

Neighbourhood Development Plan Consultation Statement



PENTEWAN VALLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2026 – 2030

CONSULTATION STATEMENT
April 2026

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Note: All persons appearing in the photographs in this document have given their consent.

1 Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Pentewan Valley Neighbourhood Development Plan .
- 1.2 The legal basis of this consultation statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explains how they were consulted;
 - summarises the main issues and concerns raised by the persons consulted; and
 - describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.
- 1.3 The policies contained in the Pentewan Valley Neighbourhood Development Plan are a result of extensive engagement and consultation with the residents of Pentewan Valley as well as other statutory bodies. Work has involved questionnaire, public meetings, and consultation events at appropriate stages during the preparation of the Neighbourhood Development Plan .
- 1.4 The Plan preparation has been led by Pentewan Valley Parish Council, advised by the Pentewan Valley Parish Neighbourhood Development Plan steering group. The steering group has acted as a key means of compiling the evidence base, engaging with the local community, and testing the suitability and acceptability of its emerging policies and proposals.

2. Background to the Preparation of the Neighbourhood Development Plan

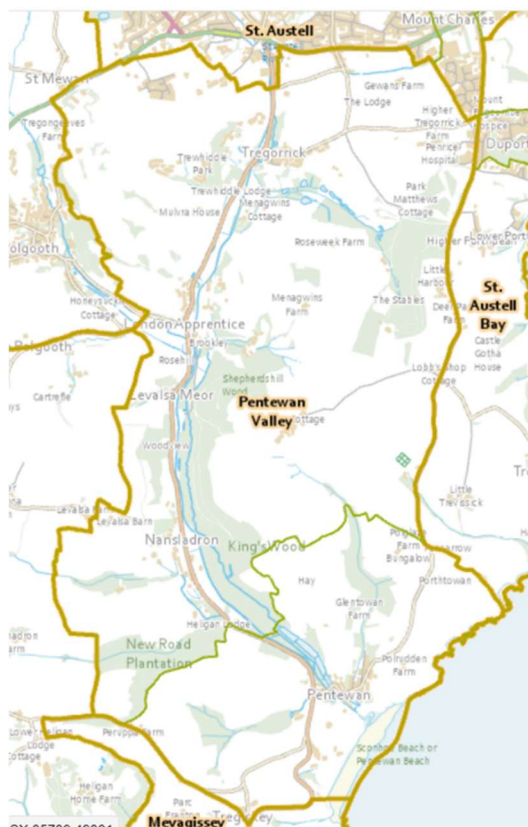
- 2.1 The parish council recognised the importance of a Neighbourhood Development Plan as a means to empower local residents to shape the future of their community, ensuring development reflects shared aspirations and preserves the area's distinctive rural and heritage character. By establishing clear priorities for new homes, shops, offices, and essential infrastructure, the plan seeks to support growth that meets local needs while remaining aligned with wider strategic objectives. Ultimately, we hope the Neighbourhood Development Plan will foster a sustainable, vibrant community that respects its unique identity and landscape.
- 2.2 A public meeting was arranged on 17 August 2022. At the meeting, the community requested that a Neighbourhood Development Plan should be developed. 14 people volunteered to join a steering group to create the plan.
- 2.3 A steering group for the parish council was set up to develop the plan. They used the following themes identified by stakeholders as matters that should be addressed in the Pentewan Valley Neighbourhood Development Plan .
- Character of Pentewan Valley Parish
 - Scope of the Neighbourhood Development Plan
 - Housing
 - Identify Possible development sites, details can be found at (Appendix 1)
- 2.4 The steering group consisted of volunteers from the community, including Parish Councillors, and met 38 times. The group gave monthly reports to the Parish Council on progress and Meeting dates were posted on the parish council's noticeboards and web site, minutes of the meetings are available on the parish councils web site at: <https://www.pentewanvalley-pc.gov.uk/community/pentewan-valley-parish-council-7837/home/>
- 2.5 The steering group adopted a communications and Engagement Strategy to ensure that key messages were developed throughout the various stages of the Neighbourhood Development Plan , were communicated as widely as possible, and stakeholders were provided with multiple methods of providing feedback. A copy is available on the link below. <https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=eea34695%2De8d8%2D432f%2D9ca9%2Dd9b6bd5934ea%2Epdf&o=Communication%2Dand%2DEngagement%2Dstrategy%2Epdf>

3. Neighbourhood Development Plan, Preparation, Engagement and Consultation Process

3.1 The Pentewan Valley Neighbourhood Development Plan has been prepared under the requirements of the Government's Planning Regulations and in particular, has involved considerable local community engagement to gather evidence for the content of the Pentewan Valley Neighbourhood Development Plan and later inform the Neighbourhood Development Plan's direction and policies. The content of the Pentewan Valley Neighbourhood Development Plan has been generated and led by the community and shaped by the results of surveys and drop-in events to ensure that the Pentewan Valley Neighbourhood Development Plan reflects the aspirations of the community.

