

# Lanteglos by Fowey

NEIGHBOURHOOD PLAN

**Survey 2018 - Summary Report**



# Lanteglos-by-Fowey Neighbourhood Development Plan

## Summary of Survey Results 2018

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## **Introduction**

This report summarises the results from the Lanteglos-by-Fowey survey carried out in 2018. The full results with all comments have been provided to the Parish Council but this report gives an overview of the responses received. There were 180 responses to the survey – although it should be noted that not all respondents answered every question, hence a variance in individual question responses.

Where respondents provided comments these frequently included a number of points relating to different issues/locations/uses/preferences etc. On this basis, where there is inclusion of the number of comments received for a particular aspect, this indicates the number of references made to this aspect, not the number of individual respondents.

Where age has been indicated in Question 30, only 10 of the 135 respondents were aged under 44. To ensure an accurate reflection of local needs these ages may need to be targeted directly through additional activity.

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## **Note from the Parish Council**

Please note that this report includes a selection of comments and views (including extracts from individual responses) expressed by the survey respondents. We, Lanteglos by Fowey Parish Council, as the Accountable Body for the Neighbourhood Plan Process believe these give a good understanding of the issues, perceptions and feelings of those who kindly completed a survey.

The original data report was over 130 pages and includes many differing views from individuals and do not originate from the Parish Council. However, we feel that some of the views expressed would be inappropriate to publish (for instance because of personal data) but nevertheless they have been read and considered at length. We are very appreciative of everyone taking the time to complete the survey and hope that you will find the results interesting and the views of others equally thought-provoking (even if the views do not concur with your own).

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## Q1. Do you agree with the vision and principle objectives for our Neighbourhood Plan?

**Vision:** Lanteglos-by-Fowey is a parish of exceptional landscape quality, which we wish to maintain as a place where people want to live, work and visit

### Principal Objectives:

- *Environment & Heritage:* To sustain the high quality of our natural and man-made environment, and to ensure its accessibility for the enjoyment of all
- *Economy & Employment:* To support job creation through encouragement of appropriate development
- *Housing:* To promote provision of housing suited to the needs of our community

Answer choice	Response (%)	Response (total number)
Yes	87.50	154
No	5.68	10
Unsure	6.82	12

Additional comments: 55 in total – (table below) indicating the number of times a specific issue was mentioned. There was a sense that respondents were concerned that local needs were not being addressed (particularly in relation to housing need). Respondents were keen to protect the local environment and were wary of development that would have a negative impact. The issue of balance was highlighted – an acceptance of the need for the economy to grow, whilst protecting the environment and quality of life.

<b>Plan wording</b> – indication of preference for clearly worded objectives without ability to be misinterpreted, and wording to more strongly indicate intent or commitment	<b>6</b>
<p><i>"The objectives are too vague and could be interpreted in many ways. They need to be tightened up to make 'transparent' the REAL objectives - which SHOULD be to protect the rights of LOCALS, i.e. people born, living and working here full-time; and supporting their livelihoods (and hence the ability to stay specifically sustaining our existing natural and manmade environment."</i></p> <p><i>"In principle"</i></p> <p><i>"It does not come across sufficiently forcefully. Everything is a "wish" or "encouraging". Without words that indicate energy, intent or commitment, there is nothing the council can be accountable for or held to."</i></p>	
<b>Supporting local 'provision'</b> – particularly in relation to housing, but also employment	<b>16</b>
<p><i>"It is important for locals to be able to have the opportunity to obtain housing here before it is allocated to outsiders"</i></p> <p><i>"We need suitable affordable housing for local people who work to support the community and local economy"</i></p> <p><i>"Housing should be for local individuals and families. We don't want another Kendall Park Scenario"</i></p>	

