Neighbourhood Planning

Preparing a Neighbourhood Priorities Statement

Consultation Statement

ST DAY
PARISH COUNCIL

St Day Parish Council
NEIGHBOURHOOD PRIORITIES STATEMENT
MARCH 2026

CONSULTATION STATEMENT
16th April 2026

Contents

1. Introduction 3
2. Background to the Preparation of the NPS 3
3. How the NPS Was Prepared and the Consultation Process 3
4. Consultation on draft statement 5
5. Pre-submission Consultation Responses 6
Appendices – Include appendices as appropriate to demonstrate each consultation event – this could include photos, summaries of responses, copies of documents used etc. 8
Appendix X – Responses Received to the Pre-submission Consultation and Responses to Comments 9
Appendix 7 – Schedule of Modifications 9

1. Introduction

1.1. This consultation statement has been prepared to support the St Day Parish Council Neighbourhood Priorities Statement (NPS).

1.2. This statement meets the requirements of 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 priorities statement;
- 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 in the development of the NPS.

The NPS has been produced following extensive engagement and consultation with the residents of St Day Parish Council and other bodies. Consultation has included: a formal consultation event, Resident survey, Community engagement events, including St Day Feast together with drop-in sessions at the Parish Community Hub during the preparation of the neighbourhood priorities statement.

2. Background to the Preparation of the NPS

2.1. The Neighbourhood Priority Statement (NPS) is vital for shaping the long-term vision of St Day. It aims to preserve the parish's spirit, character, and heritage while promoting appropriate local development that meets community needs. By addressing key issues such as housing, transport, and green space protection, the NPS will facilitate sustainable and inclusive growth. We hope it will support environmentally sustainable and affordable housing options for both younger residents and those looking to downsize, while prioritising the protection of our valuable green spaces and heritage.

2.2. St Day Parish Council is the qualifying body and has prepared the plan with the help of our Project Administrator Jo Lello-Dunn and Cornwall Council

3. How the NPS Was Prepared and the Consultation Process

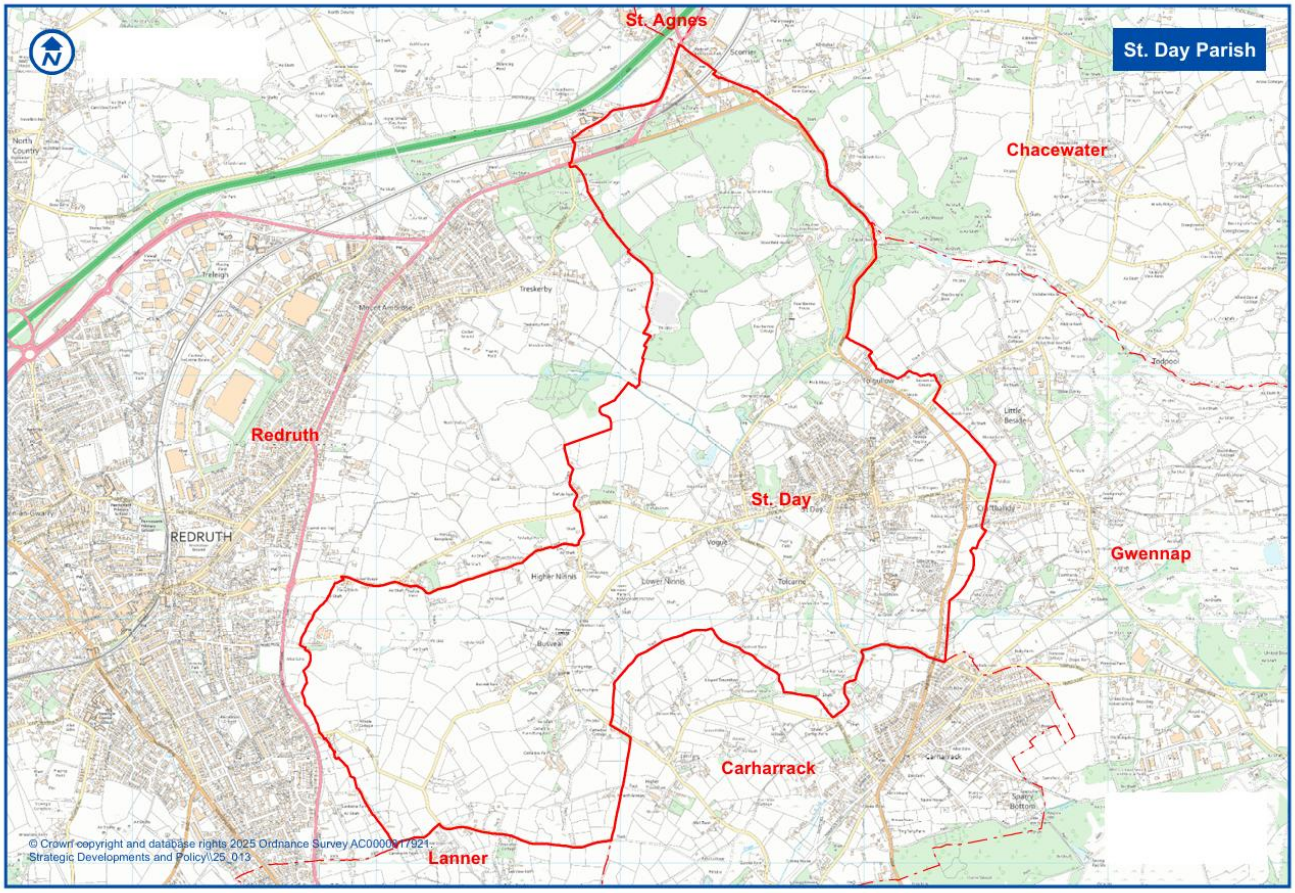
3.1. The St Day NPS has been prepared by the parish council supported by our Project Administrator. The content has been generated and led by the community and shaped by the results of survey, community engagement events and drop-in sessions to ensure that the St Day NPS reflects the aspirations of the community.

