i> <i>The Plan should therefore encourage accessible and adaptable housing, particularly smaller homes suitable for older residents and people with reduced mobility, while</i>

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			<i>aligning any mandatory requirements with current national and strategic policy, evidenced need and scheme viability. Suitable locations should offer level or readily adaptable access and reasonable access to community facilities and services.</i> Amend Policy 9 as follows: Policy 9: Housing Mix 1. <i>Proposals for residential development should provide a mix of dwelling types, sizes and tenures that responds to the most up-to-date evidence of housing need in Wendron Parish and is consistent with Cornwall Local Plan Policy 6. The mix should include, where appropriate:</i> <i>a) a representative proportion of one- and two-bedroom homes suitable for younger households, first-time buyers, single-person households, older people and those wishing to downsize, together with an appropriate proportion of family-sized homes;</i> <i>b) social rented, affordable rented and affordable home-ownership products where these are required, viable and capable of being delivered;</i> <i>c) homes designed to support home working through suitable internal layouts and access to reliable digital infrastructure;</i> <i>d) well-designed homes suitable for older people, disabled people and those with reduced mobility, including accessible and adaptable homes, ground-floor accommodation and bungalows in sustainable locations with reasonable access to services and facilities; and</i> <i>e) self-build and custom-build opportunities where these respond to identified demand and are appropriate to the site and settlement.</i> 2. <i>Applications for residential development should be informed by the most recent demographic, housing-need and market evidence available at the time of submission. Proposals should demonstrate how the proposed dwelling mix responds to local need, while allowing sufficient flexibility to reflect site characteristics, scheme viability, available subsidy and the requirements of registered providers.</i> 3. <i>Accessible and adaptable housing should be provided where required by national or strategic planning policy, or where a specific local need is demonstrated and provision can reasonably be secured. M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair User Dwellings should be</i>

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			<i>provided in accordance with the applicable policy thresholds and current evidence of need.</i> 4. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should be determined on a scheme-by-scheme basis, having regard to: <i>a) the most up-to-date evidence of local housing need;</i> <i>b) the size and location of the development;</i> <i>c) development viability and land value, taking into account the provisions of Cornwall Local Plan Policy 10;</i> <i>d) the availability of grant or other subsidy;</i> <i>e) the involvement and requirements of registered providers; and</i> <i>f) the ability of the proposed tenure mix to deliver genuinely affordable homes.</i> 5. On smaller sites where social rented or shared-ownership housing cannot viably be delivered, Discount Market Sale Homes or other suitable affordable home-ownership products may form part or all of the affordable housing provision, subject to agreement with the Local Planning Authority. 6. The discount applied to Discount Market Sale Homes should be sufficient to make the homes affordable to eligible households, having regard to property size, market value, local incomes and mortgage availability. The discount should be secured in perpetuity through an appropriate legal mechanism. 7. Shared-ownership housing should be assessed on the basis of the total cost to the occupier, including the initial equity share, rent, service charges and other associated costs, offered at a viable price point and discount that is affordable at average local salaries. 8. Affordable rented and social rented housing should give particular weight to the identified need for one- and two-bedroom homes, while retaining an appropriate range of larger homes to meet family and other identified needs. 9. Affordable housing should be subject to the applicable eligibility, local-connection, nomination and allocation arrangements operated by Cornwall Council and registered providers.

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Policy 10: Rural Exception Sites for Affordable Housing	Residents	Residents support genuinely affordable homes for local people, particularly younger households, first-time buyers and those wishing to remain in the Parish. They also favour small-scale schemes, the reuse or conversion of existing buildings where appropriate, and development that respects settlement character, landscape and infrastructure capacity. Concerns remain that rural exception schemes should not become too large or allow market housing to dilute their primary purpose of meeting identified local affordable housing need.	Residents' support for genuinely affordable homes for local people is welcomed. The comments reinforce the importance of rural exception schemes remaining modest in scale, closely related to the settlement they serve and designed to respect local character, landscape and infrastructure capacity. Concerns that the affordable housing purpose of a scheme could be diluted are recognised. Rural exception sites are intended primarily to meet identified local affordable housing need. Any element of market housing should therefore be limited to the minimum necessary to make the scheme viable and should not undermine the predominance, affordability or long-term retention of the affordable homes. The scale, tenure and dwelling mix of each proposal will need to reflect current evidence of local need, site circumstances, viability, available subsidy and the requirements of registered providers. Affordable homes should remain subject to appropriate eligibility, local-connection, nomination and occupancy controls. RECOMMENDATION: No change
Policy 10: Rural Exception Sites for Affordable Housing	Cornwall Neighbourhood Planning	The current presumption in favour of sustainable development may reduce the delivery of affordable housing through Cornwall Local Plan Policy 9, as developers may pursue schemes that would previously have been rural exception sites without providing the same proportion of affordable homes. Some additional feedback from the AH team.	The Parish Council recognises that the current presumption in favour of sustainable development may reduce the number of affordable homes delivered through Cornwall Local Plan Policy 9, as proposals that might previously have come forward as rural exception sites may instead be permitted without delivering the same proportion of affordable housing. This is an unfortunate consequence of the current planning position and has the potential to reduce affordable housing delivery, contrary to the Government's wider objective of increasing housing supply whilst improving housing affordability. The revised Basic Conditions no longer require neighbourhood plans to be in general conformity with the strategic policies of the adopted development plan. The Parish Council therefore considers that it is appropriate to give additional support to affordable housing-led development adjacent to the Parish's sustainable settlements, whilst remaining consistent with national policy. RECOMMENDATION: To reinforce this objective, and strengthen support for affordable housing delivery within the Parish while recognising the current planning context, Policy 8 should be amended as follows: 2. On land adjacent to the settlements named in 1, affordable housing-led development will be preferred in accordance with Policy 9 of the Cornwall Local Plan. The existing criterion relating to development in the open countryside will become criterion 3. For AH team comments, see below.
Policy 10: Rural Exception Sites for Affordable Housing	Cornwall Affordable Housing Team	No further comments on Policy 10.	Noted

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Policy 11: Community Led, Self and Custom Build Housing	Residents	Comments support community-led housing and self-build or custom-build opportunities where these enable local people, particularly younger households and those with a local connection, to remain in the Parish. Support also extends to the appropriate conversion and reuse of existing farm or other rural buildings for local housing need, provided proposals are suitably located, respect landscape and heritage character, and do not result in unacceptable impacts on access, infrastructure or the wider countryside.	Residents' support for community-led housing and self-build or custom-build opportunities is welcomed. These approaches can help meet locally identified needs, widen housing choice and enable younger people and households with a local connection to remain in the Parish. Support for the appropriate conversion and reuse of existing farm or rural buildings is also noted. Such proposals may provide a sustainable means of meeting local housing need while making effective use of existing structures. However, they must remain subject to suitable design, access, landscape, heritage, drainage and infrastructure considerations, and should not provide a route for unjustified development in the open countryside. RECOMMENDATION: No change
Policy 11: Community Led, Self and Custom Build Housing	Cornwall Neighbourhood Planning	Fine	Noted
Policy 11: Community Led, Self and Custom Build Housing	Cornwall Affordable Housing Team	No further comments on Policy 11.	Noted
Policy 12: Infill Within Hamlets and Small Groups of Dwellings	Residents	Comments support small-scale infill where it is genuinely modest in scale, sensitively designed, well landscaped and sympathetic to the character of the settlement. Respondents also favour the reuse or conversion of existing buildings where appropriate. Concerns were raised that the term "infill" can be interpreted too broadly, allowing development that is disproportionate to the size of the plot or settlement, and that proposals described as small-scale may still constitute overdevelopment or place additional pressure on local roads, drainage and other infrastructure.	Concerns that the term "infill" could be interpreted too broadly are recognised. The policy is not intended to support development simply because a site lies between or close to existing buildings. Proposals must remain proportionate to the size of the plot and settlement, respect local character and avoid overdevelopment. To make this clear policy amendments are recommended below' The potential effects on rural roads, drainage and other infrastructure must also be considered through the policy criteria and the wider development-management process. RECOMMENDATION: Amend Policy 12 as follows: 1. Small-scale residential developments will be supported within rural hamlet settlements which have a form and shape with clearly definable boundaries where all of the following criteria are met: a) The development would constitute either: i. infill development comprising the sensitive development of a small gap within an otherwise substantially continuous built frontage, normally a road frontage, and does not create or extend ribbon development; or ii. Small-scale rounding-off that is closely related to the existing built form which is contained by the settlement on at least two sides and does not visually physically or functionally extend building into the open countryside; and b) The scale, density, layout, height, massing and design of the

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			development are proportionate to the size of the site and the character of the hamlet; and c) The development will not diminish open land settlement gaps, views or landscape features that make an important contribution to the character, setting or identity of the hamlet, a nearby settlement or historic environment asset.
Policy 12: Infill Within Hamlets and Small Groups of Dwellings	Cornwall Neighbourhood Planning	Fine	Noted
BUSINESS AND EMPLOYMENT			
Business and Employment, Overall	Residents	82.76% of respondents agreed with the Business and Employment objectives and policies. Comments support small local businesses, home working, local employment opportunities, rural diversification, food-related enterprises and improved digital connectivity. Respondents also emphasised the importance of retaining younger people in the area through expanded local employment and supported practical business growth, such as additional workspace or yard space for established local firms. Concerns included the practical meaning of “support”, the lack of visible assistance for existing businesses, the effects of national policy and economic conditions, and unease about larger-scale development or tourism uses that may not deliver the employment benefits claimed. Some respondents also opposed further pop-up campsites and stressed that new business development should remain small-scale, appropriate to local character and considerate of neighbours and traffic impacts.	The comments confirm broad support for small local businesses, home working, rural diversification, food-related enterprises, improved digital connectivity and employment opportunities that help younger people remain in the Parish. Concerns about the practical meaning of “support” and the limited visibility of assistance available to existing businesses are recognised. The NDP cannot itself provide financial or operational support, but it can establish a positive planning framework for appropriate business development, diversification, workspace and digital infrastructure. Wider practical assistance will depend on Cornwall Council, business-support organisations, funding programmes and other delivery partners. The concerns about larger-scale development, tourism uses and proposals that may not deliver the employment benefits claimed are also noted. The policies are intended to support development that is proportionate in scale, appropriate to local character and capable of avoiding unacceptable effects on neighbours, traffic, landscape and infrastructure. Employment claims associated with significant proposals should be supported by credible evidence where relevant. RECOMMENDATION: No change
Policy 13: Small Business Development and Safeguarding of Employment Land	Residents	Residents support practical assistance for small businesses and appropriate economic growth, including enabling established local operators to provide additional buildings, workspace or yard space where needed. Comments also support business activity that creates and sustains local employment. Concerns were raised about previous larger-scale developments not delivering the employment benefits claimed, and about the need to ensure that new or expanded business uses remain proportionate, respect local character and avoid unacceptable effects on neighbouring properties, traffic and the rural environment..	The comments confirm the importance of enabling established local operators to provide additional buildings, workspace or yard space where this is necessary to sustain or expand employment. Concerns about previous larger-scale developments failing to deliver the employment benefits claimed are recognised. Significant proposals should therefore be supported by proportionate and credible evidence of the likely employment outcomes, and should not be justified solely by unsupported economic assertions. The need to ensure that business development remains compatible with local character and neighbouring uses is also acknowledged. Proposals should be proportionate in scale, appropriately located and designed, and should avoid unacceptable effects on residential amenity, traffic, landscape and the rural environment.

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			RECOMMENDATION: Amend supporting text to read as follows: <i>The UK’s Modern Industrial Strategy 2025, launched in June 2025, sets a 10-year direction for supporting business growth, innovation and long-term investment. It places particular emphasis on regional investment, clean energy, digital technology and improved conditions for businesses to start, expand and adapt. These priorities are relevant to Wendron Parish, where much of the local economy is made up of small businesses, self-employed people, rural enterprises and home-based working.</i> <i>Cornwall Local Plan Policy 5 requires Neighbourhood Plans to identify and protect land that supports local economic strategies. This is reinforced by the NPPF. It supports the sustainable growth of rural businesses, including through the conversion of existing buildings, well-designed new buildings, and farm diversification. It also recognises that some rural businesses may need to be located close to, or beyond, existing settlements. In such cases, regard should be had to landscape sensitivity, transport impacts, sustainability, and the use of previously developed land where suitable.</i> <i>Cornwall Local Plan Policy 21 similarly supports sustainably located proposals that make use of previously developed land and existing buildings. However, in the context of national policy pressure to boost housing supply, it would not be appropriate to support business conversions where these would result in the loss of an existing dwelling.</i> <i>Cornwall Local Plan Policy 2(h) supports provision for home working through live/work units. These are buildings, or groups of buildings, that combine living and working in one location, with the residential element remaining subordinate to the business use. They may be newly built or created through conversion. In some cases, a site that would not be suitable for a standalone dwelling may nevertheless be appropriate for a live/work development in accordance with Policy 2(h).</i> <i>To maintain and enhance Cornish distinctiveness, it is important that new development, conversions, and improvements to existing buildings, especially in sensitive rural and historic settings, should be of a high design quality. Where relevant, proposals should have regard to Cornwall Council’s Using Distinctiveness guidance, the associated Farmsteads Guidance and the Sustainable Building Guide relating to the retrofit of existing and historic buildings.</i> <i>The broad range of businesses operating within the Parish demonstrates the importance of safeguarding and strengthening employment sites in order to support a diverse local economy. The Business Survey found that most premises are currently adequate in size, but home-based businesses in particular identified a need for better digital connectivity and additional office or workshop space. Wider infrastructure concerns were also raised, particularly high energy costs and unreliable broadband..</i> <i>The long-term resilience of these businesses is closely linked to sustainability. Eighty per cent of respondents identified renewable energy as important to their operations,</i>

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			and half expected to adopt electric vehicles within five years, although existing EV charging infrastructure was considered insufficient. <i>Planning-policy support cannot by itself provide financial assistance, business advice or operational support. Those matters depend on Cornwall Council, business-support organisations, funding programmes and other delivery partners. The NDP can, however, provide a positive planning framework for appropriately located business expansion, additional workspace, diversification, home working and improved digital infrastructure.</i> <i>Where an established local business can demonstrate a genuine operational need for additional buildings, workspace or yard space, proposals should be supported in principle where they are proportionate in scale, appropriately located and designed, and do not cause unacceptable harm to landscape character, residential amenity, highway safety, biodiversity or the rural environment.</i> <i>In accordance with Cornwall Local Plan Policy 5, which seeks to protect appropriate existing employment land, the two principal business clusters at Old Woodyard, Laity, and Halwin Industrial Estate, Porkellis, are identified as particularly important to the local economy. Together with other dispersed businesses across the Parish, they make a valuable contribution at local, Cornwall-wide, and national levels.</i> <i>The Parish also contains 433 self-employed residents, many of whom are likely to work from home and may in future require suitable business premises or space to expand. Supporting this part of the local economy is important if enterprise is to grow in a sustainable way.</i> <i>Larger-scale business or tourism proposals that rely on claimed employment or economic benefits should be supported by proportionate and credible evidence. The scale, duration and quality of the employment created should be clearly explained, together with the extent to which the benefits are likely to be retained locally. Unsupported claims of job creation should not outweigh unacceptable impacts on neighbouring properties, traffic, landscape character, infrastructure or the rural environment.</i> <i>The protection of these employment assets, alongside their appropriate modernisation, is therefore essential to the Parish's long-term economic resilience. This includes enabling improvements that respond to environmental objectives, energy efficiency, and sustainable transport needs. But it is important that development should remain proportionate to its location and should balance economic benefits with the protection of local character, neighbouring amenity, highway safety and environmental quality.</i>
Policy 13: Small Business Development and Safeguarding of Employment Land	Cornwall Neighbourhood Planning	No comment.	Noted

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Policy 14: Working from Home and Home Based Businesses	Residents	Residents support working from home and home-based businesses, and emphasise that reliable broadband and mobile coverage are essential to their viability. Comments call for action to address digital “not-spots” and dead zones across the Parish. Suggestions include shared local business hubs providing desk, computer and meeting space, together with mobile or visiting post office and banking services to replace facilities lost from rural settlements.	The comments confirm that reliable broadband and mobile connectivity are essential to sustaining rural enterprise, enabling flexible working and reducing the need to travel. Concerns about digital “not-spots” and dead zones are recognised. The NDP can support the provision of improved telecommunications infrastructure through its planning policies, although network investment and service delivery remain matters for operators, Cornwall Council and national programmes. Suggestions for shared business hubs, desk and meeting space, and mobile or visiting post office and banking services are also noted. These are primarily Local Project matters rather than land-use policy issues, but they could make effective use of village halls or other community buildings and help replace services lost from rural settlements. RECOMMENDATION: Update to Projects list already identified, see above.
Policy 14: Working from Home and Home Based Businesses	Cornwall Neighbourhood Planning	Fine	Noted
Policy 15: Rural Business Diversification and Rural Tourism	Residents	Residents support rural diversification and small-scale rural businesses where proposals are proportionate, appropriately located and compatible with local character, traffic conditions and neighbouring uses. Comments favour genuine economic activity that supports local employment, but express concern about further pop-up campsites and other tourism uses that may create seasonal pressure without delivering substantial or lasting benefits. One respondent also considered the second sentence of the tourism policy unclear and in need of redrafting.	The comments confirm that such development can help sustain farms, support local employment and strengthen the rural economy where it remains proportionate and appropriate to its location. Concerns about pop-up campsites and other tourism uses are recognised. These uses should not be assumed to be acceptable merely because they are temporary or rural in character. Proposals should be assessed against their effects on landscape character, highway safety, traffic, neighbouring amenity, biodiversity and infrastructure, and should demonstrate a genuine and proportionate economic benefit. The comment that part of the tourism policy is unclear is also accepted. Policy wording should be precise and readily understood so that applicants, residents and decision-makers can apply it consistently. RECOMENDATION Amend Policy 15 to read as follows: Farm business diversification proposals that require planning permission will be supported where they: a) Accord with Policies AG1 and G2 of the Cornwall Climate emergency DPD b) Are complementary to and sustain the long-term operation of the farm business; and

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			c) Do not compromise the working of the farm business and its land management; and d) they make use of existing buildings where practicable, or are located within or closely related to an existing group of buildings, unless an alternative location is clearly justified by operational or environmental considerations; and e) the scale, form, design and intensity of the proposed use are appropriate to the site and its rural setting; and f) they do not cause unacceptable harm to landscape character, tranquillity, biodiversity, the historic environment, residential amenity or highway safety; g) they do not place an unacceptable burden on local roads, drainage, water supply, sewerage or other infrastructure; h) Include water efficiency, sustainable drainage waste-management and energy-efficiency measures, where practicable. i) Demonstrate how they take account of NDP policies having regard to Design DH1. 2. Proposals for new or expanded high-quality, small-scale tourism facilities and accommodation will be supported where all of the following criteria are met: a) Are of a scale appropriate to the host settlement or landscape setting, and do not result in disproportionate expansion into the open countryside or dominate rural villages; b) In countryside locations, are clearly linked to farm diversification or existing employment sites, and reflect the form, scale, and landscape character of the area; c) Do not cause significant adverse impacts on nearby residents or sensitive land uses due to noise, traffic, odours, or other nuisances associated with tourism activities; d) Comply with relevant NDP policies on design, landscape, and biodiversity, and with Cornwall's Climate Emergency DPD policies including biodiversity net gain; e) Are physically accessible to people with impaired mobility and other disabilities, such as visual or hearing impairments wherever possible; f) Facilitate use by a broad spectrum of users, including tourists and members of the local community.