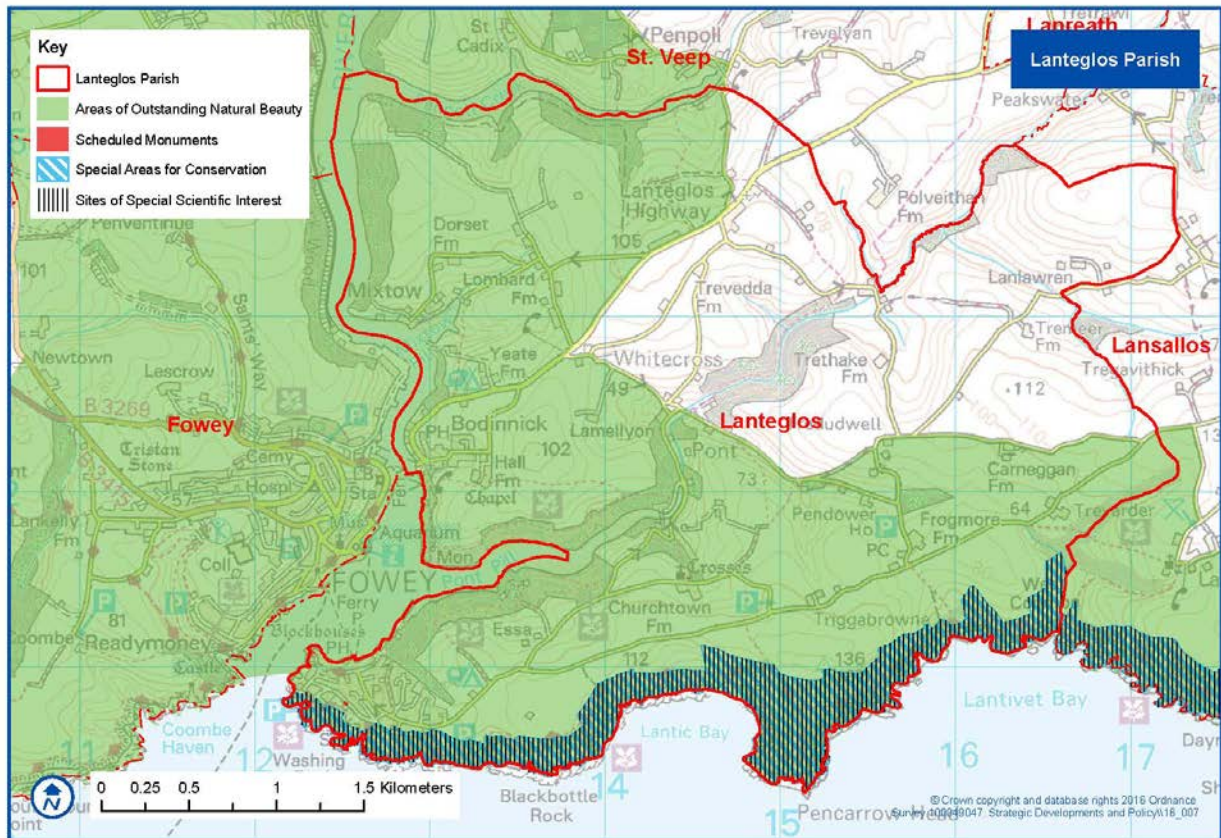
<b>Affordable housing provision</b> – impact of second and empty homes and previous social housing development, ‘affordable’ in relation to house prices	<b>13</b>
<p><i>“It is very important to build truly affordable homes preferably where there can be vehicular access and adequate parking. So many houses in Polruan only appeal now as second homes! Homes for families with children, and those with older occupants need access to cars. If more homes in Polruan became holiday houses or holiday lets, the village is in danger of being a ghost town in winter.”</i></p> <p><i>“Any housing needs should be met by ‘in-filling’. Given this is an AONB<sup>1</sup>/SSSI<sup>2</sup>, additional building without the present housing boundaries would be a desecration of those nationally-important designations. There is not a shortage of housing in the village. The problem is the high prices (many unrealistically so) of those properties currently on the market - of which there is a significant number. Polruan currently has a number of ‘million pound’ - even ‘multi-million pound’ properties.”</i></p>	
<b>Environmental impact</b> – emphasis on existing land designations, current local character and potential for negative impact from future developments	<b>12</b>
<p><i>“The relative inaccessibility supports the environment and heritage, it inevitably makes supporting employment more difficult, other than ‘table top’ businesses and individual personality craft and artisan activities.”</i></p> <p><i>“In an area of outstanding natural beauty I believe the planners should limit the styles and sizes of buildings to those which will blend in with existing buildings.”</i></p> <p><i>“Without environment and heritage we lose the natural amenity of the area- this is vital for our future.”</i></p>	
<b>Supporting infrastructure</b> – future development to have sufficient access and sewerage, health, education and social/community amenities	<b>7</b>
<p><i>“Any development must be thought through and all amenities required to support development to be provided - road/access, sewerage, schools and medical support”</i></p> <p><i>“No mention of the need for adequate social facilities”</i></p> <p><i>“Improve facilities for existing residents, particularly those with young families and the elderly. Specifically to minimise the day-to-day challenges of living in such a remote (but beautiful) parish, particularly in the winter.”</i></p>	
<b>Job opportunities</b> – need for local employment to support affordable housing, and balancing the two, the importance of tourism	<b>6</b>
<p><i>“The emphasis needs to be on creating employment and housing for LOCALS i.e., people born here and not ‘moved’ here because of problems faced elsewhere.</i></p> <p><i>“Business - difficult to see where any potential opportunities lie, maybe some sort of “marine school” - sailing/boating”</i></p> <p><i>“Is farming included in this ‘economy &amp; employment’?”</i></p> <p><i>“Jobs can’t be provided if there is a lack of job opportunities and affordable housing. There is also a lack of opportunities for teenagers and young people.”</i></p>	
<b>Sustainable future for young people</b> – social facilities, job opportunities	<b>5</b>
<p><i>“There are not many job opportunities for your people.”</i></p> <p><i>“There are not many facilities for children around”</i></p> <p><i>“Protection of the environment is very important but it must co-exist with building a sustainable future for our young ones and not become an old age dormitory”</i></p>	

<sup>1</sup> Area of Outstanding Natural Beauty

<sup>2</sup> Sites of Special Scientific Interest



**Q2 Which areas in the Parish do you think can provide space for housing, business development or any other development whilst safeguarding the landscape quality of the parish? Please describe 'where' specifying whether for housing, business or other development and give any reasons why you believe this to be an appropriate location (please use box below).**



small Highway Lanteglos Highway old business access  
 area village development need  
 housing new Polruan given Whitecross  
 developed business development Parish buildings  
 Townsend Farm

There were 103 comments made and the table below shows the total number of times a specific issue was mentioned: It can be noted that around a fifth of respondents were not in favour of development in designated areas (or to a lesser degree in the parish). There was a mixture of responses and locations – for instance Whitecross was cited as a potential location for some housing and business development; Townsend Farm was suggested as a location for housing (in particular flats or homes more suited to more elderly residents).