Development of the Neighbourhood Development Plan

- 3.2 The Parish Council resolved to develop a neighbourhood development plan for the neighbourhood at a council meeting on 19 October 2022. The Parish Council applied to Cornwall Council to designate the Parish as a Neighbourhood Area, submitting both an application and a map.
- 3.3 Due to changes to the Pentewan Valley Parish boundary following a community governance review, Pentewan Valley Parish Council submitted a new application to designate a revised Neighbourhood Development Plan area to cover the revised Parish Area. Cornwall Council confirmed the designation of the new area, as illustrated on Map 1 on 16 March 2023. This is the area that the Pentewan Valley Neighbourhood Development Plan covers. The designated area is illustrated on the map below:



Map 1 The Designated Neighbourhood Area

Publicity and Events

3.4 We have ensured to the best of our ability that the process has been:

- **Inclusive** – Including a variety of people and groups such as working people, people with disabilities, young people and older people including, the Old Cornwall Society, St Austell Croquet Club, Pentewan Sailing Club, St Austell Rugby Club, Innovation Nursery and Pentewan Village Hall Trust. Offering everyone who lives and works in Pentewan Valley opportunities to fully take part in the Neighbourhood Development Plan by using a variety of engagement methods.
- **Comprehensive** – Identifying all aspects of life in Pentewan Valley for which we need to plan for the future.
- **Positive** – Bringing forward proposals to improve the quality of life in Pentewan Valley.
- **Supported** – Where there is a need for professional support to complete the process.

3.5 The steering group undertook several activities to engage with the local community and gather input for the Neighbourhood Development Plan . The first public consultation took place from 21 August 2023 using the Go Collaborate online platform, allowing residents and stakeholders to participate conveniently. The Neighbourhood Development Plan section on the Parish Council website was regularly updated with key documents, links to the engagement platform, and access to questionnaires, ensuring transparent communication and easy access to information.

3.6 On 12 August 2023, a pre-consultation pop-up was organised at a local event in Pentewan Village called "Pentfest." the steering group attended to promote awareness of the upcoming public consultation. Members of the public were engaged in conversation about the Neighbourhood Development Plan and given leaflets promoting the consultation and explaining the different ways to access the questionnaire, using the online platform or using manual forms.



Image 1. Pentfest 2023 Pentewan Village

- 3.7 During the consultation period paper copies of the consultation questions were made available for those unable or unwilling to use the online platform. This ensured inclusivity by accommodating participants who preferred traditional methods or lacked internet access. Responses collected from all channels were reviewed and integrated, helping to inform subsequent stages of the neighbourhood planning process.
- 3.8 Resident's drop-in events were held and publicised on parish noticeboards, social media, flyers (Appendix 2) and held at key locations across the parish. Members of the steering group gave out leaflets (Appendix 3) and spoke to residents regarding the Neighbourhood Development Plan consultation, the themes the plan could cover, how to take part in the consultation and how their views would shape the plan. Events were held at: -

❖ Trevithick and trays farm shop, London Apprentice 23 August 2023

The event took place outside the shop to engage local residents visiting various businesses within the trading park. Members of the steering group distributed informational leaflets and engaged with several residents about the Neighbourhood Development Plan consultation process, including instructions on completing the questionnaire and information on how their feedback would influence the plan. Additionally, some participants submitted completed questionnaires during the event.



Image 2 – Trevithick and Trays London Apprentice 2023

❖ St Austell Rugby Club, Tregorrick on the 31 August 2023.

Local residents were welcomed to engage with the steering group at the Rugby Club. Steering group members distributed information leaflets and offered guidance on the Neighbourhood Development Plan consultation, including clear instructions for accessing the online platform to complete the questionnaire. Furthermore, several paper copies of the questionnaire were completed onsite.



Image 3 -St Austell Rugby club 2023

❖ Pentewan Village at the opening of a new local Post Office 6 September 2023

Most of the attendees were local residents who were invited to fill out the questionnaire either online or using paper copies provided during the event.



Image 4 – Post office opening Pentewan 2023

- 3.9 To further promote consultation, leaflets were distributed to households and businesses throughout the parish. This direct approach helped raise awareness and encouraged wider participation. In addition, posters were displayed on community noticeboards, at local businesses, on the council website, and across local social media sites, inviting residents to contribute their views.