Development of the Neighbourhood Priorities Statement 17th March 2025

3.2. The NPS area, covering the whole of St Day Parish, was designated in May 2025

3.3. 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** – We involved a diverse range of individuals and groups, including working individuals, people with disabilities, youth, and seniors. This encompasses, but is not limited to, participants from our local Welcome Club for elderly residents, attendees of our weekly coffee mornings, local businesses, and primary school. We are committed to ensuring that all venues are accessible to our disabled community. Our goal was to provide everyone living and working in St Day with opportunities to actively engage in the NPS process through various methods of participation.
- **Comprehensive** – Identifying all aspects of life in St Day for which we need to plan for the future.
- **Positive** – Bringing forward proposals to improve the quality of life in St Day.
- **Supported** – Where there is a need for professional support to complete the process.

Examples:

3.5. Community engagement event was held on Saturday 5th April and took place at St Day Community Centre. This was advertised via our parish noticeboard and social media and residents were invited to complete our Parish survey on shaping our parish for the future with their aspirations, thoughts and ideas. The outcomes are available in Appendix 1 at the end of this document.

3.6. Resident's community drop-in events were held on May & July 2025 and were publicised in parish

newsletter, parish noticeboard & social media and held at the Community Centre & Star Inn Vogue respectively and attracted 12 residents. Details of topic areas, such as housing, environmental & community where residents were asked to put their views on any aspects of the plan and how. The feedback from these events are available in appendix 1 at the end of this document.

3.7. St Day Feast – we encouraged people to complete the survey and / or to give us their views on a number of issues by having a stall at the St Day Feast on Monday 30th June 2025. Responses from residents are summarised and incorporated within the NPS statement.

3.8. Lets Talk Survey – we encouraged residents to complete Cornwall Council's survey on growth and development by promoting the survey in the parish newsletter August 2025 and on social media and through posters on the parish notice board. In total, we had 21 responses from residents in our parish.

4. Consultation on draft statement

Once the parish council had approved the draft NPS on 3rd March 2026, we asked residents to give us their views on the draft statement by publishing the document on the parish website and using our newsletter, social media and parish noticeboard to make residents aware that they could comment. We published the draft statement for 6 weeks and invited comments from 4th March 2026 until 15th April 2026.

This is the email that was sent to all the below named consultees:

"Dear All.

We are at the final public consultation stage with our draft NPS before it is submitted to Cornwall Council so will now be implementing a consultation process for the next 6 weeks to allow people who live, work or run a business in our area to comment and provide responses in respect of this document, together with the consultees copied into this email.

The consultation process dates will run from Wednesday 4th March until Wednesday 15th April 2026 and following this date we will gather all the feedback and responses and make any necessary changes to our NPS before the final submission to Cornwall Council with our consultation statement.

Please see the link to St Day Parish Council website to access the NPS and the questionnaire -St Day Neighbourhood Priority Statement (NPS) – St Day Parish Council which I would kindly ask you to review and provide your feedback.

