

## Lanteglos – By - Fowey Neighbourhood Plan Survey Comments June 2016

### 1. Introduction

The below table provides a broad overview of the frequency of occurring words within the comments, however each of these phrases or references often have differing contexts and more detailed review of the comments provides the below analysis. Therefore this has been used a broad starting point to understand the common recurring themes along with more detailed assessment of comments to understand the context in which these words and phrases are being used.

<a href="#">Local</a>	26.09%	18
<a href="#">Polruan</a>	26.09%	18
<a href="#">Affordable Housing</a>	18.84%	13
<a href="#">Village Hall</a>	15.94%	11
<a href="#">New Housing</a>	15.94%	11
<a href="#">Not Important</a>	14.49%	10
<a href="#">Holiday Homes</a>	11.59%	8
<a href="#">Renewable Energy</a>	11.59%	8
<a href="#">Development</a>	11.59%	8
<a href="#">Place</a>	10.14%	7
<a href="#">Road</a>	7.25%	5
<a href="#">Problem</a>	7.25%	5
<a href="#">Q10</a>	7.25%	5
<a href="#">Pontoon</a>	5.80%	4
<a href="#">Health Facilities</a>	5.80%	4
<a href="#">Tourism</a>	5.80%	4
<a href="#">Community Hub</a>	4.35%	3
<a href="#">Older People</a>	2.90%	2
<a href="#">Council Tax</a>	2.90%	2

It should also be noted that not all aspects mentioned in comments can be dealt with directly in planning policy within a Neighbourhood Plan. That is not to say that these should be ignored, in fact these can be used as evidence to help build cases for community projects that could be taken forward either by community action or the Parish Council or perhaps be compiled as a list of potential projects that may attract CIL funding later.

As the comment section did not ask a specific question, comments cover a broad subject matter and have been used as an opportunity to clarify why a stance was taken on

preceding questions. As such there are limited conclusions to be drawn as comments are so diverse.

However what the comments do help to show is that some subject matters (both for the NDP and broader community concerns) are worthy of additional research and evidence gathering to better understand what the majority community feel and consider how these can be dealt with either in terms of the NDP or more broadly.

## **2. Local / Polruan**

This was the most frequently occurring word within the comments.

Given that a neighbourhood plan is specifically focused on a local area it is not surprising to see 'local' as a frequently occurring reference. Understandably this was in varied contexts for example in reference to things such as existing facilities in the locality or new affordable housing going to local people.

Other comments that do not specifically refer to local include comments such as 'preserving a community feel' or showing support for 'local' business, services and facilities and development being done in a way that is sympathetic to existing.

As a key settlement of the Parish it is not surprising to see Polruan mentioned frequently in comments. Some comments relate to keeping Polruan as the heart of the parish whereas other simply refer to the settlement for context.

## **3. Housing (affordable and market)**

A commonly occurring theme (mentioned by 18% of respondents) within the comments includes 'affordable housing'. The majority of comments that include 'affordable housing' make reference to making sure that affordable housing is available to local people only, which links to the frequency of 'local' as a recurring theme in the comments. There lacks a definition of what is considered 'local' however this is dealt with in the Cornwall Local Plan and some comments note that 'affordable' doesn't always translate to truly affordable for residents.

One other comment included an observation that there isn't a need for more affordable as it was not filled last time – however this was a far less frequency than the above comments.

Second homes / holiday homes also appeared as a fairly frequent comment and this included observation that regardless of residency in the parish (be it full time or part time) everyone had the same interests of protecting what is loved about the area. Other comments see second homes as detrimental to the area and impacting the ability of local people to access housing. It is worth noting that several second homes completed the survey and noted that facilities and services met their needs.

Where there is support for development, especially in terms of housing, most comments have indicated that new housing should be for families and young people in order to support the long term sustainability of the parish and retain a balanced age demographic.

There were also a couple of comments relating to how development should be integrated, with reference to design, location and considering the impact of development on the local landscape and natural environment.