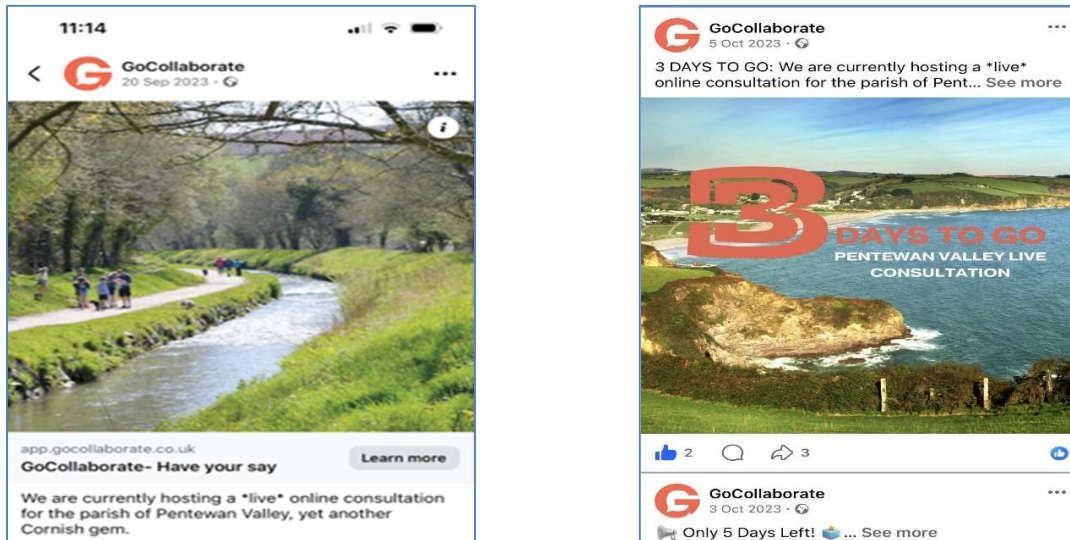


Image 5 Facebook posts

- 3.10 Through these combined initiatives, the steering group reached a diverse audience—including residents, parish stakeholders, households, and local businesses. Actions following each event focused on incorporating feedback into the development of the Neighbourhood Development Plan, ensuring that community voices were heard and considered throughout.

Stage 1 Consultation Summary

This detailed summary of a consultation platform and the responses to various questions regarding the Neighbourhood Development Plan (NDP) for Pentewan Valley Parish. Key points include:

Consultation Engagement: The platform was viewed 674 times by 431 unique users, with 80 users registering and contributing 3608 contributions. 69 registered users resided within the Parish boundary, representing 6.4% of the Parish population.

1. **Personal Data Questions:** Respondents provided information on their residence, household size, and age. Most respondents lived in Pentewan, had 2-person households, and were aged 45-64.
2. **Scope of the Neighbourhood Development Plan :** Important issues identified for the NDP included affordable housing, design of new homes, transport links, health facilities, green spaces, and climate change impacts.
3. **Character of Pentewan Valley Parish:** Respondents valued the sense of community, local facilities, peace and tranquillity, countryside, and heritage features.

4. **Local Heritage and Built Environment:** Protection of local heritage structures like Pentewan Harbour, village church, and old railway line was emphasized.
5. **Public Amenities and Facilities:** Important amenities included cycle trails, village hall, beaches, coastal paths, public toilets, and electric car charging points.
6. **Business and Tourism:** There was support for encouraging new businesses, particularly in agriculture, small-scale industry, and tourism. Existing properties should be given approval for conversion to holiday lets.
7. **Climate Change and Other Concerns:** Support for defining Coastal Change Management and identifying land for renewable energy infrastructure. Community energy projects were also supported.
8. **Roads and Paths:** Improvements needed included extending speed limits, traffic calming, improved footpath maintenance, and wheelchair-friendly modifications.
9. **Community Concerns:** Issues like theft, car crime, anti-social behaviour, littering, fly-tipping, dog fouling, and noise were highlighted.
10. **Housing Needs:** Preferred types of housing included infill homes, small-scale developments, and converting mobile homes to permanent dwellings. Affordable housing for local people was emphasized.
11. **Second Homes and Holiday Lets:** Concerns about second homes and holiday lets restricting housing availability for locals, increasing house prices, and reducing winter-time community engagement. There was support for restricting new properties for holiday purposes.