<b>None / None in designated areas</b>	<b>22</b>
<i>"NO additional housing or other development within the AONB, Conservation Area or SSSI."</i> <i>"Additional housing (if necessary) in white areas. POTENTIALLY : SENSITIVE business"</i>	

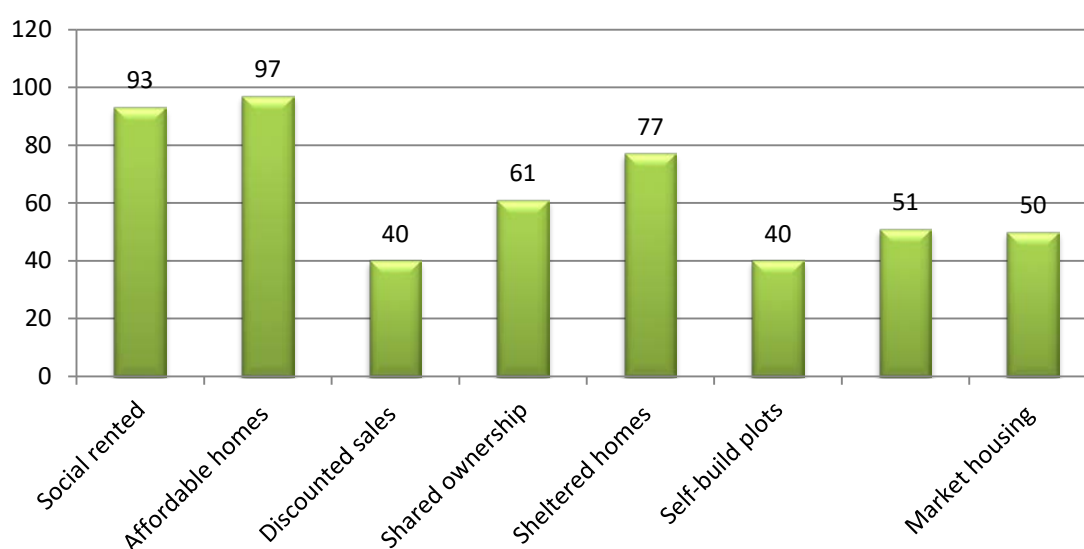
<p>development (tightly controlled and monitored by an INDEPENDENT body in the river, to encourage yachting and marine development - not the Harbour Commission to encourage yachting and marina development"  "Definitely NOT in any green area"  "All areas are unsuitable for any developments due to lack of parking areas - causing car parking wars and stealing resident's street parking!"  "No obvious area in the Parish for housing development. The land not included in the AONB appears to be agricultural and should be kept as such with only buildings supporting agriculture being given permission."  "Locations away from the waterline (all development)"</p>	
<b>Whitecross</b>	<b>19</b>
<p>"Full area 14/15 adjoining Whitecross and Pont - Housing/supporting business development Rationale: optimise community facilities such as Whitecross Village Hall, Penmarlam shop and use of Ferry Inn - ensure sustainable : reduce isolation by adjoining established community : reduce use of vehicles to community facilities (less pollution and obesity) : current transport links for school run, reduced burden on adult, children and education budgets : in valley mitigating impact on views/natural beauty"  "Areas around Whitecross for housing with access to Fowey for employment"</p>	
<b>Townsend</b>	<b>18</b>
<p>"Housing - Townsend Farm site, Polruan"  "In Polruan, Townsend Farm should be developed either for old peoples' housing - flats - (social housing - warden controlled) or local businesses providing local employment. At Bodinnick and Mixtow land should be acquired for business development. Community Land Trust - land just outside Polruan"</p>	
<b>Lanteglos Highway</b>	<b>17</b>
<p>"Housing development on southern side of Highway opposite existing housing Lanteglos Highway - field behind houses opposite road to ferry"  "I believe new building should be near good roads where possible: there is some ribbon development along the road from Whitecross to Lanteglos Highway. Might this be a possible place for housing, to consolidate an existing development."  "Commercial development along road through Highway to Lanreath"</p>	
<b>Other</b>	<b>16</b>
<p>"Communication/servicing is very difficult given the road network being so restricted. Unless this infrastructure is addressed there is no point in residential/business development. If this goes ahead - more cars, vans and lorries"  "Tourism businesses should be as restricted in locations as housing. Businesses - anything other than tourism businesses - could be located in other places too, such as in redundant buildings on farms. But not in open countryside."  "I don't understand the need for more housing. The access to Polruan is very difficult and this effectively limits most of any attempt at job creation. Apart from the boatyard the only other activity is the holiday trade and possibly a small of home working via the internet. Finally it seems that selling a house here is difficult - just look in the estate agent's window!"  "Could either Polruan Village Hall and WI Hall site be redeveloped for housing, ideally affordable?" "One community Hall site would be sufficient in Polruan"  "I don't think there should be any more development until empty houses are filled. If there has to be new development it should be done in ways that are sympathetic to existing structures, and that encroach as little as possible on wildlife habitats. Ideally it should solely be infill housing in already built up areas such as Polruan or Bodinnick."  "Housing development should be restricted to areas close to existing settlements. Small scale businesses could be set up in existing redundant farm buildings and barns. Brazen Island should be utilised fully for marine purposes."  "The Lanteglos area is not suitable for any further development due to lack of infrastructure"</p>	
<b>Polruan</b>	<b>11</b>
<p>"Polruan village can be expanded so long as new property has a balance of local needs and quality housing"  "Polruan is clearly already developed to its limits. There remains the opportunity to have small numbers of individual houses elsewhere in the Parish"  "Polruan Quay and pontoon - development to improve year-round travel logistics and safer pedestrian accessibility to private and public water transport, whilst safeguarding the historic character of the setting."</p>	



<b>Kendall Park</b>	<b>4</b>
<i>"The only available space is above Kendall Park where more houses could be built"</i>	
<b>It depends</b>	<b>2</b>
<i>"Depends on type and distribution Should maintain max retention of waterside and historic old village while developing a range of employment opportunities to give a sustainable future. Good mix of development in optimal location to achieve the above there isn't much opportunity for development, but social housing should have priority"</i>	
<i>"Small in-fills for affordable housing only"</i>	

