



ST STEPHEN IN BRANNEL PARISH NEIGHBOURHOOD  
DEVELOPMENT PLAN 2023 – 2030  
CONSULTATION STATEMENT

St Stephen in Brannel Neighbourhood Development Plan Steering  
Group July 2023

This Consultation Statement has been prepared to fulfil the legal obligations of  
the Neighbourhood Planning Regulations 2012 under Section 5[2].

**Table of Contents**

**1. Introduction.....3**

**2. Engagement and Consultation Strategy.....3**

**Objectives and Principles .....3**

**Key Stages of Engagement and Consultation.....4**

**Methods of Engagement and Consultation.....4**

**3. Awareness Raising and Community Engagement in Issues Analysis, Scoping and Vision (Stage 1) .....5**

**4. Community Engagement in Development of Policy and Proposal Options (Stage 2) .....8**

**5. Formal Consultation on the Draft Plan (Stage 3). .....11**

**6. Response to the Pre-Submission Draft NDP.....13**

**Summary of Representations Received.....13**

**7. Response of the St Stephen in Brannel NDP Steering Group / St Stephen in Brannel Parish Council .....15**

**APPENDIX 1: SIMPLE WEBSITE AND SOCIAL MEDIA BRIEF FOR ST STEPHEN IN BRANNEL NEIGHBOURHOOD PLAN .....17**

**APPENDIX 2: ‘DROP-IN’ EXHIBITION PANELS.....18**

**APPENDIX 3: RESPONSE REPORT .....22**

## **1. Introduction**

1.1 The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- (a) Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan;

1.2 The document records the sequence of activities undertaken to ensure that the local community, organisations, non-statutory, and statutory bodies were informed, engaged, and consulted during the preparation of the Neighbourhood Plan. Outcomes from the community engagement helped to determine the content and shaped the policies incorporated into the final plan. This consultation statement also describes how concerns have been addressed, and what changes have been made to the final Plan as a result of the pre-submission consultation.

1.3 The Plan preparation has been led by St Stephen in Brannel Parish Council, with decisions delegated to the St Stephen in Brannel Parish Neighbourhood Plan Steering Group. The 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. Engagement and Consultation Strategy**

### ***Objectives and Principles***

2.1 Our engagement and consultation objectives were:

- to make sure that we communicate with and engage with the entire St Stephen in Brannel Parish community so that we achieve a sound plan whose policies fully reflect the community's views and aspirations
- to make sure that the local community becomes more aware of how planning works and understands what can and cannot be done through the different parts of the planning system.
- to promote community interest and engagement through active participation in the work of producing a Neighbourhood Plan
- to encourage and include volunteers in taking part in working groups to collect and analyse information, investigating opportunities and working up ideas into creative new policy proposals.

2.2 It was considered to be imperative that engagement with the community was not a one-off event and that people continued to be involved in the whole process as it moved forward. To achieve this we embraced five key principles of community engagement:

1. **INFORM:** provide balanced and objective information
2. **CONSULT:** actively seek community views, input and feedback
3. **INVOLVE:** work with the community so concerns and aspirations are understood
4. **COLLABORATE:** work with the community to identify solutions
5. **EMPOWER:** present the draft plan to the community for their approval

2.3 To meet these objectives, we said we would aim to:

- ensure everyone can take part by overcoming barriers that some individuals have
- be clear on what we are trying to achieve
- make engagement easy to understand
- analyse and evaluate all responses and views
- share engagement responses and views in a timely manner
- review the methods we have used and reflect on which elements worked well and where there are gaps and why
- analyse our engagement process and adapt it as necessary
- comply with the Data Protection Act when handling personal information
- comply with the Freedom of Information Act 2000 by publishing a summary of the information gathered and detail how the results were used to help shape St Stephen in Brannel Parish's Neighbourhood Plan (i.e. this Consultation Statement)
- comply with Equal Opportunity legislation by carrying out a two stage Equalities Impact Assessment of the Neighbourhood Development Plan
- ensure any Neighbourhood Planning events and activities take into consideration the health and safety of everyone involved, by carrying out proportionate risk assessments
- ensure that appropriate safeguarding measures are built into the design of events involving children, young people and vulnerable adults.

#### ***Key Stages of Engagement and Consultation***

2.4 The Engagement and Consultation Strategy has been broken down into key stages to ensure clarity and continuity of progress with the plan:

**Stage 1** - Awareness raising and community engagement in the analysis of local issues, creating the vision, and scoping of the St Stephen in Brannel Parish Neighbourhood Plan objectives and themes.

**Stage 2** - Community engagement in the development of the policy and proposal options to be considered.

**Stage 3** – Formal consultation on the draft plan.

**Stage 4** - Promotion of the final plan and awareness raising for the Regulation 16 Consultation and local referendum.

#### ***Methods of Engagement and Consultation***

2.5 Tools to be used in engagement and consultation were identified as being:

- Face-to-Face
- Open Days/Community Events
- Paper consultation
- Web based consultation such as Survey Monkey
- Use of online digital engagement platforms
- Traditional media channels
- Parish Bulletin
- Social media
- Engaging with Community Groups

### 3. Awareness Raising and Community Engagement in Issues Analysis, Scoping and Vision (Stage 1)

3.1 The Parish Council initially resolved to commence work on the Neighbourhood Plan in 2013/14. A **Working Group** was formed involving Parish Councillors and the Parish Clerk. The Parish Council submitted an [application and map](#) to Cornwall Council requesting that the Parish be designated as a Neighbourhood Area. Cornwall Council carried out consultations on this proposal. It was advertised in the Cornish Guardian on 20th January 2016 with a consultation period running to 2nd March 2016. The response to the consultation is available here: [Designation Officers Report](#). The Neighbourhood Plan Area was formally designated on 15<sup>th</sup> March 2016.

3.2 Coffee and Cake ‘Creative Thinking’ Events were held across the Parish during summer 2016. Attendees could offer comments and to volunteer to get involved. The [comments received](#) were recorded on flipchart notes and doyleys written up at each table. This initial engagement led to a broader NDP Steering Group formed of volunteers from the community as well as Councillors, comprising 30 in all [now

## ST STEPHEN IN BRANNEL PARISH NEIGHBOURHOOD PLAN

National Government has given St Stephen in Brannel Parish Council the power to produce a Neighbourhood Plan for Coombe, Foxhole, High Street, Lanjeth, Nanpean, St Stephen, Treviscoe, Whitemoor and the surrounding hamlets.

This is an opportunity for ALL the local communities to create plans and polices for the future development and growth of the villages within the Parish over the next 20 years.

**MAKE SURE YOUR VOICE IS HEARD!!!**

Come and join us at coffee and cake events where we hope to gain members to sit on the steering group that will take the proposed Neighbourhood Plan forward.

Dates and venues of coffee and cake events are detailed overleaf.





If you would like to put your name forward to sit on the steering group, or require further information before your local coffee and cake event, please contact us on the details below -

St Stephen in Brannel Parish Council.  
 Office 2, Brannel Rooms, 22 Fore Street, St Stephen,  
 St Austell, PL26 7NN  
 Tel: 01726 823003 or  
 Email: [deputyclerk@ststepheninbrannel.org.uk](mailto:deputyclerk@ststepheninbrannel.org.uk)

Coffee and Cake Events		
Coombe Community Hall, Coombe	Thursday 21 <sup>st</sup> July 2016 6pm to 8pm	Saturday 24 <sup>th</sup> July 2016 10am to 12noon
Foxhole Learning Academy, Foxhole	Thursday 28 <sup>th</sup> July 2016 6pm to 8pm	Saturday 30 <sup>th</sup> July 2016 10am to 12noon
Lanjeth Memorial Hall, Lanjeth	Thursday 4 <sup>th</sup> August 2016 6pm to 8pm	Saturday 6 <sup>th</sup> August 2016 10am to 12noon
Nanpean CP School, Nanpean	Thursday 23 <sup>rd</sup> June 2016 6pm to 8pm	Saturday 25 <sup>th</sup> June 2016 10am to 12noon
Brannel Room, St Stephen	Thursday 30 <sup>th</sup> June 2016 6pm to 8pm	Saturday 9 <sup>th</sup> July 2016 10am to 12noon
Treviscoe Institute and Community Centre, Treviscoe	Monday 4 <sup>th</sup> July 2016 6pm to 8pm	Saturday 2 <sup>nd</sup> July 2016 10am to 12noon
Whitemoor Chapel, Whitemoor	Thursday 14 <sup>th</sup> July 2016 6pm to 8pm	Saturday 16 <sup>th</sup> July 2016 10am to 12noon

## ST STEPHEN IN BRANNEL PARISH NEIGHBOURHOOD PLAN

Coffee and cake event being held here today – please come in and have your say !!!