3.11 Comments taken from the initial consultation revealed that residents:

- valued the tranquil nature of the countryside and the sense of community
- were concerned about the provision of suitable and affordable housing for residents and numbers of second homes
- Recognised the importance of local heritage were concerned about the character and design of new buildings in the parish
- wished to protect local facilities and amenities
- cared about the future of tourism and businesses locally from the point of view of residents and business operators/owners
- were concerned about roads and transport
- were concerned about climate change and how it may affect the parish

- 3.12 Based on the feedback received, the vision and objectives for the proposed Neighbourhood Development Plan (NDP) had begun to take shape. The responses highlighted a range of priorities and specific proposals to address local and community needs.
- 3.13 The full results of the first stage consultation can be found at (Appendix 4) and other information is available on the Pentewan Valley Parish Council website : [Pentewan Valley Parish Council, Pentewan, St Austell \(pentewanvalley-pc.gov.uk\)](https://www.pentewanvalley-pc.gov.uk) under the Neighbourhood Development Plan drop down menu.
- 3.14 In March 2024, the steering group commissioned AECOM to provide Design Codes and Guidance to ensure that new buildings complement the identity and protect and enhance the different local characteristics across the parish and create places where people want to live. This has been assisted by grant funding from the Government Neighbourhood Planning Initiative via Locality. A copy is available on the link below:
<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=30d3f1c1%2Dd2a8%2D4bce%2Da7b6%2D6753ba94e193%2Epdf&o=Pentewan%2DValley%2DDC%2Dand%2DG%2Doptimised%2Epdf>
- 3.15 The second consultation took place from 19 October until 30 November 2024. The Neighbourhood Development Plan process was summarised and additional views were sought on the following subjects:
- Heritage
 - Climate Change -
 - Housing and Community Facilities
 - Employment and Economy
- 3.16 In order to stimulate engagement members of the steering group visited local business and community groups, the communications strategy evolved employing posters and a preliminary leaflet (Appendix 5 & 6), the creation and use of a mailing list, press releases to newspapers and radio, the availability of paper versions of the online survey form on request, a survey was sent to 13 local Estate Agents. See the link below.
<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=4fe56635%2D7912%2D457c%2D80f8%2Dbe76eabd89e0%2Epdf&o=Estate%2DAgent%2DSurvey%2Epdf>
- 3.17 Events took place across the parish at: -
- Pentewan Village Hall – 16 November 2024 drop in event attended by residents of Pentewn Village
 - St Austell Rugby club - 23 October 2024 – drop in event attended by members of the public and local residents
 - Trevithick and trays farm shop 21 November 2024- pop up event the steering group reached out to visitors of the industrial estate many were local residents

- Wainhomes development at Higher Trehiddle 18 November 2024- steering group canvassing speaking to new residents of the parish and delivering an extra leaflet drop to newly occupied properties not shown on the mailing lists.



Image 6 -Events displays for 2024 consultation events

- 3.18 On 24 October 2024 there was a Press release published by St Austell Voice on-line <https://www.voicenewspapers.co.uk//news/chance-to-have-say-on-plan-that-will-shape-future-of-beautiful-area-in-cornwall-733185>
- 3.19 Regular updates were posted on the front page on the parish council website <https://www.hugofox.com/community/pentewan-valley-parish-council-7837/news/neighbourhood-development-plan---update-74430?preview=b307218a442e4bf5989f82bbf6140735> and shared on social media throughout the consultation.



Figure 7- Facebook updates

- 3.20 Leaflets were given out and members of the steering group had laptops so that residents could access the on line consultation, paper versions were given out and completed at each event. Regular updates were shared via the Parish council website and on social media throughout the consultation. These included short videos. For an example click on this link at <https://www.facebook.com/reel/8784811008225090> and the front news page of the parish council website was updated see link below;
<https://www.hugofox.com/community/pentewan-valley-parish-council-7837/news/neighbourhood-development-plan---update-74430?preview=b307218a442e4bf5989f82bbf6140735>
- 3.21 Results were collected on the on-line platform. 102 responses were received from the results of a survey covering heritage, climate change, housing, employment, and community facilities.
- 3.22 The outcomes were added to the final Neighbourhood Development Plan and are available on the parish council website: [Pentewan Valley Parish Council, Pentewan, St Austell \(pentewanvalleyipc.uk\)](http://pentewanvalleyipc.uk) under the Neighbourhood Development Plan drop down menu. The Subjects included:
- Heritage, strong support for creating a local list of heritage features to protect them from inappropriate development. Agreement on conserving and enhancing the historic and natural character of the Parish. Numerous specific views and vistas identified by respondents for protection.
 - Climate Change, majority support for renewable and low carbon infrastructure projects. Interest in community energy projects to benefit local energy supply and the environment.
 - Housing and Community Facilities, insights into household movements, housing preferences, and future housing needs. Preferences for types of homes and number of bedrooms.
 - Employment and Economy, types of employment within the parish and work patterns. Interest in home-based businesses and potential expansion needs. Future business plans and requirements for land and property.