**Q3. What kind of housing development should be supported in the parish?**  
**(Tick all that apply)**

**Support for Specific Housing Development**



Answer choice	Response (%)	Response (total number)
Social rented	62.00	93
Affordable homes (sale or rent)	64.67	97
Discounted sales (affordable sale at discounted level below market rate)	26.67	40
Shared ownership	40.67	61
Sheltered homes (older/disabled)	51.33	77
Self-build plots	26.67	40
Community Land Trust (community-led housing)	34.00	51
Market housing (sale at full local market value)	33.33	50

**Additional comments:**

- *"There is no more space in Polruan"*
- *"Affordable for local population with links to the parish"*
- *"Difficult to be specific and need a mix of all and infrastructure to support"*
- *"Affordable homes - insert only after rent. Shared ownership add after remainder, for permanent residents ONLY"*
- *"None of these"*
- *"Can't see the need for more housing here - just continue to improve the quality of the existing"*

- *“Every attempt must be made to prevent unscrupulous developers exploiting the rules”*
- *“Shared ownership usually seems to give the purchasers a good deal. Self- build should not be for holiday homes or holiday lets. What is a community land trust?”*
- *“With parking for independence”*
- *“Social rented housing can be purchased by incumbents - local people hopefully?”*
- *“Social Routes Housing should also be able to convert to affordable housing - not just build affordable housing”*
- *“Market housing must be for permanent residence only”*
- *“Sheltered housing would be flats with a warden - which would release other social housing”*
- *“Discounted sales as long as they remain as such”*
- *“Plan to restrict further second homes, to prevent further imbalance which is killing the village. A way to be able to get locals to afford to buy properties. Any new builds to have a tight not for second/holiday home clause written in them..”*
- *“Until there are assurances that local people will have priority for social housing, I cannot tick this box.”*

**Q4. Previous consultations and survey responses have indicated a preference for housing development that encourages young people and families to the parish. Do you agree?**

Answer choice	Response (%)	Response (total number)
Yes	75.63	121
No	10.00	16
Unsure	14.37	23

Additional comments: if “no” or “unsure”

- Based on the number of comments entered there is an implication that respondents who answered “yes” added a proviso to their answer.
  - Strong preference for working families, but with recognition of limited local employment opportunities.
  - Strong preference for families with local connection.
  - Concerns over social housing allocation process.
- *“We need to keep the young families we have got - not attract new ones who have nothing to do with Polruan and the local area. Encourage young people and families to remain in the parish.”*
  - *“Polruan has always been a safe and secure environment.”*
  - *“1. no employment for young people 2. many want to go off to big lively towns when they are young”*
  - *“BUT need local employment in a range of sectors, leisure business, property maintenance, water activities, boat building and associated skills and apprenticeships”*
  - *“Poor access to village. Little entertainment for young families Work prospects very limited”*
  - *“Need families to safeguard viability of school”*
  - *“It seems unrealistic to try to bring people to the area as there is little employment and it is miles from anywhere. In other areas of the County I would tick all the boxes above but it seems pointless to bring people to an area where they cannot work”*
  - *“Any social housing must be for local families - not available for other councils to purchase”*
  - *“It is essential that young people with children have houses where there is easy and adequate parking. Both parents tend to work and this has to be juggled with shopping, taking children to school or to the school bus, and with the paucity of rural public transport the young will not settle where they cannot park.”*
  - *“Only summer jobs in seaside areas and village life too boring for the youth of today (according to the youths themselves)”*
  - *“More consideration should be given to social housing placements. There are cases of families being located from towns and cities and finding that they are isolated due to transport links (or lack of them!)”*
  - *“There is no work or social infrastructure of interest to young people in Polruan. To attract young people there needs to be work that is stimulating and financially rewarding sufficient to enable them to afford rents and shared*

ownership. Basically Lanteglos needs to attract some good entrepreneurs to develop light commercial business that is not reliant on quick road / rail access....these will provide the employment opportunities”

- “But not exclusively social/affordable homes. Families from up-country who can work remotely or bring business should be encouraged relocate (permanent residents) in order to increase diversity within the parish.”
- “A vibrant community and businesses require people of a range of skills and experience. Such people will have a range of ages and may not necessarily have families so such discrimination appears inappropriate.”

#### Q5. Second home ownership - Do you have any concerns over second homes or properties for holiday lets in the parish?

Answer choice	Response (%)	Response (total number)
Yes	60.13	95
No	33.54	53
Unsure	6.33	10

- Comparing the responses above to current residency status (in those instances where the respondent has provided this information later in the survey) it can be seen that:
  - Of those who answered ‘yes’ - 72 are full time residents; 2 own holiday homes and 1 is a visitor
  - Of those who answered ‘no’ – 26 are full time residents and 14 own holiday homes.
  - There is no information relating to those who answered ‘unsure’ to Q5.

#### Cornwall Local Plan: Housing Evidence Base - Second and Holiday Homes Housing Evidence Base Briefing Note 11 (BN11) Version 2 December 2015

- Highest proportion of second homes:
- Parish of Lanteglos: 31.2% - 219/705 (8<sup>th</sup>)

It can be seen from the comments that:

- The answer may not be 100% clear as differences of opinion between second homes and holiday lets.
- Holiday lets provide employment opportunities and economic benefits.
- Second homes often left empty for extended periods, increase local property prices and can create a ‘seasonal’ population impacting year-round residents.
- Second home owners completing the survey have added comments to balance the argument – one resident of 30 years initially came to the area as a second home owner.

