

# THE ROSELAND PLAN

OUR ROSELAND - OUR FUTURE

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## Consultation Statement Appendices 1-7



Produced by the Roseland Neighbourhood Plan Steering Group

5 December 2014



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## IN A COMPANION DOCUMENT

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3rd AUGUST 2014 - 14th SEPTEMBER 2014

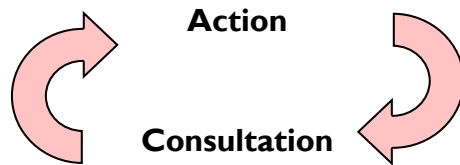
# **APPENDIX A I**

## **EMPHASIS ON COMMUNITY VIEWS**

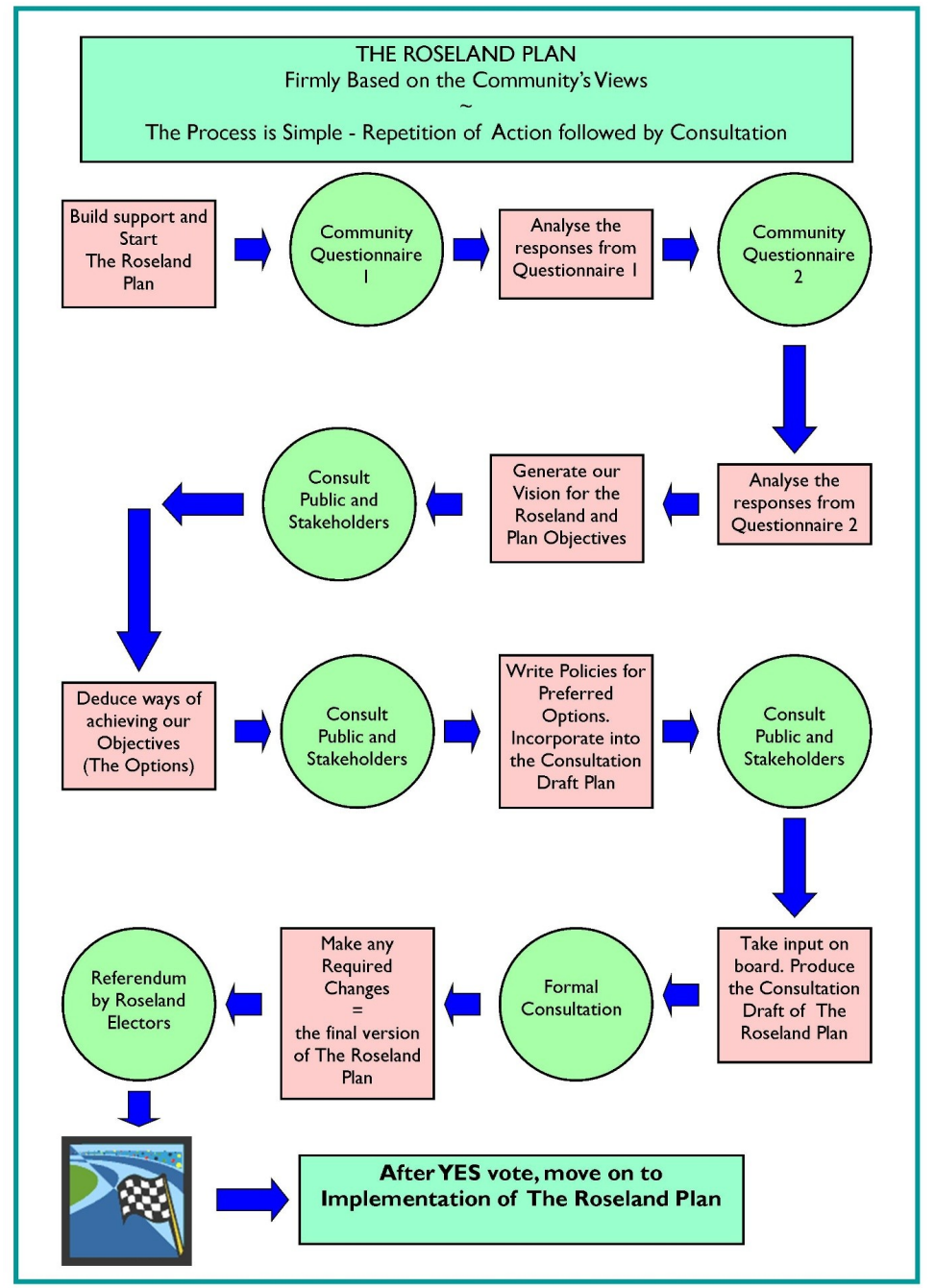
## EMPHASIS ON COMMUNITY VIEWS

To stay close to the community's vision of the future for the Roseland, we informed and consulted individuals and stakeholders (businesses and organisations) many times.

This schematic diagram emphasises the overall approach, ie repetition of:



Also, to ensure that we remained in conformity with higher level planning approaches, we developed good two-way communications with the Local Authority Planning Department, the Area of Outstanding Natural Beauty Unit and our Planning Aid England consultants.



## **APPENDIX A2**

**WHICH GROUPS HAVE WE CONSULTED?**



## WHICH GROUPS HAVE WE CONSULTED?

### The Steering Group

We have had regular monthly meetings of the Steering Group where issues relating to the development of the Plan have been discussed. At key milestones, formal votes have been taken about the way forward. In addition, the management sub-committee, 'The Management Team', has held meetings on a more frequent basis to project manage the plan. [Minutes of all meetings](#) are available on our website.

### The Community

The Community is at the heart of the Plan. Everything in the Plan is designed to reflect its views. We have, through our best endeavours, tried to ensure that we communicate with all sections of the resident Community, second home owners, visitors, and local businesses. We have taken specific steps to ensure we contact the elderly, the young and local businesses. We have recognised that elderly residents, who are housebound or find it difficult to attend events, require special help.

Although every section of the Community was contacted as above, we felt it important to make additional efforts with local stakeholders (larger local businesses and organisations). They were identified, initially through a Parish-by-Parish '[Mapping Exercise](#)', supplemented by local knowledge and phone calling. The tabular summary here does NOT include Statutory Consultees (see Appendix A7, page 23).

We have been very fortunate in having a number of residents and visitors with relevant specialist skills. We have been able to access pro bono help from two planners, a landscape architect, a lawyer, an architect, an estate agent, artists, a graphic designer and many members of the local Community with in-depth knowledge of different aspects of the Roseland.

Type	Number	Type	Number
Churches	8	Agriculture, Landowners	9
Holiday-related	19	Nautical	7
Estate Agents	4	Sports	4
Architects etc	3	Health, Emergency Services	6
Pubs, Social Clubs	6	Schools	6
Local Shops, Businesses etc	11	Community Groups	10
		Other	5

### Parish Councils

Although the five Parish Councils / Meetings had direct representation on the Steering Group, we have taken care to ensure that they have been updated and consulted on the progress of the Plan each month. This has been achieved by the Chairman attending all meetings of the Parish Councils. In addition, where requested we have held special meetings with the Councils.