- 3.23 During the consultation window, the on line platform was viewed 674 times, by 431 unique users. 80 users registered and contributed to the consultation, leaving a total of 3608 contributions. 69 of these registered users declared they resided inside the Parish boundary. Therefore, with a Census 2021 population of 1071, we can assume that this consultation not only reached but also achieved engagement from 6.4% of the Parish. The on line consultation report can be found at (Appendix 7)
- 3.24 Key areas of focus include the provision of affordable housing and the thoughtful design of new homes, ensuring that such developments are accessible to local people and meet the needs of the community. Concerns were raised regarding the prevalence of second homes and holiday lets, There was clear support for introducing restrictions on the development of new properties intended primarily for holiday use, in order to prioritise housing for permanent residents and strengthen community cohesion.
- 3.25 In response to concerns about climate change, the proposals call for the integration of measures to address its impacts, including the definition and implementation of Coastal Change Management strategies. Identifying suitable land for renewable energy infrastructure was another key objective, reflecting a commitment to sustainable development and clean energy.
- 3.26 There was strong support for the creation of a local list of heritage features, aimed at protecting these assets from unsuitable development. Respondents showed clear agreement on the importance of conserving and enhancing both the historic and natural character of the parish. Additionally, numerous specific views and vistas were identified as worthy of protection to maintain the unique identity and landscape of the area.
- 3.27 There is evident interest in supporting home-based businesses, including consideration for potential expansion requirements. Furthermore, respondents outlined future business plans and expressed needs concerning land and property to support ongoing economic growth.

Regulation 14 pre submission consultation

- 3.28 The draft Neighbourhood Development Plan for Pentewan Valley Parish was published on 15 September 2025 for the pre submission consultation. The website was updated with a front page with a QR code and full details of how to make representations. This also included links to all the relevant background documents and the evidence base for the Neighbourhood Development Plan . <https://www.hugofox.com/community/pentewan-valley-parish-council-7837/news/draft-neighbourhood-development-plan-83831?preview=b307218a442e4bf5989f82bbf6140735>
- 3.29 A Public Notice (Appendix 11) was issued and displayed alongside the event posters (Appendix 8) which were placed across the parish on Parish Council noticeboards and in local businesses. The poster had details of the venues, dates, and times of the drop in events being held across the parish.

Statutory bodies and other organisations

- 3.30 To coincide with the publication of the draft Neighbourhood Development Plan various methods were used to publicise the Neighbourhood Development Plan proposal details, where and when the Neighbourhood Development Plan proposal could be inspected, details of how to make representations, and the date by which they must be received, in accordance Regulation 14.
- 3.31 The consultation period was extended to ensure all the statutory Regulation 14 consultees, as advised by Cornwall Council were consulted. with the community ending 7th December 2025.the letter used to notify them is included in (Appendix 14).
- 3.32 On 23 October 2025 A press release was made in the Cornish Times – see link below https://www.cornish-times.co.uk/news/chance-to-have-a-say-on-future-of-a-picturesque-part-of-cornwall-843453?utm_term=Autofeed&utm_medium=Social&utm_source=Facebook&fbclid=IwZXh0bgNhZW0CMTEAAR5B4gQj8lyLXs6VZaY22jn4DFfmZzjkmXB83IRxib33OD7C9uFEDhjZzUgyA_aem_jiBjqYDcYTI-EeCWuP4KgA#Echobox=1761042023

- 3.33 An eight page summary booklet was published, which summarised the Neighbourhood Development Plan and the 'drop-in' events for further information. The booklet also included links to all the relevant background documents and the evidence base for the Neighbourhood Development Plan as well as a QR code linking to the survey on the GoCollaborate online platform. (Appendix 9)
- 3.34 The online survey had a summary of each of the policies within the plan and links to the full policies. The survey questions and policy summaries were duplicated in the paper version (Appendix 12) of the survey.
- 3.35 More than 600 summary booklets were distributed around the Parish by mail to inform people about the consultation and handed out at the three 'drop-in' events. The local MP Noah Law provided postage for the 8 page summary booklet to all households that could be reached and included was covering letter (Appendix 10) of joint support for the draft Neighbourhood Development Plan signed by the local MP, Local Councillors, and the Chair of the Parish Council.
- 3.36 The 'drop-in' events were set up so that local people could find out more, see an exhibition about the draft Plan, and talk to a member of the Steering group about any issues. The 'drop-in' events featured a central explanatory exhibition which described the Plan and provided a talking point around which members of the community and Neighbourhood Development Plan Team could gather to discuss the issues hard copies of the draft Plan were also available for inspection. The exhibition panels mirrored the information contained in the summary leaflet.(Appendix 9).