*Figure 1: Leaflet and posters for the ‘Coffee and Cake’ Creative Thinking Events.*

12]. The first meeting of the Steering Group was held on Saturday 3rd September 2016 from 10.00 to 12.00 at the Brannel Room, St Stephen, and thereafter it continued to meet every two months.

3.3 The Steering Group continued to meet monthly throughout 2017, from which the original Vision and Objectives for the Neighbourhood Plan emerged. An update leaflet was produced and circulated [see below], bringing the Vision to the attention of residents and announcing that a further round of engagement would soon be launched.

3.4 This was in the form of a [‘scoping’ survey of households](#) in the St Stephen-in-Brannel Parish in April/May 2018. The survey was designed by Neighbourhood Plan consultants Boscawen CEP and delivered to all households in the Parish using Royal Mail and Survey Monkey. The survey offered a number of inducements to parishioners to elicit an enhanced response rate, including a prize draw aimed specifically at residents aged under 18 years. In total, there were 623 responses.

The aim of the survey was to draw out what was valued by residents of the Parish and how such elements may be affected by potential future development in the Parish.

3.5 In response, when asked what three things people most liked about the Parish, they rated the highest as the rural nature and countryside, local shops, cafes and pubs, and the sense of community. Wildlife and

footpaths/bridleways were also rated, but least liked was community facilities and sports facilities/parks. Protecting the landscape, countryside and open/green spaces was thought to be the most important issue to consider when looking at development proposals. Regular, safe transport links was the clear top choice for which facilities and resources were considered the most important to young people. Further education & career prospects facilities; safe, age appropriate areas of recreation; and safe walking routes to school also scored highly.

## St Stephen in Brannel Neighbourhood Plan

Update from Cllr Mrs Kim Wonnacott – Chair on behalf of the Neighbourhood Plan Steering Group

A Neighbourhood Plan is our chance to have a say in the future of our Parish. It is a powerful tool for shaping the development and growth of a local area.

The Neighbourhood Plan offers the specific detail to show the type of development that local people would like to see, and shows the appropriate locations for this.

The first round of community engagement began in July 2016. Drop-in events were held in all seven villages and from these, a steering group comprising of residents and Parish Councillors was formed. Monthly meetings have been held and a vision statement has been put in place while the proposed main objectives have been identified.

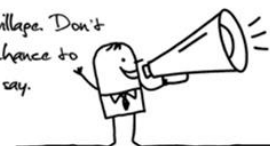
### Vision Statement

**To recognise and respect the distinctive characteristics of the Parish Community, including its individual villages and settlements while also providing for future success and ambitions of all who reside in it.**

### Proposed Objectives

- **Housing & sustainable development.**
- **Local services (inc transport and health)**
- **Environment**
- **Character & heritage**
- **Employment**
- **Education & young people**

It's your village. Don't miss the chance to have your say.



Members of the Neighbourhood Plan Steering Group are now at a stage where they will soon be taking part in the next round of community engagement which includes a questionnaire which will be sent to every household in the Parish; consultation with local businesses; attendance at village events and listening to the views of the young people. If you have any queries on these, please contact the Parish Council office in the first instance on 01726 823003 or [clerk@ststepheninbrannel-pc.org.uk](mailto:clerk@ststepheninbrannel-pc.org.uk)

## YOUR NEIGHBOURHOOD – YOUR SAY !!!

Figure 2: Update leaflet 2018.

3.6 People strongly agreed that It is important to protect and enhance heritage and historic sites such as engine houses, historic buildings and Cornish hedges, and that Cemeteries and war memorials should be protected and maintained. There was also some strength of feeling that any new development should be sympathetic to existing local architectural character and that our local China Clay traditions, character and events should be upheld and protected.

3.7 The most popular choice for what improvements respondents would like any future new development to bring to the community was housing that meets specific local needs with more than half of respondents choosing this option. More than half of respondents also selected improved access to health services and improved car parking. Poor design/over development was the biggest concern for respondents who also cited landscape impact and traffic congestion as a concern. The clear majority of respondents felt that building land should be made available to enable elderly, disabled or vulnerable people (with a link to the Parish) to live independently, and that people with a local connection should be prioritised for affordable new homes. One third of respondents said they would be interested in an affordable self-build plot.

3.8 More than half (61%) supported the idea of development boundaries around villages and even more (73%) that a design guide would be supported.

3.9 A clear majority of respondents (81%) were generally in favour of renewable energy although there

was some variation as to whether respondents were generally in favour of renewable energy according to age, with most young people in favour, but fewer of those aged over 65. Solar panels were the most popular choice of renewable energy for the Parish with over 70% of respondents selecting these options.

3.10 About half of people were dissatisfied with local public transport, depending on where they lived, suggesting that more frequent buses, hopper buses, and improved bus routes between villages would improve public transport. There were a large number of 'other' responses, many with a focus on cycleways and train services (some using the former clay lines), later buses and buses on Sundays, and bus routes to rural areas.

3.11 Three quarters of respondents who felt that bridleways, footpaths and cycle paths were not adequate stated that there are not enough

3.12 A clear majority of respondents (90%) agreed that there should be policies to support keeping amenities such as shops, post offices and pubs open, rather than be converted into private homes. 60% of respondents agreed that land should be made available for business use to create jobs in the Parish. When asked what type of business units are needed in the Parish, around 50% of respondents selected workshops/light industrial units, micro farm/market gardening land and units, and starter units. There were a number of 'other' responses with a majority of those stating that there should be no further business units. However, of respondents who run a business in the Parish, 85% felt that faster broadband



Figure 3: Scoping Survey form.

would improve their experience of running their business in its current location, and 76% felt that improved mobile reception would help. Boscawen CEP collated and presented a broad analysis of the [survey findings](#).

#### 4. Community Engagement in Development of Policy and Proposal Options (Stage 2)

4.1 The Steering Group kept up its meetings and worked through the remainder of 2018 and in 2019, moving to monthly meetings. During the Covid pandemic meetings moved to fortnightly to make more physical progress on the creation of policies to support the Vision & Objectives and feedback obtained so far from the Parish. Updates on progress were issued via the Parish Council’s Annual Report and through the St Stephen in Brannel Community News.