### Statutory Consultees

As required by the Neighbourhood Planning process, we have contacted all the Statutory Consultees (see Appendix A7, page 23).

## **Cornwall Council**

We have had extensive help and support from Cornwall Council. Initially this was provided by Emma Ball from Cornwall Council's Localism Service who provided support to the Steering Group in its initial stages. Subsequently, we have had invaluable and regular input from Sarah Arden and Rob Lacey in the Planning Department and, when required, they have facilitated access to specialists within their department. The work we have undertaken on the Roseland Landscape has been supported by Kath Statham, Landscape Architect in Cornwall Council's Environment Service.

## **Cornwall Area of Outstanding Natural Beauty Unit**

The Roseland Peninsula is part of the South Coast Central Section of the Cornwall AONB. As landscape is a central and recurring theme of our consultation activities, the support of the Unit has been essential. Our thanks go to Colette Beckham and June Crossland for their invaluable help and support.

## **Planning Aid England**

As part of the support package offered to local communities by central government, 'Direct Support', provided by Locality and delivered by Planning Aid England (Part of the Royal Town Planning Institute), has been an essential part of delivering the Roseland Plan. At every stage we have been able to access impartial professional guidance to ensure that the processes we adopt are appropriate and effective. This has been delivered by our Adviser, Joanna Widdecombe, supported by examiners from NPIERS (Neighbourhood Planning Independent Examiner Referral Service) and local volunteers.

## **Cornwall Community Land Trust**

Several constructive discussions took place with the head of this organisation (Alan Fox) concerning the possibility of using a Community Land Trust Approach to deliver Affordable Housing for those on the Roseland.

## **APPENDIX A3**

### **METHODS USED FOR COMMUNICATION AND CONSULTATION**

## METHODS USED FOR COMMUNICATION AND CONSULTATION

### Introduction

Prior to the formation of the Steering Group, interaction with the Community had consisted of:

- hand delivery (by volunteers) of the initial questionnaire (Questionnaire 1) across the Roseland;
- articles had been placed in the Roseland Magazine (see below) by Cornwall Councillor Julian German;
- advertised public meetings had been held in each parish to discuss Neighbourhood Plans - what they are and how to produce one.

The Steering Group decided at its first meeting that more regular communications and more varied 'channels' were needed to make sure that communication with all interested parties was effective. Below is a summary of the communication and consultation methods that we have used.

### Communication

#### 1. Local Media

- **Roseland Magazine:** A long established, quality, free local publication which is widely read. The magazine is hand distributed at the beginning of each month to nearly 3,000 addresses across the Roseland, including private residences, hotels, shops, post offices, and businesses. We have ensured that an update is provided each month (18 articles to date).
- **Roseland Online:** an established Community online information service receiving 2500 hits per day ([www.roselandonline.co.uk](http://www.roselandonline.co.uk)). We have provided monthly updates.
- **Hub Radio:** a new local radio station that started up during the plan development process ([www.thehubradio.co.uk](http://www.thehubradio.co.uk)). The Chairman gave an interview during the consultation period ([The Chairmans Interview](#)).
- **The West Briton:** Cornwall wide newspaper. Used for the formal announcement of the 'cluster' approach to producing The Roseland Plan.

#### 2. Written Letters and Documents

As The Plan has progressed, we have produced 5 multi-page 'letters', which have been distributed by hand to all (almost) 3000 households across the Roseland. This has proved to be an effective means of communication. In addition, we have mailed similar letters to stakeholders and statutory bodies when necessary and, where email addresses have been provided, we have often re-sent the information to reinforce the message.

#### 3. Plan Website

The website ([www.roselandplan.org](http://www.roselandplan.org)) was developed from scratch by a young local volunteer and the Steering Group's Secretary. Initially, the site was rather simple, and aimed at telling people what a Neighbourhood Plan is, and how a plan is produced. Regular updating of the site meant that, over time, it focused more on what was 'going on', with minutes of meetings, news items and all relevant documents, so that the Community could follow the development of the Plan. More recently, the website has become an open-access 'filing cabinet' with almost all of our non-confidential material open to the public. To encourage use of the site we have referenced it in all our communications.

In the early days of the site, the number of unique visitors was in the region of 0-20 per day. During the public consultation period, the number of unique visitors per day increased to around 180-220 while, more recently, the number of unique visitors per day has been around 10-35.

#### **4. Email Newsletter**

An email contact list was built up from scratch by gathering contact details at various public events. In September 2013, we had around 350 email contacts, a number that had almost doubled (to 688) by October 2014. Email newsletters became a standard part of our communications programme, with 8 mailings to date.

#### **5. Facebook**

A Facebook page [www.facebook.com/roselandplan](http://www.facebook.com/roselandplan) was developed from scratch. It was used as part of the regular monthly communications programme, along with articles in Roseland Magazine and on Roseland Online.

#### **6. Public Events and Meetings**

We have held four types of event:

- during the summer months in both 2013 and 2014 we had a stand at regular Community events across the Roseland (carnivals, regattas and fetes);
- 'drop in' events across the Parishes to assist residents to complete questionnaires;
- an exhibition of our Local Landscape Character Assessment and the pre-consultation draft of The Roseland Plan (June 2014);
- a week-long exhibition of the consultation draft of the Roseland Plan.

#### **7. Parish and Community Notice Boards**

These are an established method of communication on the Roseland, used both by Parish Councils and Community groups to publicise local events and activities. At each stage of the Plan process we have put up posters on all these boards (approx 30) to heighten awareness of the Plan.

#### **8. Parish Updates**

Monthly updates about progress and the next steps were provided to every Parish Council / Meeting from July 2013 onwards.

#### **9. Steering Group Meetings**

We have held monthly meetings of the Steering Group. Each meeting has been widely advertised in Roseland Magazine, on Roseland Online, on our website and Facebook page as being open to the public, with all welcome. At each meeting the Chairman provided a report on activity in the previous month and a review of the activities planned in months to come.

### **Consultation**

Formal consultation used questionnaires (Questionnaire 1; Communications Questionnaire; Questionnaire 2) and responses during the Public Consultation (3rd August 2014 to 14th September 2014). Less formal consultation comments used survey forms distributed at Summer Events in 2013 and 2014 and at our Exhibition in June 2014. The Steering Group was always open to input from the Community and there are many examples of dialogue via post and email.

# APPENDIX A4

## FIRST COMMUNITY QUESTIONNAIRE

&

## ANALYSIS OF QUESTIONNAIRE AND SUMMER EVENT DATA

### THE FUTURE OF THE ROSELAND

Since April 2012, local communities have been able to produce Neighbourhood Plans for their local area, putting in place planning policies for the future development and growth of the neighbourhood.