Naturally, if you have any queries or questions, please do not hesitate to contact me.

St Day Parish Clerk"

4.1. This is the list of the organisations that that were consulted:

Neighbourhood Planning

National Highways

Affordable Housing

Live West

NFU

NHS

Devon and Cornwall Police

Tamar Valley National Landscape

The Environment Agency

The Wildlife Trust

Chacewater Parish Council

Carharrack Parish Council

Lanner Parish Council

Gwennap Parish Council

4.2. In total 4 organisations responded to the pre-submission consultation, as listed below. The schedule of comments and the responses of the St Day Parish Council are set out in Appendix 3 of this consultation statement. As a result, the submission version of the NPS has been amended.

5. Pre-submission Consultation Responses

Individuals

We had no individual pre-submission consultation responses.

Statutory bodies and other organisations

Cornwall Council – Affordable Housing Team

National Highways

Chacewater Parish Council

Devon & Cornwall Police

Landowners

It was taken that any landowners were consulted through the call for sites project via Cornwall Council, therefore the St Day Parish Council did not consult directly.

5.1. A summary of the key issues that have been raised were:

- Highways stated that large-scale developments affecting the Strategic Road Network must include a transport assessment. Those likely to cause severe congestion or safety issues require mitigation measures. Future applications will be assessed under current policies, emphasising collaboration with National Highways and Cornwall Council for the Local Plan's transport evidence base.
- The Affordable Housing Team's consultation indicates a current housing need in St Day of 81 households, an increase of 13 since the last report. While General Housing Need applicants may rank lower in priority, 49 could possibly access Low-Cost Homeownership options, leaving 32 households in need of affordable rented accommodation. Key recommendations from the St Day Neighbourhood Priorities Statement (NPS) include: - Development of affordable homes, smaller units for younger residents, and accessible homes for older residents. - Adequate parking to avoid worsening local parking issues. - Use of traditional materials and designs, with homes generally limited to two storeys. Currently, 86% of the housing needs are for one- and

two-bedroom units, while only 66% of affordable housing meets this requirement. The team also advocates for 1.5-bedroom bungalows for aging residents and suggests that developments of 10 or more units include at least 25% that meet accessibility standards. National Highways noted that proposed developments are unlikely to impact on the Strategic Road Network, but any large-scale project will need a transport assessment to ensure safety. Future applications will be evaluated based on current policies.

- Devon & Cornwall Police asked us to consider inclusion of a line regarding the need to design out opportunities for crime and disorder within the built environment. They stated that poor design can often unwittingly create spaces where crime and disorder/ASB may flourish, and these can have a real negative impact on the whole community. Also, there is a real effort being made to make all places safer for all, but especially for women and girls.

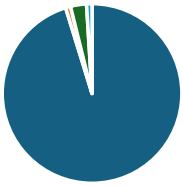
Appendices -

Appendix 1 – Summary of responses

If you could change one thing in the Parish, what would it be, and why?

- Parking
- Youth engagement
- Utilise community centre
- Bus services
- Dr's surgery
- General town maintenance

What matters most to you about living in St Day?



- Sense of community
- Busses
- Town amenities/activities
- Parish council

What do you feel St Day is currently missing?

- Facilities/Support (Youth)
- Parking/Car Park
- Reliable bus service
- Enforcement officer (Yellow lines etc)
- Mobile banking
- Recreational amenities (Film night, Take-aways etyc)

- Mineral way/Fairfield/Bottom of Barracks Lane
- Wheal Jewell/United Downs
- Next to cemetery
- Out of area
- No more housing

The Parish Council would like to hear any other thoughts, ideas & comments that you may have.

- Parking
- Sense of community
- No more housing
- Facilities/Support (Youth)
- Recreational facilities (Film nights, Hairdresser, Take-away outlets)
- Reliable bus service

Appendix 2 – Responses Received to the Pre-submission Consultation and Responses to Comments

The results show support for the proposed planning policies in the St Day Parish Council neighbourhood plan.

Please see comments below in Appendix 3 from Chacewater Parish Council, National Highways and Cornwall Council Affordable Housing team.

Appendix 3 – Schedule of Modifications

The tables in this Appendix set out the comments that were received during the pre-submission consultation stage and the responses and changes made to the St Day Parish Council NPS, as a result of the comments. This table is laid out in the neighbourhood priorities statement order with the general comments following the

policies.