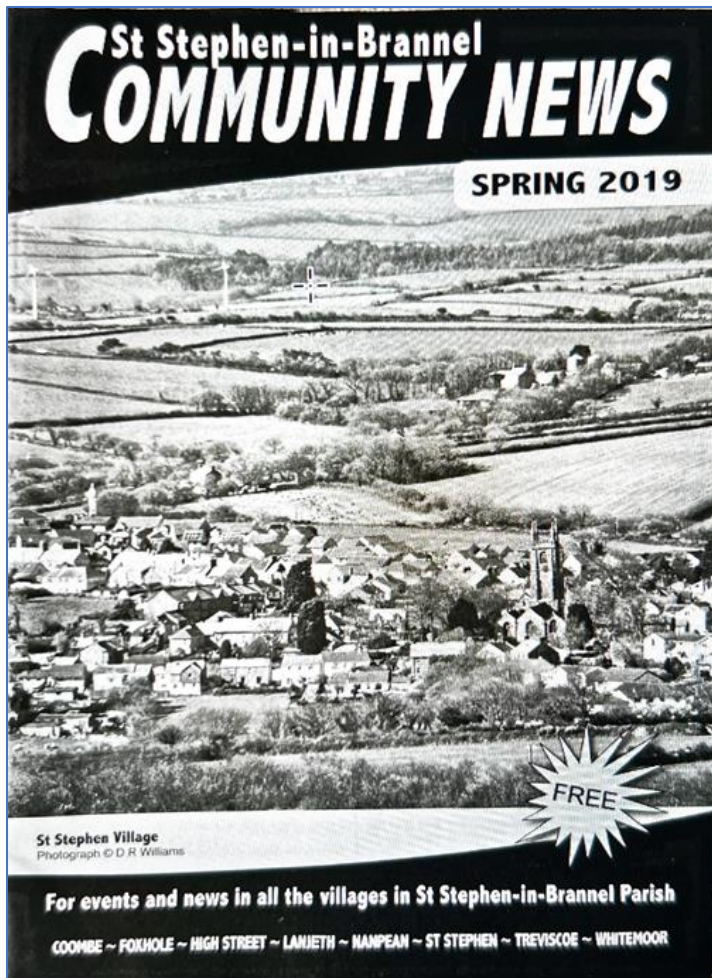


Figure 4: Community News reference to the NDP, Spring 2019

4.2 The Steering Group decided that a further round of consultation should be held in November and December 2021. Although COVID restrictions were easing, the Steering Group believed it was right to conduct as much of the second round of consultation online. To achieve this as effectively as possible they partnered with Go Collaborate, a team from Falmouth University who’s mission is to help organisations to get better, more representative engagement on plans that will ultimately aid in building better, more sustainable places to live for those who call it home. See: <https://www.gocollaborate.co.uk>

4.3 At the same time, the NDP page on the Parish Council website, which had occasionally been used to publicise NDP

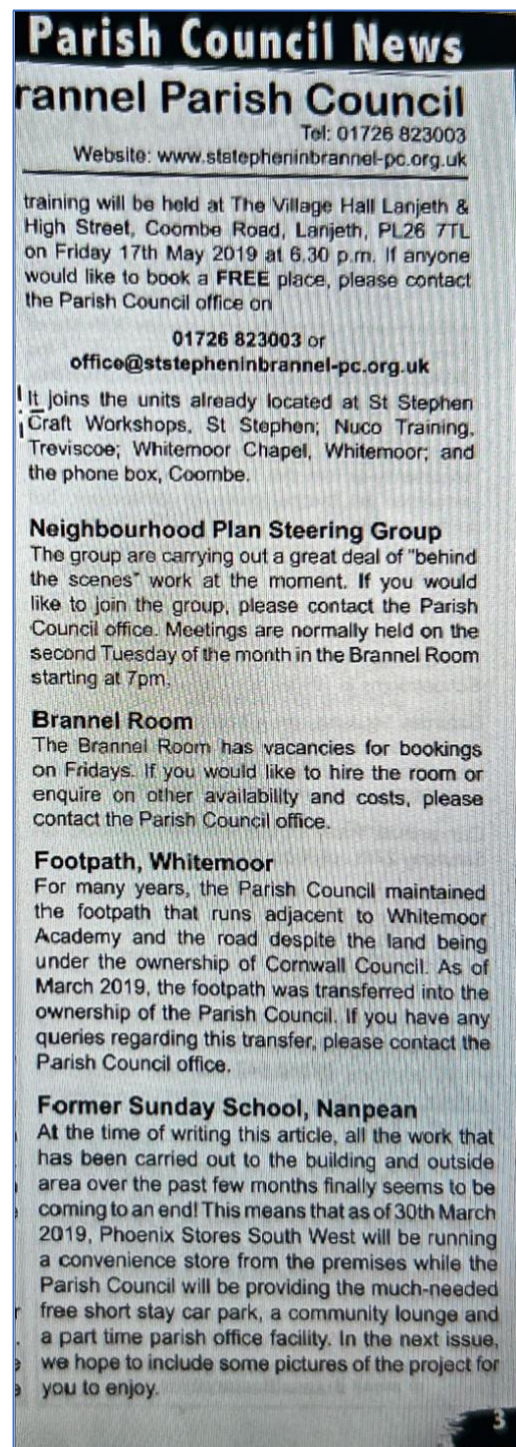


Figure 5: Community News reference to the NDP, Spring 2019



events and progress, was supplemented by a free-standing website dedicated to the NDP [<https://ststepheninbrannelparishfuture.co.uk>] based on a simple brief [See appendix 1].

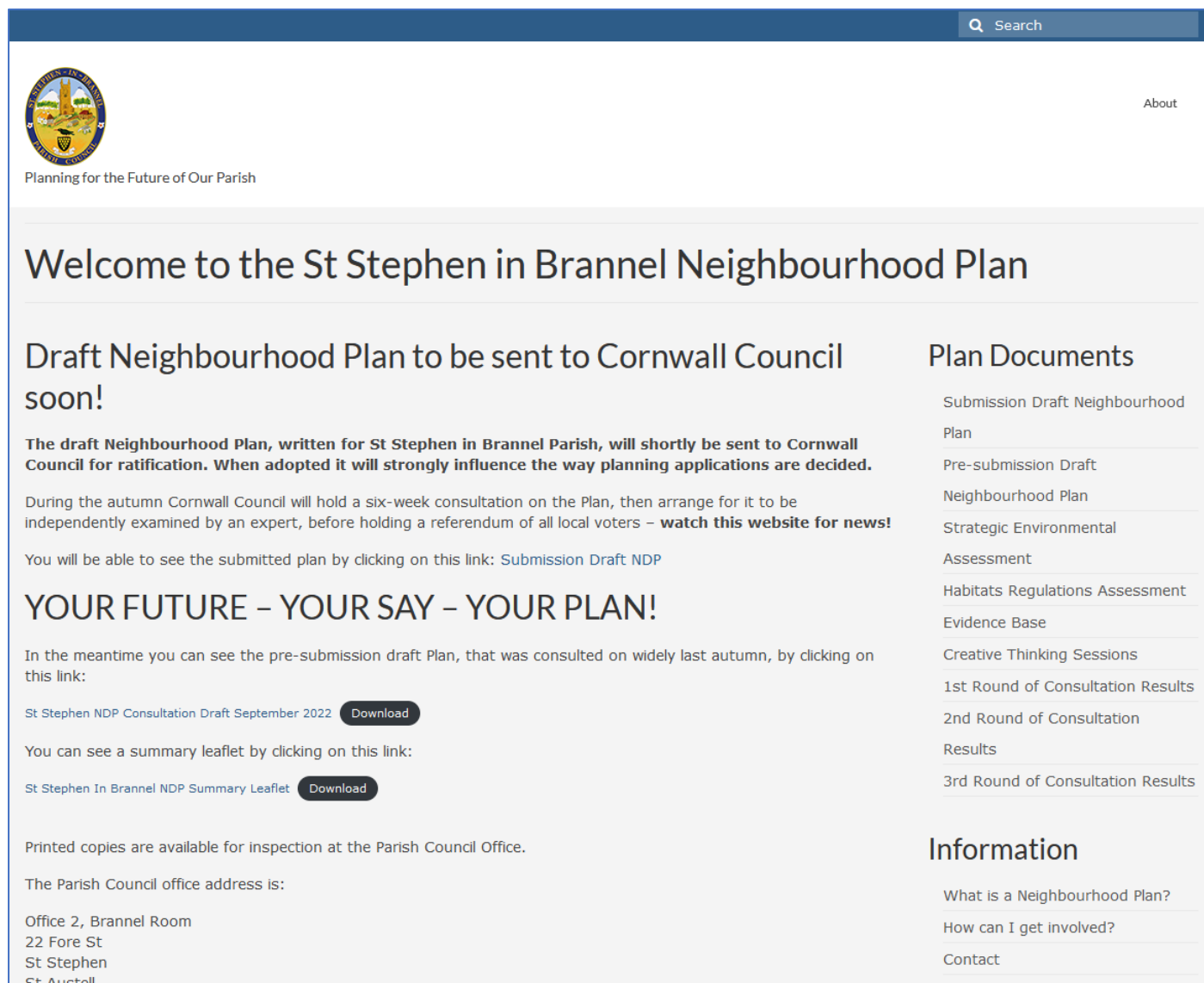


Figure 6: NDP Website

4.4 The November and December 2021 survey was designed specifically to seek resident’s views on the draft Vision and Objectives that had been created using the information gathered from earlier surveys. It also looked for views on the emerging areas of development boundaries, housing need and design. A prize draw accompanied the survey to encourage take up, and the Parish Council’s Facebook page was used to promote the survey. In total 110 people registered on the platform.