This gives us the opportunity to protect what we like about the Roseland and keep out what we dislike. Now is your chance to shape the future of the Roseland - so let us know what you think about:

<i>(please tick)</i>	Important	Not Important	Don't Care
1. Renewable energy			
2. Open spaces e.g. playgrounds & allotments			
3. Restriction of second homes			
4. Transport links			
5. Commercial development/jobs			
6. Planning e.g. new homes/extensions			
7. Affordable housing			
8. Protection of the landscape			
9. Schools			
10. Health facilities			

### ANYTHING WE HAVEN'T THOUGHT OF? LET US KNOW BELOW

Nothing will happen unless Roseland residents are interested in doing something so please return this form to **Portscatho Post Office, Veryan and Portloe Stores or St Mawes Post Office.**

Any queries, contact Julian German, Cornwall Councillor, [jgerman@cornwall.gov.uk](mailto:jgerman@cornwall.gov.uk) or 07737 183 690

## Analysis of Q1 and Summer Event Data

Tick Box Answers - 397 responses in total

	Important	Not Important	Don't Care
Renewable Energy	253	98	10
Open Spaces	298	67	6
Restriction on Second Homes	284	80	9
Transport Links	347	31	4
Commercial Development/Jobs	266	86	11
Planning	116	81	9
Affordable Housing	301	59	8
Protection of the Landscape	373	9	2
Schools	334	32	8
Health Facilities	364	18	2

Analysis of Comments was made after 'clustering' them into the most obvious headings. The headings and number of responses are given below:

Affordable Housing	121	Open Spaces	31	Schools	41
Comments on Q1	27	Other	139	Second Homes	104
Commercial Development	131	Planning	184	Transport Links	77
Community	157	Protection of the Landscape	155		
Health	23	Renewable Energy	99		

Full details of the responses and analysis are given on our website:

[www.roselandplan.org/questionnaire-1.html](http://www.roselandplan.org/questionnaire-1.html)

### 'High Level' conclusions from the analysis:

There were very many comments relating to 'protection of the landscape' (in its widest sense) and almost 100% of the comments were positive.

The responses regarding renewable energy, residential development (Affordable Housing, Second Homes, Commercial Development) could be considered completely or partially in terms of respondents' concerns about 'impact on the environment/ landscape'. For example, 54% were against any wind turbines and a further 32% were concerned about

the effect on the AONB/environment. 66% were against any more second homes. There were comments in support of Affordable Housing BUT only when Parishes had demonstrated a need and many wanted such houses to be allocated only to 'locals'.

There were many comments about community, transport, health, schools etc which were very interesting. However, it was not clear how the concerns raised could be met directly by a planning/land use approach, although several items were able to be addressed indirectly (eg Affordable Housing for young people and sustaining local services are both about a balanced community).

It was decided that Questionnaire 2 should be focused on the Landscape (in its broadest sense), and matters that have an impact on that, ie residential, commercial and renewable energy developments. A small number of specific questions about transport, health and parking would also be included.



## **APPENDIX A5**

### **SECOND COMMUNITY QUESTIONNAIRE & ANALYSIS OF RESPONSES**

## Copy of Questionnaire 2

1

ONE COPY FOR EACH ADULT IN THE HOUSEHOLD

Copy Number

# THE ROSELAND PLAN

OUR ROSELAND - OUR FUTURE

Web: [www.roselandplan.org](http://www.roselandplan.org) Email: [info@roselandplan.org](mailto:info@roselandplan.org) Tel: 01872 501749

# Have your say QUESTIONNAIRE

Please help us produce a vision  
for the future of the Roseland that  
reflects YOUR views

**THE CLOSING DATE TO RETURN THIS  
QUESTIONNAIRE AND BE ENTERED IN THE  
FREE PRIZE DRAW**

**IS NOON ON TUESDAY 17th DECEMBER 2013**



Published and produced by the Roseland Neighbourhood Development Plan Steering Group, October 2013.

2

## Prize Draw

All Questionnaires returned with contact details will be entered in our Prize Draw. First Prize £250; Second Prize £100; Third Prize £50.

The Draw will be held at the Roseland Neighbourhood Development Plan Steering Group Meeting held at 7 pm on 18th December 2013 at Portscatho Memorial Hall.

## Information About You

### Why do we need your personal information? What will we do with it?

This information will demonstrate that we have received the views of a true cross section of the community. It will enable us to contact you if there is any part of your questionnaire that is unclear. The information will only be used to summarise and analyse the questionnaires. You will not be identified in any way in the decision making process of the Plan.

YOUR NAME: .....

YOUR ADDRESS: .....

YOUR EMAIL: .....

YOUR POSTCODE: T R 2 [ ] [ ] [ ]

YOUR AGE GROUP: 18-29 [ ] 30-45 [ ] 46-64 [ ] 65-84 [ ] 85+ [ ]

YOUR PARISH: Gerrans [ ] St Just [ ] Veryan [ ] Philleigh [ ] Ruan [ ]  
Lanihorne

YOUR EMPLOYMENT STATUS:

WORK ON THE ROSELAND [ ] WORK OUTSIDE THE ROSELAND [ ]

SEEKING WORK [ ] RETIRED [ ] STUDENT [ ]

MALE [ ] FEMALE [ ]

### If you need any help filling in this Questionnaire.....

- We will be publicising drop in events in your Parish where you can get help.
- Alternatively, someone can come to your home to help if required. Please contact John Adams on 01872 501749 (or email: [info@roselandplan.org](mailto:info@roselandplan.org)), if this would be helpful.

### Introduction from Julian German

Dear Resident,

The community focused approach that the Roseland Neighbourhood Plan Steering Group has adopted since its inception is very encouraging. This questionnaire, which is based on your comments from earlier consultations, continues to put the community at the heart of the Roseland Plan. The Plan will be centred on what you want, so please take this opportunity to answer all of the questions and add comments on any subjects. Let's work together to shape future development in the Roseland whilst safeguarding and enhancing what is valued.

Best wishes

*Julian German*



### What is a Neighbourhood Plan and why do we need one?

Parish Councils are being given more power to make decisions at a local level under the Localism Act 2012. A Neighbourhood Development Plan is a document that sets out how the land may be used over the Plan timescale, which may be 20 years. Policies can be developed to protect green spaces and the landscape, set out where housing and other types of development can be built in our area and specify future building design. This means that you, as local residents, can influence future planning decisions on the Roseland.

The following comments from our first Questionnaire highlight the reasons for producing our own Plan for the Roseland:

- "Truly affordable homes that reflect local incomes and lifestyles".
- "Hope that the Roseland can continue to be a vibrant community"
- "Our landscape is our greatest asset".
- "The Roseland is a very special place which could very quickly be ruined.....".

Our Cornwall Councillor, Julian German, sought the support of the Roseland Parishes in this endeavour. A 'Steering Group' has been set up by the five Parish Councils to listen to and to act on your views and opinions. These form the basis for this questionnaire and the Plan that will follow from it. As a local resident told us:

- "It's our Roseland. Let's keep it as we want it. Localism can and will work if enough people can be bothered to try and make it work".