Images 7-10 Pentewan Village Hall 2025

3.37 People were directed to use the Go Collaborate consultation platform through Facebook advertising, leaflet drop, and face-to-face interaction at the drop-in sessions. Some filled in the survey online while others submitted handwritten forms at the drop in events that were manually entered into the platform by steering group members.

Ongoing Publicity and Community Engagement

3.38 The steering group also attended a Community in Action event organised by the Innovation Nursery at Watery Lane on 14 November 2025 to promote the Neighbourhood Development Plan . The event was aimed at local community groups and businesses members of the steering group took part in a Q&A session and promoted the Neighbourhood Development Plan .





Images from the innovation nursery event

4. Pre-submission Consultation Responses

- 4.1 The pre submission survey took place from 15 September 2025 until 7 December 2025. This consultation was conducted in accordance with Regulation 14 of the Neighbourhood Development Plan Regulations.

Residents

- 4.2 There were 56 different users who engaged with the on line platform and 50 responses were received, generating 133 individual comments on a wide range of specific topics.
- 4.3 Resident responses to the content of the draft Pentewan Valley Parish Neighbourhood Development Plan were strongly positive overall. Across the main policy themes, support was consistently very high, with unanimous support for the climate change policies and very strong support for housing, the natural environment, heritage and design, business and employment, and community facilities and infrastructure.
- 4.4 This indicates broad agreement with the Plan's overall direction and with its attempt to provide a balanced framework for managing change in the parish across the key themes addressed in the draft Neighbourhood Development Plan, namely climate change, housing, business and employment, the natural environment, heritage, Cornish distinctiveness and design, and community facilities and infrastructure.
- 4.5 Comments suggest that residents particularly value the Plan's emphasis on protecting the rural character of Pentewan Valley, safeguarding landscape, and heritage and biodiversity. There was also clear support for measures to address local housing needs, especially affordable housing for local people, alongside support for policies that strengthen the local economy in ways that remain sympathetic to the area. Where concerns were raised, these tended to focus not on opposition to the Plan as a whole, but on matters of detail, implementation, and the need to ensure that policies are applied robustly and deliver real improvements on the ground. Overall, the resident response suggests that the draft Plan is widely seen as a sound and workable document which broadly reflects local priorities and aspirations.

Statutory Consultees

- 4.6 Of the national and local organisations consulted 14 replied in all, making an estimated 75 individual points in total.
- 4.7 Overall, most representations from statutory undertakers and other bodies were technical, advisory, or clarification led, aimed at refining the draft rather than objecting in principle to neighbourhood planning. Common themes were improving policy wording and mapping precision, checking alignment with national policy and Cornwall Council's strategic and development management expectations, strengthening the supporting evidence base where designations or restrictions could be challengeable at examination, and ensuring deliverability and procedural workability, including how policies would operate in development management and screening, particularly in relation to coastal change, flood risk and housing delivery. Cornwall Council's response reinforced this refinement focus, drawing attention to areas where the draft would benefit from tighter alignment with countywide approaches and the current decision making context, including the need for a robust local evidence base where principal residence restrictions are proposed, clarifications and minor rewording across several policies, removal of unsupported references such as First Homes, and practical implications of not allocating sites in an interim policy environment.

4.8 A number of responses were explicitly supportive or neutral, offering endorsement of the Plan's quality and evidence base, or stating that no specific interests were affected, while flagging willingness to engage on future proposals. St Austell Town Council, Historic England and the Environment Agency were broadly supportive of the overall direction of the Plan, with Historic England particularly welcoming the provisions for local distinctiveness and the Environment Agency supporting the Plan's climate change and biodiversity ambitions while suggesting greater prominence for flood resilience, floodplain protection and water quality. However, strong objections were received from Persimmon Homes, challenging the approach to the housing requirement and delivery framing, objecting to the principal residence restriction, and disputing the evidence and methodology for the proposed Area of Local Landscape Value, with a wider claim that aspects of the draft risk failing basic conditions unless revised. In addition, more targeted points included detailed technical advice from the Environmental Resilience and Adaptation Team and the Environment Agency on the Coastal Change Management Area evidence, mapping and examination risk, Cornwall Council similarly advising that the CCMA extent is overly cautious and potentially challengeable, and a request from Devon and Cornwall Police to embed designing out crime more explicitly within design policy.