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			g) Do not increase the risk of flooding to visitors or local infrastructure. 3. Proposals for temporary or seasonal tourism uses, including pop-up campsites, will only be supported where their scale, duration and intensity are appropriate to the site and where they would not cause unacceptable cumulative or seasonal impacts on traffic, landscape, tranquillity, neighbouring amenity, biodiversity, waste disposal, drainage or other infrastructure. 4. Where a proposal relies on claimed employment or economic benefits, these should be supported by proportionate evidence explaining: a) the number and type of jobs likely to be created or sustained; b) whether the employment is permanent, temporary or seasonal; c) the extent to which the benefits are likely to be retained locally; and d) how the benefits balance against any environmental, highway, infrastructure or amenity impacts. 5. All proposals should incorporate proportionate sustainability measures such as renewable energy use, recycling and waste minimisation, and use of locally sourced materials are encouraged in all proposals. 6. Tourism accommodation that is not suitable for permanent residential use must be subject to a planning condition or legal agreement to restrict occupancy to holiday-only use.
Policy 15: Rural Business Diversification and Rural Tourism	Cornwall Neighbourhood Planning	Fine	Noted
NATURAL ENVIRONMENT			
Natural Environment, Overall	Residents	93.10% of respondents agreed with the Natural Environment objectives and policies. Comments strongly support the conservation of wildlife, dark skies, biodiversity, Cornish hedges and the Parish's wider landscape character. Respondents also emphasised the importance of preventing overdevelopment and unsuitable development from damaging habitats, birds and other wildlife, particularly around smaller settlements. Concerns included the removal and deterioration of Cornish hedges, development affecting locally important habitats, the cumulative impact of housing proposals on biodiversity and landscape character, and the need for	The very strong support for the Natural Environment objectives and policies is welcomed. The comments confirm the importance residents attach to the Parish's landscape, wildlife, biodiversity, dark skies and Cornish hedges. These matters are already addressed comprehensively through Policies 16 to 19. Concerns about the effects of housing and other development on habitats, birds and landscape character are recognised. The supporting text makes clear that future development must be assessed consistently against the Plan's landscape, biodiversity, Cornish hedge and dark-sky protections. Individual proposals will need to be supported by proportionate ecological, landscape and other technical

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		planning decisions to be applied consistently with the environmental principles set out in the Plan.	evidence where relevant, and assessed against the NDP as a whole, alongside national and Cornwall-wide planning policies. The concern that approved developments may appear inconsistent with the Plan is also noted. The NDP cannot retrospectively alter existing planning permissions or determine applications submitted before it carries statutory weight. Once made, however, it will form part of the development plan and its policies must be taken into account in future planning decisions. Matters involving unauthorised hedge removal or breaches of planning control remain principally for Cornwall Council's planning enforcement and highways functions. RECOMMENDATION: No change
Natural Environment, Overall	Natural England	No specific comments, but recommends local specialist advice on biodiversity, geodiversity, soils, best and most versatile agricultural land, landscape and protected species when determining whether SEA is required.	Natural England's confirmation that it has no specific comments on the draft Plan is noted. The recommended environmental considerations have been addressed through the NDP evidence base, which draws on appropriate sources relating to biodiversity, protected and priority species and habitats, landscape character, soils, best and most versatile agricultural land, geodiversity and the historic and natural environment. Natural England was also consulted at the earlier screening stage and confirmed that the Plan could be screened out from the need for Strategic Environmental Assessment and Habitats Regulations Assessment. The detailed Natural Environment policies are supported by the evidence assembled and will operate alongside the requirement for proportionate site-specific ecological, landscape, soils and other technical assessment where relevant to individual development proposals. RECOMMENDATION: No change.
Policy 16: World Heritage Site Setting and Scenic Protection	Residents	Comments support protection of the parish landscape and heritage setting, including questions about how building conversions and development would fit with World Heritage Site status.	Noted
Policy 16: World Heritage Site Setting and Scenic Protection	Cornwall Neighbourhood Planning	Fine	Noted
Policy 17: Green Infrastructure and Biodiversity Gain	Residents	Residents support biodiversity, green infrastructure and wildlife protection. Comments identify wildlife and dark skies as particularly important and object to development that could harm bird populations or special natural features.	Noted
Policy 17: Green Infrastructure and Biodiversity Gain	Cornwall Neighbourhood Planning	Note that there is now a basic conditions requirement for NDPs to take any Local Nature Recovery Strategy into account: 9af463e402839351438a297f4c719c0d_CIOS Nature Recovery Strategy FINAL.pdf Note that the draft NPPF removes the ability to set local BNG targets	The Cornwall and Isles of Scilly Local Nature Recovery Strategy has already influenced the preparation of the Plan. Policy 17, the mapped Green Infrastructure Network and the supporting text all seek to protect and strengthen ecological connectivity, priority habitats and opportunities for nature recovery. The policy also directs off-site biodiversity gains towards the Wendron Green Infrastructure Network and the Local Nature Recovery Network.

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			To make this relationship more explicit and demonstrate compliance with the revised Basic Conditions, an additional paragraph could be added to the supporting text and Policy 17 amended to refer directly to the Local Nature Recovery Strategy. RECOMMENDATION: [1] Insert additional supporting text paragraph as follows: <i>The Cornwall and Isles of Scilly Local Nature Recovery Strategy has been taken into account in preparing this Plan. Its identification of existing areas of particular importance for biodiversity, opportunities for habitat restoration and creation, and priorities for improving ecological connectivity has informed the Wendron Green Infrastructure Network and Policy 17. Development should, where relevant, support the Strategy’s locally applicable priorities and measures and avoid prejudicing opportunities for nature recovery.</i> [2] Amend Policy 17 to read: 1. The Wendron Parish NDP identifies a network of <i>green infrastructure</i> across the Parish, as illustrated on Map 9. Development proposals on land that lies within or adjoining the network of green infrastructure will be supported where it: a) Does not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable, and b) Ensures that through landscaping schemes, layouts, access and public open space provision, it contributes to the connectivity, maintenance and improvement of the Network and c) Contributes to a biodiversity net gain as required under Cornwall Climate Emergency DPD Policy G2. d) Where relevant, support the priorities and measures identified in the Cornwall and Isles of Scilly Local Nature Recovery Strategy. <u>Net Biodiversity Gain</u> 1. New development will be supported where it is planned and designed to protect and enhance local wildlife species and habitats, demonstrating how it will deliver a net gain in biodiversity, in accordance with Policy G2 of the Cornwall Climate Emergency DPD. 2. The location of any off-site biodiversity gains should have regard to the Wendron Green Infrastructure Network, the Local Nature Recovery Network and the priorities identified in the Cornwall and Isles of Scilly Local Nature Recovery Strategy.

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Policy 18: Trees, Cornish Hedges and Hedgerows	Residents	Strong support for protection of Cornish hedges and hedgerows. Residents cite loss of former small field hedges, unauthorised hedge removal by highways, damage from large vehicles and poor hedge maintenance reducing road widths and sightlines.	Residents' strong support for the protection of Cornish hedges and hedgerows is welcomed. The comments reinforce the importance of these features to landscape character, biodiversity, historic field patterns and the rural identity of the Parish. Policy 18 provides an appropriate planning framework for the retention and protection of trees, Cornish hedges and hedgerows where development is proposed. It can also require suitable replacement, restoration or mitigation where loss or damage is directly associated with a planning proposal. However, unauthorised hedge removal, damage caused by large vehicles and inadequate hedge maintenance are matters which generally fall outside the remit of the NDP. Unauthorised removal may require investigation by Cornwall Council through planning enforcement, highways or other regulatory powers, while routine hedge cutting, maintenance of visibility and obstruction of the highway are principally matters for landowners and the highway authority. RECOMMENDATION: Retain Policy 18 without substantive change. Add to supporting text as follows: <i>Policy 18 applies where trees, Cornish hedges or hedgerows may be affected by a development proposal and can therefore require their retention, protection, replacement or appropriate mitigation through the planning process. It does not provide a mechanism for dealing with unauthorised hedge removal unrelated to a planning application, damage caused by vehicles on the highway, or routine cutting and maintenance. Such matters should be pursued through Cornwall Council's planning enforcement or highways functions, the highway authority, relevant landowners and any other applicable regulatory or land-management procedures</i>
Policy 18: Trees, Cornish Hedges and Hedgerows	Cornwall Neighbourhood Planning	Fine	Noted
	Cornwall Council Public Open Space Team	Recognises the importance that public open space has within the local green infrastructure network (1.b).	Noted
Policy 19: Tranquillity and Dark Skies	Residents	Residents support dark skies and tranquillity, noting their importance for wildlife and local character. Comments link these issues to concerns about new housing, signage, lighting and rural road conditions.	Noted
Policy 19: Tranquillity and Dark Skies	Cornwall Neighbourhood Planning	We have some standard wording for this type of policy that we recommend that you use for consistency. You can find it in the Dark Sky guidance on the neighbourhood planning pages	Partly accepted. The policy is also about preserving tranquillity, so these elements should remain. RECOMMENDATION: Amend Policy 19 as follows: 1. Development proposals will be supported which protect and, where appropriate, enhance the tranquillity and dark sky character of the Parish. Proposals will be supported where they demonstrate sensitivity to local landscape character, biodiversity, and amenity, and contribute positively to the Parish's rural setting.

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			2. Proposals will be expected to: a) Identify, preserve, and where possible enhance areas of relative tranquillity, especially those valued for recreation, visual amenity, and wildlife; b) Avoid introducing or increasing noise disturbance, particularly in areas currently free from intrusive noise; c) Minimise light pollution by through: i. The number, design, specification and position of lamps; ii. Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and iii. Limiting the correlated colour temperature of lamps to 3000 Kelvins or less. 3. Proposals that risk harming nocturnal wildlife, including protected and priority species, must demonstrate how the development complies with the NPPF (2024) and relevant ecological guidance. Ecological assessments should consider the impact of artificial lighting on foraging, migration, and breeding behaviour. 4. Low-impact development that supports public enjoyment and understanding of dark skies, such as educational, recreational, or sustainable tourism proposals, will be supported, provided it does not compromise the tranquillity or dark landscape character of the area.
HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN			
Heritage, Design and Cornish Distinctiveness, Overall	Residents	89.66% of respondents agreed with the Heritage, Cornish Distinctiveness and Design objectives and policies. Comments strongly support the protection of local heritage, including mining and prehistoric remains, historic churches, the Platinum Jubilee Trail, traditional settlement character and locally distinctive design. Respondents also emphasised the importance of preserving Cornish identity and ensuring that new development retains or reflects the historic character of existing places and buildings. Concerns included the quality and local distinctiveness of design at HX1, visual clutter from inappropriate or poorly designed signage, the need for stronger recognition and protection of archaeological remains, and whether heritage policies will be applied consistently in practice.	he comments confirm the importance residents attach to the Parish's prehistoric, ecclesiastical and mining heritage, historic routes, traditional settlement character and Cornish identity. Concerns about the quality and local distinctiveness of design at HX1 are recognised. The NDP cannot retrospectively alter development that already has planning permission, but its design and heritage policies will provide a stronger local framework for assessing future proposals. These policies require development to respond positively to local character, historic settlement patterns, materials, scale and landscape setting. The concerns about archaeological remains are also noted. Proposals affecting known or potential archaeological remains will need to be supported by proportionate assessment and investigation, with appropriate avoidance, mitigation or recording secured through the planning process.

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			Concerns about signage clutter are recognised, but most signs are controlled through the Town and Country Planning (Control of Advertisements) Regulations rather than through ordinary planning permission. Many forms of signage benefit from deemed consent and therefore fall outside the effective scope of NDP policy. Where express advertisement consent is required, the relevant authority will consider amenity and public safety. Concerns about whether heritage protections will be applied consistently in practice are acknowledged. Once made, the NDP will form part of the statutory development plan and must be taken into account in the determination of future planning applications, alongside national and Cornwall-wide heritage policies. RECOMMENDATION: No change
Heritage, Design and Cornish Distinctiveness, Overall	Historic England	Historic England recommends that the Plan should identify and map key designated and non-designated heritage assets, including those already referred to in the supporting evidence. This would help users understand, conserve and enjoy the Parish's historic environment. Earlier community consultation also identified places considered worthy of protection, including Porkellis Moor, Porkellis Village Hall, common land around former mining areas, the old mining area, the stone circle and nearby fogou, land around Wendron Cricket Club and Stithians Reservoir. Historic England supports Cornwall Council's related mapping recommendations and considers that the heritage policies should more fully reflect the Plan's stated aims. It also supports the suggestion of a separate retrofit policy, notes the potential for a new conservation area at Porkellis, and would be willing to discuss this with Cornwall Council.	Historic England's support for the Plan's heritage objectives and policies is welcomed. The recommendation to identify and map key heritage assets is understood, but many of the sites referred to are already protected through existing legislation or formal designation, including listed buildings, scheduled monuments, the Cornwall and West Devon Mining Landscape World Heritage Site and other recorded heritage assets. The preparation of a comprehensive parish-wide map of both designated and non-designated heritage assets would be a complex exercise because of the number, distribution and variety of assets involved and the scale of mapping required. It would also risk duplicating information that is already maintained and updated by Cornwall Council through the online Historic Environment Record. The NDP is supported by a detailed Historic Environment Evidence Report, available on the NDP website. That report includes a hyperlink to Cornwall Council's Historic Environment Record online mapping, together with annexes containing links to information on designated heritage assets. This provides users with access to more detailed and up-to-date information than could reasonably be reproduced within the Plan itself. The places identified through community consultation, including Porkellis Moor, former mining areas, the stone circle and fogou, land around Wendron Cricket Club and Stithians Reservoir, have been considered through the evidence base and relevant policies. However, not all are heritage assets in planning terms, and several are protected or addressed through other legislation, designations or policy topics, including landscape, biodiversity, open space and community facilities. Historic England's support for a separate retrofit policy is noted and is reflected in the Plan's specific policies on low-carbon heating and replacement windows, doors and fascias. The suggestion of a possible conservation area at Porkellis is also noted, but designation of a conservation area is a matter for Cornwall Council rather than the NDP. RECOMMENDATION:

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			Retain the current approach. No separate parish-wide heritage asset map is recommended, although an overview map has been prepared in response to CC's suggestion. Add the following to the introduction to the section: <i>Further detailed information on the Parish's historic environment is provided in the Wendron Historic Environment Evidence Report, available on the NDP website. This includes links to Cornwall Council's online Historic Environment Record mapping, together with annexes providing access to information on designated heritage assets. These resources should be used alongside the Plan to identify recorded designated and non-designated heritage assets and to inform the assessment of development proposals.</i>
Policy 20: Design Principles for Sustainable, Characterful Development	Residents	Residents support stronger and more rigorous design guidance to ensure that new development reflects Wendron's local building traditions, settlement character, scale and materials. Comments call for development to be sympathetic to its surroundings rather than relying on standardised designs, and for locally distinctive features to be incorporated from the outset. Concerns were also raised about visual clutter and poor-quality signage, including handwritten or visually intrusive signs within settlements.	Policy 20, together with the Wendron Design Codes and Guidelines and the Plan's heritage policies, provides a clear framework for ensuring that new development responds positively to local settlement character, traditional building forms, scale, materials and detailing. The policy should help resist standardised or poorly integrated development and promote design that is sympathetic to its context. The concern about signage is recognised. However, it cannot be regulated directly through NDP policy, as noted above. RECOMMENDATION: No Change
Policy 20: Design Principles for Sustainable, Characterful Development	Cornwall Neighbourhood Planning	The policy numbering is confusing. The car parking requirements should also be amended, as the NDP cannot impose standards above Cornwall Council's adopted guidance, including a minimum requirement for two on-plot parking spaces.	The Cornwall Council Travel Plan and Parking Standards Guidance document repeatedly describes itself as guidance and states that: • it provides an "expected standard" rather than a stipulated minimum or maximum standard; • parking levels should be considered case by case, having regard to development type, location, accessibility and local circumstances; • developers may depart from the expected standards where the proposed level is justified; and • private motor vehicle standards are to be applied through a "decide and provide" approach. For housing, the expected standard is: 1 space per dwelling in highly accessible locations; 2 spaces per dwelling elsewhere; and on larger developments, an overall average of 1.5 spaces per dwelling should not be exceeded. Accordingly, one space per dwelling is not an absolute mandatory minimum. It is Cornwall Council's expected starting point for accessible locations. The Guidance expressly says that parking provision should reflect local context, including rural accessibility, public transport availability and existing parking pressures. It also identifies two spaces per dwelling as the expected standard

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			outside highly accessible locations So the NDP may use its own evidence and local circumstances to establish a clearer local requirement. On that basis, Wendron can reasonably be regarded as a ‘less accessible location’ and justify a policy requiring at least two on-plot spaces for ordinary dwellings because: • the Parish is predominantly rural and generally not highly accessible; • public transport choices are limited; • household dependence on private vehicles is consequently greater; • many roads and lanes cannot safely absorb displaced parking; • on-street parking can obstruct emergency, refuse, delivery and agricultural vehicles; and • additional highway engineering to accommodate overspill could damage Cornish hedges, rural lanes and settlement character. It is also considered that the criteria can be made more locally distinctive and relevant to the Design Code by referring directly to Wendron’s dispersed settlement pattern, historic lanes and footpaths, Cornish hedges, exposed upland areas, traditional building forms and the constrained character of many village and hamlet roads. This would also avoid excessively repeating general guidance and policy available elsewhere. The policy criteria could be reframed to operate on an exceptions basis: the standard requirement would be two usable on-plot parking spaces per dwelling, unless a lower or otherwise different level of provision is justified by the specific circumstances of the development. RECOMMENDATION: [1] Replace the final two paragraphs of the supporting text to the policy with: <i>Finally, access and parking must be designed with care. Many of Wendron’s roads are narrow, winding and heavily used by agricultural, service and tourism traffic. Public transport accessibility is limited across much of the Parish and dependence on private vehicles is correspondingly high. Development must therefore avoid exacerbating congestion, obstructing access or displacing parking onto rural lanes and village streets.</i> <i>Cornwall Council’s Travel Plan and Parking Standards Guidance does not impose a universal requirement of one parking space per dwelling. It establishes expected standards that are to be applied according to local circumstances, accessibility and likely demand. The expected standard is one space per dwelling in highly accessible locations and two spaces per dwelling elsewhere. Wendron Parish is predominantly rural and should therefore be regarded as a less accessible location for the purposes of the Guidance. The Parish Council consequently supports a minimum of two usable on-plot parking spaces per dwelling, with additional provision for larger homes where justified. An exception to this might be circumstances such as specialist accommodation, flats or genuinely car-free housing without weakening the general Wendron standard.</i> <i>Parking should be safe, conveniently located and well integrated into the design of development. It should avoid visual clutter and road safety problems, maintain access for emergency, refuse, delivery and agricultural vehicles, and reduce</i>

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			<i>pressure for highway widening, engineered kerbs or the removal of Cornish hedges and other characteristic roadside features.</i> <i>Through these principles, the NDP promotes development that is functional and sustainable, while also responding directly to Wendron’s rural accessibility constraints and remaining locally distinctive and rooted in the character and landscape of the Parish.</i> [2] Amend Policy to read as follows: Policy 20: Design Principles for Sustainable, Characterful Development 1. New sustainable development will be supported if it meets all the following design and functionality standards: a) Is demonstrably aligned with the National Design Guide and the Wendron Parish Design Codes and Guidelines (2025), and incorporates the principles of the Building for Life 12 standard (or any successor scheme); b) Incorporate appropriate ‘Secure by Design’ features to reduce crime risk and promote a safe and welcoming environment; c) Demonstrate a positive relationship with public spaces and footpaths, maintaining or improving permeability, connectivity, and pedestrian safety; d) Use materials and construction techniques suited to <i>Wendron’s relatively wet, windy and, in its more elevated areas, exposed climate</i> and increasing exposure from climate change, ensuring durability and long-term resilience; e) Where Modern Methods of Construction (MMC) are used, ensure that buildings are contextually appropriate and <i>reflect the characteristic scale, simple forms, proportions, roof profiles, solid-to-void relationships and restrained material palette identified in the Wendron Design Codes and Guidelines;</i> f) <i>Provide safe and functional access, parking, turning and servicing arrangements proportionate to the scale and location of the development. Layouts should avoid displacement of parking onto narrow rural lanes and village streets, safeguard access for emergency, refuse, delivery and agricultural vehicles, and avoid unnecessary highway widening, excessive</i>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			engineered kerbs, suburban road layouts or the loss of Cornish hedges and other characteristic roadside features; g) Safeguard the privacy, outlook, and daylight of neighbouring properties through sensitive siting, orientation, scale, building separation and the positioning of windows and external amenity areas. Particular regard should be given to the close-knit and irregular arrangement of buildings within Wendron’s villages, hamlets, historic farmsteads and former mining settlements, while avoiding standardised suburban layouts that fail to respond to local settlement form. 2. Residential developments must also: a) Offer provision of private and communal outdoor space where: i. Each dwelling has usable private garden or amenity space appropriate to its location, allowing for recreation, play, clothes drying, gardening and food growing. ii. If private gardens are not practicable, well-designed and accessible communal green areas are provided that encourage recreation and physical activity for all ages iii. Green spaces enhance biodiversity and self-sufficiency, and green infrastructure, incorporating planting, habitat features, food-growing space, and sustainable drainage where possible. iv. Communal areas are designed to reflect Wendron’s rural character, foster social interaction, creating safe and attractive spaces where residents of all ages can meet, interact, and feel part of the community, in line with Policy G1(8) of the Cornwall Climate Emergency DPD; b) Provide car parking and vehicle access where:.... iii, Each dwelling provides at least two usable on-plot parking spaces, except where a different provision is justified by the particular form, tenure or occupancy of the development.....
	Cornwall Historic Environment Team	Suggests an audit of street signs, fingerposts and similar features to help reinforce the significance of local place names. It also recommends greater reference to the conversion and extension of traditional buildings, with the East	An audit of street signs, fingerposts and similar features is considered to be beyond the resources available to the Parish Council’s NDP team and unlikely to add sufficient value to the Plan to justify the additional work involved. Other