When completed next year, our Plan must pass an examination by a planning inspector and then be approved by Referendum by the local community before it is adopted by Cornwall Council.

## Quality of Life

People have raised many issues with us, but underlying them all are recurring core themes. These themes describe those features that you value most and those things that you consider to be important for the future of the Roseland.

We'd like to find out which of these are the most important for you personally.

**1. Please choose your top three in order of importance by putting a number (1, 2 or 3) in the relevant box on the right (1 being most important to you personally)**

- The character of villages and hamlets ☐
- The quality of the landscape and coastline ☐
- Making it easier for young people to live and work here ☐
- Maintaining the Roseland as a favoured tourist destination ☐
- Local heritage
  - Natural environment ☐
  - Historic buildings ☐
- Sustaining local services and facilities ☐

**2. Further comments on your key themes**



## The Landscape

### Background

The Roseland is part of the Cornwall AONB (Area of Outstanding Natural Beauty). "AONBs are particularly special landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them." AONBs have the same level of legal protection as National Parks.

The Roseland AONB has a set of guiding principles regarding conservation of the landscape whilst supporting local development and enterprises that can help the Roseland be self-sustaining. Overall "particular care should be taken to ensure that no development is permitted in or outside the AONB which would damage its natural beauty, character and special qualities, or otherwise prejudice the achievement of the AONB purpose."

*(Taken from the Cornwall AONB Management Plan 2011-2016 Adopted by Cornwall Council 16 February 2011).*

Comments we have received so far indicate concern that the principles of the AONB are not being applied properly. In addition, the comments show that there is widespread support for protecting the Landscape, reflecting the diversity of the Roseland: Countryside, Coastline, Seascape, Wild Habitats, Streams, Rivers, Creeks, Trees, Hedges, Lanes, Footpaths, Natural and Built Heritage, Jetties, Piers, Slipways and Green Spaces.

### Questions

**3. Do you think it is necessary for the Neighbourhood Plan to strengthen the existing provisions for the conservation and enhancement of the landscape and seascape?**

Answer yes or no by ticking the relevant box

YES	NO
-----	----

**4. Which aspects of the Roseland would you like to see conserved?**

Please tick the boxes of all those that are important to you.

Rivers, streams and creeks	<input type="checkbox"/>	The farmed landscape	<input type="checkbox"/>
The coastline	<input type="checkbox"/>	Ridges and skylines	<input type="checkbox"/>
Uninterrupted offshore public views	<input type="checkbox"/>	Unspoilt public landscape views	<input type="checkbox"/>
Natural habitats	<input type="checkbox"/>	Footpaths	<input type="checkbox"/>
Hedges	<input type="checkbox"/>	Harbours	<input type="checkbox"/>
Trees	<input type="checkbox"/>	Local built heritage	<input type="checkbox"/>
Field patterns	<input type="checkbox"/>	Other (please say on page 11)	<input type="checkbox"/>

## Renewable Energy

### Background

Reduction in carbon emissions is an important part of Government policy. Most of the recent efforts in this regard have focused on installation of large scale wind turbines and domestic and farm-scale arrays of solar panels.

There are other ways of reducing carbon emissions than building wind turbines or solar panels. Most concentrate more on energy reduction and control than increased energy generation, including energy saving at work or at home or in transport. Other approaches could include sustainable fuel production from local woodlands.

### Questions

#### Wind Turbines

**5. Which of the following approaches would you favour?**

Select one of the following:

There should be no restrictions on the building of wind turbines

Turbines below a certain height should be allowed

No wind turbines should be allowed on the Roseland

None of the above (Please say why in the Comment Box below)

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

#### Solar

**6. Which of the following approaches would you favour?**

Select one of the following:

Solar farms OK anywhere

Solar farms OK when well hidden

Domestic solar panels only on roofs and on ground

Domestic solar panels only on roofs

None of the above (Please say why in the Comment Box below)

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

#### Other

**7. Would you support other carbon reduction options? Answer yes or no by ticking the relevant box**

YES	NO
-----	----

**8. Any other comments?**

## The Historic and Built Environment

### Background

This is a broad heading which has attracted many comments. The majority of people were seeking restrictions on development, or sought no 'overdevelopment'. Here are 4 types of restriction that people have suggested.

#### It must be built for the right reason

This might include, for example, a proven need for affordable housing, a home for someone coming to live and work here full time, or an employment space to safeguard local jobs.

#### It must be built in the right place

There is obviously a debate about where is or is not acceptable for development.

- Renovation/ restoration, previously developed (Brownfield), infill/in gardens, Greenfield
- Village/ hamlet or in the countryside
- High visibility/ low visibility etc

#### It must be built to the right scale

There are examples of houses/ commercial developments said to be 'too large'.

#### It must be the right design

Some would emphasize harmony/sympathy with the landscape, some would be more concerned with respecting village character. There is obviously the possibility of creating Roseland-specific guidelines for architects, owners and developers, should we wish to do so.

### Questions - General Principles

**Answer yes or no by ticking the relevant box**

**9. Would you be in favour of new development in your Parish (housing or commercial) being subject to further restriction?**

YES		NO	
-----	--	----	--

**10. Please provide further details if you wish.**

**11. If more building (housing or commercial) was proposed for your Parish, which of the following approaches would you favour?**

**Please rank in order (1, 2 or 3) with 1 being your preferred option.**

- (i) Renovation/change of use of existing buildings to create new homes/workspaces and thus prevent unnecessary new development? ☐
- (ii) Building on previously developed land? ☐
- (iii) Building on green fields? ☐

### Questions - General Principles

**12. What would be the most appropriate scale of development in your Parish?**

**Please rank in order (1, 2 or 3) with 1 being your preferred option.**

- (i) sites of 1-5 units? ☐
- (ii) sites of 5-10 units? ☐
- (iii) 10 or more units? ☐

**13. What would be the best location in your Parish for new housing?**

**Tick all you favour**

- (i) infill - integrate small number of houses with existing housing stock in a village? ☐
- (ii) on the edge of a village? ☐
- (iii) allow small developments outside village boundaries but well integrated with groups of existing houses? ☐

**14. Do you think that there should be a design guide for new buildings and extensions?**

YES	NO
-----	----

**Answer yes or no by ticking the relevant box**

- (i) residential development? ☐
- (ii) commercial development? ☐

### Questions - Affordable Housing

**15. If your Parish demonstrated a need for additional affordable housing, would you support it?**

YES	NO
-----	----

**Answer yes or no by ticking the relevant box**

**16. Would you be in favour of affordable housing being built as:**

**Answer yes or no by ticking the relevant box**

- (i) 100% affordable homes only? 

YES	NO
-----	----
- (ii) with additional housing for sale on the open market helping fund the building of the affordable housing? 