5 Amendments to the Submission version of the Neighbourhood Development Plan.

- 5.1 All comments received were carefully read, analysed and discussed by the steering group, which made recommendations on how the Neighbourhood Development Plan should be amended before it was 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.
- 5.2 Some comments and suggestions made by respondents related to actions that fall outside the legal scope of a Neighbourhood Development Plan. Where this was the case, recommendations were made on how such issues might instead be taken forward as community projects or explored further by the Parish Council.
- 5.3 A full record of the consultation responses received steering group comment upon them and its recommended amendments to the Pentewan Valley Parish Neighbourhood Development Plan is given here:

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=67b9d417%2D95e7%2D495d%2D92e1%2Df22809973cec%2Epdf&o=PENTEWAN%2DPARISH%2DNEIGHBOURHOOD%2DPLAN%2DRESPONSE%2DREPORT%2Dv1%2Epdf>

- 5.4 In summary the changes made to the Neighbourhood Development Plan are as follows:

Theme / policy ref	Recommended change
General	Insert a short explanatory note between Policies 6 and 7 on flood risk and development, explaining that flood risk is principally addressed through national and Cornwall Local Plan policy, and that proposals should take account of flood risk, drainage constraints, SuDS, and natural flood management.
General, Objective F	Amend Objective F to add community safety and cohesion, and to state that development should take opportunities to design out crime and disorder.
Objectives A and E	Strengthen Objective A to refer to flood and coastal resilience, SuDS, natural flood management, floodplain protection, and safer walking and non-motorised travel, and amend Objective E to refer more clearly to water quality, bathing waters, and river resilience.
Policy 1, Sustainable Design and Low-Carbon Heat	Add an information box on the transition to low-carbon heating, including retrofit of older and traditional buildings.

Theme / policy ref	Recommended change
Policy 1, Sustainable Design and Low-Carbon Heat	Amend the policy so it aligns more clearly with CEDPD Policy SEC1, including water efficiency expectations for non-residential development and encouragement for waste and resource management measures.
Policy 1, Sustainable Design and Low-Carbon Heat	Add a footnote identifying Innovation Nursery as a flagship local example of sustainable innovation and low-carbon infrastructure.
Policy 2, Local Energy Storage	Add a footnote referring to Innovation Nursery's solar and battery scheme as a local example of practical low-carbon energy delivery.
Policy 6, Sustainable Drainage	Amend the justification at paragraph 4.57 to correct the description of the protection offered by the 2024 coastal defence works.
Policy 6, Sustainable Drainage	Add a footnote identifying Innovation Nursery as an exemplar site for integrated SuDS and landscape-led flood management.
Policy 7, Natural Flood Management Solutions	Add a footnote recommending early consultation with the Environment Agency at design stage for proposed NFM schemes.
Policy 8, Coastal Change Management Area	Revise the CCMA boundary to follow the Plan 2 flood-based extent, plus the CEDPD Coastal Vulnerability Zone, plus enclosed built-up areas included on community safety grounds.
Policy 8, Coastal Change Management Area	Replace and strengthen the supporting text to justify the revised CCMA approach, including coastal vulnerability, future tidal risk, community safety, and the need for a proportionate, examination-ready boundary.
Housing, overall	Amend the supporting text to clarify that Cornwall Council's indicative housing requirement is 28 dwellings, that about 493 commitments already exceed this, and that no additional allocations are required.
Policy 10, Housing Mix	Replace references to First Homes with Discounted Market Housing.

Theme / policy ref	Recommended change
Policy 10, Housing Mix	Amend the policy to strengthen the mix sought, including smaller homes, accessible homes, self-build, 50/50 social rented and intermediate housing, 25% discounted market housing where required, 50% discount in perpetuity, and a strong emphasis on 1 and 2 bedroom socially rented homes.
Policy 10A, Principal Residency	Add supporting text signposting the Pentewan Valley Second Homes Report as the evidence base for the policy.
Policy 14, Protection of Existing Housing Stock	Amend the policy wording for clarity, including criteria for extensions and a clearer statement resisting net loss of existing housing stock.
Policy 15, Safeguarding and Enhancement of Locally Significant Employment Land	Amend supporting text to strengthen justification for safeguarding key employment sites and their role in the local economy.
Policy 16, New Business Development	Amend supporting text to update and strengthen the economic justification for supporting rural business development and innovation.
Policy 16, New Business Development	Amend Policy 16.1.f.iv to read, “There is no net loss of residential dwellings.”
Policy 19, Rural and Sustainable Tourism	Amend supporting text to sharpen the intention and justification for supporting high quality tourism while protecting landscape, heritage, accessibility, and community interests.
Policy 19A, Peer-to-Peer Holiday Letting	Change the policy title to “Peer-to-Peer Holiday Letting and Material Change of Use”.
Policy 19A, Peer-to-Peer Holiday Letting	Rewrite the supporting text and policy so it takes a criteria-based, permissive approach focused on when short-term letting becomes a material change of use and causes harm, rather than reading as an absolute restriction.
Policy 20, Area of Local Landscape Importance	Ensure consistent reference to “Area of Local Landscape Importance”, not “Value”.