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		Wheal Lovell engine house conversion identified as a potentially useful example, subject to consistency with the World Heritage Site Management Plan.	amendments to the policy [see above], intended to make it more locally distinctive and more clearly related to the Wendron Design Code, together with the provisions of Policy 22, are considered to address the substance of the comments made. It is not considered good practice for planning policy to rely on specific development examples, as circumstances vary and their citation may encourage inappropriate replication. Sufficient guidance on the sensitive conversion and extension of traditional buildings is already provided within the Wendron Design Code. RECOMMENDATION: No further Change.
Policy 20: Design Principles for Sustainable, Characterful Development	Devon and Cornwall Police	Welcomes references to designing out crime and supports their inclusion in the NDP.	Noted
Policy 21: Heritage, Design & Cornish Distinctiveness	Residents	Residents support protection of historic character and Cornish distinctiveness, including prehistoric, mining and church heritage, and encourage further research and recording of Cober Valley industrial heritage.	Noted
Policy 21: Heritage, Design & Cornish Distinctiveness	Cornwall Neighbourhood Planning	Fine	Noted. However some tidying of paragraph 1 of the policy is required as follows: 1. New development will be supported where it contributes to and reinforces the distinctive historic and ‘sense of place’ of Wendron Parish, including the cultural, built and landscape qualities that define the area. Proposals should:.....
Policy 21: Heritage, Design & Cornish Distinctiveness	Historic England	Earlier Historic England recommendations should be considered, including better identification and mapping of heritage assets.	See above.
	Cornwall Historic Environment Team	Policy text 2 mentions conversions of existing buildings. Sensitive thermal upgrading could feature here as could extensions to traditional buildings.	Its actually policy text 3 that refers to existing buildings. The issues mentioned are covered in proposed changes to Policy 7.
Policy 22: Non-listed Historic Assets	Residents	Residents support recognition and protection of local non-designated historic assets, including archaeological remains, mining heritage, church heritage and assets along the Platinum Jubilee Trail.	Noted
Policy 22: Non-listed Historic Assets	Cornwall Neighbourhood Planning	Policy should make reference to non designated rather than non-listed assets. Otherwise fine.	Noted
		Advises that the policy should make clear that the Historic Environment Record is continually updated and should be routinely consulted. The NDP list should therefore not be treated as a complete or definitive record.	This is already made explicit in Note 1 to the Policy.
COMMUNITY FACILITIES AND INFRASTRUCTURE			

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
Community Facilities and Infrastructure, Overall	Residents	96.55% of respondents agreed with the Community Facilities and Infrastructure objectives and policies. Comments strongly support the protection and improvement of community facilities, sports clubs, footpaths, bridleways, pedestrian links and digital connectivity, together with better maintenance of existing routes and safer conditions for walking and cycling. Repeated concerns included potholes, overgrown hedges, narrow rural lanes, speeding and traffic danger, inadequate bus services, limited access to health and dental care, and the risk of social isolation, particularly for older residents. Respondents also emphasised the importance of maintaining local meeting places, recreation facilities and reliable communications infrastructure in sustaining community life across the Parish.	The very strong support for the Community Facilities and Infrastructure objectives and policies is welcomed. The policies provide a planning framework for safeguarding existing assets and ensuring that new development contributes appropriately to accessibility, connectivity and community wellbeing. Concerns about potholes, hedge cutting, speed limits, traffic enforcement, bus service frequency and access to health and dental services are matters largely outside the statutory remit of an NDP. They depend on the actions and investment decisions of Cornwall Council, the highway authority, transport operators, health bodies, service providers and landowners. They are therefore more appropriately pursued through the Parish Council's Local Projects, advocacy and partnership working. The concern about the isolation of older people is particularly important. The Plan can assist indirectly by protecting local facilities, supporting accessible housing, improving walking links and encouraging better digital connectivity, but it cannot itself provide bus, health or social care services. RECOMMENDATION: No change to Community Facilities and Infrastructure objectives and Policies 23 to 29. Update the Local Projects section to clearly identify road maintenance, hedge management, public transport, health and dental provision, traffic management and measures to reduce social isolation as matters for continued Parish Council action.
Policy 23: Protection and Enhancement of Community Facilities	Residents	Residents support protection and enhancement of community facilities, local sports clubs and services. Comments identify health care, doctors, dentists, older people's isolation, lunch clubs, minibuss trips and volunteer transport as important needs, while recognising that some matters fall outside planning control.	Noted
Policy 23: Protection and Enhancement of Community Facilities	Cornwall Neighbourhood Planning	Fine	Noted
	Cornwall Historic Environment Team	[1] Recommends referring to Cornwall Council's Shopfront Design guidance for the alteration of existing or provision of new shops and signage, and to its energy-efficiency guidance for the sensitive upgrading of traditionally constructed community buildings, including churches, halls and schools [2] Also recommends requiring new development to undertake a Cornish distinctiveness assessment to demonstrate alignment with local character. It also suggests providing clearer guidance on the scope and depth of heritage assessments to strengthen the evidence base for planning decisions.	[1] The suggested guidance is noted. Policy 23 already provides positive support for the enhancement, diversification and re-use of community facilities, including proposals that improve their viability and safeguard heritage assets. These provisions should be read alongside the Plan's policies on sustainable design, energy efficiency and the sensitive adaptation of traditional and historic buildings, as well as the Wendron Design Code. Cornwall Council's Shopfront Design guidance and its guidance on improving energy efficiency in historic Cornish buildings may provide useful additional advice when relevant proposals come forward. However, it is not considered necessary to duplicate this guidance within the policy itself. [2] Cornwall Council's current Validation Guide sets out the information that must accompany applications. It requires a Heritage Statement or Heritage Impact Assessment where development directly affects a heritage asset or the setting of a designated asset, including a World Heritage Site; non-designated

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			assets may also trigger an assessment in some circumstances. The assessment must demonstrate that the asset and its significance have been properly understood. The current Validation Guide contains no reference to “Cornish Distinctiveness” as a separate validation document or assessment requirement. Cornwall Council's separate Cornish Distinctiveness Assessment Framework is framed much more as a tool and good-practice resource. The Council says that the assessment template “can be included” with planning applications and that it <i>hopes</i> assessments will be used for medium to larger-scale applications. That wording is clearly advisory rather than a universal requirement. There is, however, a stronger expectation where relevant heritage/design assessments are already necessary. Cornwall Council's Historic Environment guidance says that distinctiveness assessment “should” inform Heritage Impact Assessments, Statements of Significance and Design and Access Statements. It also says Design and Access Statements should consider Cornish distinctiveness, including where no specific heritage asset has been identified. That makes the Historic Environment Team's suggestion that the Wendron NDP should require “new development” generally to undertake a distinctiveness assessment considerably stronger than Cornwall Council's own current application requirements. It is considered that this could introduce a disproportionate information requirement, particularly for householders and minor development. RECOMMENDATION: [1] Add references to the relevant Cornwall Council shopfront and historic-building energy-efficiency guidance to the supporting notes to the Policy as follows: Useful guidance on shopfront design is given in Cornwall Councils Shopfront Design Guide. [2] Insert, directly following the detailed Wendron-specific design requirements; in Policy 22, wording that avoids suggesting that a separate Cornish Distinctiveness Assessment is mandatory for every application; and ilinks the assessment requirement to documents that may already be required, avoiding unnecessary duplication, as follow: Where proportionate to the scale and nature of the proposal, development should demonstrate how local and Cornish distinctiveness has informed its design, having regard to the Wendron Design Code and Cornwall Council's Cornish Distinctiveness Assessment Framework. For proposals requiring a Heritage Impact Assessment or Design and Access Statement, this consideration should normally form part of that assessment or statement.

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
Policy 24: Protection and Enhancement of Open Space and Recreation	Residents	Residents support better maintenance and enhancement of public spaces, bridleways and recreational routes, including Prowse's Patch and the Platinum Jubilee Trail.	Noted
Policy 24: Protection and Enhancement of Open Space and Recreation	Cornwall Neighbourhood Planning	Comments of R&OS Officer to be forwarded,	Noted
	Cornwall Council Public Open Space Team	The POS Team supports the NDP's open-space assessment but considers that its recommendations need clearer delivery mechanisms. In particular, suitable locations or a process for identifying sites should be established for teenage recreation, allotments/community growing and any new strategic play provision, rather than relying on development to deliver these facilities. The Team also advises resolving the potential conflict between requiring on-site play provision and seeking contributions to improve existing facilities. Developer obligations should only be sought where directly related and proportionate, with new play provision required only where suitable local facilities do not already exist. Policy should also address circumstances where off-site contributions are not practical because no suitable local facilities are available.	Accepted. However, care should be taken to ensure that the NDP remains focused on matters properly within the scope of land-use planning and does not stray into detailed management, funding or operational decision-making. The Plan can identify needs, priorities and potential projects, and establish mechanisms for their future development, while leaving decisions on implementation, funding, land acquisition and ongoing management to the Parish Council and other relevant bodies. RECOMMENDATION: [1] Amend supporting text to read as follows: To address the issues identified, the assessment recommends that the Wendron NDP should therefore: 1. Maintain Cornwall Council's open space standards as the baseline for new development. 2. Promote enhanced access to the extensive network of informal natural open space through development related footpath provision and biodiversity offsetting. 3. Ensure that the need for children's play provision arising from new development is considered having regard to the scale of development and the availability, accessibility, capacity and quality of existing provision. Where suitable existing facilities are available locally, priority should be given, where justified, to their enhancement rather than the creation of small, potentially unsustainable new facilities. 4. Support improvements to existing play areas at Porkellis, Penmarth and Park an Daras, including opportunities to extend or diversify the range of facilities provided. 5. Establish a community project to identify a suitable location for dedicated teenage recreation provision, including consideration of opportunities to co-locate facilities with existing sports, recreation or

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			community facilities. The Parish Council will work with local organisations, landowners and young people to identify and assess potential sites. 6. Establish a community project to identify suitable land for allotments or community growing space. This should include engagement with landowners and local communities and consideration of accessibility to settlements, safe access, land suitability, availability of water, residential amenity and the potential for secure long-term management. 7. Endorse continued investment and development in the Wendron Cricket and Football sports hub and Stithians Lake as key regional assets. Whilst the NDP cannot determine detailed matters of project management, funding, land acquisition or operational delivery, its land-use policies can provide a supportive framework for locally identified recreation and open-space projects. The Plan can identify needs and priorities, safeguard appropriate opportunities, and provide a policy basis for securing proportionate contributions from development where justified. Decisions on the detailed development, funding, implementation and ongoing management of individual projects will remain matters for the Parish Council, landowners, community organisations and other relevant bodies. Together, this approach will help support a balanced, inclusive and sustainable network of recreation and open-space provision that reflects Wendron's rural character and contributes to community wellbeing. [2] Amend the Policy to read as follows: 1. Where new development generates a need for additional or improved open space, sport or recreation provision, appropriate and proportionate provision or contributions will be sought in accordance with Cornwall Council's open space standards applying at the time of the application. Regard should also be had to the needs and priorities identified in the Wendron Recreation and Open Space Assessment.: Priority will be given to a) new on-site equipped play provision where there is i. no suitable and accessible existing play facility capable of serving the development or ii. where the scale of development generates a need which cannot reasonably be met through enhancement of existing provision; b) proportionate contributions towards improvement, extension or diversification to existing play areas at Porkellis, Penmarth and Park an Daras in preference to the creation of small, isolated or unsustainable facilities. c) opportunities to contribute to identified local priorities, including equipped facilities for teenagers [Type 5] and allotments or other forms of community growing.

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			d) Where on site provision is not viable or practicable within the site boundary, but suitable open space, play, sport or recreation facilities exist within the local area [such as the existing play areas at Porkellis, Penmarth and Park an Daras], proportionate contributions towards their enhancement may be sought where necessary to mitigate the additional demand generated by the additional population. Priority will be given to: i. enhancement of existing play and recreation facilities; ii. improvements to accessibility and connections to open space including the Public Rights of Way footpath network and the creation of new permissive routes to increase access to natural green space. iii. Improvements that enable flexible use of existing sports provision (e.g., shared use, sensory-neutral quiet spaces, youth social zones, outdoor gym equipment, improved disability access arrangements etc) to increase access to public sport opportunities, playable open space and facilities for teenagers. iv. Enhancement, extension and repair of existing play space so that it can continue to meet local needs. 2. Where new open space is provided as part of development, contributions for its long-term management and maintenance will required through a Planning Obligation agreement. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they are appropriately located, provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.
Policy 24: Protection and Enhancement of Open Space and Recreation	Sport England	Advises that the Plan should reflect national policy for sport, protect playing fields, and use relevant playing pitch, indoor and outdoor sports evidence. Notes that new housing may generate additional demand for sport and that policies should secure new or improved sports facilities where existing provision lacks capacity.	Sport England's comments are largely its standard guidance and response to NDPs. The Wendron NDP is supported by an up-to-date Open Space and Recreation Assessment, in line with guidance, which reviews existing provision and provides the evidence base for the Plan's policies on open space, recreation and sports facilities. Policy 24 has been prepared with regard to the Open Space and Recreation Assessment. It seeks to protect existing open space and recreation assets from inappropriate loss, support their enhancement where opportunities arise, and establish a standard for future provision in recognition that new housing may generate additional recreational needs. Any open space and recreation requirements arising from future strategic expansion of Helston into Wendron Parish will be addressed through the strategic planning and infrastructure mechanisms of Cornwall Council's forthcoming Local Plan. RECOMMENDATION: No change
			There is also some new data of relevance to this policy.

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			Recommendation. Add the following paragraph to the supporting justification: Local health indicators further support the need to protect and improve opportunities for accessible recreation and physical activity. Wendron Parish has a higher proportion of people aged 65 and over living with a limiting long-term condition (34.96%) than both Cornwall (33.4%) and England (32.83%). Childhood obesity also remains a relevant concern: between 2021 and 2024, 21.02% of children aged 10–11 were classified as obese, above the Cornwall rate of 19.49%. Although life expectancy in Wendron is relatively high, these indicators underline the importance of maintaining opportunities for regular physical activity throughout life. Accessible open spaces, walking routes, play areas and sports and recreation facilities can therefore make an important contribution to preventative health, independent living, social interaction and community wellbeing.
Policy 24A: Assets of Community Value	Residents	Resident comments support safeguarding community assets and services that help meet local needs, including facilities that support older residents, sports clubs and everyday community activity.	Noted.
Policy 24A: Assets of Community Value	Cornwall Neighbourhood Planning	If there are any ACV in the parish, you should list them.	Noted
Policy 25: Regional Sports Facilities	Residents	Support is expressed for local sports clubs, including Wendron Cricket Club, and for maintaining and improving facilities that help support community life.	Noted.
Policy 25: Regional Sports Facilities	Cornwall Neighbourhood Planning	Fine	Noted
Policy 25: Regional Sports Facilities	Sport England	Recommends that any new or improved sports facilities are fit for purpose and designed in accordance with Sport England design guidance.	Noted.
Policy 26: Transport, Highways and Communications	Residents	Residents raise extensive highway concerns including potholes, narrow lanes, speed, poor hedge maintenance, damaged Cornish hedge bases, road safety for runners and cyclists, poor bus provision and requests for better bus routes, pavements and speed management.	See general overall comments on this theme above.
Policy 26: Transport, Highways and Communications	Cornwall Neighbourhood Planning	NDP cannot protect bus routes.	Accepted. The NDP cannot require a bus operator to retain a route, but it can resist development that would obstruct, sever or make access to existing public transport facilities less safe or convenient. RECOMMENDATION: Amend clause B) to read as follows: Safeguarding and, where practicable, improving the accessibility, safety and usability of existing bus stops and associated infrastructure, and avoiding development that would prejudice their continued operation.

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
Policy 26: Transport, Highways and Communications	National Highways	No specific concerns about impacts on the A30 from the Plan. Large scale development that could affect the Strategic Road Network should be supported by transport assessment and mitigation where needed.	Noted.
Policy 27: Footways, Pedestrian Links, Public Rights of Way	Residents	Strong support for improved footpaths, bridleways, pedestrian links and maintenance. Comments cite dangerous road running and cycling, impassable muddy routes, need for off road links, better signage, and pavements linking Wendron school, Wendron church and Trenear.	See general overall comments on this theme above.
Policy 27: Footways, Pedestrian Links, Public Rights of Way	Cornwall Neighbourhood Planning	No comments	Noted.
Policy 27: Footways, Pedestrian Links, Public Rights of Way	Sport England	Highlights the role of walking, cycling and active design in creating healthy communities and recommends use of Sport England Active Design guidance.	Noted.
Policy 27: Footways, Pedestrian Links, Public Rights of Way	Cornwall Neighbourhood Planning	No comments	Noted.
Policy 28: Digital Infrastructure, Resilience and Investment	Residents	Residents support improved digital connectivity and note the importance of good Wi-Fi for rural households, working from home, older people and business resilience. One resident cited positive experience with Starlink.	Noted
Policy 28: Digital Infrastructure, Resilience and Investment	Cornwall Neighbourhood Planning	No comments	Noted.
Policy 28: Digital Infrastructure, Resilience and Investment	Openreach	Advises that Openreach apparatus may be present and that apparatus maps and precautions should be used where works could affect the network.	Noted
Policy 29: Mobile Signal Infrastructure	Residents	Residents support improved communications and avoidance of digital dead zones, particularly for rural business, working from home and residents in more isolated areas.	Noted
Policy 29: Mobile Signal Infrastructure	Cornwall Neighbourhood Planning	No comments	Noted.

ANNEX A – FULL COPY OF ALL RESPONSES RECIEVED

Table 1 – Question List

Wendron Residents Consultation Responses	
. Personal details and contact details have been excluded/redacted.	

Question ID	Question text
Q1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?
Q2	Do you agree with the draft Objectives and Policies for the Climate Change theme?
Q3	Do you agree with the draft Objectives and Policies for the Housing theme?
Q4	Do you agree with the draft Objectives and Policies for the Business and Employment theme?
Q5	Do you agree with the draft Objectives and Policies for the Natural Environment theme?
Q6	Do you agree with the draft Objectives and Policies for the Heritage, Cornish Distinctiveness and Design theme?
Q7	Do you agree with the draft Objectives and Policies for the Facilities and Infrastructure theme?
Q8	Is there anything further that you would like to add? Please be brief:

Table 2 – Residents Comments Grouped by Theme

1. Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?				
Answer Choices			Response Percent	Response Total
1	Agree		82.76%	24
2	Disagree		10.34%	3
3	Don't Know		6.90%	2
			answered	29
			skipped	0
Please expand on your answer: (13)				
1	14/04/2026 5:33 PM ID: 294849330	It attracts my broad agreement, though not necessarily on every point of detail		
2	17/04/2026 6:06 PM ID: 295090390	The objectives, A to F are excellent and cover all the main issues. Should they be prioritised? I wonder which ones are considered more important?		
3	20/04/2026 10:28 AM ID: 295170151	It all seems to have been well thought out.		
4	22/04/2026 8:40 AM ID: 295318011	Far too much focus on climate change. Whilst I understand this woke ideology is riddled throughout public organisations, there is no place for attempted indoctrination of the electorate by a parish council. The science is far from definitive and whilst the climate is changing, it always has done and the extent of human impact on this is very much up for debate. This is not your job. If you wish (you probably don't) constituents to have more interest and involvement in local politics, maybe try not ramming climate change ideology down their throats?		
5	24/04/2026 8:12 AM ID: 295466699	It is too broad, the plan doesn't state how the issues will be rectified. It's great saying support for appropriate wind etc in suitable locations but then the council have approved unsuitable locations with dangerous access as an example. We need to know more details and where the money is coming from. Support for replacing oil, great, but how? We are on oil heating and I can guarantee we will not get any support replacing it, so will stay with it as there is no viable solution with our old cottage		
6	26/04/2026 3:49 PM ID: 295612848	The Vision and Objectives appear sympathetic towards not developing or changing the parish too quickly, while also acknowledging the need to make some changes to benefit the natural environment and parish residents.		

1. Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?

7	27/04/2026 5:22 PM ID: 295685479	No info provided
8	30/04/2026 1:16 PM ID: 295902997	It is a good all-round positive attitude looking forward to the future of Wendron Parish
9	02/05/2026 3:35 PM ID: 296024499	We do need housing for first time buyers and young families. Personally I think houses that have the condition where they have to be sold at x% below market value are far better than shared ownership and shared ownership leaves people shackled to the rent which is subjected to market value rent increases.
10	04/05/2026 9:18 AM ID: 296091411	Sporadic development under the disguise of agricultural need on small plots of land is getting out of control and spoiling the landscape. The county Land Agent , unlike many Local Planning authorities takes no account of "financial viability" which is a big floor in the system and their report seems to over ride any decision of the parish Council. This in turn encourages the fragmentation of viable farms since large profits can be made from selling these small plots to those intent on "trying their luck" by employing Planning Consultants so vast amounts of council resources go into trying to curtail this often to no avail whilst farmland prices become elevated for food production. This Neighbourhood Plan would appear to provide protection against this type of developement.
11	07/05/2026 9:59 AM ID: 296323056	I think the plan looks wide-ranging and sensible, with plenty of good intentions. It is something we can aspire to.
12	12/05/2026 4:07 PM ID: 296643471	change "especially affordable and accessible housing" to "exclusively affordable and accessible housing"
13	06/07/2026 2:23 PM ID: 301020472	More affordable housing definitely needed but natural environment must be protected.

2. Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?