YES	NO
-----	----

**17. Do you think that affordable housing should be allocated only to local people?**

YES	NO
-----	----

**Answer yes or no by ticking the relevant box**

**18. Please define what you mean by local people.**



## Questions - Housing for Sale on the Open Market

19. If it were possible to limit the number of new houses built for sale on the open market, would you support this?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

## Questions - Second Homes / Holiday Lets

20. If it were possible to limit the number of new second homes / holiday lets, would you support this?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

21. If it were possible to convert some second homes / holiday lets / hotels into affordable houses or full time residences, would you support this?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

## Questions - Commercial Buildings

22. Should new commercial development have additional restrictions beyond the General Principles (pages 7 & 8)?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

23. What additional restrictions would you apply?

## Questions - Overdevelopment

24. How would you define 'overdevelopment'?

## Other Issues

### Transport

25. If bus services were reduced/withdrawn, would you be affected? Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

26. Do you rely on a car to get around?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

### Parking

27. Should the Plan contain criteria for off-road car parking for both Residential and Commercial developments?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

### Health services

28. Do you think the current three surgeries in St Mawes, Gerrans and Tregony are adequate for the Roseland?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

Thank you very much for taking the time and trouble to fill in this form. Your contribution will help to make sure that the Roseland Plan truly reflects the needs and the wishes of everyone who lives in this very special place.



Jon Smith, Chair of the Roseland Plan Steering Group

29. How do you feel about the Roseland Neighbourhood Development Plan?

very negative    slightly negative    slightly positive    very positive

☐
☐
☐
☐

Are there any other issues that you think are important?

If so, please write in the comments boxes on the next two pages.

30. Please use this space to give us more detail about any of the answers you have given earlier in the questionnaire or feedback about other matters that you think may fall within the scope of our Neighbourhood Plan.

**We will record and take note of every comment!**

31. During our consultations so far, several issues have been raised that don't fall within the scope of a Neighbourhood Development Plan. If there are things that concern you about the future of the Roseland which have not been mentioned in this Questionnaire, please use the space here to give your views.

**We will record every comment and make sure that the information is given to the relevant body to deal with it.**

**Please make sure to return your completed  
Questionnaire**

**by Noon on 17th December 2013**

**Completed Questionnaires** should be taken to the Post Office in Portscatho, Veryan or St Mawes or to Harris' Garage at Bessy Beneath. If that is difficult for you, please call 01872 501749 and we will arrange for someone to come and collect it from your home.



### Overview

The results from Questionnaire 2 were unequivocal, with 87% of respondents thinking that 'it is necessary to strengthen the existing provisions for the conservation and enhancement of the landscape and seascape'. Every aspect of the natural and man-made landscape, coastline, rivers and seascape was highly valued.

This theme was elaborated when the Community was asked about factors affecting its quality of life.

Support for wind turbines and solar panels was mixed, but 88% of respondents supported investigation of other carbon reduction options.

There was strong support for new development (of all kinds) being subject to 'further restriction' and there was a clear prioritisation of approach:

- Re-use of existing buildings preferred;
- Development should be infill as far as possible;
- Small developments (1-5 units) preferred.

## THE ROSELAND PLAN

### OUR ROSELAND - OUR FUTURE

#### Results from the Have Your Say Questionnaire

##### Quality of Life

1. Please choose your <u>top three</u> in order of importance	RESULT
• The character of villages and hamlets	<b>3 (989 marks)</b>
• The quality of the landscape and coastline	<b>1 (1169 marks)</b>
• Making it easier for young people to live and work here	<b>4 (886 marks)</b>
• Maintaining the Roseland as a favoured tourist destination	<b>6 (222 marks)</b>
• Local heritage - Natural environment	<b>5 (303 marks)</b>
- Historic buildings	<b>7 (33 marks)</b>
• Sustaining local services and facilities	<b>2 (1035 marks)</b>

##### The Landscape

**3. Do you think it is necessary for the Neighbourhood Plan to strengthen the existing provisions for the conservation and enhancement of the landscape and seascape?** **RESULT 87% YES, 13% NO**

**4. Which aspects of the Roseland would you like to see conserved?**

**RESULT - % of people who value each aspect:**

Rivers, streams and creeks	<b>86%</b>	The farmed landscape	<b>67%</b>
The coastline	<b>91%</b>	Ridges and skylines	<b>60%</b>
Uninterrupted offshore public views	<b>61%</b>	Unspoilt public landscape views	<b>67%</b>
Natural habitats	<b>78%</b>	Footpaths	<b>82%</b>
Hedges	<b>70%</b>	Harbours	<b>82%</b>
Trees	<b>74%</b>	Local built heritage	<b>61%</b>
Field patterns	<b>51%</b>	Other	<b>2%</b>

## Analysis of Q2 Quantitative Data

### Renewable Energy

#### Wind Turbines 5. Which of the following approaches would you favour? **RESULT**

There should be no restrictions on the building of wind turbines	6%
Turbines below a certain height should be allowed	30%
No wind turbines should be allowed on the Roseland	54%
None of the above	10%

#### Solar 6. Which of the following approaches would you favour? **RESULT**

Solar farms OK anywhere	6%
Solar farms OK when well hidden	40%
Domestic solar panels only on roofs and on ground	13%
Domestic solar panels only on roofs	30%
None of the above	10%

#### Other 7. Would you support other carbon reduction options? **88%**

### The Historic and Built Environment

#### 9. Would you be in favour of new development in your Parish (housing or commercial) being subject to further restriction? **RESULT 76% YES 24% NO**

#### 11. If more building (housing or commercial) was proposed for your Parish, which of the following approaches would you favour? **RESULT**

(i) Renovation/change of use of existing buildings to create new homes/workspaces and thus prevent unnecessary new development?	1 (2116 marks)
(ii) Building on previously developed land?	2 (1489 marks)
(iii) Building on green fields?	3 (595 marks)

#### 12. What would be the most appropriate scale of development in your Parish? **RESULT**

(i) sites of 1-5 units?	1 (1811 marks)
(ii) sites of 5-10 units?	2 (1424 marks)
(iii) 10 or more units?	3 (669 marks)

#### 13. What would be the best location in your Parish for new housing? **RESULT**

(i) infill - integrate small number of houses with existing housing stock in a village?	71%
(ii) on the edge of a village?	41%
(iii) allow small developments outside village boundaries but well integrated with groups of existing houses?	41%

#### 14. Do you think that there should be a design guide for new buildings and extensions? **RESULT**

(i) residential development?	86% YES 14% NO
(ii) commercial development?	90% YES 10% NO

#### 15. If your Parish demonstrated a need for additional affordable housing, would you support it? **RESULT 87% YES 13% NO**

#### 16. Would you be in favour of affordable housing being built as: **RESULT**

(i) 100% affordable homes only?	64% YES 36% NO
(ii) with additional housing for sale on the open market helping fund the building of the affordable housing?	63% YES 37% NO

