

Annex 2 Public consultations

Overview

Many legacy issues were identified and current concerns/opportunities discussed with community groups (2012-14). These were presented in a questionnaire circulated in February 2015 to all residents. The response (52%, 521 respondents) provided a strong mandate for policies, which were presented in the form of a draft plan for consultation online and through a public meeting spanning two days in October 2015. At this meeting, 210 people attended (10% of Parish population). The comments were supportive with two issues prominently represented. These concerned the future of the public toilets and the desire for more emphasis on affordable homes being primarily to satisfy the needs of local people. Both these issues have been addressed in revisions to the NDP prior to submission to Cornwall Council.

A further consultation took place to ascertain the public view of the sensitivity to development of land within the parish and outside the development area. The conclusions were incorporated into the NDP.

History of public consultation

- Initially, a public meeting was convened to introduce the concept of Neighbourhood Development Plans (NDPs) and to announce that the Parish Council was preparing a NDP. This took place in March 2012 following discussions with The Harbour Board.
- Evidence gathering and research work was undertaken from then on.
- A significant amount of undeveloped land within the parish is owned or controlled by three landowners (Tremayne Estates, Glebe and Kendall) Exploratory discussions took place with these land owners from November 2012 to July 2015.
- The intention to produce a NDP was advised to Cornwall Council January 2013 and a steering group was formed in March. Following a publicity campaign and articles in the local press, community groups were identified and targeted for consultation meetings which took place between November 2013 and March 2014.
- Press publicity; St Austell Voice announced intention to produce NDP in issue 5th February 2014.
- Press publicity: St Austell Voice and Cornish Guardian advertised the Neighbourhood Plan two weeks running 1st December and 10th December 2014 notifying public of what the plan was about.
- January and February 2015 editions of parish magazine, 'Tower and Spire' publicising the residents' survey.
- Press publicity: St Austell Voice publicised residents' survey 18th February 2015.

- Press publicity: St Austell Voice and Cornish Guardian advertised the draft plan consultation meetings in 14th October 2015 editions.
- A residents' survey was conducted January/February 2015 and a public meeting took place to present the findings to the community 28/29 March 2015.
- The NDP was then written to reflect residents' opinions and companion documents were prepared. Many meetings of the steering group were open to the public and the Draft NDP prepared for formal public consultations 17/18 October 2015.
- This consultation weekend was well attended and the draft plan received widespread support.
- A survey was conducted to ascertain views on the sensitivity of the landscape. The results of this survey are reported separately as Annex 3.

Outcome of individual consultations

25 Oct 2012 consultation with Harbour Board

- Development to make outer harbour more usable

08 Mar 2013 Public Meeting (NP120)

- This meeting outlined the purpose of NDP and plans for a Mevagissey NDP.

07 Nov 2013 Discussion with principal land owner (Tremayne Estates, NP77)

- preserve MAC playing field from development
- potential to develop derelict buildings for commercial use
- plant trees on hedgerows dividing fields
- flash flood protection by sequence of small barriers on Cheesewarn stream

Jan 2014 Land Use survey SmithsGore (not a public document)

11 Nov 2014 Women's Institute consultation (NP46)

- Affordable homes should be truly affordable.
- The majority of affordable homes should be for rent.
- The number of affordable homes planned for the next 15 years should exceed
 - 50.
- A ten-unit retirement home or warden-controlled community should be provided.

20 Nov 2014 Parochial Church Council consultation (NP46)

- Demolition of derelict listed building - Tall Trees/The Hollies considered desirable. Post meeting note: Preapp Planning Application submitted. □ Car Park (plot 3) - possibility of joint development?

14 Nov 2014 'Open Doors' community group consultation (NP47)

- Second homes - desire to see restrictions applied to new housing.
- Hollies (Tall Trees) hotel site - regardless of listed status most would like to see the building demolished and the site redeveloped. See post meeting note above.
- Affordable homes for all ages - requirement for warden controlled or other sheltered housing to be provided in the village centre.
- Preference for consultation meetings to be held in village centre rather than at the MAC. Post meeting note: subsequent public consultations relocated to Jubilee Hall or Methodist Church, both in centre of village.

10 Dec 2014 Public Engagement Meeting (NP62)

- This meeting explained the purpose and progress of the NDP. After an introduction, the meeting took the form of a question/answer session.

11 Feb 2015 Parents and Teachers at Primary School and 'Little Nippers' Pre-school (NP70)

- Key issues were those of direct impact to those who owned a residence. Specifically, Area of Special Character and (unwanted) restrictions to development.
- Main topic by parents was location of proposed development (NIMBY)
- Preservation of cliff top from development
- Head Teacher wanted more housing to sustain/enhance local intake

26 Feb 2015 Interview requested by key business owner (NP76)

- More open spaces
- Existing commercial premises earmarked as general commercial sites
- Beaches to be made more accessible (via boardwalks)
- Seascape to be included
- No need for park and ride

28/29 Mar 2015 Public meeting (NP71).