Answer Choices			Response Percent	Response Total
1	Agree		86.21%	25
2	Disagree		10.34%	3
3	Don't Know		3.45%	1
			answered	29
			skipped	0
Please expand on your answer: (18)				
	1	14/04/2026 5:33 PM ID: 294849330	Offer more support to listed buildings trying to incorporate energy efficient improvements. I have one and I've had to install secondary double glazing, which is less efficient, very difficult to keep clean and is in no way than the normal double glazing I wished for which incorporated timber frames, traditional sash chords and weights and would've been made locally.	
	2	17/04/2026 6:06 PM ID: 295090390	Not much to add here. Not sure where the money comes for this.	
	3	20/04/2026 10:28 AM ID: 295170151	The plans are good in theory, but I am not sure how they can come into practice when some residents have no funds to replace oil with other alternatives. Plus no control over the huge costs of oil.	
	4	22/04/2026 8:40 AM ID: 295318011	See above	
	5	22/04/2026 11:33 AM ID: 295335703	Particular support should be given to the Geothermal Plant currently in development at Manhay/Trevenen, and to small wind turbines on individual properties. Development of the latter was made difficult around 15 years ago by fears by Cornwall Council planners of noise intrusion, but these should have been overcome by now. Wendron is very windy!	

2. Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?

6	24/04/2026 8:12 AM ID: 295466699	It is too broad, the plan doesn't state how the issues will be rectified. It's great saying support for appropriate wind etc in suitable locations but then the council have approved unsuitable locations with dangerous access as an example. We need to know more details and where the money is coming from. Support for replacing oil, great, but how? We are on oil heating and I can guarantee we will not get any support replacing it, so will stay with it as there is no viable solution with our old cottage
7	26/04/2026 3:49 PM ID: 295612848	The Objectives and Policies make sense - it would be preferable if any development-level renewable energy projects are located in low-visibility areas, but otherwise it appears that the council is supportive of homes doing their bit to improve energy efficiency and reduce carbon emissions.
8	27/04/2026 5:22 PM ID: 295685479	No info provided but any target for climate improvement is positive. Can't say if it is going far enough
9	30/04/2026 1:16 PM ID: 295902997	Although I agree on this one, I would like to see more thought put into policy 4 - as in having some continuity with the style of wind turbines for example. Rather than the mish-mash of different styles that are currently in the Parish.
10	02/05/2026 3:35 PM ID: 296024499	We've installed solar and it will pay for itself in 8 years. Given how windy Porkellis is I think wind should also be considered.
11	04/05/2026 9:18 AM ID: 296091411	I do not agree to the principle of solar panels on farmland. Whilst there is plenty of roof space, it seems that the DNO (electricity distributor) is preventing connection of many privately funded small scale schemes which would cost the tax payer zero. Pressure need to be put on the Government to stop this protectionism under the guise of "safety" which is actually designed for profit of the current Canadian Pension Fund !
12	07/05/2026 9:59 AM ID: 296323056	Climate change is the single most important problem we are faced with. We need to encourage people to do as much as they can individually at home, as well as encouraging and supporting businesses and decision makers of all kinds to make effective environmental policies - and carry them out. We should be able to provide good advice for everyone.
13	12/05/2026 12:20 PM ID: 296616392	I probably loosely support the plan,but I feel all of the actions that can be taken in this respect should be proportionate in the sense that we don't rip out,change and remove perfectly well functioning existing facilities but maybe wait until they are at end of life . A good example would be the process of replacing oil and gas boilers (policy 7) ,we need to be more pragmatic,the cost of this to the householder,landlords and government is disproportionately high and the gains relatively small (and often problematic) and without the whole world being "on board" it may not even be worthy of the financial pain and unintended consequences . I think this is relevant to many aspects of the response to climate change (policy one) ,the retro fit aspect is again very problematic,you cannot make the very large numbers of older buildings locally behave like purpose designed low carbon developments,it doesn't work,much of the time storing up problems for the future . As consumers,householders,landlords and such it is very difficult to know what the right thing to do is,the goal posts keep moving,the calculations for EPC's that so much of this stuff is based upon are changing yet again,so I feel some caution before we invest monies and the earths valuable resources would be wise .
14	19/05/2026 11:51 AM ID: 297242331	Whilst I DO agree with the plan policies 1,2,3,5,6,7,7A, the "Alternative Energy (Policy4)" includes mention of "appropriate wind....schemes..." to which my concern is the continued proliferation of wind farms elsewhere in the county which in my opinion stand out as a blot on the landscape to a much greater degree than the solar farms. The acreage per MW for such schemes are far greater than solar. Encouraging and supporting solar for domestic dwellings, farms and local businesses (e.g. on roof-tops) with associated battery capacity, would help sustainability, reduce carbon footprint, at the same time as avoiding the visual and audio blight of wind farms as well as their associated harm to wildlife. I trust that Wendron Parish and it's neighbouring parishes do their utmost to avoid approval of wind farms. Instead, as stated in policy 4, support for solar and geothermal schemes would be a more sustainable, efficient approach.
15	09/06/2026 2:02 PM ID: 298600429	More help is needed for residents who rely on oil for heating and cooking
16	06/07/2026 2:23 PM ID: 301020472	Climate change must be addressed as long as our wonderful Cornish heritage is protected.
17	06/07/2026 2:34 PM ID: 301021988	But replacing oil/gas to carbon alternatives would be highly expensive & mean disruption
18	06/07/2026 2:37 PM ID: 301022436	With the emphasis on suitably located, not next to one of the busiest roads in Cornwall

3. Do you agree with the draft Objectives and Policies for the HOUSING theme?

Answer Choices	Response Percent	Response Total
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3. Do you agree with the draft Objectives and Policies for the HOUSING theme?

1	Agree		82.76%	24
2	Disagree		6.90%	2
3	Don't Know		10.34%	3
			answered	29
			skipped	0

Please expand on your answer: (15)

1	17/04/2026 6:06 PM ID: 295090390	Good. Like the idea of infill. Affordable is obviously great. Was surprised by hom many big houses have been built in Ashton. I know Ashton isn't in Wendron Parish. But still a bit worrying. Can you ensure that new houses do not become 2nd homes?
2	20/04/2026 10:28 AM ID: 295170151	We were happy that the scheme in our village was turned down in Carnkie but it has gone to appeal. There needs to be conversion of current buildings rather than farm land being used for housing. This is a rural area, not a town and our way of life is under threat if more and more housing is built and the impact of that on our small roads and already inadequate infrastructure is leant on. Renew what we have. Convert buildings.
3	22/04/2026 2:40 PM ID: 295354386	All outer villages need to be prepared to accept the Sustainable Settlement Policy. We live in the HX1 Helston Urban Expansion area and provision for the additional needs for the social housing residents should be considered. As an example, at least 7 taxi's per day arrive to take children to school, so road access needs to be incorporated.
4	24/04/2026 8:12 AM ID: 295466699	This has a bit more detail as most has already been met through it's policies. But still saying 'support' means nothing to locals as we get no support. We want the support provided to be listed and explained in detail
5	26/04/2026 3:49 PM ID: 295612848	I can relate to this theme personally - I am looking for a home of my own but despite a large deposit, am still unable to find anywhere suitable, so am instead considering converting a building on the family farm as an alternative. This would keep me in the parish and likely be more affordable than trying to acquire a home elsewhere, so I do appreciate the parish's need for homes that local people can actually afford to buy. The policies appear to support my situation.
6	27/04/2026 5:22 PM ID: 295685479	No info?
7	30/04/2026 1:16 PM ID: 295902997	Good that support will be there for owners of existing old buildings, to enable conversions and save them from falling into disrepair. Small scale infill is good, so long as it is small scale and ensures the surrounding area is landscaped sympathetically. I don't consider that 5 houses on a tiny plot in Penmarth is small infill!
8	02/05/2026 3:35 PM ID: 296024499	Yes we need houses for young families (no offence but not retired people that want to move down). There is a shortage of labour across many industries and this is holding back growth.
9	07/05/2026 9:59 AM ID: 296323056	Rural Cornwall is a land of scattered settlements mostly well bedded in to the landscape. Small scale, community-led housebuilding for genuinely affordable homes for local people should be in keeping, in terms of scale, density, materials and appropriate surrounding green space. That kind of development should be prioritised.
10	12/05/2026 12:20 PM ID: 296616392	I mostly agree with the objectives but always feel the reality of the promises is a let down . I believe the single largest problem is the lack of affordable homes to rent or buy for local people in local communities . It always seems that the schemes rarely follow through with the promises,so I probably agree with the plan but not with the reality of the outcomes . Maybe change is needed in how we allow these processes to be diluted with more accountability towards what is headlined at the start of the plan .
11	12/05/2026 4:07 PM ID: 296643471	"infill" in an insidious word which allows unwelcome development
12	19/05/2026 11:51 AM ID: 297242331	It is good to know that the parish's strategic growth requirement to 2030 is already met through HX1. The additional outlines described in policies 8-12 seem sensible and fair.

3. Do you agree with the draft Objectives and Policies for the HOUSING theme?

13	19/06/2026 4:26 PM ID: 299685630	Too many houses are being built in Cornwall! Villages are being ruined with too much building work. Here in Rame the sewage system cant cope with any more housing, bad enough as it is!!
14	06/07/2026 2:23 PM ID: 301020472	Modest housing badly needed matched to local needs.
15	06/07/2026 2:37 PM ID: 301022436	Affordable being the key word, both our daughters live in their own homes now but had to live with us to save up enough for their deposits

4. Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?

Answer Choices			Response Percent	Response Total
1	Agree		82.76%	24
2	Disagree		10.34%	3
3	Don't Know		6.90%	2
			answered	29
			skipped	0

Please expand on your answer: (14)

1	17/04/2026 6:06 PM ID: 295090390	Small businesses need all the help they can get.
2	20/04/2026 10:28 AM ID: 295170151	Support local businesses by keeping rates down and protect our countryside by Limiting the number of second homes.
3	22/04/2026 8:40 AM ID: 295318011	Business needs encouragement to develop and flourish. Whilst parish council ability to influence this is limited, welcoming and assisting larger scale business will impact housing as well as employment. Encouragingly working from home may be a positive for some, larger scale light to medium level industry is needed throughout Cornwall.
4	24/04/2026 8:12 AM ID: 295466699	I run a small business but have had no 'support'. Once again the word support is used as a cover all.
5	26/04/2026 3:49 PM ID: 295612848	The listed kinds of business activities are not new in the area, so it is good that the parish are supporting them.
6	27/04/2026 5:22 PM ID: 295685479	No info provided?
7	30/04/2026 1:16 PM ID: 295902997	All sounds good - to support residents with businesses in the area, working from home and diversification.
8	02/05/2026 3:35 PM ID: 296024499	With regards to small scale based businesses, I don't think we need any more pop up campsites 🏕️. I do support "proper economical business growth". For example, someone with a small groundwork's company wanting to build a new shed or increase yard space I'd support.
9	04/05/2026 9:18 AM ID: 296091411	I don't agree with the large scale development on the leftfrom Rame Cross to Stithians which did not create extra employment as promised.

4. Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?

10	07/05/2026 9:59 AM ID: 296323056	We should encourage and advise local small businesses, especially in food production and related activities that fit with the local area's character. Good digital connectivity is absolutely vital and we should do all we can to make sure there are no 'dead zones' in the countryside or on the coast. With the loss of village post offices, we should encourage local 'business hubs' where sole traders or small enterprises can rent desk and computer space, and how about a visiting mobile post office/banking scheme?
11	12/05/2026 12:20 PM ID: 296616392	I agree with the objectives but with central government making this as difficult as possible for any business,let alone the small businesses,farmers and self employed that dominate our area I don't feel very hopeful the plan will have the desired effects,a little like trying to fill a bucket with big holes in it .
12	12/05/2026 4:07 PM ID: 296643471	Tourism Policy (15) 2nd sentence makes no sense, although vision seems sensible
13	19/05/2026 11:51 AM ID: 297242331	I agree with this in principal, noting the parish council's use of terms such as "small-scale" and the consideration of impacts to neighbours, traffic and local character.
14	06/07/2026 2:23 PM ID: 301020472	Local employment must be expanded to retain our young Cornish in the area.

5. Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?

Answer Choices			Response Percent	Response Total
1	Agree		93.10%	27
2	Disagree		3.45%	1
3	Don't Know		3.45%	1
			answered	29
			skipped	0

Please expand on your answer: (11)

1	17/04/2026 6:06 PM ID: 295090390	Good.
2	20/04/2026 10:28 AM ID: 295170151	This is the most important for wild life. Particularly dark skies. Proposals for a further nine houses in Carnkie would be absolutely disastrous for the bird population.
3	24/04/2026 8:12 AM ID: 295466699	I know of an approved geothermal site which disagrees with all the plan says.
4	26/04/2026 3:49 PM ID: 295612848	I have grown up in the area and still live on the family farm, and wouldn't want the parish's special natural features to be lost through over-development or unsuitable development. As mentioned elsewhere, I am considering a building conversion to make a home, however, so would be interested to see how this fits in with the World Heritage Site status of the area.
5	27/04/2026 5:22 PM ID: 295685479	No info provided
6	30/04/2026 1:16 PM ID: 295902997	Policy 18 - I absolutely agree with this - it should have been instigated many years ago - there are far too many former small fields that have had their Cornish hedges removed to make large fields. Easier for the farmers - with their machinery forever increasing in size, but the character of the area has changed with so many hedges having been removed.
7	02/05/2026 3:35 PM ID: 296024499	Although surely any development would be on the edge of a hamlet or village anyway. I do support the conversion of engine houses into dwellings.

5. Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?

8	04/05/2026 9:18 AM ID: 296091411	Ancient Cornish Hedges are being removed adjacent the highway without permission .
9	07/05/2026 9:59 AM ID: 296323056	conservation and protection of the natural environment is vital for the preservation of Cornwall's precious natural assets. I strongly agree with what the Plan's policies 16 to 19 say.
10	19/05/2026 11:51 AM ID: 297242331	I agree 100%. Well done!
11	06/07/2026 2:23 PM ID: 301020472	Our beautiful Cornish countryside must be protected at all costs

6. Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?

Answer Choices			Response Percent	Response Total
1	Agree		89.66%	26
2	Disagree		6.90%	2
3	Don't Know		3.45%	1
			answered	29
			skipped	0

Please expand on your answer: (12)

1	17/04/2026 6:06 PM ID: 295090390	Love protection of the local heritage, from prehistoric sites to Industrial Revolution ones. Can plan include recognition of the Medieval Churches, like Wendron Church. Church congregations are dwindling and are struggling to cover costs. Maintenance, insurance, heating and lighting are huge costs, far beyond their income. But people would be sad if the church was not there for weddings, funerals, christenings, etc. This is a big problem.
2	20/04/2026 10:28 AM ID: 295170151	Maybe have a policy on signage. It's awful in Wendron particularly Carnkie and Porkellis. People putting terrible hand written signs up everywhere and really tacky signage eg Porkellis church. It makes the place feel like an industrial estate rather than a part of a beautiful environment.
3	22/04/2026 11:33 AM ID: 295335703	The HX1 development is, in my opinion, poorly designed, and with no obvious nods to local building heritage, designs or materials. Any new developments should be more rigorously steered towards more empathetic design standards.
4	24/04/2026 8:12 AM ID: 295466699	Again I know of an approved geothermal site which has archaeological remains that apparently means nothing. This plan sounds great but I can't see it being followed.
5	26/04/2026 3:49 PM ID: 295612848	Very much in agreement - the Platinum Jubilee Trail runs through my family's farm land, and I regularly use the trail and enjoy visiting local heritage areas sites along the way.
6	27/04/2026 5:22 PM ID: 295685479	No info provided
7	30/04/2026 1:16 PM ID: 295902997	The historic character of the area should be protected, at the same time being sensible about it. Well designed projects reflecting the historic character of the area.

6. Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?

8	02/05/2026 3:35 PM ID: 296024499	Yes agree
9	07/05/2026 9:59 AM ID: 296323056	It would be lovely to see the Cober Valley industrial heritage researched, recorded and photographed with a view to one day establishing it as a protected heritage site from source to Penrose valley.
10	19/06/2026 4:26 PM ID: 299685630	As Q3.
11	06/07/2026 2:23 PM ID: 301020472	Our Cornish heritage is of utmost importance & must be protected
12	06/07/2026 2:34 PM ID: 301021988	Development should retain any historical character of property.

7. Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?

Answer Choices			Response Percent	Response Total
1	Agree		96.55%	28
2	Disagree		0.00%	0
3	Don't Know		3.45%	1
			answered	29
			skipped	0
Please expand on your answer: (16)				
1	14/04/2026 11:53 AM ID: 294805100	As a runner in the village, I think improved footpaths, bridleways and pedestrian links are essential. I find it very dangerous to run around the local area, with it being very restricted to road running, particularly in the winter when the off road routes are impassable due to mud/flooding. I also cycling a lot and love accessing the area on my bicycle but again, this is incredibly dangerous. I was involved in a traffic collision in Wendron where a car pulled out on me with the hedgerows being so high and the windy back roads being incredibly dangerous. If there were more accessible off road bridleways and routes to get to other areas of Cornwall, I would look to use these. I find getting in and out of the village of Porkellis in which I live very dangerous.		
2	17/04/2026 6:06 PM ID: 295090390	Potholes Health care Doctors surgeries Dentists Everyone is always saying how the infrastructure doesn't keep up with developments.		
3	20/04/2026 10:28 AM ID: 295170151	Yes but you have to maintain the bridle ways and public spaces. They are usually completely impassable and overgrown. For example, Prowse s Patch is an overgrown mess, it could be so beautiful. Wendron should organise projects for such areas. They do it in cities, volunteer projects to improve the appearance and fauna in the area.		
4	22/04/2026 11:33 AM ID: 295335703	Small roads, such as Rowes Lane, are becoming more difficult to drive along. This is partly due to potholes, which are increasing in frequency and size, and are poorly repaired. Damage is repeatedly done to the bases of the Cornish hedges by large vehicles, including agricultural tractors and trailers, leaving stones in the road and leading to further collapse. Better signage would help. Annual hedge cutting is being performed more badly every year, which reduces the effective width of the roads. There does not seem to be any mechanism available to force those land owners who are responsible to do an acceptable job. Perhaps this could be addressed somehow?		
5	24/04/2026 8:12 AM ID: 295466699	All sounds great but how is it all going to be implemented??		

7. Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?

6	26/04/2026 3:49 PM ID: 295612848	I agree - while I like the peace and quiet of living near Penmarth, you do effectively *have* to drive or cycle for a while to get to any significant services e.g. Stithians/Rame shop or larger hubs such as Falmouth, Helston or Pool. I appreciate that the council cannot create new businesses, but am very on board with preserving and enhancing existing activity areas. More footpaths/better signage would also be welcome, to improve locals' and visitors' experiences in navigating the area on foot.
7	27/04/2026 5:22 PM ID: 295685479	No info provided
8	30/04/2026 1:16 PM ID: 295902997	We are seeing more and more people taking advantage of the network of footpaths that the area has to offer, but something has to be done about the speed of traffic on the Penmarth to Carnkie road. This being part of both the Stithians reservoir round route and the Platinum Jubilee trail. I was given to understand at the time of the PJT being formed that it would be designated a 'gold footpath' and certain safety measures would take place.
9	02/05/2026 3:35 PM ID: 296024499	We've just got Starlink and it's great 😊 Yes, support for local support clubs such as Wendron CC is really important
10	07/05/2026 9:59 AM ID: 296323056	The issues identified are all important, especially the last one about older people who are isolated in rural areas. We should have a drive to attract (or establish?) a charity to run lunch clubs, minibus trips to the hospital or shops etc. or volunteer car drivers to offer regular help. Again, good wi-fi is crucial for people in the countryside.
11	19/05/2026 11:51 AM ID: 297242331	Again, some sensible and considerate view/plans are listed in the policies 23-29.
12	09/06/2026 2:02 PM ID: 298600429	The hedges along the rural routes need to be regularly maintained giving better and clear sight of those walking and riding with no local shop travel is necessary and the bus service is inadequate for local needs there should be a service which could take you directly to falmouth
13	12/06/2026 2:40 PM ID: 298969719	I would like to have 1) better more reliable bus routes and at a nominal cost so to reduce car use 2) More pavements particularly linking Wendron Church of England primary school to Wendron church and to the village of Trenear3) A 20mph (or 30 mph) limit through Trenear, not just past the school
14	06/07/2026 2:23 PM ID: 301020472	ur Cornish identity & historic character is precious & must be preserved
15	06/07/2026 2:34 PM ID: 301021988	There has to be a direct bus route through Porkellis to Falmouth – and increased services to other towns.
16	06/07/2026 2:37 PM ID: 301022436	Public footpaths should be maintained with new signs placed where old ones were rather than left rotting. Wendron alone has a wealth of public footpaths that you wouldn't know were there unless you attempt the walks with old maps and books

8. Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:

Answer Choices			Response Percent	Response Total
1	Open-Ended Question		100.00%	29
1	14/04/2026 11:53 AM ID: 294805100	As above.		
2	14/04/2026 5:33 PM ID: 294849330	No		
3	17/04/2026 11:05 AM ID: 295058301	Think it is very comprehensive and sensible.		

8. Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:

4	17/04/2026 6:06 PM ID: 295090390	Well done for all your hard work. Thank you.
5	20/04/2026 10:28 AM ID: 295170151	Thanks for providing more bins in Carnkie. Thanks for the twenty mile an hour limit, but it isn't effective. We need sleeping policeman in the village to stop the people who still race through the village. Also... we live in a non parking area with no yellow lines. People park constantly and obstruct the bridleway view and park on the pavement so you can't get a pram through. Can we put signs up outside our house?
6	22/04/2026 8:40 AM ID: 295318011	See above
7	22/04/2026 11:33 AM ID: 295335703	A thorough job. Well done!
8	22/04/2026 2:40 PM ID: 295354386	Thank you to the parish council for placing a dog bin on the Park An Darras Estate, and for agreeing to another one on Rowe's Lane.
9	23/04/2026 7:41 AM ID: 295392002	No
10	24/04/2026 8:12 AM ID: 295466699	I need to see detail on how this plan is going to be delivered. If the past is anything to go on, the locals will be ignored and the council will do what it likes anyway, wasting our money.
11	26/04/2026 3:49 PM ID: 295612848	Nothing further to add.
12	27/04/2026 5:22 PM ID: 295685479	Why send out a survey without links to plans and policies you are asking about- ridiculous Additionally, why isn't Wendron holding Cornwall planning enforcement to account when they fail to enforce blatant harmful breach's of planning approval
13	30/04/2026 1:16 PM ID: 295902997	No - I think I've said enough already!
14	02/05/2026 3:35 PM ID: 296024499	No It would be nice if Cornwall Council actually got some landowners to cut their hedges and fix the pot holes (or in some places like just beyond Porkellis Bridge the road), but I expect you also feel like you're hitting your head against a brick wall.
15	04/05/2026 9:18 AM ID: 296091411	See answer one
16	07/05/2026 9:59 AM ID: 296323056	Just like to say thankyou for the thoroughness of this consultation exercise.
17	12/05/2026 12:20 PM ID: 296616392	No
18	12/05/2026 4:07 PM ID: 296643471	no
19	15/05/2026 12:05 PM ID: 296995271	I appreciate the work that has gone into this plan and thank all those involved in putting it together.
20	19/05/2026 11:51 AM ID: 297242331	I appreciate the opportunity to be able to comment on the plan and thank the Parish Council team for their time and effort in working on the plan.

8. Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:

21	09/06/2026 2:02 PM ID: 298600429	no
22	12/06/2026 2:37 PM ID: 298969118	Post box on park an darras please the one on Gwealdues is too far for older people to walk to
23	12/06/2026 2:40 PM ID: 298969719	Thank you for making things happen
24	19/06/2026 4:19 PM ID: 299684302	We recently had our 20 mile speed limit put in but its useless nobody or very few abide by it. We really need the sort that lights up and tell you like they have in Ponsanooth they are the only ones that would work here in Carnkie
25	19/06/2026 4:21 PM ID: 299684599	All this depends on government funding whilst I think we are very unlikely to get we can only hope.
26	19/06/2026 4:26 PM ID: 299685630	No
27	06/07/2026 2:23 PM ID: 301020472	The road between the main Helston/Redruth main thoroughfare & Trevenack 'School' respectively, busy with large vehicles from the industrial site, tractors, school vehicles, visitors to the railway, etc. make it extremely dangerous & a plea for a 20 mph limit is urgently requested. Please make a pressured appeal to the Highways Committee for this.
28	06/07/2026 2:34 PM ID: 301021988	We must encourage the P.V.H. to be beneficial to the village – a hub for activities?
29	06/07/2026 2:37 PM ID: 301022436	no
		answered
		29
		skipped
		0

Table 3 - Residents Comments Grouped by Respondent's Additional Comments

Respondent ID	Question ID	Question text	Comments
294805100	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	As a runner in the village, I think improved footpaths, bridleways and pedestrian links are essential. I find it very dangerous to run around the local area, with it being very restricted to road running, particularly in the winter when the off road routes are impassable due to mud/flooding. I also cycling a lot and love accessing the area on my bicycle but again, this is incredibly dangerous. I was involved in a traffic collision in Wendron where a car pulled out on me with the hedgerows being so high and the windy back roads being incredibly dangerous. If there were more accessible off road bridleways and routes to get to other areas of Cornwall, I would look to use these. I find getting in and out of the village of Porkellis in which I live very dangerous.
294805100	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	As above.
294849330	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	It attracts my broad agreement, though not necessarily on every point of detail
294849330	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	Offer more support to listed buildings trying to incorporate energy efficient improvements. I have one and I've had to install secondary double glazing, which is less efficient, very difficult to keep clean and is in no way than the normal double glazing I wished for which incorporated timber frames, traditional sash chords and weights and would've been made locally.

Respondent ID	Question ID	Question text	Comments
294849330	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	No
295058301	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Think it is very comprehensive and sensible.
295090390	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	The objectives, A to F are excellent and cover all the main issues. Should they be prioritised? I wonder which ones are considered more important?
295090390	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	Not much to add here. Not sure where the money comes for this.
295090390	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	Good. Like the idea of infill. Affordable is obviously great. Was surprised by how many big houses have been built in Ashton. I know Ashton isn't in Wendron Parish. But still a bit worrying. Can you ensure that new houses do not become 2nd homes?
295090390	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	Small businesses need all the help they can get.
295090390	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	Good.
295090390	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN theme?	Love protection of the local heritage, from prehistoric sites to Industrial Revolution ones. Can plan include recognition of the Medieval Churches, like Wendron Church. Church congregations are dwindling and are struggling to cover costs. Maintenance, insurance, heating and lighting are huge costs, far beyond their income. But people would be sad if the church was not there for weddings, funerals, christenings, etc. This is a big problem.
295090390	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	Potholes Health care Doctors surgeries Dentists Everyone is always saying how the infrastructure doesn't keep up with developments.
295090390	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Well done for all your hard work. Thank you.
295170151	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	It all seems to have been well thought out.
295170151	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	The plans are good in theory, but I am not sure how they can come into practice when some residents have no funds to replace oil with other alternatives. Plus no control over the huge costs of oil.
295170151	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	We were happy that the scheme in our village was turned down in Carnkie but it has gone to appeal. There needs to be conversion of current buildings rather than farm land being used for housing. This is a rural area, not a town and our way of life is under threat if more and more housing is built and the impact of that on our small roads and already inadequate infrastructure is leant on. Renew what we have. Convert buildings.
295170151	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	Support local businesses by keeping rates down and protect our countryside by Limiting the number of second homes.
295170151	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	This is the most important for wild life. Particularly dark skies. Proposals for a further nine houses in Carnkie would be absolutely disastrous for the bird population.
295170151	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN theme?	Maybe have a policy on signage. It's awful in Wendron particularly Carnkie and Porkellis. People putting terrible hand written signs up everywhere and really tacky signage eg Porkellis church. It makes the place feel like an industrial estate rather than a part of a beautiful environment.
295170151	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	Yes but you have to maintain the bridle ways and public spaces. They are usually completely impassable and overgrown. For example, Prowse s Patch is an overgrown mess, it could be so beautiful. Wendron should organise projects for such areas. They do it in cities, volunteer projects to improve the appearance and fauna in the area.
295170151	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Thanks for providing more bins in Carnkie. Thanks for the twenty mile an hour limit, but it isn't effective. We need sleeping policeman in the village to stop the people who still race through the village. Also... we live in a non parking area with no yellow lines. People park constantly and obstruct the bridleway view and park on the pavement so you can't get a pram through. Can we put signs up outside our house?

Respondent ID	Question ID	Question text	Comments
295318011	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	Far too much focus on climate change. Whilst I understand this woke ideology is riddled throughout public organisations, there is no place for attempted indoctrination of the electorate by a parish council. The science is far from definitive and whilst the climate is changing, it always has done and the extent of human impact on this is very much up for debate. This is not your job. If you wish (you probably don't) constituents to have more interest and involvement in local politics, maybe try not ramming climate change ideology down their throats?
295318011	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	See above
295318011	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	Business needs encouragement to develop and flourish. Whilst parish council ability to influence this is limited, welcoming and assisting larger scale business will impact housing as well as employment. Encouragingly working from home may be a positive for some, larger scale light to medium level industry is needed throughout Cornwall.
295318011	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	See above
295335703	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	Particular support should be given to the Geothermal Plant currently in development at Manhay/Trevenen, and to small wind turbines on individual properties. Development of the latter was made difficult around 15 years ago by fears by Cornwall Council planners of noise intrusion, but these should have been overcome by now. Wendron is very windy!
295335703	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN theme?	The HX1 development is, in my opinion, poorly designed, and with no obvious nods to local building heritage, designs or materials. Any new developments should be more rigorously steered towards more empathetic design standards.
295335703	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	Small roads, such as Rows Lane, are becoming more difficult to drive along. This is partly due to potholes, which are increasing in frequency and size, and are poorly repaired. Damage is repeatedly done to the bases of the Cornish hedges by large vehicles, including agricultural tractors and trailers, leaving stones in the road and leading to further collapse. Better signage would help. Annual hedge cutting is being performed more badly every year, which reduces the effective width of the roads. There does not seem to be any mechanism available to force those land owners who are responsible to do an acceptable job. Perhaps this could be addressed somehow?
295335703	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	A thorough job. Well done!
295354386	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	All outer villages need to be prepared to accept the Sustainable Settlement Policy. We live in the HX1 Helston Urban Expansion area and provision for the additional needs for the social housing residents should be considered. As an example, at least 7 taxi's per day arrive to take children to school, so road access needs to be incorporated.
295354386	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Thank you to the parish council for placing a dog bin on the Park An Darras Estate, and for agreeing to another one on Rowe's Lane.
295392002	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	No
295466699	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	It is too broad, the plan doesn't state how the issues will be rectified. It's great saying support for appropriate wind etc in suitable locations but then the council have approved unsuitable locations with dangerous access as an example. We need to know more details and where the money is coming from. Support for replacing oil, great, but how? We are on oil heating and I can guarantee we will not get any support replacing it, so will stay with it as there is no viable solution with our old cottage
295466699	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	It is too broad, the plan doesn't state how the issues will be rectified. It's great saying support for appropriate wind etc in suitable locations but then the council have approved unsuitable locations with dangerous access as an example. We need to know more details and where the money is coming from. Support for replacing oil, great, but how? We are on oil heating and I can guarantee we will not get any support replacing it, so will stay with it as there is no viable solution with our old cottage
295466699	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	This has a bit more detail as most has already been met through it's policies. But still saying 'support' means nothing to locals as we get no support. We want the support provided to be listed and explained in detail
295466699	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	I run a small business but have had no 'support'. Once again the word support is used as a cover all.

Respondent ID	Question ID	Question text	Comments
295466699	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	I know of an approved geothermal site which disagrees with all the plan says.
295466699	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	Again I know of an approved geothermal site which has archaeological remains that apparently means nothing. This plan sounds great but I can't see it being followed.
295466699	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	All sounds great but how is it all going to be implemented??
295466699	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	I need to see detail on how this plan is going to be delivered. If the past is anything to go on, the locals will be ignored and the council will do what it likes anyway, wasting our money.
295612848	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	The Vision and Objectives appear sympathetic towards not developing or changing the parish too quickly, while also acknowledging the need to make some changes to benefit the natural environment and parish residents.
295612848	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	The Objectives and Policies make sense - it would be preferable if any development-level renewable energy projects are located in low-visibility areas, but otherwise it appears that the council is supportive of homes doing their bit to improve energy efficiency and reduce carbon emissions.
295612848	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	I can relate to this theme personally - I am looking for a home of my own but despite a large deposit, am still unable to find anywhere suitable, so am instead considering converting a building on the family farm as an alternative. This would keep me in the parish and likely be more affordable than trying to acquire a home elsewhere, so I do appreciate the parish's need for homes that local people can actually afford to buy. The policies appear to support my situation.
295612848	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	The listed kinds of business activities are not new in the area, so it is good that the parish are supporting them.
295612848	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	I have grown up in the area and still live on the family farm, and wouldn't want the parish's special natural features to be lost through over-development or unsuitable development. As mentioned elsewhere, I am considering a building conversion to make a home, however, so would be interested to see how this fits in with the World Heritage Site status of the area.
295612848	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	Very much in agreement - the Platinum Jubilee Trail runs through my family's farm land, and I regularly use the trail and enjoy visiting local heritage areas sites along the way.
295612848	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	I agree - while I like the peace and quiet of living near Penmarth, you do effectively *have* to drive or cycle for a while to get to any significant services e.g. Stithians/Rame shop or larger hubs such as Falmouth, Helston or Pool. I appreciate that the council cannot create new businesses, but am very on board with preserving and enhancing existing activity areas. More footpaths/better signage would also be welcome, to improve locals' and visitors' experiences in navigating the area on foot.
295612848	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Nothing further to add.
295685479	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	No info provided
295685479	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	No info provided but any target for climate improvement is positive. Can't say if it is going far enough
295685479	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	No info?
295685479	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	No info provided?
295685479	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	No info provided
295685479	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	No info provided

Respondent ID	Question ID	Question text	Comments
295685479	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	No info provided
295685479	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Why send out a survey without links to plans and policies you are asking about- ridiculous Additionally, why isn't Wendron holding Cnrwall planning enforcement to account when they fail to enforce blatant harmful breach's of planning approval
295902997	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	It is a good all-round positive attitude looking forward to the future of Wendron Parish
295902997	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	Although I agree on this one, I would like to see more thought put into policy 4 - as in having some continuity with the style of wind turbines for example. Rather than the mish-mash of different styles that are currently in the Parish.
295902997	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	Good that support will be there for owners of existing old buildings, to enable conversions and save them from falling into disrepair. Small scale infill is good, so long as it is small scale and ensures the surrounding area is landscaped sympathetically. I don't consider that 5 houses on a tiny plot in Penmarth is small infill!
295902997	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	All sounds good - to support residents with businesses in the area, working from home and diversification.
295902997	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	Policy 18 - I absolutely agree with this - it should have been instigated many years ago - there are far too many former small fields that have had their Cornish hedges removed to make large fields. Easier for the farmers - with their machinery forever increasing in size, but the character of the area has changed with so many hedges having been removed.
295902997	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	The historic character of the area should be protected, at the same time being sensible about it. Well designed projects reflecting the historic character of the area.
295902997	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	We are seeing more and more people taking advantage of the network of footpaths that the area has to offer, but something has to be done about the speed of traffic on the Penmarth to Carnkie road. This being part of both the Stithians reservoir round route and the Platinum Jubilee trail. I was given to understand at the time of the PJT being formed that it would be designated a 'gold footpath' and certain safety measures would take place.
295902997	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	No - I think I've said enough already!
296024499	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	We do need housing for first time buyers and young families. Personally I think houses that have the condition where they have to be sold at x% below market value are far better than shared ownership and shared ownership leaves people shackled to the rent which is subjected to market value rent increases.
296024499	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	We've installed solar and it will pay for itself in 8 years. Given how windy Porkellis is I think wind should also be considered.
296024499	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	Yes we need houses for young families (no offence but not retired people that want to move down). There is a shortage of labour across many industries and this is holding back growth.
296024499	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	With regards to small scale based businesses, I don't think we need any more pop up campsites 🏕️. I do support "proper economical business growth". For example, someone with a small groundwork's company wanting to build a new shed or increase yard space I'd support.
296024499	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	Although surely any development would be on the edge of a hamlet or village anyway. I do support the conversion of engine houses into dwellings.
296024499	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	Yes agree
296024499	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	We've just got Starlink and it's great 😊 Yes, support for local support clubs such as Wendron CC is really important
296024499	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	No It would be nice if Cornwall Council actually got some landowners to cut their hedges and fix the pot holes (or in some places like just beyond Porkellis Bridge the road), but I expect you also feel like you're hitting your head against a brick wall.

Respondent ID	Question ID	Question text	Comments
296091411	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	Sporadic development under the guise of agricultural need on small plots of land is getting out of control and spoiling the landscape. The county Land Agent , unlike many Local Planning authorities takes no account of "financial viability" which is a big floor in the system and their report seems to over ride any decision of the parish Council. This in turn encourages the fragmentation of viable farms since large profits can be made from selling these small plots to those intent on "trying their luck" by employing Planning Consultants so vast amounts of council resources go into trying to curtail this often to no avail whilst farmland prices become elevated for food production. This Neighbourhood Plan would appear to provide protection against this type of development.
296091411	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	I do not agree to the principle of solar panels on farmland. Whilst there is plenty of roof space, it seems that the DNO (electricity distributor) is preventing connection of many privately funded small scale schemes which would cost the tax payer zero. Pressure need to be put on the Government to stop this protectionism under the guise of "safety" which is actually designed for profit of the current Canadian Pension Fund !
296091411	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	I don't agree with the large scale development on the left from Rame Cross to Stithians which did not create extra employment as promised.
296091411	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	Ancient Cornish Hedges are being removed adjacent the highway without permission .
296091411	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	See answer one
296323056	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	I think the plan looks wide-ranging and sensible, with plenty of good intentions. It is something we can aspire to.
296323056	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	Climate change is the single most important problem we are faced with. We need to encourage people to do as much as they can individually at home, as well as encouraging and supporting businesses and decision makers of all kinds to make effective environmental policies - and carry them out. We should be able to provide good advice for everyone.
296323056	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	Rural Cornwall is a land of scattered settlements mostly well bedded in to the landscape. Small scale, community-led housebuilding for genuinely affordable homes for local people should be in keeping, in terms of scale, density, materials and appropriate surrounding green space. That kind of development should be prioritised.
296323056	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	We should encourage and advise local small businesses, especially in food production and related activities that fit with the local area's character. Good digital connectivity is absolutely vital and we should do all we can to make sure there are no 'dead zones' in the countryside or on the coast. With the loss of village post offices, we should encourage local 'business hubs' where sole traders or small enterprises can rent desk and computer space, and how about a visiting mobile post office/banking scheme?
296323056	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	conservation and protection of the natural environment is vital for the preservation of Cornwall's precious natural assets. I strongly agree with what the Plan's policies 16 to 19 say.
296323056	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN theme?	It would be lovely to see the Cober Valley industrial heritage researched, recorded and photographed with a view to one day establishing it as a protected heritage site from source to Penrose valley.
296323056	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	The issues identified are all important, especially the last one about older people who are isolated in rural areas. We should have a drive to attract (or establish?) a charity to run lunch clubs, minibus trips to the hospital or shops etc. or volunteer car drivers to offer regular help. Again, good wi-fi is crucial for people in the countryside.
296323056	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Just like to say thankyou for the thoroughness of this consultation exercise.

Respondent ID	Question ID	Question text	Comments
296616392	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	I probably loosely support the plan, but I feel all of the actions that can be taken in this respect should be proportionate in the sense that we don't rip out, change and remove perfectly well functioning existing facilities but maybe wait until they are at end of life. A good example would be the process of replacing oil and gas boilers (policy 7), we need to be more pragmatic, the cost of this to the householder, landlords and government is disproportionately high and the gains relatively small (and often problematic) and without the whole world being "on board" it may not even be worthy of the financial pain and unintended consequences. I think this is relevant to many aspects of the response to climate change (policy one), the retro fit aspect is again very problematic, you cannot make the very large numbers of older buildings locally behave like purpose designed low carbon developments, it doesn't work, much of the time storing up problems for the future. As consumers, householders, landlords and such it is very difficult to know what the right thing to do is, the goal posts keep moving, the calculations for EPC's that so much of this stuff is based upon are changing yet again, so I feel some caution before we invest monies and the earth's valuable resources would be wise.
296616392	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	I mostly agree with the objectives but always feel the reality of the promises is a let down. I believe the single largest problem is the lack of affordable homes to rent or buy for local people in local communities. It always seems that the schemes rarely follow through with the promises, so I probably agree with the plan but not with the reality of the outcomes. Maybe change is needed in how we allow these processes to be diluted with more accountability towards what is headlined at the start of the plan.
296616392	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	I agree with the objectives but with central government making this as difficult as possible for any business, let alone the small businesses, farmers and self employed that dominate our area I don't feel very hopeful the plan will have the desired effects, a little like trying to fill a bucket with big holes in it.
296616392	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	No
296643471	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	change "especially affordable and accessible housing" to "exclusively affordable and accessible housing"
296643471	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	"infill" in an insidious word which allows unwelcome development
296643471	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	Tourism Policy (15) 2nd sentence makes no sense, although vision seems sensible
296643471	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	no
296995271	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	I appreciate the work that has gone into this plan and thank all those involved in putting it together.
297242331	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	Whilst I DO agree with the plan policies 1,2,3,5,6,7,7A, the "Alternative Energy (Policy4)" includes mention of "appropriate wind....schemes..." to which my concern is the continued proliferation of wind farms elsewhere in the county which in my opinion stand out as a blot on the landscape to a much greater degree than the solar farms. The acreage per MW for such schemes are far greater than solar. Encouraging and supporting solar for domestic dwellings, farms and local businesses (e.g. on roof-tops) with associated battery capacity, would help sustainability, reduce carbon footprint, at the same time as avoiding the visual and audio blight of wind farms as well as their associated harm to wildlife. I trust that Wendron Parish and its neighbouring parishes do their utmost to avoid approval of wind farms. Instead, as stated in policy 4, support for solar and geothermal schemes would be a more sustainable, efficient approach.
297242331	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	It is good to know that the parish's strategic growth requirement to 2030 is already met through HX1. The additional outlines described in policies 8-12 seem sensible and fair.
297242331	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	I agree with this in principal, noting the parish council's use of terms such as "small-scale" and the consideration of impacts to neighbours, traffic and local character.
297242331	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	I agree 100%. Well done!
297242331	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	Again, some sensible and considerate view/plans are listed in the policies 23-29.