#### 17. Do you think that affordable housing should be allocated only to local people? **RESULT 87% YES 13% NO**

#### 19. If it were possible to limit the number of new houses built for sale on the open market, would you support this? **RESULT 77% YES 23% NO**

#### 20. If it were possible to limit the number of new second homes / holiday lets, would you support this? **RESULT 81% YES 19% NO**

#### 21. If it were possible to convert some second homes / holiday lets / hotels into affordable houses or full time residences, would you support this? **RESULT 87% YES 13% NO**

#### 22. Should new commercial development have additional restrictions beyond the General Principles (Q9 to Q14)? **RESULT 57% YES 43% NO**

### Other Issues

#### 25. If bus services were reduced/withdrawn, would you be affected? **RESULT 45% YES 55% NO**

#### 26. Do you rely on a car to get around? **RESULT 92% YES 8% NO**

#### 27. Should the Plan contain criteria for off-road car parking for both Residential and Commercial developments? **RESULT 94% YES 6% NO**

#### 28. Do you think the current three surgeries in St Mawes, Gerrans and Tregony are adequate for the Roseland? **RESULT 93% YES 7% NO**

#### 29. How do you feel about the Roseland Neighbourhood Development Plan?

	very negative	slightly negative	slightly positive	very positive
<b>RESULT</b>	2%	8%	47%	42%

## Analysis of Q2 Qualitative Data (Comments)

Space was provided under many of the questions, and at the end of Questionnaire 2, for respondents to make comments. Many took advantage of this. As for Questionnaire 1, the many comments (over 2000) were clustered into obvious headings and then analysed.

The comments were clustered under:

- Affordable Housing
- Commercial Buildings
- Energy
- Further Details
- Landscape
- Other Comments
- Overdevelopment
- Quality of Life
- Second Homes / Holiday Lets
- Transport / Parking / Heath Service
- What is Local?

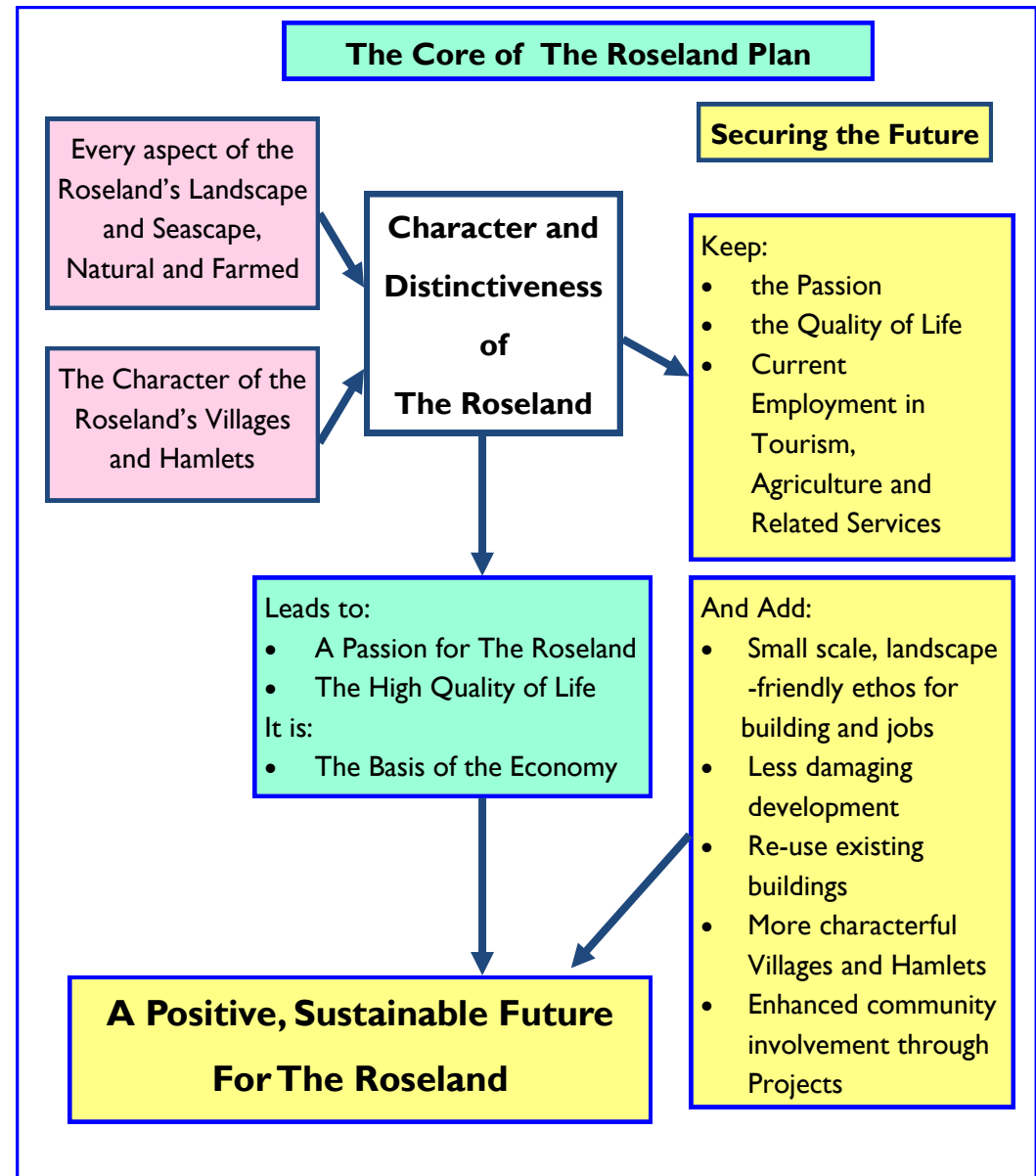
Full lists of the comments and details of our analysis are given at:

[www.roselandplan.org/the-results1.html](http://www.roselandplan.org/the-results1.html)

**A full analysis of the Community's opinions (as expressed through Q2 quantitative and qualitative results) led us to devise the diagram on the right.**

**This material was communicated to the Community by letter and email and through our website in May 2014.**

[www.roselandplan.org/letters-to-the-community.html](http://www.roselandplan.org/letters-to-the-community.html)



## **APPENDIX A6**

### **ROSELAND PLAN VISION AND OBJECTIVES**

## Vision and Objectives of The Roseland Plan, flowing directly from the Community's views

### Steering Group Mission

'Shaping future development in the Roseland whilst safeguarding and enhancing what is valued by its local communities'



Linking this with 'What the Community Said' in Q2, we identified:



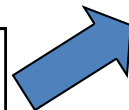
### VISION

### FOR THE FUTURE OF THE ROSELAND

Conserving and Enhancing  
the Roseland's  
Character and Distinctiveness  
for a Sustainable Future



To achieve our vision, we identified the following Objectives, from which we developed the Plan's Policies.