4.5 Whilst most respondents agreed to the different objectives proposed to guide the creation of the NDP, many comments were left on how these might be improved. Most people also agreed with the NDP’s overall Vision for the Parish.

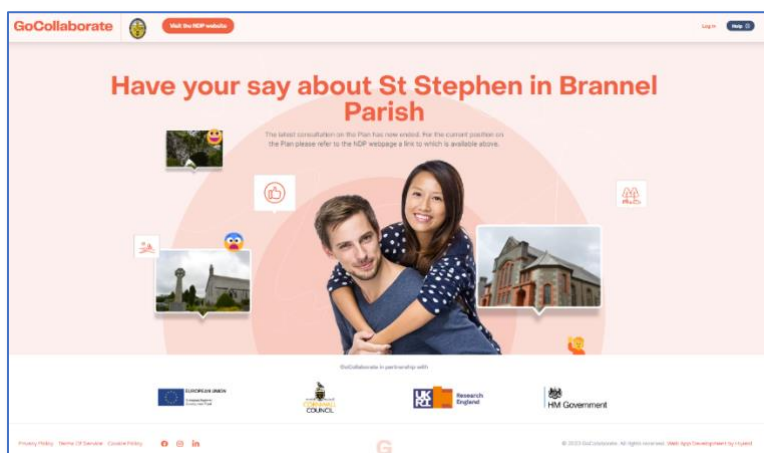


Figure 7: GoCollaborate Digital Engagement Platform ‘Landing Page’

4.6 One of the other key asks of the consultation was whether residents felt Lanjeth and High Street should be treated as one or two separate settlement areas. The majority who indicated a preference felt it was important in keeping Lanjeth and High Street as two separate villages when it comes to future planning in the Parish.



Figure 8: St Stephen in Brannel Parish Council Facebook page post promoting link to the GoCollaborate site.

4.7 On housing needs, the different types of housing listed were supported with the exception of the future development of executive homes and mobile homes. The majority of respondents also indicated a future need for more two and three bedroom dwellings, in the form of affordable and family homes to enable people to stay living within the villages. Some support was expressed for self-build plots.

4.8 Some 58.4% agreed with the concept of development boundaries as a means of balancing development and environmental concerns, with 33.3% having no view either way. There was an even opinion regarding development infill, rounding off, building on brownfield sites and allocating sites for housing needs. No respondents indicated a preference for large scale development.

4.9 The vast majority indicated it was important that new houses matched the styles of existing homes in their

villages and these should also fit well into the local environments. People emphasised that future development should feature slate roofing, stone features and consistent shape and height.

4.10 There was also clear support for new houses to be built with high environmental standards and many suggestions were made as to how this could be achieved. As a consequence, the Steering Group decided that the NDP should deal with design matters in some detail, and therefore commissioned AECOM to prepare a Design Guide using Locality/DLUHC technical assistance funding. [Detailed Results.](#)

4.11 A deeper dive into the issues was carried out in Spring 2022, again using the GoCollaborate platform, supported by Facebook posts and leafletting. with a total of 52 people engaging. This produced a clear message that the recreation and open space facilities available for younger people is inadequate, with over 81% of those replying saying they were not good enough. Ideas for improvement suggested included more supervised activities such as youth clubs, multi-use games areas, and perhaps training such as car mechanics, cooking and home repair for later life, dance and theatre, the provision of a 'green gym', replacement of old equipment with more modern kit, a teenage 'shelter', and a better level of management and maintenance.

4.12 On other themes the survey covered, 85% of community respondents said they supported the use or extension of part of a dwelling for office and/or light industrial uses to improve working from home. They also gave ideas to encourage more people to work locally including that more local purpose built offices, perhaps in a 'hub' which provided hireable space and support with office services, and a local support network to help small and lone worker businesses.

4.13 The enhancement and provision of more bridleways, footpaths and cycle paths was supported 100%, and 86% said EV charging should be required for all future developments. When asked what charging points they use of would use, 77% said a home charging point, nearly 55% a retail car Park, and just over 45% said a Cornwall Council car park. Suggested locations for additional publicly funded charging points favoured public car parks and community locations such as village halls, GP surgeries, social clubs etc.

4.14 On the design of new development, 100% of community respondents thought that new housing development should have gardens that allow room for child play, well-being and some self-sufficiency (eg vegetable gardens etc). People also said that the most important things that the Neighbourhood Plan design guidance should focus on were,

in order of importance, architectural detailing (e.g. window and door design and materials such as brick and blockwork patterns etc), the number of storeys, height and size of buildings, the use of local traditional styles and colours of building materials, and finally layout, density and relationship with adjoining development.

4.15 As the 2021 survey supported the concept of development boundaries, this later survey asked for comments on the precise line of the draft boundaries [as proposed after an exhaustive examination of each settlement by the Steering Group]. Overall there was strong support from those who replied for the suggested boundaries, although the picture was less clear at Foxhole, where 42% said they disagreed and suggested that a new site to the east of the Carpalla area should be included for development. Two developers also replied to the survey suggesting sites that might be considered for inclusion. [Detailed analysis](#).

4.16 These surveys produced a clear picture of the aspirations and concerns of the community of St Stephen Parish, and along with the development of the evidence base, contributed to the writing of the Pre-Submission Consultation Draft NDP.

### 5. Formal Consultation on the Draft Plan (Stage 3).

5.1 The draft Neighbourhood Plan for St Stephen in Brannel Parish was published on 27<sup>th</sup> September 2022 for 6 weeks of consultations with the community [ending 7<sup>th</sup> November 2022]. To coincide with the publication of the draft NDP various methods were used to publicise the NDP proposal details, where and when the NDP proposal could be inspected, details of how to make representations, and the date by which they must be received, in accordance Regulation 14 (a). This included a public notice placed in The St Austell Voice newspaper that circulates locally [see Figure 9], and in the St Stephen in Brannel Community News.

5.2 To gather comments, the GoCollaborate platform was used once again, supported by Facebook posts, and an [explanatory leaflet](#) that was circulated to every household. The website was updated with a front page with full details of how to make representations [Figure 10]. This also included links to all the relevant background documents and the evidence base for the Neighbourhood Plan. Posters and roadside banners were also used to draw attention to the consultation and the opportunity to see and discuss the NDP at various ‘drop-in’ sessions. All media not online featured a QR code linking to the website. Paper comments forms were also made available to those unable or preferring not to use the online channel for engagement.

5.3 The ‘drop-in’ sessions were arranged to take place in all the Parish settlements, at mixed times, dates and venues which maximised the opportunities to engage and were as accessible as could be achieved

**PUBLIC CONSULTATION NOTICE**



**DRAFT ST STEPHEN IN BRANNEL PARISH NEIGHBOURHOOD DEVELOPMENT PLAN**

St Stephen in Brannel Parish Council as the qualifying body for the St Stephen in Brannel Parish Neighbourhood Development Plan gives notice that the Draft Plan was published on Tuesday, 27 September for consultation under regulation 14 of the Neighbourhood Planning (general) Regulations 2012.

The Draft Plan may be inspected on the website at [www.ststepheninbrannelparishfuture.co.uk](http://www.ststepheninbrannelparishfuture.co.uk) where details of how to make representation are included. The Draft Plan in hard copy form is also available to view at the Parish Council Offices during normal opening hours (9.30am – 12.30pm). There are also comment forms and collection boxes for immediate response to the Parish Council at this location.