Respondent ID	Question ID	Question text	Comments
297242331	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	I appreciate the opportunity to be able to comment on the plan and thank the Parish Council team for their time and effort in working on the plan.
298600429	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	More help is needed for residents who rely on oil for heating and cooking
298600429	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	The hedges along the rural routes need to be regularly maintained giving better and clear sight of those walking and riding with no local shop travel is necessary and the bus service is inadequate for local needs there should be a service which could take you directly to falmouth
298600429	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	no
298969118	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Post box on park an darras please the one on Gwealdues is too far for older people to walk to
298969719	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	I would like to have 1) better more reliable bus routes and at a nominal cost so to reduce car use 2) More pavements particularly linking Wendron Church of England primary school to Wendron church and to the village of Trenear3) A 20mph (or 30 mph) limit through Trenear, not just past the school
298969719	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	Thank you for making things happen
299684302	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	We recently had our 20 mile speed limit put in but its useless nobody or very few abide by it. We really need the sort that lights up and tell you like they have in Ponsanooth they are the only ones that would work here in Carnkie
299684599	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	All this depends on government funding whilst I think we are very unlikely to get we can only hope.
299685630	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	Too many houses are being built in Cornwall! Villages are being ruined with too much building work. Here in Rame the sewage system cant cope with any more housing, bad enough as it is!!
299685630	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	As Q3.
299685630	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	No
301020472	1	Do you agree with the draft Vision and Objectives for the Wendron Parish Neighbourhood Plan?	More affordable housing definitely needed but natural environment must be protected.
301020472	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	Climate change must be addressed as long as our wonderful Cornish heritage is protected.
301020472	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	Modest housing badly needed matched to local needs.
301020472	4	Do you agree with the draft Objectives and Policies for the BUSINESS AND EMPLOYMENT theme?	Local employment must be expanded to retain our young Cornish in the area.
301020472	5	Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT theme?	Our beautiful Cornish countryside must be protected at all costs
301020472	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	Our Cornish heritage is of utmost importance & must be protected
301020472	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	ur Cornish identity & historic character is precious & must be preserved

Respondent ID	Question ID	Question text	Comments
301020472	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	The road between the main Helston/Redruth main thoroughfare & Trevenack 'School' respectively, busy with large vehicles from the industrial site, tractors, school vehicles, visitors to the railway, etc. make it extremely dangerous & a plea for a 20 mph limit is urgently requested. Please make a pressured appeal to the Highways Committee for this.
301021988	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	But replacing oil/gas to carbon alternatives would be highly expensive & mean disruption
301021988	6	Do you agree with the draft Objectives and Policies for the HERITAGE, CORNISH DISTINCTIVNESS AND DESIGN theme?	Development should retain any historical character of property.
301021988	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	There has to be a direct bus route through Porkellis to Falmouth – and increased services to other towns.
301021988	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	We must encourage the P.V.H. to be beneficial to the village – a hub for activities?
301022436	2	Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?	With the emphasis on suitably located, not next to one of the busiest roads in Cornwall
301022436	3	Do you agree with the draft Objectives and Policies for the HOUSING theme?	Affordable being the key word, both our daughters live in their own homes now but had to live with us to save up enough for their deposits
301022436	7	Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES AND INFRASTRUCTURE theme?	Public footpaths should be maintained with new signs placed where old ones were rather than left rotting. Wendron alone has a wealth of public footpaths that you wouldn't know were there unless you attempt the walks with old maps and books
301022436	8	Is there anything further that you would like to add about the Wendron Parish Neighbourhood Plan? Please be brief:	no

Table 4:- Statutory Consultation Comments (As Submitted)

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
Sport England	STAT 1		Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved. NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing Sport England's Active Design Guidance: https://www.sportengland.org/activedesign <i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i> If you need any further advice, please do not hesitate to contact Sport England using the contact details below.	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			Yours sincerely, Planning Technical Team	
National Highways	STAT 2		Dear Jane/Neighbourhood Plan team Thank you for providing National Highways with the opportunity to comment on the draft Wendron Neighbourhood Development Plan covering the period 2026 to 2030. As you are aware, National Highways is the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 and its associated junctions located around 7km to the north of the plan area. We have reviewed the proposed Plan policies and consider that these are unlikely to result in a scale of development which would adversely impact on the safe and efficient operation of the A30. We therefore have no specific comments on the Plan, but in general terms we would wish to make you aware that any large scale development that may come forward within the Parish and which has the potential to impact on the SRN will be expected to be supported by a transport assessment which should consider the operation of the SRN in line with national planning practice guidance and DfT Circular 01/2022 "The strategic road network and the delivery of sustainable development". Where proposals would result in a severe congestion or unacceptable safety impact, mitigation will be required in line with current policy. These comments do not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time. In the meantime, we look forward to working with Cornwall Council in the preparation of their transport evidence base in support of their emerging new Local Plan. Kind regards Gaynor Gaynor Gallacher South West Operations – Assistant Spatial Planner	
Open Reach	STAT 3		Hi, Thank you for your email. There is every likelihood that apparatus is present in the immediate vicinity of the works. We can provide you with a map of the apparatus in the area this will help avoid any damage to our network. Please be aware failure to take necessary precautions to avoid damage may result in you being liable for cost of repair. The cost of the map is £63.50 Inc. VAT (this allows up to 20 maps for the same location). Please use the link below to request a map: National Notice Handling Centre form (openreach.com) Once paid we will send the map within 10 working days. Kind regards	
Cornwall CC Affordable Housing Team	STAT 4		Dear Clerk to the Parish Council Please accept my apologies for sending the Affordable Housing team response by e mail, however having looked at the survey it did not appear appropriate for our responses. Below I have provided feedback on the Housing related policies relevant to the delivery of Affordable Housing. Firstly please find below the most up to date Housing Needs Information. Of the 77 Households - there are currently 18 households aged 55+ requiring a 1 or 2 bed accommodation (17 x 1 bed and 1 x 2 bed) - There are NO households with an assessed full wheelchair need.	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS																																																
			Parish Wendron Total Households with Parish Connection 77 Total Parish Connections 77 Live Applications with a parish connection by Bed Need 1 bed 2 bed 3 bed 4 bed 5 bed 39 19 10 7 1 Housing Need of Applicants with a Parish Connection <table><tr><th>Band</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th><th>4-5 beds</th><th>5 bed</th><th>Total</th></tr><tr><td>BandA</td><td>2</td><td>1</td><td></td><td></td><td></td><td></td><td>3</td></tr><tr><td>BandB</td><td>4</td><td></td><td>1</td><td>1</td><td></td><td></td><td>6</td></tr><tr><td>BandC</td><td>12</td><td>5</td><td>6</td><td>6</td><td>1</td><td>1</td><td>31</td></tr><tr><td>General Housing Need</td><td>21</td><td>13</td><td>3</td><td></td><td></td><td></td><td>37</td></tr><tr><td>Total</td><td>39</td><td>19</td><td>10</td><td>7</td><td>1</td><td>1</td><td>77</td></tr></table> 1. Policy 8 Sustainable Settlements – No additional comments 2. Policy 9 Housing Mix – a general observation is that the settlements within the parish are small, the NDP states in Policy 8 – “development should be proportional to the scale of the settlement and commensurate with and will help to support and enhance the social and community facilities settlement”. Response In the current economic climate developments of less than 10 affordable homes are unlikely to deliver Social Rent and or Shared Ownership due to viability constraints on smaller sites. Discount Market Sale Homes are the preferred tenure for smaller sites. 3. Policy 9 – Housing Mix paragraph 2 “provision should include an appropriate element of M4(2) and M4(3) accessible and adaptable homes” Response – current policy only requires M4(2) delivery on sites of 10 or more homes and M4(3) on sites of over 200. Where there is an identified need the Affordable Housing Team try to negotiate provision but this is down to the applicant/developer as to whether they wish to engage with such negotiations. 4. Policy 9 – Housing Mix paragraph 3 “The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% discounted market sale housing when there is a requirement for the tenure).” Response – as above unlikely to secure Social rent and Shared ownership on smaller schemes. 5. Policy 9 – Housing Mix paragraph 4 - discounted market sale provision should be offered at a discount of 50% of market value in perpetuity. - Shared ownership homes provision should be offered at a viable price point and discount that is affordable at average local salaries. - To meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the parish. Response The current guideline discount market percentages are detailed in the Chief Officers Advisory Note – Homes for All 92717abdf45ab5bf5b36d95fac5d4c9b_CPOAN Homes for All February 2026.pdf and they vary according to the size of the accommodation rather than a flat rate. In addition a RIC’s valuation is required prior to agreeing any discount percentage. The current discount percentages for Zone 4 are detailed in the table below. Please note %age discount is between 25 and 30%.	Band	1 bed	2 bed	3 bed	4 bed	4-5 beds	5 bed	Total	BandA	2	1					3	BandB	4		1	1			6	BandC	12	5	6	6	1	1	31	General Housing Need	21	13	3				37	Total	39	19	10	7	1	1	77
Band	1 bed	2 bed	3 bed	4 bed	4-5 beds	5 bed	Total																																												
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STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS																															
			<i>Table – Percentage discounts relevant to open market house prices</i> <table><tr><th>Value zone</th><th>1-bed</th><th>2-bed</th><th>3-bed</th><th>4-bed</th></tr><tr><td>1</td><td>35%</td><td>35%</td><td>40%</td><td>40%</td></tr><tr><td>2</td><td>35%</td><td>35%</td><td>40%</td><td>40%</td></tr><tr><td>3</td><td>30%</td><td>30%</td><td>40%</td><td>40%</td></tr><tr><td>4</td><td>25%</td><td>25%</td><td>30%</td><td>30%</td></tr><tr><td>5</td><td>25%</td><td>25%</td><td>30%</td><td>30%</td></tr></table> Shared Ownership homes are not offered at a discount from open market values. The purchaser buys a share of the home and the remainder is paid as rent to the Registered Provider. The initial share sought will depend on the value of the property and can range anywhere from 10% - 75% of the property dependent on the individuals deposit. Whilst the greatest need is for 1 and 2 bedroom properties it is important to ensure the social rent tenure provides a mix of all house sizes, to achieve and support sustainable communities. Policy 10: Rural Exception Sites for Affordable Housing no further comment. Policy 11: community Led Self and Custom build Housing – no further comment. Should you wish to discuss any of these comments further or require additioanl clarification, please do not hesitate to contacte me. Kind regards, Julia Lansdowne Senior Affordable Housing Officer	Value zone	1-bed	2-bed	3-bed	4-bed	1	35%	35%	40%	40%	2	35%	35%	40%	40%	3	30%	30%	40%	40%	4	25%	25%	30%	30%	5	25%	25%	30%	30%	
Value zone	1-bed	2-bed	3-bed	4-bed																														
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4	25%	25%	30%	30%																														
5	25%	25%	30%	30%																														
Devon & Cornwall Police	STAT 5		Dear Jane, Thank you for the opportunity to comment on the draft Wendron NDP. I note and welcome the references to designing out crime within the NDP which are naturally full supported. I have no additional comments at this point. Kind regards																															
CC Environmental Resilience and Adaptation Team	STAT 6		Dear Jane I don't have any additional comments to add for the draft Wendron Neighbourhood Plan. However please note that the EA's 'NFM Studio' tool is no longer available and the hyperlink is now broken. It may be replaced with something else, but in the meanwhile I suggest the reference to NFM Studio is deleted from the note for policy 6. Thanks Dionne Jones Dionne Jones Senior Environment Officer Cornwall Council																															
Historic England	STAT 7		Dear Jane, Thank you for inviting us to comment us on the Wendron Parish Neighbourhood Development Plan Regulation 14 consultation (11th April 2026). Firstly, to note that we responded to the early consultation draft on 14th January 2026 when we noted, among other comments, that the draft Neighbourhood Plan is modest and does not seek to allocate sites for development. No substantive changes appear to have been made to this																															

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			current consultation draft with regard the historic environment that would draw comment from us, including no additional sites being allocated for housing. However, I would ask that you consider the recommendations we made previously for improvements, including for additional mapping and identification of heritage assets, which are not yet reflected in the plan. I have pasted the earlier email containing the suggestions below, for your convenience.** We look forward to being consulted at the Regulation 16 stage, although if it remains essentially the same, we are unlikely to wish to make comment. We wish the Wendron NDP Steering Group well with their ongoing work. Kind regards, Jerome Jerome Tait MA FSA Historic Places Adviser for Devon, Cornwall & the Isles of Scilly **The NDP is particularly strong on the important issue of climate change with strong sustainable design and related policies covered in Policies 1-7. We are pleased to see reference to Historic England's HEAN 18 in Policy 7 Transition to Low-Carbon Heating in Traditional and Historic Buildings (p46), and that "particular care is needed for historic buildings...", alongside Info box 7 on solar panels and historic buildings. We also welcome this statement on the NDP website: On Heritage and Design and Local Green Spaces, suggestions of places that should be given protection included Porkellis Moor, Porkellis village hall, the common land around the old mining areas, the old mining area itself, the old stone circle and nearby fogou, land around the Wendron cricket club, and the lake at Stithians. However, there appears to be no mention of these specific sites in the draft NDP at this stage. Their identification in future drafts would be welcomed. Also, we would like to recommend that the inclusion of mapping featuring the designated and undesignated heritage assets would help the user of the plan more fully understand, conserve and enhance your rich heritage, and promote community access and enjoyment of them. You might consider mapping at least the most important assets as already identified by you, as well as those included in the environmental baseline document, all of which contribute to the sense of place in Wendron. We note that Cornwall Council's officer has also recommended the creation of an additional map at the front showing settlements and designations (along with a number of other useful recommendations). We also note, and welcome, strong statements such as 4.154 Protecting this rich heritage is about more than conservation—it is fundamental to the social, cultural, educational, and economic fabric of the community..." and encourage you to ensure that the policies in the NDP fully support this aim. Overall, we support many of the comments made by the CC officer with regard the policies in the plan, in particular under 7 and 21-24. We agree that there is scope for a separate policy on retrofitting. We also note the suggestion of a potential new conservation area in Porkellis and we would be willing to have discussions with Cornwall Council officers over such as proposal.	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			I hope that our response has been helpful. We wish the neighbourhood planning group well with their on-going work and look forward to having an opportunity to make further comments on the next draft of the plan at the formal regulation 14 stage. In the meantime, it may be helpful for the Neighbourhood Plan Steering Group to consult our standard advice, on the preparation of neighbourhood plans, if they haven't already done so. Here is a link to our recently updated guidance: https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/ Further to this, I would like to suggest some general guidance that is likely to be helpful to the steering group in finessing the Neighbourhood Plan. I have attached a list of sources of information. I have also attached our generic guidance on plan preparation and a live list we have compiled of those plans in the Southwest that we have come across which are notable from a heritage perspective. You will see that this covers a wide range of themes to draw upon. We have no further comments to make at this point in time.	
Natural England	STAT 8		Dear Ms Richards Wendron Neighbourhood Plan - Pre-submission Regulation 14 Consultation Thank you for your consultation on the above dated 11 April 2026. 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. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species. Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk. Yours sincerely Sally Wintle Consultations Team	
Gweek Parish Council	STAT 9		Comments from Gweek Parish Council for the NDP below. After reviewing the Draft Wendron NDP, Gweek Parish Council asks that surface-water run-off is properly addressed in future developments and that the relevant agencies are consulted.	
Cornwall Neighbourhood Planning	STAT 10A		The plan is looking really good and there is a great understanding of local issues and a comprehensive assessment of residents needs and priorities. There are a handful of sites that have been put forward through the call for sites within the parish (although the larger of these are really urban extensions to Helston as they are well-related to the existing built form of Helston). The NDP should recognise that although most of the parish	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			is rural, the south west corner of the parish that borders Helston is urban in nature and growth in this part of the parish is likely to need to do more than simply meet the local needs of Wendron parish. Note that there have been fairly significant changes to the planning rules around neighbourhood planning – in particular in relation to the basic conditions that NDPs need to meet. There is a good explanation of this and the implications of the changes in this document How to create a neighbourhood plan – you will need to show how your NDP meets these basic conditions when you submit to us. We are updating our template for producing a basic conditions statement and this will be available on the neighbourhood planning pages Neighbourhood Planning - Cornwall Council soon. As you are probably aware, Cornwall cannot currently demonstrate a 5 year housing supply, and so some policies in the Local Plan are considered to be out of date and we are operating under a presumption in favour of sustainable development – our approach is explained in some detail in our interim policy statement Cornwall Interim Policy Position Statement - Cornwall Council. This has specific implications for policies in NDPs as set out in our note https://www.cornwall.gov.uk/media/wh4jkblo/ndp-media-status-of-ndps-for-newsletter-jan-25.pdf <u>Changes to the NPPF</u>, we are awaiting confirmation of proposed changes to the NPPF which will have an impact on policies in NDPs. Once this is published, we'll review what the impacts are for neighbourhood planning in Cornwall and publish some advice / guidance then. The proposed changes are available here National Planning Policy Framework: draft text for consultation In your housing statement (p58) you identify a need for affordable homes and comment that these will likely be delivered through CLP policy 9 schemes; as we are currently operating under a presumption in favour of sustainable development, policy 9 schemes are less likely to come forward as developers are more likely to achieve support for schemes that would previously have been considered as rural exception sites without delivering the same volume of affordable housing. In your spatial strategy (p29), you comment that no further allocations are needed; however changes to the NPPF mean that without at least one allocated site, some of your policies will not carry weight. I note that 'settlement areas' showing the built areas of 6 settlements; with policy 8 setting the parameters for development in those settlements. As there are no allocations in the plan it is not in conformity with the NPPF (Dec 2024), paragraph 14 which requires that in order to benefit from policy protection for policies that restrict housing growth, NDPs must include 'policies and allocations' to meet identified housing needs; the proposed revisions to the NPPF (Dec 2025) confirm that NDPs will need to allocate sites to qualify for this policy protection. The Wendron NDP does not do this and that means that proposals for development outside of the settlement areas (so not in accordance with policy 8) may still gain approval. Note that there is now a basic conditions requirement for NDPs to take any Local Nature Recovery Strategy into account 9af463e402839351438a297f4c719c0d_CIOS Nature Recovery Strategy FINAL.pdf	
		1. Sustainable Design and Low Carbon Heat	Unnecessary to refer to SEC1 as this is simply restating SEC1 – suggest removal 1. All development proposals for new development should demonstrate how will be supported where they will deliver high quality, sustainable design, including low carbon retrofit where relevant, and demonstrate compliance with Cornwall Climate Emergency DPD Policy SEC1. 2. Non household proposals are encouraged to achieve three BREEAM Wat 01 credits, delivering a 40% reduction in water consumption. 3. Proposals should seek to that minimise waste and use resources efficiently will be supported.	
		2. Local Energy Storage	No comments	
		3. Community Led renewables	b) should align with policy RE1(f) in the CEDPD which requires that 'Commercial led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme subject to viability' rather than a requirement that it is community owned. Note that proposed changes to the NPPF may mean that local policy on renewables may not be permitted	