One comment also raised the issue of starter homes / development also needing employment in the area to help sustainability.

#### **4. Commercial Development**

Comments relating to commercial development have tended to be in support of this but there is also acknowledgement that geography is a limiting factor (with a comment relating to looking outside Polruan and Boddinick for suitable development locations or noting that Polruan is a peninsula and as such not necessarily an accessible location for industry.

Other comments indicated that the existing economy, with particular reference in the comments to tourism, should be protected. In addition a comment also noted that whilst employment is essential additional development is not necessarily the answer to this.

Comments also include encouraging more shops to encourage people into the village and or places for people to work.

Other comments note that commercial development is not appropriate for the area as it is catered for in local towns – which indicates an interpretation of ‘commercial’ on a larger scale than perhaps was the intention behind the question in the survey.

Overall it the diverse nature of comments on this subject indicates that a more defined suggestion of commercial development should be offered up in later consultations or questions around asking the community define what they consider appropriate commercial development. Currently comments indicate that ‘commercial’ has been taken to mean anything from tourism to industrial.

A common recurring factor however is that any development should take into account the landscape and not impacting this negatively.

## **5. Renewable Energy**

Comments on renewable energy were varied between believing that renewable energy should be supported but not at the detriment to the landscape or otherwise not needed or relevant for the area.

Many references to renewable energy were to clarify that renewable may be supported but conditions were attached to this including the need to not interrupt the AONB or heritage coast and that scale of renewable energy should be considered eg No large turbines or wind farms.

Again this appears to be a subject matter that will require greater clarity and definition to consult in more detail with the community as well as understanding what the potential context for renewable would be (bearing in mind the AONB status which can have a limiting effect on renewables).

## **6. Community Facilities and Services**

There were many comments that related to community facilities, most reiterating that this is an important subject area for the community and there was a clear theme of recurring comments that facilities (both village hall and surgery in Polruan) did not need to be relocated. Other provided more context in terms of relocating to the 'top' of the village could impact the lower village for example those using the surgery at the quay will also access other shops at the same time and moving the surgery would impact this.

It is important to note as question 9 indicates that health facilities are seen as important by over 60% of respondents but the comments indicate a contextual consideration of not wishing to see the surgery relocated and that community facilities are important to encourage families in the settlements and in turn this keeping facilities, such as the school, viable and open.

Provision of a pontoon has been noted by several comments, which is taken to refer to Bodinnick (if not specified) as Polruan has a seasonal pontoon.

Open spaces have been mentioned in comments with one noting that many open spaces have been lost to development.

Concerns were raised by several comments regarding the adequacy of parking and the need to provide free parking to help support sustainability of the village and or ensuring that there is sufficient parking for residents that are impacted in the summer months.

## **7. Miscellaneous**

Other individual comments with less frequency of mention include:

- Broadband provision either taking advantage of superfast broadband or improving broadband
- Council tax and increasing this for second homes
- Cheaper and better Ferry service.
- Support for more local planning decisions (clearly this is important as far as the Neighbourhood Plan is concerned).
- Issues with drainage and sewerage
- Maintenance and cleanliness of roads.

## **8. Conclusions:**

Those subject matters that have been indicated as important by the community are worthy of greater of investigation during consultation and evidence gathering for the neighbourhood plan.

Second home ownership is a clearly a topic that warrants further investigation especially in light of the publicity surrounding the St Ives Neighbourhood Plan (as yet not entirely resolved).

Commercial development will require greater clarification in terms of what is needed and what the community would like to see and where feasible locations might be or the impact this will have. The survey question itself refers only to 'commercial' yet the comments have interpreted this differently ranging from existing tourism infrastructure to office space or shops or space for industry and enterprise.

Overall the survey and comments have provided a useful scope to help identify where areas need further investigation, research and evidence gathering to understand what the direction of the policies may take

We recommend that this is an area that is investigated in more detail.

Some aspects are less obvious contents for a NP but through the process of consulting on the Plan will come up and will also provide context for many policies. These could be recorded and listed as potential projects to append to the NP.