Drop-in sessions where you can find out more, speak to a member of the St Stephen in Brannel Parish Neighbourhood Development Plan Team, and submit comment forms will be held as follows:

Tuesday, 27 September	7 – 8:30pm, Brannel Room, St Stephen
Tuesday, 4 October	4 – 6:00pm, Treviscoe Hall
Thursday, 13 October	10am – 12pm, Whitemoor Chapel
Thursday, 20 October	4 – 6pm, Nanpean Social Club
Friday, 28 October	5.30 – 6.30pm, Gainsborough Park
Saturday, 29 October	10am – 1:pm, Lanjeth/High Street Memorial Hall
Wednesday, 2 November	10am – 12pm, Coombe Community Hall
Thursday, 3 November	10am – 6pm, Foxhole Social Club

Please ensure that any comments are received by midnight Monday, 7 November 2022.

**St Stephen in Brannel Parish Council**  
Office 2, Brannel Room, 22 Fore St, St Stephen, St Austell PL26 7NN  
Tel: 01726 823003

*Figure 9: Public Notice announcing publication of the Pre-Submission Draft NDP*

5.5 An [8 page summary booklet](#) was also prepared, which summarised the NDP, for distribution at the ‘drop-in’ events and from the Parish Council Office.

Search

About

Planning for the Future of Our Parish

## Welcome to the St Stephen in Brannel Neighbourhood Plan

### Draft Neighbourhood Plan Published for Consultations! Closing date for comments is 7th November 2022.

**A draft Neighbourhood Plan has been written for St Stephen in Brannel Parish. When adopted it will strongly influence the way planning applications are decided.**

**Therefore it is very important that as many local people as possible tell us what they think about the Plan.**

### YOUR FUTURE – YOUR SAY – YOUR PLAN!

You can see the Plan by clicking on this link:

St Stephen NDP Consultation Draft September 2022 [Download](#)

You can see a summary leaflet by clicking on this link:

St Stephen In Brannel NDP Summary Leaflet [Download](#)

**You can see the proposed Development Boundaries in detail by using this [Zoomable Map](#) [You can zoom the map by scrolling]**

**You can comment on the draft Neighbourhood Plan by clicking on this link:**

[Comment on the Neighbourhood Plan](#)

You can also comment using the forms available at the ‘drop in’ sessions detailed below, or at the Parish Council Office.

**If you want to know more or discuss the Plan with a Steering Group member, please come to one of our ‘drop-in’ sessions.**

The drop-in dates are as follows:

- Tuesday 27 Sept 7 – 8.30pm Brannel Room, St. Stephen
- Tuesday 4 Oct, 4 – 6pm Treviscoe Hall
- Thursday 13 Oct 10am – 12pm Whitemoor Chapel
- Thursday 20 Oct 4 – 6pm Nanpean Social Club
- Friday 28 Oct 5.30 – 6.30pm Gainsborough Park
- Saturday 29 Oct 10am – 1pm Lanjeth/High Street Memorial Hall
- Wednesday 2 Nov 10am – 12pm Coombe Community Hall
- Thursday 3 Nov 10am – 6pm Foxhole Social Club

Printed copies are available for inspection at the Parish Council Office, and at the drop-in exhibitions.

The Parish Council office address is:

Office 2, Brannel Room  
22 Fore St  
St Stephen  
St Austell  
Cornwall

### Plan Documents

- Submission Draft Neighbourhood Plan
- Pre-submission Draft Neighbourhood Plan
- Strategic Environmental Assessment
- Habitats Regulations Assessment
- Evidence Base
- Creative Thinking Sessions
- 1st Round of Consultation Results
- 2nd Round of Consultation Results
- 3rd Round of Consultation Results

### Information

- What is a Neighbourhood Plan?
- How can I get involved?
- Contact

### News

- Your Future. Your Say. Your Plan
- Support for Development Boundaries
- Young people’s facilities inadequate?
- Big Gardens Wanted!
- Welcome to GoCollaborate!

### Recent Comments

admin on Support for

Figure 10: NDP Website announcing publication of the Pre-Submission Draft NDP

5.6 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 NDP Team could gather to discuss the issues. A copy of the exhibition

panels is given as Appendix 2. Hard copies of the draft Plan were also available for inspection, whilst tea, coffee and biscuits were provided to help set a comfortable environment for discussion.

5.7 Email and surface mail consultation requests were also sent to all the ‘consultation bodies’ required under Regulation 14, [see Reg 14 [Statutory Consultation List](#)] and a copy of the NDP was sent to the Local Planning Authority, Cornwall Council with notification that the Pre-Submission Draft NDP was published.



Figure 11: Summary leaflet front page.

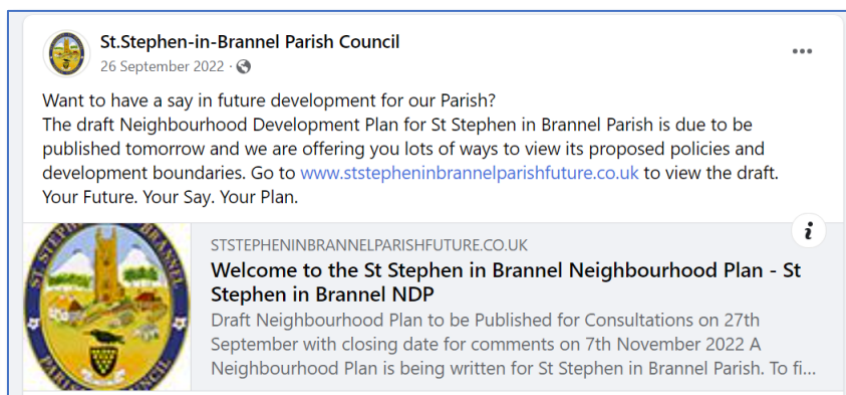


Figure 12: Facebook post announcing publication of the NDP

## 6. Response to the Pre-Submission Draft NDP

6.1 Appendix 3 of this document analyses the comments made in response to the formal community and statutory organisation consultations carried out on the St Stephen in Brannel Parish NDP under Regulation 14 of the Neighbourhood Plan Regulations. It also records the Steering Group and Parish Council’s considered responses to those comments and sets out the modifications to the St Stephen in Brannel NDP that were made in preparing the submission version of the Plan.

6.2 People were directed to use the Go Collaborate consultation platform through facebook advertising, leaflet drop, and from face-to-face interaction at the drop-in sessions.

### Summary of Representations Received

6.3 The comments received provide the basis for the Plan to be constructively amended to produce a local planning strategy that reflects local needs and aspirations.

6.4 **Community comments** A total of 47 completed responses were submitted. Distribution of respondents within the Parish was representative of the settlement pattern. Overall support for the draft NDP was high with the average being 81.2% in favour of the Objectives and Policies. Strongest support was for the community facilities, recreation, and open space theme [91.5%], with business and jobs coming second [85.1%] and the design and heritage theme coming third [80.9%]: see figure 13.

Key areas of concern expressed by residents were focused around:

**Housing.** The balance of opinion was in favour of a strategy to encourage more affordable housing whilst at the same time preventing urban sprawl and ensuring that new development fits in well with the character of the area.

**Business and Employment.** The balance of opinion favoured a strategy to encourage business and employment in several forms, although there is concern about developing farm diversification and rural tourism, presumably from people concerned with the possible impacts. Overall, there was concern that the environmental and traffic impacts and access issues should be carefully

managed, which is what the various policy criteria are intended to achieve.

**Community Facilities, Recreation and Open Space.** There was overwhelming support for the Plan’s community facilities, recreation and open space objectives and policies.