Name	Group/Organisation	Comments (as submitted)	Parish Council Response	Changes Made to the NPS
Rob Knill	Chacewater Parish Council	A well-structured easy to read and logical document, I only wish I had the strength left in me to do a NPS for my own Parish, but unfortunately the effort it took to produce a NDP effectively rules that out. All parishes should have been asked to do NPS in the first place.	None required	None
Julia Lansdowne	Cornwall Council – Affordable Housing	Consultation Response - The current housing need for St Day is 81 households registered on Homechoice with a local connection to the parish. This is an increase of 13 households since	We recognise the critical need for housing within the St Day parish, with 81 households currently registered on HomeChoice—an increase from our last draft. Our Neighbourhood Priorities Statement (NPS) will be updated to address	Yes, within the Housing section on page 8.

		the drafting of the statement. General Housing Need applicants on HomeChoice may have lower priority than other bands, despite being in housing need. Yet these households may possess potential to access Low Cost Homeownership as a means of addressing their housing needs. Appraising General Housing Need applicants in this manner provides a broader understanding of intermediate need, as part of this comprehensive assessment of housing needs in the area as set out. There are currently 49 households in General Housing Need Band who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale. This leaves 32 households whose needs are likely to only be met by affordable rented accommodation. The St Day NPS identifies preferred	this need by incorporating strategies for various housing types, particularly Low-Cost Homeownership options like Shared Ownership and Discount Market Sale, targeting the 49 households in General Housing Need. We will emphasise the necessity for diverse housing solutions, noting that 32 households require affordable rented accommodation. Our commitment includes fostering affordable homes, smaller units for younger residents, and accessible options for older residents, ensuring that new developments provide adequate parking and adhere to the traditional architectural styles of our parish. We acknowledge the suggestion of 1.5 bed bungalows with a small room for caregivers or homeworking to create versatile living spaces. Additionally, we will implement the Affordable Housing Team's guidance on	

		areas for housing growth within the parish and details "New Housing Developments must deliver": • Affordable homes • Smaller homes that might be more affordable for younger residents • Accessible homes, suitable for older residents to downsize to • Appropriate levels of resident and visitor parking to ensure that new development does not worsen the parking situation in St Day village • Materials used and the design of homes should reflect the reflect the traditional building materials and styles used in the parish, including local stone, slate, cob, render. Homes should generally be two storeys or lower. [Proposals for development should reflect requirements of the St Day Design Code.] f. Preferred directions for housing growth are	accessibility, ensuring that at least 25% of units in developments of 10 or more meet Building Regs Part M4 Category 2 standards, focusing on single-storey options for residents aged 55 and over. Given the evolving national planning policies and housing targets, our NPS will remain adaptable to market changes. We will prioritise larger, affordable-led schemes to effectively address our community's diverse housing needs and tackle the challenges of delivering affordable social rentals and shared ownership in the current market landscape.	

		identified in the key diagram The current housing need figures illustrate 86% of the current need is for 1 and 2 bedroom accommodation. Of the current affordable stock only 66% of the stock is 1 and 2 bedroom properties. The NPS sets out the objective for "Growth and location for new homes" . It identifies the need for 1 bedroom accessible bungalows for the elderly to enable downsizing. The Affordable Housing Team would recommend the parish to encourage 1.5 bed 2 person bungalows which enable accommodation that provides a small ancillary room for a carer or for homeworking, which is not considered a bedroom for rental charging purposes. Such dwellings should have a Gross Internal Area of 50m2 as a minimum, but should also be less than 61m2, with the second bedroom		

		being smaller than 7.5m2. Housing developments of 10 dwellings or greater should provide a minimum of 25% of all dwellings, including a minimum of 25% of the affordable dwellings, to Building Regs Part M4 Category 2 accessible and adaptable dwelling standards (unless site specific factors make the development unsuitable for such provision) and we would expect a planning application to make provision for this. A minimum of 10% of affordable homes should be provided as single storey dwellings or ground floor accommodation. This is supported by Policy 6 of the Cornwall Local Plan and paragraph 65 of the Housing SPD. Further to the above, the affordable housing team would request that any ground floor maisonettes or bungalows are designed to meet M4(2) Accessible and Adaptable		

		standards. This would help to meet the identified 1 bed 55+ need. We would also welcome a higher provision across the dwellings, including up to 100% of the affordable dwellings to M4(2) or M4(3) standards. The publication of the updated National Planning Policy Framework (December 2024) and the increased housing targets for Cornwall has resulted in some Local Plan policies being out of date. Opportunities for affordable led Rural Exception sites has reduced due to the "Presumption in Favour of Sustainable Development" resulting from the increased housing targets. The parish of St Day is within Zone 5 where the Council seeks 25% delivery of affordable homes and is NOT a Designated Rural Area Applications received for brownfield, infill and sites deemed to be		