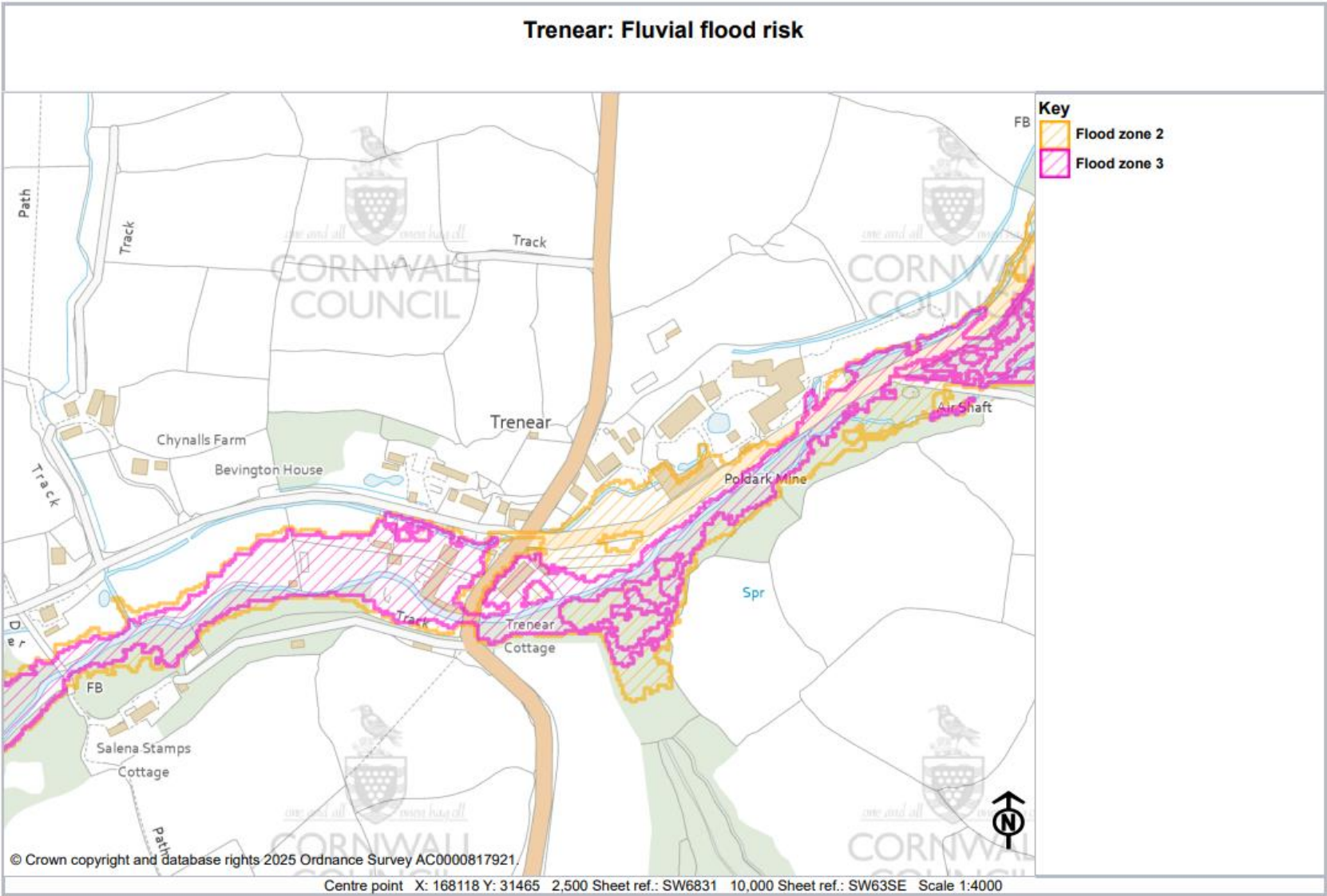
STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
		4. Alternative Energy production	I will provide additional feedback on this policy	
		5. SUDs	I will ask our environment team to provide some additional feedback but I think this is broadly fine.	
		6. Flood Management	I will ask our environment team to provide some additional feedback but I think this is broadly fine.	
		7. Transition to Low Carbon Heating..	I think this could be removed as it is simply requiring compliance with SEC1	
		7A Replacement windows and doors [was 7A	fine	
		8. Sustainable Settlements	1. Proposals for residential development at the settlements of Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack, and Rame as shown on the Proposals Map, or adjoining or well-related to the built up edge of Helston where it falls within Wendron parish [Maps 5] will be supported where it: And then add new category d)(e) : supports the delivery of new homes in Helston (or similar) I think you need to reflect that some development will come forward as part of the needs of Helston and that should have policy support – suggested amendment; you may need to adjust the map to reflect. I note that you have included maps of ‘settlement areas’ note that as we are operating under a presumption in favour of sustainable development, these are indicative only and proposals may be approved outside of the boundaries.	
		9. Housing Mix	I think this is fine; I will get some additional feedback from the AH team.	
		10. Rural Exceptions	This policy makes reference to Ponsanooth. I will get some additional feedback from the AH team.	
		11. Self and Custom Build	I think this is fine	
		12. Infill in hamets	I think this is fine	
		13. Small Business Development and safeguarding	No comments	
		14. WfH and home based businesses	Fine	
		15. Rural Businesses	Fine	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
		16. WHS	Fine	
		17. GI and BNG	Note that the draft NPPF removes the ability to set local BNG targets	
		18. Trees and Hedgerows	Fine	
		19. Dark Skies	We have some standard wording for this type of policy that we recommend that you use for consistency. You can find it in the Dark Sky guidance on the neighbourhood planning pages	
		20. Design	The numbering is a bit confusing in this policy. Car parking guidance – you cannot set standards that are above CC guidance – so no minimum requirements for at least 2 on-plot spaces	
		21. Heritage and Distictiveness	I think this is fine but I will also seek some feedback from heritage colleagues [See Stat 10n below]	
		22. Heritage Assets	I think this should make reference to non-designated heritage assets (rather than non-listed). The policy itself is fine	
		23. Community Facilities	Fine	
		24. Open Space and Rec	I will seek feedback from our open space officer on this policy. See Stat 10C below.	
		24A Assets of community value	If there are any ACV in the parish, you should list them.	
		25. Regional Sports Facilities	Fine	
		26. Transport Highways and comma	Your NDP cannot protect bus routes. I'll also ask transport colleagues to comment on this policy. 1. Development proposals will be supported where they contribute to a safe, inclusive, and sustainable transport network for all users in accordance with CEDPD policy T1. Proportionately to their size, residential development proposals must demonstrate how they: A. Enhance Sustainable Travel Options by: a) Supporting the use of public transport by improving access to bus stops and providing safe, direct pedestrian or cycle links from new development. b) Protecting existing bus routes and infrastructure. c) Where the scale is appropriate, including new bus bays and shelters located where they will encourage public transport provision and use. d) Including appropriate provision of new paths to link with the existing network and to local facilities, to a standard which allows for wheelchair access wherever practicable and appropriate, in accordance with NDP Policy 27; B. Improve Road Safety and Resilience by: a) Minimising additional pressure on the Parish's narrow lanes and sensitive road network by incorporating traffic-calming measures, safe vehicle access, and adequate off-road parking.	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			b) Supporting speed management schemes such as 20mph zones in village centres and other locations with high pedestrian or cyclist activity. Wendron Parish Neighbourhood Development Plan 2026 to 2030: Pre-submission Draft April 2026 109 c) Contributing, where appropriate, to mitigation measures that improve visibility, signage, or junction design at known safety hotspots. d) Safeguarding key routes within the Cornwall Resilience Network and Freight Network while mitigating the impact of increased traffic on sensitive rural lanes and settlements. e) Supporting layouts which provide and facilitate interconnected streets and avoids the use of cul-de-sacs; and f) Taking into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health; and g) Including speed-reducing layouts which prioritises active travel, social interaction and play, h) Demonstrating that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards and includes appropriate mitigation under CLP policy 16. 2. Non-Residential Developments Commercial or non-residential will be supported which: a) Include parking spaces for cars, bicycles, and commercial vehicles vehicle in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers. b) Allocate space for loading, unloading, and storing materials. c) Take steps to prevent congestion or parking problems in the surrounding area. 3. All developments should: a) Ensure that new development does not exacerbate congestion at known pinch points (e.g.) and, where appropriate, contributes to local highway improvements. b) Provide functionally adequate parking in accordance with the Cornwall Council Travel Plan and Parking Standards Advice for Developers . 4. The provision of appropriate traffic calming measures within, alongside, or off site on roads approaching development sites is encouraged [2].	
		27. Footways and pedestrians	No comments	
		28. Digital connectivity	No comments	
		29. Mobile connectivity	No comments	
Cornwall Council Historic Environment Team [NOTE: CC Historic Environment Team has mis-numbered policies 21 to 23 in its comments on the Pre-Submission Draft. The correct references are shown opposite in brackets].	STAT 10B	Pg 7 Map 1:	An additional map at the front showing settlements and designations (especially the WHS) within the Parish boundaries would be welcomed. It would be helpful to pick out settlements within the Parish boundary. This will also clearly demonstrate that you have considered heritage features in the allocation of any development site or allocation.	
		Strategies Section (Pages 16–17):	The Heritage Strategy does not appear to be included in the list of strategies Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall's Historic Environment (2022 - 2030) Let's Talk Cornwall. It would be good to highlight this here to add greater significance for consideration of heritage.	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
		Parish Description:	The description of the parish and its heritage is very well written—clear, engaging, and informative. The inclusion of details such as the Wendron bull was particularly interesting. The Parish has a World Heritage Site designation, no conservation areas and sporadically grouped listed buildings through its rural nature. A small new conservation area in Porkellis covering the Grade 2* listed former chapel (still on HE’s Buildings at Risk Register) and including the area around the pub might be worth assessing.	
		Statistics Page:	Consider enhancing the statistics section by including data on historic and designated features within the parish. We can provide these figures if required.	
		Climate Change, Overall.	HARIT: It would be beneficial to reference the HARIT tool within the document to support heritage-related assessments, especially in regard to planning around the impacts of climate change.	
		Policy 1: Sustainable Design and low Carbon Heat,	This Policy and also Policy 7: Transition to low-carbon heating in traditional and historic buildings and Info Box 7: Solar Panels and Historic Buildings: policies could reference our ‘Improving Energy efficiency in Historic Cornish Buildings’ guidance: Guidance Let's Talk Cornwall and Stoke Climsland Carbon Zero Homes Project Let's Talk Cornwall	
		Policy 7: Transition to Low-Carbon Heating in Traditional and Historic Buildings:	There are ways of improving thermal performance of historic buildings sensitively without changing heating systems that would complement renewables or could be carried out without incorporating them. Prioritise the reuse of derelict or empty properties before allocating land for new development. Should there be a separate policy for retrofitting existing traditionally built buildings. Retrofitting only gets a passing mention in the text although sensitive retrofitting of heritage assets is mentioned which is good. We would welcome at the very least a link to our guidance as mentioned above.	
		Policy 20: Design for Sustainable, Characterful Development:	An audit of street signs, fingerposts etc could be helpful. This might help reinforce the significance of placenames (4.135). Conversions of and extensions to traditional buildings are worth mentioning here. East Wheal Lovell engine house conversion has been done reasonably well and could be a good reference, although its worth considering the views of the WHS Management Plan.	
		Policy 22 [21]: Heritage, Design & Cornish Distinctiveness:	Policy text 2 mentions conversions of existing buildings. Sensitive thermal upgrading could feature here as could extensions to traditional buildings.	
		Policy 23 [22]: Non-listed Historic Assets (Policy text):	Whilst we welcome the inclusion of a list of undesignated heritage assets, we would suggest that the text of the policy explains that the Historic Environment Record is a dynamic list and should be consulted as a routine aspect of any planning or change process. Assets are recorded and added to the record weekly therefore we would be cautious of defining the list as a complete record.	
		Policy 24 [23]: Protection and Enhancement of Community Facilities:	Our Shopfront Design guidance could be of use for remaining village shops if they are upgraded at any time or for any new shops or signage Guidance Let's Talk Cornwall Our energy guidance could help upgrade traditionally built community facilities, churches, halls, schools etc: ‘Improving Energy efficiency in Historic Cornish Buildings’ guidance: Guidance Let's Talk Cornwall and Stoke Climsland Carbon Zero Homes Project Let's Talk Cornwall . For Policy 84, new development should be required to undertake a distinctiveness assessment to ensure alignment with local character - a link here would be useful Introducing Cornish Distinctiveness Let's Talk Cornwall While the document reads well overall, the level of detail regarding the depth of heritage assessments is limited. Greater detail and a requirement for such assessments above would strengthen the evidence base and support informed decision-making.	
Cornwall Council Public Open Space Team [NOTE: CC Historic Environment Team has mis-numbered policies 17 and 24 in its comments on the Pre-Submission	STRAT 10C		The National Planning Policy Framework 2024 (para 103) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Whilst this assessment was done for larger settlements including parts of the parish around Helston, it has not been undertaken in the wider Wendron Parish. There is now an adopted methodology for Cornwall: https://www.cornwall.gov.uk/parks-leisure-and-culture/parks-and-open-spaces/open-space-strategy-and-standards , which should be followed. Although, this type of study is more suited to larger settlements than Wendron contains, the NDP has included an assessment (4.183).	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
Draft. The correct references are shown opposite in brackets].			The consultations undertaken to inform the NDP highlight open space as of particular importance. Interestingly, this was slightly higher than those residents that considered views of the countryside as very important (2.54). Key issue 6 (2.66) includes supporting the enhancement of recreation spaces amongst the Health and Community Facilities to be tackled by the NDP, ensuring these are protected and accessible. Whilst Objective E refers to the protection of existing open spaces, their enhancement is not specifically mentioned in Objective F.	
		Policy 18 [17] (Green Infrastructure)	Recognises the importance that public open space has within the local green infrastructure network (1.b).	
		Policy 25 [24]	4.184 summarises the different types of open space available, which is unsurprisingly unevenly distributed. 4.185 makes a number of recommendations, which is a really positive start, but more detail is necessary. For example, where will the new type 5 (teenage) provision be located (4.185.5)? Similarly, as the provision of type 6 (allotments) space is a matter for town & parish councils to address, where & how will land for new allotments be identified (4.186.6)? The NDP needs to identify these locations or at least set in motion a mechanism to identify suitable sites. It is very unlikely that you could expect this to be delivered by development of the scale anticipated. An NDP represents a golden opportunity to establish new project aims, which will not only aide the allocation of resources from development, where available, but also provide an evidence base for potential grant funding in the future. There is potential conflict between the two aspirations for equipped play. Not only is the requirement for all development to provide play facilities (4.185.3) potentially contrary to Cornwall Local Plan policies 13.2, 12.2c & 12.3, it might also be at odds with the next aspiration 4.185.4, which would look to development in these areas to provide an off-site contribution to support improving the existing type 4 (children's play) space, rather than provide a small and unsustainable facility on-site. This needs to be revised, and as with types 5 & 6, it would be better for the NDP to identify potential locations for new strategic play areas. Unlike a full open space assessment, this particular study does not result in any future standards. This is a particularly difficult exercise to do for such rural communities. Instead, Policy 25.2 leaves this up to Cornwall Council. Whilst some generic measures have been used to assess development in rural areas, it unknown at this time whether the next version of the CC Open Space Strategy will introduce these as permanent standards. Any obligations imposed on development needs to be directly related and proportionate, so as previously explained without realistic & defined projects, it may not be possible to meet the expectations of Policy 25.2 a, c & d. 25.2a should be amended to make it clear that it only applies if there is not already a play area locally. Fortunately, policy 25.3 makes an allowance for off-site contributions, but the policy should be revised to include when this is not an option – i.e. if there are no open space facilities within the local area.	
Cornwall Council Local Lead Flood Authority	STAT 10D		Cornwall Council is a statutory consultee as Lead Local Flood Authority. Please note that the roles and responsibilities of the different Risk Management Authorities (RMAs) are as follows: • <i>Lead Local Flood Authority</i> (Cornwall Council) – Flooding from surface water run-off, ordinary watercourses and groundwater. • <i>Coast Protection Authority</i> (Cornwall Council): Coastal erosion. • <i>Environment Agency</i> – Flooding from “Main Rivers”, reservoirs and the sea. • <i>The Water Company (South West Water)</i> – Flooding from sewers and water supply systems. The Environmental Resilience and Adaptation (ERA) Team is a strategic team leading the Council's role on statutory duties and forward planning for flooding and coastal erosion risk management in Cornwall. See: https://www.cornwall.gov.uk/environment/countryside/flood-risk/flood-risk-management-responsibilities/	
			Thank you for the opportunity to review an early draft of the Wendron Neighbourhood Development Plan. I have reviewed it from a climate change resilience and adaptation perspective, with a particular focus on flooding from surface water run-off and ordinary watercourses. The draft NDP has some very good best practice content on flood risk and climate change. I particularly like policies 5 and 6, plus the integration of flood risk management and water efficiency into some of the other policies. The role of green infrastructure in mitigating flood risk is also recognised.	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			I suggest reviewing the settlement boundaries for Trenear and Burras to ensure any vulnerable development (including replacement properties) is steered away from the areas with a high flood risk. At Trenear, the area south of the road is in Flood Zone 3 which has a 1 in 100-year or greater, fluvial flood risk (see following map extract). There is also a surface water flood risk in this part of the village. I'd advise excluding the risk area from the settlement boundary to avoid unsustainable development taking place there, but please also take advice from the Environment Agency and Planning Team about this. Single storey housing or caravans would be particularly risky in this location. There is a previous flood history at Trenear as described in a Section 19 report for 24 December 2013: Flood Investigation Report 2013 Trenear: Fluvial flood risk  © Crown copyright and database rights 2025 Ordnance Survey AC0000817921. Centre point X: 168118 Y: 31465 2,500 Sheet ref.: SW6831 10,000 Sheet ref.: SW63SE Scale 1:4000 At Burras I suggest steering residential or vulnerable development away from the area with a high surface water flood risk by the stream.	

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS	
			Burras: Surface water risk Key Risk of flooding from surface water: - High - Medium - Low Risk of flooding from surface water climate change: - High - Medium - Low © Crown copyright and database rights 2025 Ordnance Survey AC0000817921. Centre point X: 167836 Y: 34926 2,500 Sheet ref.: SW6734 10,000 Sheet ref.: SW63SE Scale 1:2000	

Appendix 5: Supporting consultation evidence

The following documents form the principal consultation and engagement record supporting this Statement:

- [Wendron Parish Neighbourhood Development Plan Communications and Engagement Strategy.](#)
- [Wendron Survey Detailed Analysis, 2022.](#)
- [Wendron Parish Neighbourhood Plan Results: consultation 24 June to 25 August 2024.](#)
- [Business survey results, 2025.](#)
- [Estate agents survey results, 2025.](#)
- [Wendron Neighbourhood Area Design Codes and Guidelines.](#)

Appendix 6: Wendron Motor Show Exhibition Display

Wendron Parish Neighbourhood Plan

A joint project by members of the
Community of the Parish and the Parish
Council



**So, what are your ideas for
the future of the Parish?**

**It's time for YOU to give YOUR views and get involved in the
creation of the new Wendron Parish Neighbourhood Plan to
guide future development up to 2030 and beyond.**

Please view the exhibition, fill in a questionnaire, or take one
away to complete later, or complete it online.

See the questionnaire at
app.gocollaborate.co.uk/cornwall/wendron-ndp/

Or scan this QR code on your smartphone



What is a Neighbourhood Plan?

It's an opportunity for everyone in the Parish to influence the development that takes place in the future.

The Wendron Parish Neighbourhood Development Plan is made under the Localism Act 2011 which gives everyone who lives in the Parish the democratic right to be involved in drawing it up.

It can control how land is used for housing, business, shops and leisure. It can also protect green spaces and influence the design of buildings and estates, tackle environmental issues and support the things that make our Parish such a great place to live, work in and visit.

When its written, everyone who is a registered voter in the Parish will get a vote in a local referendum to approve or reject the Neighbourhood Plan.

If it is approved, the Plan can't be ignored when planning applications are decided by Cornwall Council, Planning Inspectors, or the Government.



What can a Neighbourhood Plan cover?

A wide range of things can be covered in the Neighbourhood Plan, providing they can be controlled through land-use policies and Cornwall Council's Planning powers. For example:

- **Housing** - future needs, numbers, location, mix, tenure, design and appearance
- **Business & tourism** - land location, size, type of use, design and appearance
- **Public amenities and facilities** – shopping, health, churches, schools, meeting places
- **Infrastructure** – roads, sewerage/drainage, electricity, gas etc.
- **Green spaces** - provision, protection, improvement
- **Leisure & recreation land** - provision, protection, improvement
- **Heritage** – historic buildings, conservation policies etc.
- **Natural environment** – protection, enhancement, management of change
- **Climate Change** – Renewable energy, energy use, flooding etc.

However, we'd like to know about some other local issues too, as this will be useful information for the Parish Council to use in its work

Things we need to take into account...

Although the Neighbourhood Plan will be **your** plan, made by the people of Wendron Parish:

- It has to be realistic
- It has to deliver 'sustainable development'
- It's not about stopping development
- It must fit with the National Planning Policy Framework
- It must fit with the Cornwall's Local Plan and the Cornwall Climate Emergency Development Plan Document
- It must take into account the World Heritage Site status
- It must fit with the environmental protection legislation

What is sustainable development?

In a nutshell it's making sure we grow and develop in a way that's safe and fair for future generations.

It's not about stopping development: it's about planning sensibly to meet today's and tomorrow's needs: -

- ✓ Looking after and improving our natural and man-made environment and responding to climate change.
- ✓ Meeting present and future needs for the housing, work, and community services
- ✓ Building prosperity for all and using resources wisely.
- ✓ Making sure that all our community's creativity, energy, and diversity is involved in drawing up the Neighbourhood Plan.

What you said should be in the Plan.

A detailed community survey was carried out in Autumn 2022.

- Open spaces, transports, views of countryside, walks/trails and rights of way were the most important issues raised by local people
- When asked what development would you most like to see in the parish, 36% supported housing, 21% wanted road upgrades and traffic safety improvements, and 18% wanted better community facilities
- When asked what types of housing people need now or in the future for immediate family within the parish, 55% said affordable housing, 51% said facilities for long term care of the elderly or disabled.
- 73% said 'brownfield land' should be prioritised for development over other sites, and 47% said this should be between or adjacent to existing development.
- When asked if they wanted renewable energy generation in the area to contribute to the local community, 80% said yes.
- 76.5% of people thought that community facilities should be improved locally



What is this new questionnaire about?

The NDP team got a good idea what people thought the Plan should cover in the 2022 survey. But now we need to focus more closely on the key issues, so the new questionnaire covers:

- **Housing** – with questions to discover the actual needs within the Parish (ie ‘hidden households’ that aren’t picked up in the Homechoice register).
- We also need to know what residents think about ‘2nd homes’ and how they effect the Prish.
- **Business and Jobs** – looking more directly at existing and expected needs of businesses currently in the Parish, including those working from home.
- **Design** – Asking people to identify what they feel are good examples locally or further afield.
- **Community facilities** - on what existing facilities people feel should be protected and what is missing.



How to Have Your Say...

Please fill in a questionnaire and pop it into the collection box alongside this display.