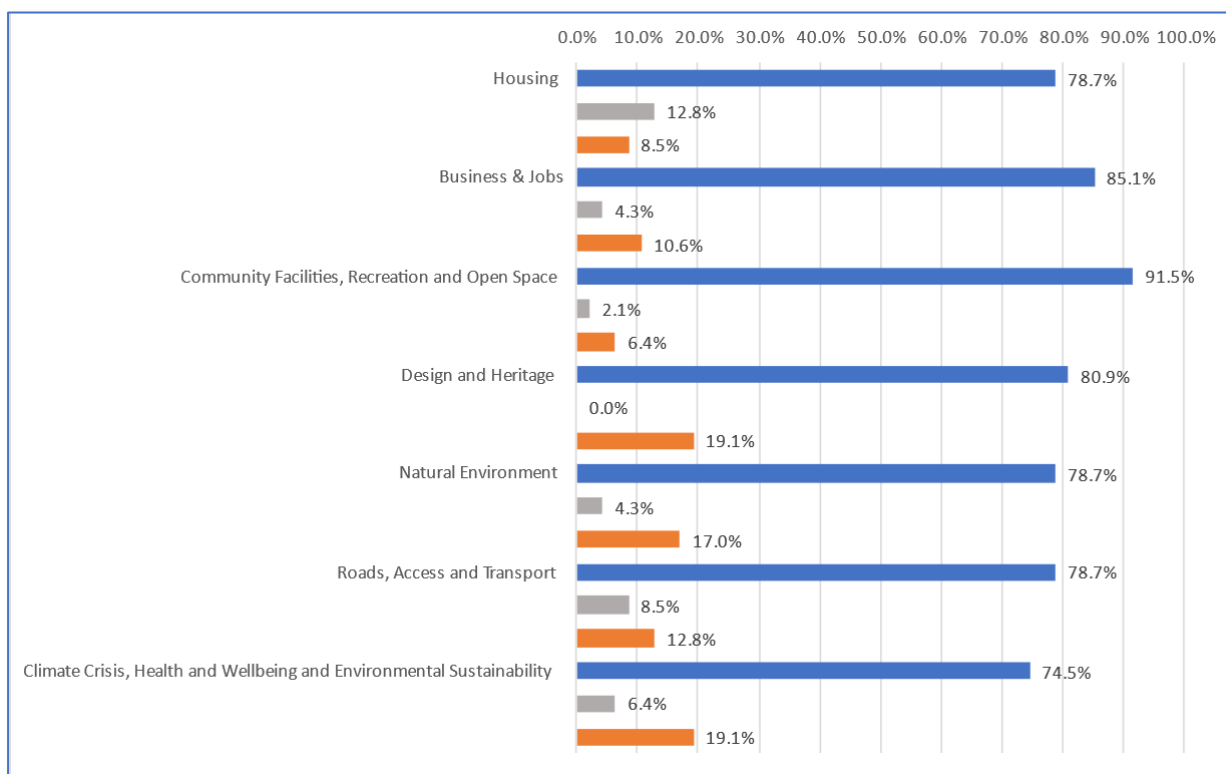


Figure 13: Response to St Stephen in Brannel NDP Objectives and Policies

**Design and Heritage.** Overall support for the Objectives and Policies of this theme was given, noting that design must be balanced to both maintain distinctiveness of character, keep up with the times and reflect modern living requirements whilst delivering sustainable development.

**Natural Environment.** General support was expressed, with specific mention of the need to protect biodiversity and for more sustainable energy generation including wind turbines. Some were concerned that recent developments did not comply with the intentions of the Objectives and Policies in this section of the Plan.

**Roads, Access and Transport.** There was clear concern about the adequacy of car parking in development, the lack of public transport, maintenance/routing of public footpaths, and the impacts of minerals traffic, which lay behind the overall support for the NDP’s roads, access and transport objectives and policies. Unfortunately, this concern included several issues which are beyond the remit of the NDP to influence.

**Climate Change, Health and Well-Being, Environmental Sustainability.** There was clear concern about climate change and the Objectives and Policies of the NDP were supported, although there was worry that they do not go far enough. On health and well-being several suggestions were made for management and activity on land, beyond the power of the NDP to carry out. Recognition was given that the Plan is about sustainable development, but a preference was expressed that this should be given greater emphasis at the beginning of the NDP.

## 6.5 Very few of the national and local organisations consulted replied.

**Network Rail** referred to its policy on level crossings, of which there are two in the designated area. **Natural England** had no specific comments and referred to their general guidance.

**Historic England** congratulated the Neighbourhood Plan Steering Group on their effort and dedication required to arrive at this stage in the planning process, and noted that the draft St Stephen in Brannel Neighbourhood Plan is not proposing to allocate specific sites for development. Therefore, it did not wish to make any detailed comments regarding the draft Plan. However, it warmly welcomed Chapter 7 Design and Heritage; particularly policies D1-D7, concerning the protection of heritage assets and local character. It commended the rigour and sensitivity of the approach to local heritage.

**Environment Agency** and **Sport England** pointed to their standard NDP practice guidance.

**Highways England** found that in general terms the Plan's proposed policies are unlikely to lead to a scale of development which would adversely impact on the safe and efficient operation of the A30. However, any large scale development that does come forward will need to be supported by an appropriate assessment of traffic impacts which should consider the operation of the SRN in line with national planning practice guidance and DfT Circular 02/2013. Where proposals would result in a severe congestion or unacceptable safety impact, Highways England said that mitigation will be required in line with current policy. It therefore welcomed the inclusion of text in Policy RT1 Section F which supports this approach.

**Devon and Cornwall Police** welcomed the references to Designing Out Crime etc within the draft Plan.

**Several departments of Cornwall Council** also commented on the NDP. Some of these included very helpful suggestions which improved the Plan when incorporated, particularly around climate change, affordable housing, heritage matters, more recent policy strategic changes, and the wording of various policies. However, some of the comments from different departments were contradictory or involved actions and themes that are beyond the power of NDPs to achieve.

**6.6 Several departments of Cornwall Council** also commented on the NDP. Some of these included very helpful suggestions which will improve the Plan when incorporated, particularly around climate change, affordable housing, heritage matters, more recent policy strategic changes, and the wording of various policies. However, some of the comments from different departments were contradictory or involved actions and themes that are beyond the power of NDPs to achieve.

6.7 The **owners of proposed Local Green Spaces** were engaged with separately to the Regulation 14 process, with individual consultations. Only three landowners replied, two agreeing the designation, and one opposing. The responses to these are incorporated in the analysis that follows.

6.8 Four **Developers and Landowners** responded, requesting changes to Development Boundaries to accommodate development.

## **7. Response of the St Stephen in Brannel NDP Steering Group / St Stephen in Brannel Parish Council**

7.1 All the comments have been carefully read and analysed, and discussed by the Steering Group, which has made recommendations as to how the NDP should be amended before it is formally submitted to Cornwall Council. In making the recommendations the Steering Group have sought to accommodate community views as fully as is possible whilst remaining focused on planning issues and maintaining the fundamental strategy of the Plan [i.e. to manage development in a way that supports the rural landscape

and heritage character of the area] which is based on the community engagement work carried out before it was written.

7.3 Full information on the comments received and St Stephen in Brannel Parish Council's response to them, and the amendments made to the Pre-submission Draft St Stephen in Brannel NDP, to form the Submission Draft NDP, can be found at Appendix 3.

7.2 Some comments and suggestions made by respondents would require actions which are beyond the legal remit of Neighbourhood Development Plans, so recommendations were made as to how these might be included in community projects or otherwise investigated by the Parish Council.

**In summary the amendments made to the Pre-submission Draft St Stephen in Brannel NDP, to form the Submission Draft NDP, in the response to the comments made by the community, organisations, developers, landowners and the Local Planning Authority are as follows:**

- Reference throughout document, and new supporting text section added, referring to the new 'Cornish Distinctiveness' initiative.
- Housing data updated to reflect latest available.
- Explanation of the housing strategy redrafted to make it clear that the NDP was not proposing to exceed Cornwall Local Plan targets.
- Housing policies rearranged as advised by Cornwall Council.
- Housing mix policy [H1] First Homes and Social Rent percentages adjusted to reflect the new Chief Planning Officers Advice Note on Addressing Affordability.
- Development Boundary adjustments at Coombe and Lanjeth (Policy H2).
- New clause added that tourism accommodation which is provided in a location or with a design that is unsuitable for full-time permanent occupation, shall be subject to a planning obligation to guarantee holiday use, to comply with new Chief Planning Officers Advice Note on Holiday Occupancy Conditions.
- Recreation and open space policy and supporting text revised to take account of revised Open Space Assessment.
- Amendments to Net Biodiversity Gain and Trees policies to reflect new legislation and adoption of CC Climate Emergency DPD.
- Design policies and supporting text combined to provide more succinct guidance on design, development standards and Cornish distinctiveness.
- Policy on sustainable design deleted and references to the Cornwall Climate Emergency DPD policies SEC 1 and CC4 added to the supporting text, with list examples of the measures proposed.
- Amendments to Policy RT1 to reflect newly adopted CC Parking Standards.
- Policy and supporting text on sustainable energy production amended to reflect the Cornwall Climate Emergency DPD policies.
- General improvements to Policy wording throughout the document to reflect advice from Cornwall Council and add clarity.