<b>Landscape</b>	<b>To define and conserve</b> the valued characteristics of the Roseland's special landscape, coastline and heritage from inappropriate development, since these characteristics are the basis of the area's economy and future.
<b>Character of Villages &amp; Hamlets</b>	<b>To define and sustain</b> the distinctive character of each of the Roseland's villages and hamlets.
<b>Local Services and Facilities</b>	<b>To sustain and enhance</b> essential local services, facilities and infrastructure whilst ensuring that the distinctive character of the landscape, coastline, villages and hamlets is not eroded.
<b>General Principles for Development</b>	<b>To define</b> general principles / policies which apply for all forms of development, including residential, commercial and carbon reduction / energy efficiency / energy production developments.
<b>Design Guidelines</b>	<b>To define</b> a set of Roseland Design Guidelines for all residential, commercial and carbon reduction /energy efficiency developments to ensure that the character of the Roseland is maintained.
<b>Housing</b>	<b>To support</b> the provision of a mix of affordable housing which meets a proven local (Roseland) need and which is of a scale and design that integrates with existing villages and hamlets. <b>To support</b> measures to increase the proportion of housing occupied by full time residents. <b>To provide</b> guidelines for applicants wishing to replace an existing dwelling or build an extension for any purpose.
<b>Commercial Development</b>	<b>To support</b> commercial opportunities which are of a scale and design that respect the distinctive character, sensitivity and capacity of the landscape and coastline.
<b>Carbon Reduction / Energy Efficiency / Energy Production</b>	<b>To support</b> appropriate carbon reduction technologies that are of a scale and design that do not erode the character of the landscape, the coastline, villages and hamlets.

## **APPENDIX A7**

### **LIST OF STATUTORY CONSULTEES**



## APPENDIX I - List of Statutory Consultees

Organisation	Email Address	Address
Environment Agency	<a href="mailto:shaun.pritchard@environment-agency.gov.uk">shaun.pritchard@environment-agency.gov.uk</a>	Environment Agency, Sir John Moore House, Victoria Square, Bodmin, Cornwall, PL31 1EB
English Heritage	<a href="mailto:david.stuart@english-heritage.org.uk">david.stuart@english-heritage.org.uk</a>	English Heritage, 29 Queen Square, Bristol, BS1 4ND
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>	Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, Cheshire, CW1 6GJ
Cornwall Area of Outstanding Natural Beauty (AONB)	<a href="mailto:info@cornwall-aonb.gov.uk">info@cornwall-aonb.gov.uk</a>	Cornwall AONB Unit, 13 Treyew Road, Truro, Cornwall, TR1 2BY
Cornwall Wildlife Trust	<a href="mailto:cheryl.marriott@cornwallwildlifetrust.org.uk">cheryl.marriott@cornwallwildlifetrust.org.uk</a>	Five Acres, Allet, Truro, Cornwall, TR4 9DJ
National Trust	<a href="mailto:michael.calder@nationaltrust.org.uk">michael.calder@nationaltrust.org.uk</a>	South West Region, Killerton House, Broadclyst, Exeter, EX5 3LE
Campaign to Protect Rural England (CPRE)		69 Arundel Way, Newquay, Cornwall, TR7 3AG
Cornwall Federation of Small Businesses		The Fuchsias, Fore Street, Albaston, Gunnislake, Cornwall, PL18 9AJ
Cornwall Association of Local Council's (CALC)	<a href="mailto:enquiries@cornwallalc.gov.uk">enquiries@cornwallalc.gov.uk</a>	Unit 1, 1 Riverside House, Heron Way, Newham, Truro, Cornwall, TR1 2XN
Devon And Cornwall Housing Association		The Mount, Paris Street, Exeter, EX1 2JZ
Ocean Housing Cornwall	<a href="mailto:development@oceanhousing.com">development@oceanhousing.com</a>	Stennack House, Stennack Road, St Austell, Cornwall, PL25 3SW
Sport England	<a href="mailto:tom.bowkett@sportengland.org">tom.bowkett@sportengland.org</a>	
Western Power Distribution	<a href="mailto:peterjroberts@westernpower.co.uk">peterjroberts@westernpower.co.uk</a>	
Wales and West Utilities Limited	<a href="mailto:enquiries@wwutilities.co.uk">enquiries@wwutilities.co.uk</a>	Customer Section, Wales and West House, Spooner Close, Celtic Springs Coedkernew, Newport, NP10 8FZ
South West Water	<a href="mailto:devplan@southwestwater.co.uk">devplan@southwestwater.co.uk</a>	South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR
Devon and Cornwall Constabulary	<a href="mailto:martin.mumford@devonandcornwall.pnn.police.uk">martin.mumford@devonandcornwall.pnn.police.uk</a>	St Austell Police Station, 1 Palace Road, St Austell, Cornwall, PL25 4AL
National Grid DPM Consultant	<a href="mailto:n.grid@amec.com">n.grid@amec.com</a>	Gables House, Kenilworth Road, Leamington Spa, CV32 6JX
British Gas		Po Box 4805, Worthing, BN11 9QW
EDF Energy		Freepost RRYZ-BRTT-CBJS, Osprey House, Osprey Road, Exeter, EX2 7WN
Homes and Communities Agency	<a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a>	
Highways Agency	<a href="mailto:ian.parsons@highways.gsi.gov.uk">ian.parsons@highways.gsi.gov.uk</a>	
Civil Aviation Authority		2W Aviation House, Gatwick Airport South, West Sussex, RH6 0YR
MOD Safeguarding	<a href="mailto:dio-safeguarding-statutory@mod.uk">dio-safeguarding-statutory@mod.uk</a>	