#### Additional comments:

- “We need to attract tourism to boost the local economy but a balance has to be struck with maintaining Polruan as a local and vibrant community, not like Salcombe, Rock, etc.”
- “Several large new houses have been built in Polruan in recent years. Many of these are now second homes, too expensive for local people to buy. The parish should support the building of smaller affordable homes that could be purchased or rented by local people or new residents who want to live in the village”
- “Second homes are mostly let out and provide employment for 1. changeovers 2. linen services 3. gardeners 4. maintenance 5. hold local economy - shops, pubs - ferries, etc.”
- “Not if in proportion. Holiday lets best as give employment and attract visitors less so lock up and leave second homes.”
- “The parish can barely function as not enough people live here all the year round. Somehow we must turn the tide away from tourism, seasonal businesses, second homes and buy-to-let.”
- “Occupancy is more important than ownership - empty properties are a blight on our communities. If a holiday is reasonably occupied then it is contributing”

- *"No new-builds should be second homes or holiday lets"*
- *"As an owner of a second home I would imagine a limit is needed. Ours is used all year round by family members who are reminded that we are guests in the village."*
- *"Like it or not....second homes boost the local Polruan economy. Polruan would not survive without them."*
- *"They provide considerable employment for builders and management services - the main local industry. They would otherwise be empty/abandoned as there is no significant local employment for alternative residents."*
- *"Far too many second homes that are empty for large parts of the year. It's killing local business, the school, the post office, etc. Planning permission should be required to turn any more into second homes. Wake up before it's too late."*
- *"Although the die is cast, so I fail to see what can be done to turn the tide. That said many of the second home owners support both the pubs and the shop and their support is vital to these traders"*

**Q6. Are there any examples in the Parish of what you consider to be 'good' development? Please explain why?**

<b>Kendall Park</b>	<b>25</b>
<i>"Kendall Park in Polruan made it possible for more locals to stay"</i>	
<i>"Kendall Park - young families are benefiting"</i>	
<i>"Kendall Park except they should not have been allowed to build so high"</i>	
<i>"Kendall Park - fits in reasonably well with the landscape and provides good quality housing"</i>	
<b>Ferris Way</b>	<b>9</b>
<i>"Ferris Way was ideal until they were bought from the Council and then sold on for 2nd homes."</i>	
<i>"Should have been preserved for locals"</i>	
<i>"Ferris Way was the last good development. It provided decent accommodation for local families."</i>	
<i>"Even though the majority of the properties are now privately owned, they are still realistically priced when they do come onto the open market."</i>	
<b>Tom's Boatyard</b>	<b>4</b>
<i>"Toms Boatyard - provided new facilities for sailors, e.g. launderette"</i>	
<i>"Crane in Toms Yard is kind of economic development that village needs, providing local jobs for local people"</i>	
<i>"The Polruan boat yard - which continues to uphold a centuries old tradition of support to the fishing and leisure industry and whose employees prop up the local economy out of season and social cohesion all year round by spending wages in local cafes/pubs, using local schools, and inhabiting local housing. Dispersed farms and other industry in the Parish valleys also do their bit, and should be encouraged to grow and diversify."</i>	
<b>Castle Keep</b>	<b>3</b>
<i>"New build in prominent position near Polruan Castle - Castle Keep (?)"</i>	
<b>Polruan Fire Station</b>	<b>3</b>
<i>"Polruan Fire Station - modern, well situated for easy access"</i>	
<b>Lanteglos Highway</b>	<b>3</b>
<i>"New infill property in Lanteglos Highway"</i>	
<b>Trevarder Farm</b>	<b>2</b>
<i>"Restoration of Trevarder Farm - well done using good materials, in keeping with the landscape."</i>	
<i>"National Trust renovation of Trevarder Farmhouse, because it is sympathetic."</i>	
<b>Polmarine</b>	<b>1</b>
<i>"Some waterside properties have been sensitively changed such as Polmarine - which was a board house"</i>	
<b>Swallows</b>	<b>1</b>
<i>"2 recent developments at the top of Battery Hill (one is Swallows) Also Castle Keep"</i>	
<b>Pont Sawmill</b>	<b>1</b>
<i>"Restoration of Pont sawmill - sensitive, beautifully done."</i>	
<b>Other comments</b>	<b>33</b>
<i>"On the whole the 'New England' style refurbishments/works have fitted in better than I had expected"</i>	
<i>"Nothing jumps out as being outstanding, the housing built since WWII is generally middle of the road, average and unexciting."</i>	

“Refurbishment of old buildings such as the Station Master's House in Fowey - this brings to life a disused building, maintaining the stone, feeling of the architecture and historic look of the area”  
 “Converting existing property as opposed to building new developments”  
 “I do believe that Lanteglos Parish is, so far, relatively unspoilt, and any developments must be sensitively planned to keep it thus”  
 “I am not aware of any good development”  
 “Re-use of old existing buildings, i.e. unused churches”  
 “Mixtow marine is a good development. We need more of this to also enable casual uses to come to the area.”  
 “New modern 'interesting' architecture to compliment the very old/beautiful buildings we are lucky to have in the conversations areas. Bones Meadow for example is 'interesting' (if on the large side!) as is the home currently under construction at Bodinnick (again perhaps a bit too big!) and the proposed house at Headland. Ferris Way and Greenbank Penmarlam Campsite - Unobtrusive and supplies holiday makers' needs”  
 “Barn conversions - increase in home supply and generally good/appropriate vernacular design”  
 “Infilling although small properties preferable”  
 “Detached, low build housing that does not spoil the view for everyone else”

**Q7. Are there any examples in the Parish of what you consider to be ‘bad / inappropriate’ development? Please explain why?**

new Boatyard large use local design built parish  
 houses area Bones Meadow  
 inappropriate Polruan big village keeping  
 development residents properties planning

Concerns raised included cost and size of new homes (unaffordable to locals); building aesthetic not in keeping with the parish/Cornish character; development that over the year has been detrimental to the environment; and to a lesser degree too many houses within a development and the nature of business development at the boatyard.