ENDS



## APPENDIX 1: SIMPLE WEBSITE AND SOCIAL MEDIA BRIEF FOR ST STEPHEN IN BRANNEL NEIGHBOURHOOD PLAN



### Website

Linked by hyperlink with the existing Council website, the St Stephen In Brannel Neighbourhood Plan website will provide a standing resource of full and clear information about the Neighbourhood Plan process, enhance community opportunities to take part in creating the Plan [via the GoCollaborate platform], and be the repository of evidential material. The website will play a key role in engaging with the community and preparation for the community referendum.

The key elements of the website will be:

#### Explanation

- An overview of what neighbourhood planning is about generally.
- What St Stephen In Brannel Council is doing about making Plan, how it has organised, how it is funded.
- Who is currently on the St Stephen In Brannel Council Neighbourhood Plan Team.
- How readers can find out more, with links to useful websites.
- Publication of formal notices.

#### Participation

- Information as to the various ways people can become involved ranging from making comments to actively volunteering support.
- Notice and promotion of forthcoming events.
- Preparatory information, guidance and materials for engagement events, surveys etc.
- Front page access to GoCollaborate survey work at various stages of the Plan's development.

#### Library

- A library of all the background guidance documents.
- Data recording local information, community and organisational views, statistical and policy analysis.
- A record of completed work.

#### Accessibility

- Users will include people with disabilities and learning difficulties, so a means of achieving appropriate adjustments to type size, colours and language etc will be provided.
- Use of colours/layout that are colour vision deficiency friendly.

#### Media [Link here with GoCollaborate activity]

- Video based 'explainer' graphics.
- Short video clips of interviews, people making comments etc
- Ability to download and open .pdf files with easy navigation back to website.

### Facebook

Will be used primarily as a 'landing page' essentially to direct local Facebook users to the website and enable sharing, and later in the process, liking posts and tackling negative comments.

## APPENDIX 2: 'DROP-IN' EXHIBITION PANELS

**ST STEPHEN IN BRANNEL PARISH  
NEIGHBOURHOOD DEVELOPMENT PLAN  
CONSULTATION DRAFT**

Community Consultation Autumn 2022

# Drop-in Session

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 [www.ststepheninbrannelparishfuture.co.uk](http://www.ststepheninbrannelparishfuture.co.uk)




### WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

Planning law allows parishes to write a Neighbourhood Development Plan to help control future development. 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.

We don't have a completely free hand: The Plan must comply with national policies, the Cornwall Local Plan, the Minerals Safeguarding Development Document, and must follow a formal procedure to be adopted.

### HOW WAS THE NEIGHBOURHOOD PLAN CREATED?

In 2016 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 2016 and 2022. Based on this, the Steering Group have now written the Consultation Draft of the St Stephen in Brannel Parish Neighbourhood Development Plan.




### 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 St Stephen in Brannel 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.**



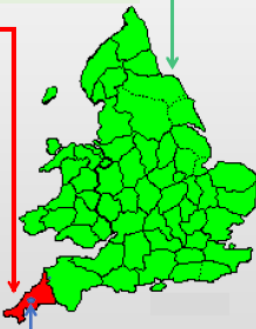
ST STEPHEN-IN-BRANNEL PARISH  
NEIGHBOURHOOD  
DEVELOPMENT PLAN  
CONSULTATION DRAFT 2022



### HOW OUR NEIGHBOURHOOD PLAN WILL FIT INTO THE PLANNING SYSTEM.

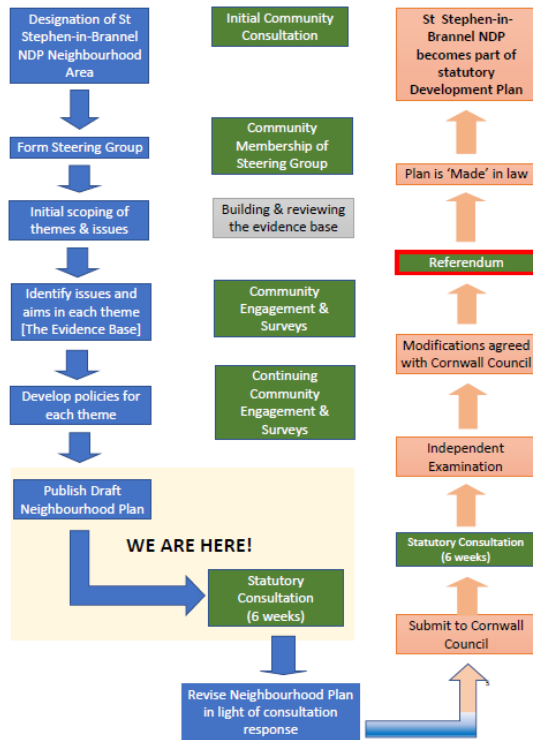
**NATIONAL PLANNING POLICY FRAMEWORK**  
The Government's planning policy for England is set out in the National Planning Policy Framework (NPPF). This aims to strike the right balance between sustainability and growth to ensure that development makes a positive contribution to our lives but also leaves a lasting legacy for our children.

**CORNWALL LOCAL PLAN**  
Cornwall Council holds responsibility for setting planning policy in the Cornwall Local Plan and deciding most local applications. The county-wide planning policy for 2010 - 2030 is set out in the 'Local Plan'.



**ST STEPHEN IN BRANNEL PARISH NEIGHBOURHOOD PLAN**  
The St Stephen in Brannel Parish Neighbourhood Development Plan is being led by the Parish Council and will enable local residents and businesses to have a greater say in the planning and development of the area to 2030. Cornwall Council must, by law, take it into account when making planning decisions.

## THE STEPS WE NEED TO TAKE...



## WHAT YOU TOLD US THE PLAN SHOULD DO...

- Make sure any new housing meets local social and affordable housing needs and the needs of local elderly, disabled and vulnerable people.
- Support growth of the local economy.
- Protect the landscape, countryside, and open/green spaces - it's important to avoid over-development.
- Make sure new development is in-keeping with existing local architectural character.
- Protect and enhance local heritage and historic sites.
- Uphold and celebrate our distinctive local China Clay traditions, character and events.
- Protect and enhance natural areas, support tree planting.
- Support the provision of new health services.
- Allow for better public transport and help tackle traffic and parking conflict.
- Protect and support local facilities and services - improve the amount and quality of recreation spaces.
- Help tackle the climate crisis.

## WHAT WE DID IN RESPONSE...

- ✓ Examined all the planning and development policies in the National Framework, the Cornwall Local Plan and the Minerals Safeguarding Document.
- ✓ Collected and analysed detailed evidence on all the important themes...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.
- ✓ From this information we developed a Vision and Objectives for future planning in the Parish, and then wrote draft planning policies to guide new development.



## THE VISION FOR ST STEPHEN IN BRANNEL PARISH TO 2030 AND BEYOND

'Recognise and respect the distinctive characteristics of the Parish community, including its individual villages and settlements, whilst providing for the future success and ambitions of all who reside within it, as a key part of the 'Green Capital' of Cornwall'.

### 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 that cover many aspects of life in St Stephen in Brannel Parish.

Over the next set of boards there is a summary of evidence and the proposed Planning Policies that will try to deal with the issues raised.



## OBJECTIVE 1: HOUSING

- Promote mixed housing for affordability, size and tenure needs, including the elderly, disabled, first-time buyers and families .
- Ensure new housing development fits well in scale and location to existing communities by setting 'Development Boundaries' around villages.