- This meeting presented the results of the residents' postal survey circulated in February 2014. The survey response rate was 52% with 521 responses from 958 households circulated.

Jun 2015 Farming door-to-door survey - 75% response rate (NDP associated document)

Jul 2015 Commercial and business hand delivered survey - 25% response rate (NDP associated document)

17/18 Oct 2015 two-day public meeting to review NDP proposals and landscape survey - 210 attendees having completed 19 feedback forms.

The consultation was kept open online for six weeks until the beginning of December.

November/December 2015 landscape survey. This survey established preference for three areas on the parish - see Annex 3.

Full record of consultation comments (17/18 Oct 2015)

Question	Comment	Yes	No
Q1 What do you like most about the Plan?	<p>Reflects community desires.</p> <p>Support for fishing industry.</p> <p>Protection of harbour, old buildings and AONB from development.</p> <p>A good start.</p> <p>Importance of village environment.</p> <p>Very comprehensive.</p> <p>Takes account of our views.</p> <p>Balanced focus (2).</p> <p>Most things considered.</p> <p>Well laid out.</p> <p>Excellent presentation.</p> <p>The fact we are being informed.</p> <p>Taken account of all the issues very well.</p> <p>The fact that impact of traffic has been taken into account.</p>		
Q2 What do you dislike about the Plan?	<p>Any relief road should not support 'ribbon' development.</p> <p>Provision for open market housing.</p> <p>Too much to take in.</p> <p>Insufficient focus on toilet provision.</p> <p>Too 'wordy'.</p> <p>Main points not summarised.</p> <p>Not enough change for the better.</p> <p>Any development will spoil the area.</p> <p>Need more time to think.</p>		

	Preserving ancient buildings is less important than providing better access to the harbour.		
Q3 Do you think the proposed policies are right for Mevagissey?	Fine line between progress and not doing damage. Must protect what we have. Need to preserve fishing, tourism & agriculture.	16	1
Q4 Are there any particular parts of the Plan that you would like clarification on?	One page summary posted on Facebook. Preserving harbour surroundings from road widening. Traffic relief needed in village centre. More clarification on restricting building of second homes. Short summary would be helpful. Need to know where houses would be built (2).	7	11
Q5 Do you agree that the residents of Mevagissey have been consulted well throughout the process of drawing up the draft Plan?	Disappointed about lack of response from employed people. Not enough infrastructure action to improve roads. Very well done – plenty of consultation and opportunity to comment.	18	1
Q6 From the content that you have seen today, would you be in favour for voting for the Plan?	More action on infrastructure and parking needed. Providing housing not used as holiday lets. Hope it doesn't get watered down by inspector. Regular reviews after approval. Toilets essential for tourists.	16	1
Q7 Do you have any additional comments not covered by the questions above?	Holiday homes not to be left empty. Limit second homes; affordable homes for local people; traffic control in village centre.	6	12

	<p>Improve poorly maintained homes.</p> <p>Inner relief road should be funded.</p> <p>More consideration of traffic problems.</p> <p>Online link to Plan, start-up office space should be provided.</p>		
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Comments on responses

1. Some issues raised here are outside the scope of the NDP – eg road infrastructure improvements.
2. Precise location of new building – this is not covered, since the NDP restricts development to within the development area and no ‘zoning’ has been specified.
3. Second home ownership has been addresses by stronger policies for restricting new builds to permanent residences.
4. At the time of this consultation, the village of Mevagissey had three public toilet blocks. Owing to Cornwall Council action all three were scheduled to close. The Parish Council with support from commercial premises in the village have kept one toilet block open and plans are in train to reopen a second toilet block. The second toilet block is identified within the NDP as within the area where a change of use has to be formally justified.
5. Reformatting of the NDP took place after the consultation to simplify and group the policies. Summary sections and online links have been introduced.

Special note

The apparent delay in submission following consultation was as a result of the Housing and Planning Bill, which proposed various changes to the NPPF and if enacted, would have invalidated many of the policies in this NDP.

As a consequence, the NDP was suspending pending new consultations.

In the event, the Housing and Planning Act did not carry forward many of the proposed changes which were a concern for this NDP.

No new consultations were therefore required and the NDP was progressed without policy changes and consequent need for further consultation.

A final public meeting took place on 9th February 2018 to review and accept the comments made by the independent examiner, prior to this update of the NDP documents.