<b>Bones Meadow</b>	<b>57</b>
“The development of Meadow Walk four houses and garages at over £1 million apiece which was turned down but approved 3 months later.” “The 4 large modern houses in Polruan are not really in keeping - not awful but look like they should be in Spain, not Cornwall.”	
<b>Tom’s Boatyard</b>	<b>14</b>
“Extension of Tom's Boatyard, specifically the new pontoon and crane”	
<b>St Saviour’s Tower</b>	<b>9</b>
“Property next door to Polruan School with tower and crenulations – inappropriate.”	
<b>Large properties</b>	<b>7</b>
“Yes - the number of larger homes that have been built aimed at second home owners. We need more community/affordable housing for full time residents not 'part time' second home owners.” “Yes - oversized new builds out of keeping in the area e.g. mansions at top of Bodinnick e.g. Les Pieds dans L'Eau” “Ferry Climb, Bodinnick The property overlooking the ferry at Bodinnick and the huge white house at Highway”	
<b>Kendall Park</b>	<b>8</b>
“Kendall Park was built twice as high as the original plans. Builder went broke as slope was too much to dig out.”	



<i>"Kendal Park - wrong size (number of bedrooms) for local needs believe all new builds should be environmentally friendly using renewable technologies. Kendall park for example is social housing only 7/8years old &amp; all the properties are run off electrical devices, but no solar panels Or technology to make the houses more affordable to run."</i>	
<i>"The new houses behind the entrance to Ocean View crammed in and affect the views from Ocean View houses"</i>	
<b>Greenbank</b>	<b>2</b>
<i>"Greenbank Whoever thought old people should live on the side of a mountain? Some of them are housebound if they can't climb the steps, some of which are much too steep."</i>	
<b>Other comments (including "no")</b>	<b>27</b>
<i>"Houses at top of St Saviours Hill, Polruan. They are not designed well to sit in the village (1960's style terraced housing) They impact on the beauty of the village."</i>	
<i>"In lower village more attention should be paid to maintaining traditional building materials and design. No more weed clad exteriors - stick to Cornish stone"</i>	
<i>The [Social] Houses behind the Fire Station – huge waste of spaces, two parking spaces – free.</i>	
<i>"Bones Meadow home in middle of Polruan - too large, very dominant to landscape, too expensive for most of the community. A shame that infill land was not used to provide character houses with parking in a lower price bracket."</i>	
<i>"The worst developments took place during the mid c20 when the parish prioritised function above all other considerations, to the detriment of the AONB and historic aspects of the parish."</i>	
<i>"Development that doesn't take car parking into consideration. Parking should be both available and hidden as much as possible. Also building on horizon should be restricted"</i>	
<i>"Penmarlam: Has already seriously damaged an area of AONB (tree removal and introduction of extensive hard standing). Also generates noise and other disturbance to wildlife. Light pollution is also an issue for constant attention. Further development should not be tolerated."</i>	
<i>"Permitting contemporary developments, particularly extensions to existing buildings having large glazed openings in the conservation area amidst dwellings which retain their original architectural characteristics and fenestrations Permitting extensions which involve building an additional floor on existing two storey residences."</i>	
<i>"Rows of attached council housing"</i>	

## Q8. Do you have any concerns about the potential impact of new developments?

Main concerns raised by respondents concerned:

- Over development
- Traffic
- Impact on landscape – views, designations, character
- Infrastructure – sewerage
- Use of local materials

Answer choice	Response (%)	Response (total number)
Yes	81.35	96
<i>"Yes if not encouraging young families is to keep local school going"</i>		
<i>"YES! New developments are usually empty for 50 weeks of the year. They do nothing for the community or the local businesses"</i>		
<i>"- to lose the views that everyone enjoys - cause too much traffic through small lanes - ruin areas of outstanding natural beauty that bring visitors to the area, that bring money to the area"</i>		
<i>"Lanes around Polruan too busy now"</i>		
<i>"Overloading the sewerage system"</i>		
<i>"Yes. Proximity to local services/schools will increase use of cars and pollution and prevent exercise/obesity reduction by easy access on foot"</i>		
<i>"Any developments which impact on the river and coastal beauty and deprive people of usage of those areas"</i>		
<i>"Only that they are done in a way to maintain the local environment and heritage. They should also be eco developments"</i>		
<i>"Yes, if the only people to benefit are second-home owners"</i>		

*"Yes - they may not be what is needed - just to make money for developers and encourage outsiders moving in"*  
*"The local wildlife habitats should be protected. Any new developments should use local materials, both for the sake of the environment, and to support local businesses, and to maintain the local identity. New developments should be done within already built-up areas, with little to no sprawl."*

No	13.55	16
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*"No - providing parking facilities off road are provided and are protected from indiscriminate parking - the above development adds to the traffic in what is a very narrow and congested area"*  
*"There is no concern as long as it is appropriate for the Parish"*  
*"No, as long as the local community can express their opinions and the Planning Department take them fully into account"*  
*"OK as long as not crammed in"*  
*"As long as the relevant infrastructure is upgraded."*  
*"No as long as it's for local needs."*