		in a sustainable location, will be required to contribute to the delivery of affordable housing where the proposal is for 10 or more homes or the combined Gross Internal Floor area of the homes exceed 1000m2. Proposals of less than 10 homes will not be required to provide affordable homes. The current market conditions have impacted the viability and delivery of affordable housing. Smaller schemes with limited affordable housing delivery are unlikely to deliver affordable/social rented or shared ownership tenures and more likely to deliver discount market sale homes. Whilst this tenure contributes to meeting affordable housing need it does not provide a housing solution for those households who cannot secure a mortgage or are unable to afford open market rents. Unless larger affordable led		

		schemes are proposed, the likelihood of delivering tenures to meet all local need may potentially be limited.		
Gaynor Gallacher	National Highways	Thank you for providing National Highways with the opportunity to comment on the draft St Day Neighbourhood Priorities Statement, which we understand replaces the Neighbourhood Development Plan, the preparation of which has been paused. As you are aware, National Highways is the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which comprises the A30 and its associated junctions, particularly in this case at Scorrier. We have reviewed the Priorities within your draft Statement and consider that these are unlikely to result in a scale of development which would adversely impact on the safe and efficient operation of the A30. Whilst we therefore have no specific comments, we would wish to make you aware that any large scale development that may come forward within	To ensure a full consultation is held with Highways should there be plans for any large-scale development within the Parish impacting the Strategic Road Network (SRN) together with any respective transport assessment which aligns with national planning guidance and DfT Circular 01/2022. We need to ensure that any potential developments that could lead to severe congestion or safety issues will have the appropriate mitigation measures put in place. Additionally, any future site-specific applications need to be assessed on their merits under prevailing policies, underscoring the importance of collaboration with National Highways and Cornwall Council in supporting the emerging Local Plan's transport evidence base.	Yes within the Roads/Transport section on page 12.

		the Parish and which has the potential to impact on the SRN will be expected to be supported by a transport assessment which should consider the operation of the SRN in line with national planning practice guidance and DfT Circular 01/2022 "The strategic road network and the delivery of sustainable development". Where proposals would result in a severe congestion or unacceptable safety impact, mitigation will be required in line with current policy. These comments do not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time. In the meantime, we look forward to working with Cornwall Council in the preparation of their transport evidence base in support of their emerging Local Plan. In our final consultation submission, it is essential to highlight key issues regarding highways and roads that arise from the recent statement. Any		

		large-scale development within the Parish that may influence the Strategic Road Network (SRN) must be accompanied by a comprehensive transport assessment. This assessment should align with national planning practice guidance and the DfT Circular 01/2022, ensuring that the operation of the SRN is carefully analyzed. Notably, developments that could lead to severe congestion or pose unacceptable safety risks will require appropriate mitigation measures in accordance with current policy. Furthermore, it is important to recognize that any future site-specific applications will be evaluated based on their individual merits and relevant policies at the time, highlighting the need for proactive engagement with National Highways and Cornwall Council in advancing the transport evidence base for the emerging Local Plan.		
Martin Mumford – Designing Out Crime Officer	Devon & Cornwall Police	In truth this is one of the first NPS I have seen. I am unsure whether it is really	To address the concerns raised regarding crime and disorder in the context	Yes, point *(d)* within planning priorities on page 5

		expected of an NPS but my only thought would be to consider inclusion of a line regarding the need to design out opportunities for crime and disorder within the built environment. Poor design can often unwittingly create spaces where crime and disorder/ASB may flourish. These can have a real negative impact on the whole community. Also, as you are probably aware there is also a real effort being made to make all places safer for all but especially for women and girls.	of new developments within St Day Parish, it was essential that our Neighbourhood Priorities Statement included a commitment to designing out opportunities for crime and anti-social behaviour (ASB) in any built environment. We are aware that effective design can play a crucial role in fostering safe and secure spaces for all community members and that poorly designed areas can inadvertently contribute to an increase in crime and ASB, negatively impacting the overall quality of life for residents. Therefore, we will ensure that our approach will prioritise safety and inclusivity, ensuring that any new developments incorporate crime prevention measures and promote a sense of security, particularly for vulnerable groups such as women and girls. We hope that by embedding these principles into our planning framework, we aim to create a built environment that enhances community	

			safety and well-being for everyone in St Day.	