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Organisation	Email Address	Address
ROSELAND PARISH COUNCILS		
Gerrans Parish Council	<a href="mailto:gerrans.clerk@btinternet.com">gerrans.clerk@btinternet.com</a>	
Philleigh Parish Meeting	<a href="mailto:rob@wingofstmawes.co.uk">rob@wingofstmawes.co.uk</a>	
Ruan Lanihorne Parish Council	<a href="mailto:ruan-clerk@live.co.uk">ruan-clerk@live.co.uk</a>	
St Just in Roseland Parish Council	<a href="mailto:parishclerk@roselandinfo.com">parishclerk@roselandinfo.com</a>	
Veryan Parish Council	<a href="mailto:marysymons@freenetname.co.uk">marysymons@freenetname.co.uk</a>	
CORNWALL COUNCIL DEPARTMENTS		
Historic Environment Service	<a href="mailto:hes@cornwall.gov.uk">hes@cornwall.gov.uk</a>	Kennall Building, Old County Hall, Station Road, Truro, Cornwall, TR1 3HA
Economic Development	<a href="mailto:economicdevelopment@cornwall.gov.uk">economicdevelopment@cornwall.gov.uk</a>	Carrick House, Pydar Street, Truro, Cornwall, TR1 1EB
Adult Care and Support Service Improvements and Contracts	<a href="mailto:serviceimprovements@cornwall.gov.uk">serviceimprovements@cornwall.gov.uk</a>	Room 718, Old County Hall, Station Road, Truro, Cornwall, TR1 3HA
Adult Care and Support Strategic Commissioning	<a href="mailto:adultcommissioning@cornwall.gov.uk">adultcommissioning@cornwall.gov.uk</a>	Room 717, Old County Hall, Station Road, Truro, Cornwall, TR1 3HA
Out and About Service	<a href="mailto:spullen@cornwall.gov.uk">spullen@cornwall.gov.uk</a>	
Children, Schools and Families (Capital Strategy Team)	<a href="mailto:children@cornwall.gov.uk">children@cornwall.gov.uk</a>	
Health and Wellbeing Board	<a href="mailto:mipearce@cornwall.gov.uk">mipearce@cornwall.gov.uk</a>	New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY
Community Intelligence Team	<a href="mailto:intelligence@cornwall.gov.uk">intelligence@cornwall.gov.uk</a>	
Community Safety and Protection (Licensing)	<a href="mailto:Bob.Mears@cornwall.gov.uk">Bob.Mears@cornwall.gov.uk</a>	
Community Safety and Protection (Enforcement)	<a href="mailto:graham.bailey@cornwall.gov.uk">graham.bailey@cornwall.gov.uk</a>	Unit 6, Threemilestone Industrial Estate, Threemilestone, Truro, Cornwall, TR4 9LD
Cormac		Bodmin Group Centre, Castle Canyke Road, Bodmin, Cornwall, PL31 1DZ
Conservation Team	<a href="mailto:conservation@cornwall.gov.uk">conservation@cornwall.gov.uk</a>	
Local Planning Team	<a href="mailto:localplan@cornwall.gov.uk">localplan@cornwall.gov.uk</a>	Circuit House, Truro, Cornwall
Planning	<a href="mailto:planning@cornwall.gov.uk">planning@cornwall.gov.uk</a>	
Neighbourhood Planning	<a href="mailto:cornwalldf@cornwall.gov.uk">cornwalldf@cornwall.gov.uk</a>	

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Organisation	Email Address	Address
Affordable Housing Team	<a href="mailto:affordablehousing@cornwall.gov.uk">affordablehousing@cornwall.gov.uk</a>	
Highways	<a href="mailto:tfoster@cornwall.gov.uk">tfoster@cornwall.gov.uk</a>	County Highways Depot, Castle Canyke Road, Bodmin, Cornwall, PL31 1DP
Cornwall Fire and Rescue Service	<a href="mailto:skind@fire.cornwall.gov.uk">skind@fire.cornwall.gov.uk</a>	Room 608, Old County Hall, Station Road, Truro, Cornwall, TR1 3HA
County Farms Service	<a href="mailto:ruwheeler@cornwall.gov.uk">ruwheeler@cornwall.gov.uk</a>	Pydar House, 3rd Floor, Pydar Street, Truro, Cornwall, TR1 1EA
Transportation	<a href="mailto:haharris@cornwall.gov.uk">haharris@cornwall.gov.uk</a>	Carrick House, Pydar Street, Truro, TR1 1EB
HEALTH		
NHS Cornwall & Isle of Scilly Health Authority		Peninsula House, Kingsmill Road, Tamar View Industrial Estate, Saltash, PL12 6LE
Cornwall Trust NHS Partnership	<a href="mailto:cftenquiries@cornwall.nhs.uk">cftenquiries@cornwall.nhs.uk</a>	Porthpean Road, St Austell, Cornwall, PL26 6AD
Royal Cornwall Hospital Trust	<a href="mailto:garth.davies@rcht.cornwall.nhs.uk">garth.davies@rcht.cornwall.nhs.uk</a>	Bedruthan House, Royal Cornwall Hospital, Truro, Cornwall, TR1 3LJ
Peninsula Community Health	<a href="mailto:pch.communications@pch-cic.nhs.uk">pch.communications@pch-cic.nhs.uk</a>	
Healthwatch Cornwall (Cornwall Council contact)	<a href="mailto:ldavey@cornwall.gov.uk">ldavey@cornwall.gov.uk</a>	Chief Executive's Department, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY
VOLUNTARY AND COMMUNITY ORGANISATIONS		
Access Cornwall		41 Penware Parc, Camborne, Cornwall, TR14 7QR
Community Energy Plus	<a href="mailto:enquiries@cep.org.uk">enquiries@cep.org.uk</a>	3-4 East Pool, Tolvaddon Energy Park, Camborne, Cornwall, TR14 0HX
Cornwall Federation of Young Farmers		Pavilion Centre, RCS, Wadebridge, Cornwall, PL27 7JE
Ramblers Association		39 Turnpike Road, Connor Downs, Hayle, Cornwall, TR27 5DT
Cornwall Federation of Women's Institute	<a href="mailto:cfwi@btconnect.com">cfwi@btconnect.com</a>	Chy Noweth an Conteth, Truro Business Park, Threemilestone, Truro, Cornwall, TR4 9NH
Cornwall Chamber of Commerce & Industry		Chamber Office, Stanley Way, Cardrew, Redruth, Cornwall, TR15 1SP
Disability Cornwall	<a href="mailto:vaughan@disabilitycornwall.org.uk">vaughan@disabilitycornwall.org.uk</a>	Unit 2, Foundry House, Hayle, Cornwall, TR27 4HH
Cornwall Health Promotions Service	<a href="mailto:info@healthpromcornwall.org">info@healthpromcornwall.org</a>	Kernow Building, Wilson Way, Redruth, Cornwall, TR15 3QE
Young People Cornwall	<a href="mailto:chrish@ypc.org.uk">chrish@ypc.org.uk</a>	Lemon Street, Truro, Cornwall, TR1 2PE
Rural Community Link Project	<a href="mailto:admin@rclproject.com">admin@rclproject.com</a>	Unit 2, 24 Fore Street, St Stephens, St Austell, Cornwall, PL26 2NN

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Organisation	Email Address	Address
Cornwall Rural Community Council	<a href="mailto:peter.jefferson@cornwallrcc.org.uk">peter.jefferson@cornwallrcc.org.uk</a>	2 Princes Street, Truro, Cornwall, RI 2ES
Royal British Legion	<a href="mailto:knaylor@britishlegion.org.uk">knaylor@britishlegion.org.uk</a>	County Welfare Office, 66 Lemon Street, Truro, Cornwall, TR1 2PN
Youth Cornwall	<a href="mailto:youngpeople@cornwall.gov.uk">youngpeople@cornwall.gov.uk</a>	
Cornwall Buildings Preservation Trust	<a href="mailto:enquiries@cornwallbpt.org.uk">enquiries@cornwallbpt.org.uk</a>	
Cornwall Playing Fields Association	<a href="mailto:sharon.davey@cornwallrcc.org.uk">sharon.davey@cornwallrcc.org.uk</a>	2 Princes Street, Truro, Cornwall, TR1 2ES
Locality	<a href="mailto:peter.jones@locality.org.uk">peter.jones@locality.org.uk</a>	