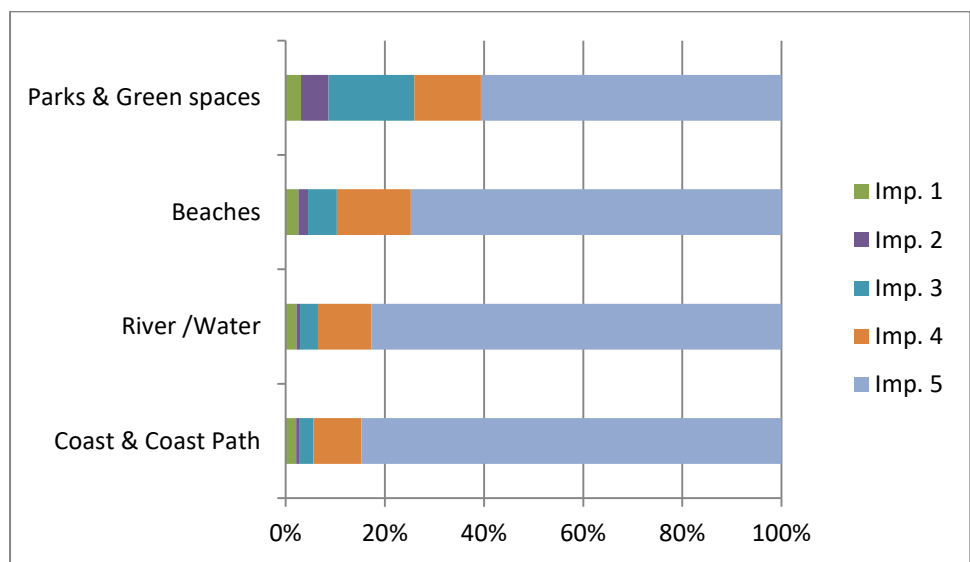
Unsure	5.08	6
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*"No if they benefit locals! Yes if it is for second homes!!!"*

**Q9. What elements or aspects of our natural environment are specifically important to you and why? (e.g. Leisure, recreation, business). On a scale of 1 (low) to 5 (high) say how important these are.**

**Importance rating for elements of the natural environment**  
 (% of each element's total responses)

Importance Level	1	2	3	4	5	Responses
Coast & Coast Path	2.1	0.7	2.8	9.7	84.8	145
River /Water	2.2	0.7	3.6	10.8	82.7	139
Beaches	2.6	1.9	5.8	14.9	74.7	154
Parks & Green spaces	3.1	5.5	17.3	13.4	60.6	127



Note that an 'Other' category was also selected by 32 respondents, 23 of whom designated it as Level 5 in importance, with a further 8 indicating Level 4 importance. Woodlands, farmland and wildlife were amongst the themes included in this 'Other' category, and some comments relating to it are set out below:

## Additional Comments

### Woodland

- *“Woodlands, meadows for recreation/leisure”*

### Agriculture/farmland

- *“Farmland/woods”*
- *“Farmland and agricultural activities - provide wildlife habitat and local employment”*
- *“All paths and the general agricultural landscape”*

### Wildlife habitats

- *“Small mammals and birds”*

### Views and vistas

- *“Leisure and fitness to first two, Recreation to river water. Wellbeing to panoramic views to coast/valley”*
- *“Open landscape views. All reasons apply.”*
- *“Uninterrupted views”*

### Footpaths (excluding coastal path)

- *“Woods and non-coastal paths”*
- *“Rights of way/footpaths/roads/green lanes”*
- *“Footpaths, especially Hall Walk not part of coastal path. All areas have a leisure, business, recreation and health and fitness element. Each question should have each reason with its own mark”*
- *“Dog walking, horses, footpaths, swimming, bicycles. Parks/green spaces not applicable.”*

### Marine environment

- *“Leisure, health, maintain the marine environment”*
- *“Business concerned with the ‘water’”*
- *“Harbour/cliff walks”*
- *“The coast path attracts visitors. River/water for business and leisure.”*

### Rurality

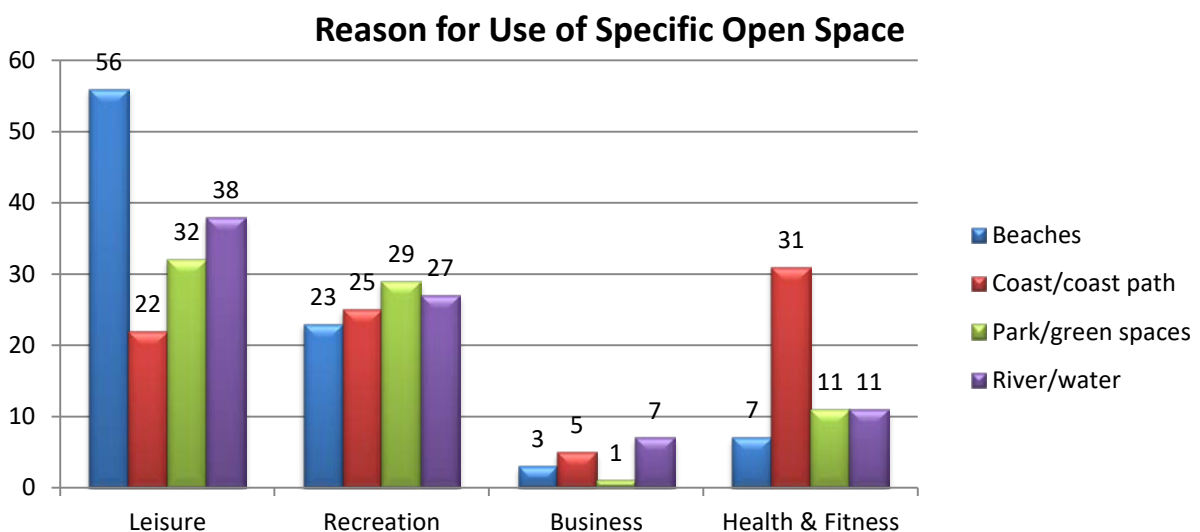
- *“Sparsely populated rural landscape with vernacular buildings”*