**The NDP estimates that about 255 more homes will be needed to meet housing needs.**

**Policy H1** - sets the housing mix. It calls for 75% of affordable homes to be 1 & 2 bedroom socially rented homes, and more family homes, homes suitable for home working, special needs housing, and self-build sites.

**Policy H2** - sets 'Development Boundaries' around the villages, to enable controlled growth through infill, 'brownfield land' and 'rural exception' affordable housing sites, whilst protecting the surrounding countryside.

**Policy H3** - sets the guidelines for density, layout, parking, etc. for development inside the 'Development Boundaries'.

**Policy H4** - sets some additional local guidelines for 'rural exception' affordable housing allowed by the Cornwall Local Plan, including a cumulative total of 100 homes, and self-build restrictions to local people.

**Policy H5** - supports affordable housing schemes led by community groups and land trusts.

**Policy H6** - sets guidelines for infill in hamlets, to ensure it is sensibly located and well designed.

**Policy H7** - sets guidelines for the homes proposed to meet elderly and other special housing needs to ensure that they remain locally available and also supports Extra Care housing.

**SEE THE DEVELOPMENT BOUNDARIES ON THE MAPS OPPOSITE**  
Zoomable maps are available on the NDP website

## OBJECTIVE 2: BUSINESS & EMPLOYMENT

- Safeguard existing employment sites.
- Support growth of the local economy and local businesses, particularly where it has regeneration and environmental benefits.
- Encourage efficient use and enhancement of existing employment land.
- Support diversification of agriculture.
- Encourage growth of tourism based on our location and distinctive historic environment.

- Policy BE1** - safeguards existing employment sites from loss and encourages their enhancement.
- Policy BE2** - sets guidelines for the conversion of buildings to business use, to ensure they are well located and designed, do not harm heritage assets or create traffic hazards, and do not involve the loss of a home.
- Policy BE3** - sets guidelines for the use of homes for business or home working, to ensure that they don't cause unacceptable noise, fumes, road safety, parking and other problems.
- Policy BE4** - supports rural business diversification providing it is of a sensible scale, environmentally sound and does not harm farm and land management.
- Policy BE5** - encourages tourism development based on the peace and tranquility of the area, it's important industrial heritage and distinctive rural settlements, whilst respecting the environment. It also encourages cycling, walking and public transport, and increasing accessibility for residents.

## OBJECTIVE 3: COMMUNITY FACILITIES, RECREATION AND OPEN SPACE

- Protect existing community facilities, recreation sites and open spaces.
- Support new high quality, accessible and affordable community facilities.
- Ensure new development doesn't exceed the capacity of local roads, drainage and community facilities.

- Policy CF1** - Safeguards and encourages the enhancement of existing community facilities.
- Policy CF2** - Identifies and protects local green spaces that are not otherwise protected.
- Policy CF3** - Identifies and protects the existing key recreation sites and sports pitches. It also sets standards for developer contributions to additional sites, and encourages the provision of additional play space for children and teenagers.
- Policy CF4** - Encourages provision of new facilities for young people.
- Policy CF5** - Requires that new development should contribute to community facilities and infrastructure in accordance with the Cornwall Local Plan.



## OBJECTIVE 4: DESIGN AND HERITAGE

- Ensure that development fits in well with each village's distinctive character and protects the Parish's heritage assets.
- Ensure that the design of buildings and the outdoor spaces around them is energy efficient and environmentally sustainable.

- Policy D1** - Requires that new development accord with the Cornwall and St Stephen in Brannel Design Guides, fits in the landscape, helps to prevent crime, anti-social behaviour and disorder.
- Policy D2** - Ensures that new development fits in with the local historic context and existing character and helps to reverse previous poor design.
- Policy D3** - Gives more precise design criteria for the historic cores of villages.
- Policy D4** - Supports development which aims to meet a high level of sustainable design and construction and are optimised for energy efficiency.
- Policy D5** - Encourages reconstruction or conversion of derelict, disused, abandoned and dilapidated buildings to provide new dwellings and facilities, subject to careful guidelines.
- Policy D6** - Defines sensitive 'Open areas of Local Significance' at Foxhole and Lanjeth to ensure that development preserves openness and landscape character.



## OBJECTIVE 5: THE NATURAL ENVIRONMENT

- Reduce the environmental impact of development, protect and increase biodiversity and protect wildlife corridors.
- Protect and enhance the landscape character and setting for the Parish.
- Support the best productive and positive use of 'brownfield' land.

- Policy NE1** - Sets criteria to help design and landscape new development so that it fits in well with the local landscape.
- Policy NE2** - Identifies a 'Green Infrastructure Network' for the Parish and requires that new development doesn't harm it and if possible, adds to it.
- Policy NE3** - Protects existing habitat and biodiversity and requires that new development includes a 'Biodiversity Gain Plan' to enhance the existing situation.
- Policy NE4** - Protects trees, Cornish Hedges and hedgerows in development.
- Policy NE5** - Encourages new development to avoid lighting that will harm the enjoyment of the rural night sky.
- Policy NE6** - Supports renewable energy generation that contributes to 100% renewable electricity supply by 2030, showing two zones within the Parish where additional wind turbines might be acceptable.
- Policy NE7** - Sets guidelines for the location of energy storage batteries to ensure they are environmentally acceptable.

## OBJECTIVE 6: ROADS, ACCESS AND TRANSPORT

- Help to grow sustainable and healthy forms of travel, reduce traffic conflict, improve road safety and protect air quality.
- Protect and encourage improvement of footpaths and bridleways to improve connectivity to services, schools and leisure.
- Maintain access to public rights of way, cycleways, footpaths and bridleways.

**Policy RT1** - Requires new residential development to be in walking distance of public transport, have two or more parking spaces per home, and if for more than 4 dwellings, include a speed reducing layout and a pedestrian priority layout.

**Policy RT2** - Requires replacement parking where a garage conversion to habitable rooms requires planning permission.

**Policy RT3** - Supports future potential for new bus and rail links.

**Policy RT4** - Sets guidelines for development to include highspeed broadband connections and for new telephone towers to be well sited.



## OBJECTIVE 7, 8 AND 9: CLIMATE CRISIS, HEALTH AND WELL-BEING, ENVIRONMENTAL SUSTAINABILITY

- Reduce the causes of the climate crisis within our community.
- Reduce the impact of the climate crisis on our community.
- Encourage sustainable energy generation and use.
- Protect and enhance leisure opportunities, social gathering places, and ensure that design discourages crime and encourages exercise.
- Support self-sufficiency in communities, for food production, energy, work and leisure.

These are 'cross cutting' objectives that all the policies in the Neighbourhood Plan have been written to take into account.



### 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 the **7<sup>th</sup> November 2022**.

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

- [www.ststepheninbrannelparishfuture.co.uk](http://www.ststepheninbrannelparishfuture.co.uk) -

It will save time and money to do it online!

### 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. All those living in the Parish who have registered to vote in national and local elections will be able to take part in the Referendum.

If the Referendum says 'Yes' then the Plan will be used to help decide future planning applications and guide development in the Parish in the years to come.

## Find out more...

If you want more information, please speak to a member of the Neighbourhood Plan Steering Group present here today, or see our website, - [www.ststepheninbrannelparishfuture.co.uk](http://www.ststepheninbrannelparishfuture.co.uk)

You can also use this QR code with your smartphone



You can contact us for information by emailing: [nhplan@ststepheninbrannel-pc.gov.uk](mailto:nhplan@ststepheninbrannel-pc.gov.uk)

You can also write to:  
 St Stephen in Brannel Parish Council  
 Office 2, Brannel Room  
 22 Fore St  
 St Stephen  
 St Austell  
 PL26 7NN  
 Tel:  
 You can also call: 01726 823003



The St Stephen in Brannel Neighbourhood Plan is supported by grant awarded by Neighbourhood Plan Support Programme led by Locality.



### **APPENDIX 3: RESPONSE REPORT**

To access the Response Report, follow this link:

[RESPONSE REPORT](#)