Theme / policy ref	Recommended change
Policy 20, Area of Local Landscape Importance	Amend the policy intention and justification to emphasise the landscape-led approach, the historic field pattern, the green infrastructure role, and the area's function as rural setting to St Austell.

Appendix 1 – Potential Sites Pentewan Valley Consultation February 2025

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=641c6920%2D06b0%2D4da2%2Dad7b%2D861080325f1a%2Epdf&o=Pentewan%2DValley%2Dcall%2Dfor%2Dsites%2Epdf>

Appendix 2 – Initial consultation NDP Launch Flyer/poster

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=fe90ab6b%2D05c8%2D49cc%2Db48b%2D2fad8109aa01%2Epdf&o=PDF%2DFlier%2DNDP%2DLaunch%2Epdf>

Appendix 3 – Initial Resident leaflet

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=c961d998%2Df794%2D4d58%2D981b%2D4b43cd33e398%2Epdf&o=PDF%2DResidents%2DFlier%2DNDP%2Epdf>

Appendix 4 – Initial Consultation Report

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=9a6877d1%2Df14f%2D4950%2Db0d3%2D6fd4884dd70f%2Epdf&o=GC%2DResults%2D%28Full%29%2D210823%2Dto%2D081023%2Epdf>

Appendix 5 - Second Consultation Poster

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=6508c207%2D08a4%2D4657%2Da9a5%2Dabe58cf41ce3%2Epdf&o=Pentewan%2DPoster%2Dv2%2D%281%29%2Dfinal%2DOct%2D24%2Epdf>

Appendix 6 – Second Resident Consultation Leaflet

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=2f96ac2f%2D43a3%2D498c%2Db716%2Df837f655bebd%2Epdf&o=Pentewan%2DLeaflet%2Dv6%2D%283%29%2Dfinal%2DOct%2D24%2Epdf>

Appendix 7 – Second Consultation Results Report

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=f6df943f%2D8b98%2D45de%2Da6e7%2Df35d2b2ae570%2Epdf&o=Pentewan%2DIssues%2Dcons%2D04%2D12%2D2024%2DReport%2Epdf>

Appendix 8 – Reg 14 Pre-submission Pre submission Poster

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=adeb2e23%2D1fbd%2D4f67%2Dac7e%2D0e5dece9874f%2Epdf&o=REG%2D14%2DPoster%2D2025%2DV2%2Epdf>

Appendix 9 – Reg 14 Eight page booklet and display event boards

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=8fdac018%2Daca1%2D4c7c%2Dbc9a%2D62705f873c51%2Epdf&o=NDP%2DSummary%2DLeaflet%2DFinal%2DV2%2Dbooklet%2Epdf>

Appendix 10 -Reg 14 Joint Letter to Residents

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=3cb7386f%2D3a91%2D44d4%2D9c36%2D27fde9921e04%2Epdf&o=Joint%2Dletter%2Dto%2DPentewan%2DValley%2DResidents%2Dregarding%2Dthe%2Demerging%2DNeighbourhood%2DDevelopment%2DPlan%2Epdf>

Appendix 11 - Regulation 14 Public Notice

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=861d5852%2D8935%2D4c93%2Daef4%2D184251839d39%2Epdf&o=NDP%2Dpublic%2Dnotice%2Epdf>

Appendix 12 - Regulation 14 Consultation Questions Paper Copy

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=7ba8321b%2D2be8%2D43ca%2D8867%2D1977ff6aa007%2Epdf&o=Paper%2DCopy%2Dquestions%2DReg%2D14%2Epdf>

Appendix 13 - Regulation 14 On Line Platform Consultation Results

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=eb68acef%2D6274%2D4d16%2D8462%2D2c6ba478256f%2Epdf&o=GoCollaborate%2DPentewan%2DValley%2Dcustomer%2Dreport%2DReg%2D14%2Epdf>

Appendix 14 – Letter Used to Notify Statutory Consultees

<https://www.pentewanvalley-pc.gov.uk/shared/attachments.asp?f=17519e00%2D2d2d%2D4a84%2D8527%2Ddedb4212c8b7%2Epdf&o=NDP%2DConsultation%2Dletter%2DV3%2D27%2D10%2D2025%2Epdf>

Pentewan Valley
NEIGHBOURHOOD DEVELOPMENT PLAN
2026 – 2030



CONSULTATION STATEMENT
April 2026