Or take one away to complete later, and return it to the Parish Council

Ideally, complete it online at
app.gocollaborate.co.uk/cornwall/wendron-ndp/



**IF YOU WANT TO FOLLOW THE PROGRESS OF THE
NEIGHBOURHOOD PLAN THEN PLEASE LOOK OUT
FOR UPDATES ON FACEBOOK, THE PARISH COUNCIL,
WEBSITE, AND THE NEIGHBOURHOOD PLAN
WEBSITE AT plan4wendron.co.uk**



What Happens Next?

We will write the draft Neighbourhood Plan to reflect what people have told us, then do a formal 6 week-long consultation where you will be able to see the proposed policies and comment upon them.

After adjustment, the Plan will **be submitted to Cornwall Council**. After that the Plan will go through an **Independent Examination**, who will check that it conforms to the regulations governing Neighbourhood Planning, is in conformity with national and Cornwall level strategic planning policies and delivers ‘sustainable development’.

If the Plan passes the Examination, **a local referendum will be arranged** by Cornwall Council, in which all those registered to vote in Wendron Parish Parish will have a vote.

If the Plan is supported at the referendum, it is formally adopted by Cornwall Council and must be taken into account when planning applications are decided.



Do You Want To Get More Involved?

As it's a Plan made by local people, we can all get involved in various ways as it goes through its development:

- Help decide what should be in the plan by completing the questionnaire.
- Keep up-to-date via the dedicated web-site, the Parish Pump, posters, and the press and radio.
- Talk about the Plan with friends and neighbours – spread the word!
- Contribute your ideas and suggestions through our comments form or via the Parish Council.
- Comment on the draft plan before it goes off for inspection and we all vote on it.
- Join a working party that focuses on a particular topic to help develop options for the future.
- Volunteer practical help to create the Plan, from note-taking to photocopying, doing surveys and delivering leaflets, and supporting exhibitions.



Appendix 7: Regulation 14 Consultation Drop-In Display



Wendron Parish Neighbourhood Plan

A joint project by members of the Community of the
Parish led by the Parish Council

**Community Consultation
Spring 2026**

**DROP-IN EVENT
HERE TODAY**

Find out what the new Neighbourhood Plan says
about the future of our Parish.



Wendron Parish Neighbourhood Plan

A joint project by members of the Community of the Parish
led by the Parish Council

Community Consultation Winter Spring '26

This display summarises the content of the Draft Neighbourhood Development Plan. Please look at the display and if you have any queries, please ask a member of the Neighbourhood Development Plan Team. Then please fill in a comments form, or take one away with a leaflet and complete it later.

You can also complete it online at
Plan4wendron.co.uk

WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

- Planning law gives Wendron Parish Council the power to create a Neighbourhood Development Plan (NDP) — a community-led framework that helps shape future planning decisions in the Parish.
- It can cover the way that land is used for housing, business, shops and leisure. It can also protect green spaces and heritage and influence the design of new buildings.
- A Neighbourhood Plan is our chance to make sure future planning decisions reflect what local people want — helping to shape development in a way that's right for our Parish!

HOW WAS THE NEIGHBOURHOOD PLAN CREATED?

In 2021 a local community team [the Steering Group] was set up to draw up the Neighbourhood Plan. It collected and analysed evidence, including the results from major surveys of local opinion taken between 2022 and 2024. Based on this, the Steering Group have now written the Consultation Draft of the Wendron Parish Neighbourhood Development Plan.

HAVING YOUR SAY ON PLANNING MATTERS HAS NEVER BEEN SO IMPORTANT!



THE PLAN WILL PROVIDE A FRAMEWORK FOR PLANNING POLICY IN THE PARISH UNTIL 2030.

It aims to:

- Increase the amount of social and affordable housing for local people.
- Protect our countryside, green spaces and heritage.
- Influence the design of new buildings.
- Help to tackle the climate crisis.
- Be environmentally, economically and socially sustainable.

The Wendron Parish Neighbourhood Development Plan will become part of the planning policy framework used by Cornwall Council to decide planning applications, so that they better reflect local people's views and aspirations.

This CONSULTATION is your chance to shape the final document.



HOW OUR NEIGHBOURHOOD PLAN WILL FIT INTO THE PLANNING SYSTEM

NATIONAL PLANNING POLICY FRAMEWORK

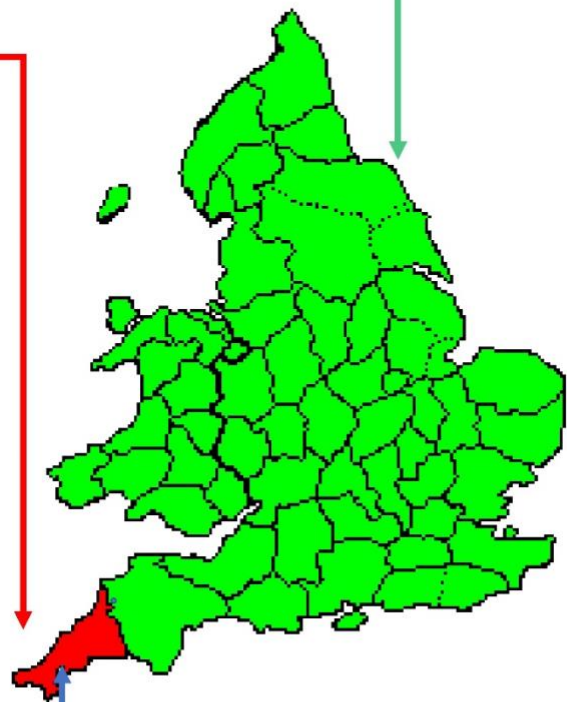
The Government's planning policy for England is set out in the **National Planning Policy Framework (NPPF)**. The focus of this policy is to achieve the right balance between sustainability and growth to ensure that development is carried out in a way that makes a positive contribution to our lives but also leaves a lasting legacy for our children.

CORNWALL POLICY

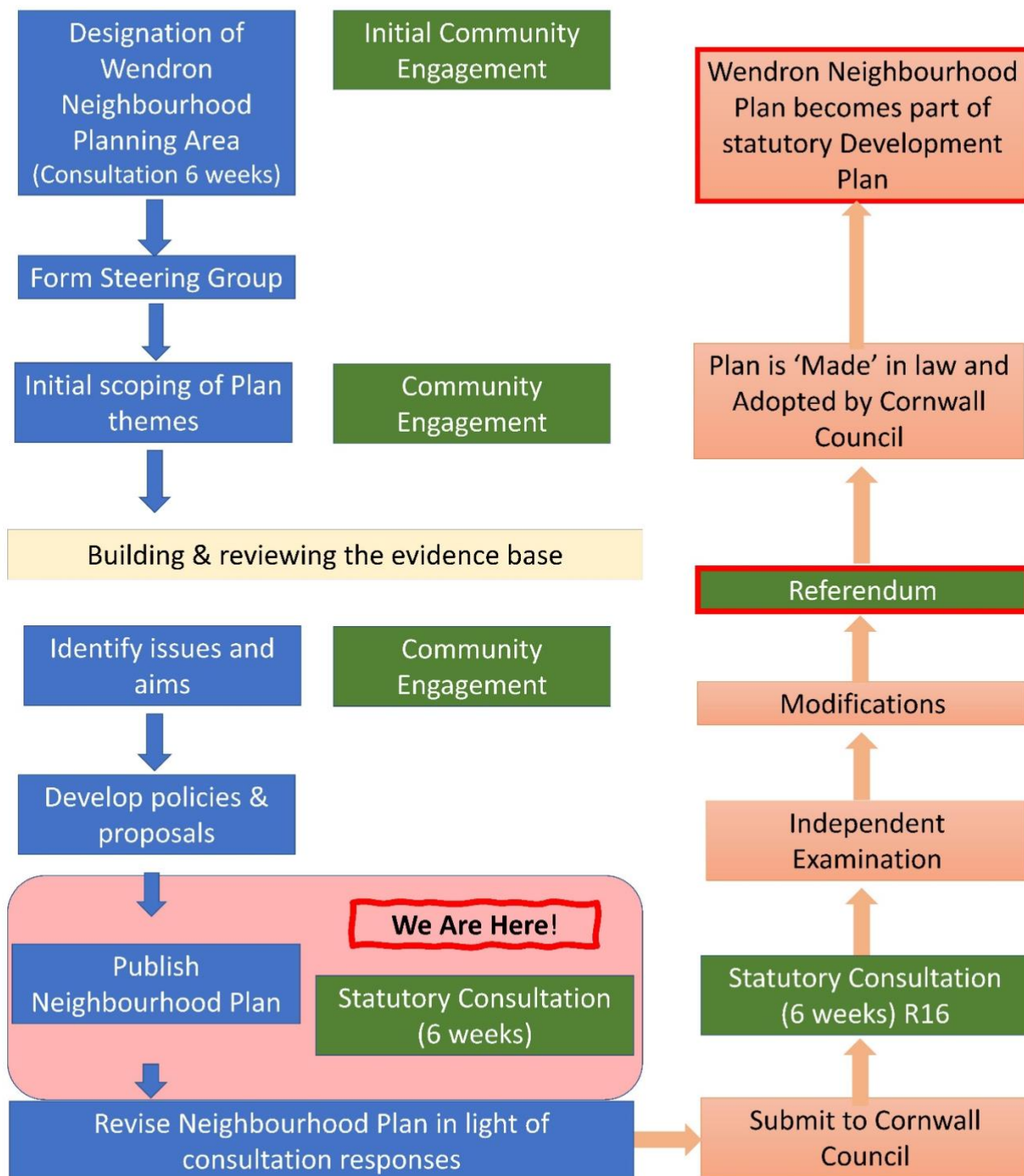
Cornwall Council holds responsibility for setting planning policy in the **Cornwall Local Plan** and determining most local planning applications. The policy for the period 2010 - 2030 is set out in the 'Local Plan' and the Climate Emergency Plan. Our Neighbourhood Plan must be in compliance with the strategic policies set out in the NPPF, the county-wide policies of the Local Plan, and the Climate Emergency Plan.

NEIGHBOURHOOD PLAN

The **Wendron Neighbourhood Plan** is being supported by the Parish Council and will enable residents and businesses to have a greater say in the planning and development of the area to 2030 and beyond. The Steering Group is now asking the local community for their views on what they consider should be the key aims and objectives for the future.



THE STEPS WE NEED TO TAKE...



WHAT YOU TOLD US THE PLAN SHOULD DO...

- **Protect** Wendron's rural character, landscape, open spaces, views, footpaths and heritage.
- **Ensure** that development is small-scale, locally appropriate, and respects local character.
- **Provide** more affordable homes for local people, including family homes, starter homes and smaller homes for downsizing.
- **Address** the problem of high house prices and the shortage of suitable homes, which are forcing people to leave the Parish.
- **Restrict** new homes from becoming second homes and holiday lets.
- **Improve** traffic conditions, road safety, speeding issues, and poor access routes.
- **Support** better local services and facilities, including health provision, community spaces, and digital connectivity.
- **Promote** renewable energy that benefits the community, especially solar and geothermal energy.
- **Protect** valued community assets, green spaces, and the features that make Wendron special.

Taken together, these findings show that the community wants the Plan to meet local housing needs, improve infrastructure, services and connectivity, and protect the rural character, landscape, heritage and community assets that make Wendron Parish a valued place to live and work, providing a strong evidence base for shaping the Neighbourhood Plan's objectives and policies.



WHAT WE DID IN RESPONSE...

- ✓ **Reviewed existing policies:** We looked closely at the National Planning Policy Framework and the Cornwall Local Plan to understand how national and local policies affect our Parish.
- ✓ **Gathered local evidence:** We collected and analysed detailed information on Housing, Business and Employment, Community Facilities, Recreation and Open Space, Design and Heritage, Roads Access and Transport.
- ✓ **Commissioned a detailed Design Guide from urban designers.**
- ✓ **Created a shared vision:** Using what we learned, we developed a clear Vision and set of Objectives for the future of Wendron Parish..
- ✓ **Wrote the draft policies:** These form the heart of the Neighbourhood Development Plan — practical planning policies to guide and shape future development in ways that reflect our community's priorities.

THE VISION FOR WENDRON PARISH TO 2030 AND BEYOND

"A vibrant and flourishing community that embraces the attractions of rural living, benefiting from seamless access to the amenities of nearby towns, the rich cultural heritage of Cornwall, and the thriving opportunities provided by the tourism industry.

Through thoughtful and sustainable development, at a pace and scale that reflects the rural nature of the Parish, the housing and service needs of our community will be met whilst the cherished character and qualities of our villages and countryside - both physical and social - will be enhanced and celebrated, ensuring their resilience for generations to come.

Recognising the urgency of responding to the causes and impacts of climate change, our community will prioritise environmental stewardship, adopting innovative solutions to protect our natural resources and ensure a sustainable future for all."

HOW THE PLAN WILL MANAGE FUTURE GROWTH

- **Recognise that Wendron Parish's strategic growth requirement to 2030 has already been met** through the HX1 Helston Urban Extension, so no further site allocations are proposed in this Plan.
- **Direct future growth to the principal villages** in ways that are proportionate to their size, role, facilities and services.
- **Manage new development** so that it does not harm the character of the Parish, supported by a Design Code for identified Character Areas.
- **Support tourism, leisure and rural business diversification** where it is appropriate in scale and respects local character.
- **Strengthen the social fabric of the Parish** by supporting the improvement of community facilities and planning for future needs.
- **Secure a housing mix** in new development that better reflects identified local housing needs.

WHAT DOES THE PLAN INCLUDE?

Based on the community feedback and evidence assessment, the Steering Group have prepared a comprehensive set of Planning Objectives and Policies covering many aspects of life in Wendron Parish.



CLIMATE CHANGE

- ❑ Support a resilient, low-carbon future for Wendron Parish by promoting renewable energy, energy-efficient design, sustainable construction, nature-based solutions, and infrastructure that helps the Parish adapt to climate change.

Sustainable Design (Policy 1): Energy-efficient, low-carbon development using sustainable materials and design, with retrofit encouraged.

Energy Storage (Policy 2): Support for battery storage where it is well sited and avoids harm to landscape, heritage and amenity.

Community-Led Renewable Energy (Policy 3): Support for locally owned or community-benefit renewable energy schemes.

Alternative Energy (Policy 4): Support for appropriate wind, solar, hydro, geothermal and farm-based energy schemes in suitable locations.

Sustainable Drainage (Policy 5): Development should use natural drainage solutions to reduce flood risk and support biodiversity.

Natural Flood Management (Policy 6): Support for nature-based flood management that also brings environmental benefits.

Low-Carbon Heating (Policy 7): Support for replacing oil and gas heating with low-carbon alternatives, including in older buildings.

Windows, Doors and Fascias (Policy 7A): Energy efficiency improvements should respect traditional design, materials and local character

HOUSING

- ❑ Enable high-quality, small-scale housing that meets local needs, especially affordable homes for local people, accessible homes for older residents, and opportunities for younger people to remain in the Parish.
- ❑ Support development that is sensitively located, well integrated into existing settlements, and designed to reflect Wendron's rural character and vernacular.

The NDP

Wendron Parish's strategic growth requirement to 2030 has already been met through the HX1 Helston Urban Extension. About 115 more homes will be needed to meet housing needs in the rest of the Parish.

Sustainable Settlements (Policy 8): Support for proportionate housing in Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack and Rame, through infill, rounding off, redevelopment of previously developed land, and conversion of existing buildings, where it is at a scale appropriate to the settlement and helps sustain local services and community infrastructure, with development in the countryside tightly controlled.

Housing Mix (Policy 9): New housing should provide the right mix of smaller, affordable, accessible and flexible homes for local needs.

Rural Exception Sites (Policy 10): Support for affordable housing-led exception sites that are well related to settlements and meet local need.

Community-Led, Self and Custom Build Housing (Policy 11): Support for community-led and self-build housing that delivers genuinely affordable homes for local people.

Infill Within Hamlets (Policy 12): Support for small-scale infill and rounding-off in hamlets where it is sustainable and respects local character.

BUSINESS AND EMPLOYMENT

- ❑ Support a diverse and sustainable local economy by enabling small-scale enterprises, home-based working, rural trades, and green businesses to thrive.
- ❑ Encourage appropriate workspace, improved digital connectivity, and infrastructure that supports local employment, reduces out-commuting, and strengthens business resilience.

Small Business Development and Employment Land (Policy 13):

Support for small business growth, business premises, and live-work development, while safeguarding key employment sites.

Working from Home and Home-Based Businesses (Policy 14):

Support for home working and small-scale home-based businesses where impacts on neighbours, traffic and local character are acceptable.

Rural Business Diversification and Rural Tourism (Policy 15):

Support for farm diversification and small-scale rural tourism where proposals are well related to their setting and protect the countryside, landscape and local amenity.



THE NATURAL ENVIRONMENT

- ❑ Safeguard and enhance the Parish's landscape, biodiversity, and natural assets, including woodlands, moorlands, watercourses, and wildlife habitats. Support nature recovery, green infrastructure, and the protection of valued open spaces so that Wendron's ecological integrity and scenic beauty are conserved for future generations.

- **World Heritage Site Setting and Scenic Protection (Policy 16):** Development must conserve the World Heritage Site and its wider setting, including important views, character and heritage significance.
- **Green Infrastructure and Biodiversity Gain (Policy 17):** Development should protect green infrastructure, strengthen ecological networks, and deliver measurable biodiversity gain.
- **Trees, Cornish Hedges and Hedgerows (Policy 18):** Development should retain, protect and enhance trees, Cornish hedges and hedgerows as part of local character and biodiversity.
- **Tranquillity and Dark Skies (Policy 19):** Development should protect tranquillity and dark skies by minimising noise and light pollution and avoiding harm to wildlife and rural character.



HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN:

- ❑ Protect and celebrate Wendron's rich heritage, historic settlement patterns, Cornish identity, and traditional building styles.
- ❑ Support high-quality, context-sensitive design that respects and reinforces local distinctiveness and enhances the Parish's historic environment and cultural legacy.

Design Principles for Sustainable, Characterful Development

(Policy 20): New development should be safe, accessible, well designed, climate resilient, and reflect local character, with good outdoor space and parking.

Heritage, Design and Cornish Distinctiveness (Policy 21):

Development should reinforce Wendron's historic character, Cornish identity and local distinctiveness through context-sensitive design.

Non-listed Historic Assets (Policy 22): Development should protect and, where possible, incorporate non-listed historic features and archaeological remains that contribute to local character.



COMMUNITY FACILITIES & INFRASTRUCTURE

- ☐ Maintain and improve access to community facilities, social spaces, active travel routes, and essential infrastructure.
- ☐ Support development that enhances village life, strengthens local connections, improves public and digital services, and ensures that infrastructure keeps pace with the needs of a growing and changing population.

Community Facilities (Policy 23): Existing community facilities should be protected, and new or improved shared facilities and services will be supported.

Open Space and Recreation (Policy 24): Open spaces, sports and recreation facilities should be protected and enhanced, with priority given to play areas, teen facilities, growing spaces and better access to green space.

Regional Sports Facilities (Policy 25): Support for the ongoing improvement of Wendron's key regional sports hubs at Carnkie and Stithians.

Transport, Highways and Communications (Policy 26): Development should improve road safety, support sustainable travel, and provide suitable access, parking and connectivity.

Footways, Pedestrian Links and Public Rights of Way (Policy 27): Development should protect and improve footpaths, bridleways and pedestrian links, and create better connections for walking, cycling and access to services.

Digital Infrastructure, Resilience and Investment (Policy 28): Development should improve broadband and digital connectivity and support more resilient communications infrastructure.

Mobile Signal Infrastructure (Policy 29): Support for improved mobile coverage where masts and equipment are carefully sited and designed to minimise visual impact.

WHAT DO YOU THINK?

To have a good Neighbourhood Plan that meets our community's needs, it is important that lots of people let us have their views on the Plan's contents.

The formal consultation for residents is open until 25TH MAY 2026

Please submit your comments by using the forms below and popping them in the box or take it away and post it to the Parish Council.

Ideally comment through our website PLAN4STIVE.CO.UK

You can also use this QR code with your smartphone:

It will save time and money to do it online!

WE WOULD LOVE TO HEAR FROM YOU!



TO FIND OUT MORE....

- Talk to a member of the NDP team here at today's Drop-In session.
- See a copy of the full plan on the desk opposite, or see our website: **plan4wendron.co.uk**

You can also use this QR code with your smartphone:



The Wendron Neighbourhood Plan is an initiative of the community of the Parish led by the Parish Council

The Wendron Parish Neighbourhood Plan has been supported by grant awarded by the Supporting Communities in Neighbourhood Planning Programme of the Department for Levelling Up, Housing and Communities, led by Locality. PlanSupport Consultancy is assisting the Steering Group..



WHAT HAPPENS NEXT?

After the consultation period, Parish Council will review the draft Plan in the light of the comments made and then submit it to Cornwall Council, who will check it to ensure that it meets the relevant legal requirements.

An **Independent Examiner** will then ensure that the Plan complies with national and local planning rules.

If it does, then a **Local Referendum** will be organised.

Everyone who is a registered voter in the Parish will get a vote in the local referendum to approve or reject the Neighbourhood Plan.

If it is approved, the Plan can't be ignored when planning applications are decided by Cornwall Council, Planning Inspectors, or the Government.