### Architecture

- *“Retaining some old structures/buildings”*

### Harm from inappropriate development

- *“The views, which could be ruined by inappropriate developments (buildings, wind turbines etc.)”*
- *Bones Meadow “has taken away green space for villagers”*



	Leisure	Recreation	Business	Health & fitness
Beaches	56	23	3	7
Coast/coast path	22	25	5	31
Parks/Green spaces	32	29	1	11
River/water	38	27	7	11
Other	<ul style="list-style-type: none"> <li>• Environment</li> <li>• Views</li> <li>• Woodland</li> <li>• Footpaths</li> <li>• Roads</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural landscape</li> <li>• Footpaths</li> <li>• Woodland</li> <li>• Meadows</li> <li>• Flora</li> </ul>	<ul style="list-style-type: none"> <li>• Water</li> <li>• Tourism</li> <li>• Farmland/agriculture</li> <li>• Wildlife</li> <li>• Roads</li> </ul>	<ul style="list-style-type: none"> <li>• Footpaths</li> <li>• Rural landscape</li> <li>• Views to coast/valley</li> <li>• Nature/wildlife</li> </ul>

Comments:

- *“Well-being for beaches, leisure, health and fitness for the others”*
- *“Shops and medical for health. Green spaces mostly for children. River/water also for recreation and work”*
- *“Boat Yard - the noise - health/leisure. Leisure & Business for beaches & coast path”*
- *“Roads in and around the Parish”*
- *“Often all are connected to the tourist industry”*
- *“They are all leisure/recreation (what is the difference?) and health and fitness.”*
- *Concerned of the 'overspill' from Toms Boatyard and how it effects the local environment.*

**Q10. What aspects of our local environment could be improved and how?**

access keeping need pollution Polruan village  
 Boatyard encourage Better areas  
 roads dog parking water maintained  
 beaches improved stop river noise

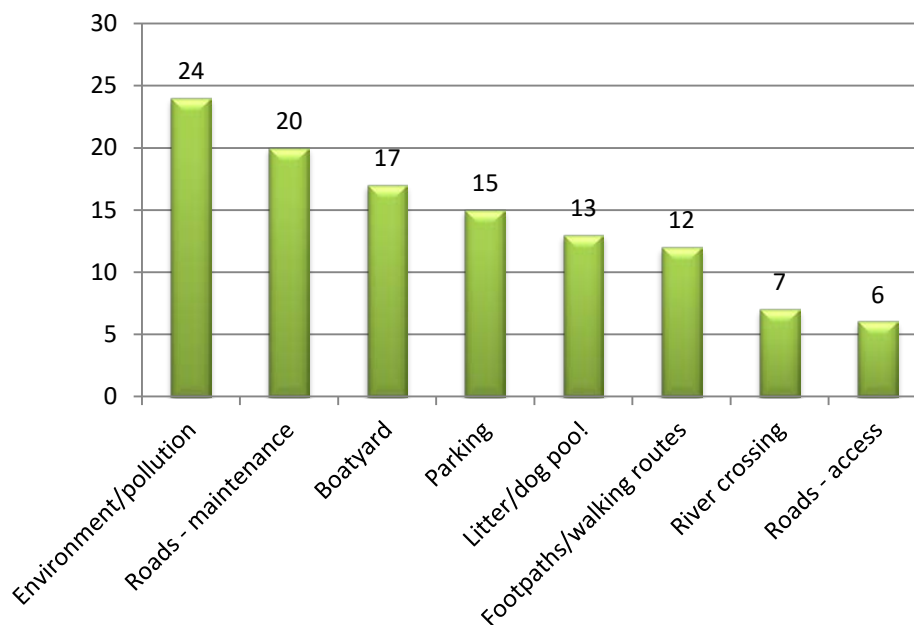
Environment/Pollution	24
<p><i>“More trees. Cornish walls maintained + or rebuilt”</i></p> <p><i>“Given that our main industry is tourism, our local council should be improving the appearance/initial impression of the villages.”</i></p> <p><i>“I am unsure about new Cornish hedges but I think the existing ones should be protected. They are essential to reduce soil erosion quite apart from being one of the distinctive features of the Cornish landscape. Perhaps new Cornish hedges should be put back where some have been removed between fields”</i></p> <p><i>“Selective coppicing of trees around the harbour and up Pont Pill to encourage regeneration”</i></p> <p><i>“River Water should be protected from field run-off pollutants and from Boatyard residue from boats emptying tanks and grit/rust from blasting. Perhaps the sand eels would come back and the Bass Nursery protected Pollution in the river needs to be addressed.”</i></p> <p><i>“Concerns about pollutants in river from Toms Yard + boats - test water. Concerns about fertilizer run-off into river - test water. Dredging &amp; driving piles into riverbed. Run-off from ploughed fields - farmers encouraged to contour plough.”</i></p> <p><i>“River Water should be protected from field run-off pollutants and from Boatyard residue from boats emptying tanks and grit/rust from blasting. Perhaps the sand eels would come back and the Bass Nursery protected Pollution in the river needs to be addressed. No crabs caught for 2 years in crab competition bears this out”</i></p>	

<b>Roads – maintenance</b>	<b>20</b>
<p><i>"The access roads - always in an appalling state of disrepair (potholes, frost damage)"</i></p> <p><i>"Enforcement of maintenance of access roads and clearing of potholes"</i></p> <p><i>"The ditches and storm drains through the County should be cleared regularly to prevent flooding"</i></p>	
<b>Boatyard</b>	<b>17</b>
<p><i>"Cleaner beaches, stop more pollution from the boatyard"</i></p> <p><i>"Noise and pollution from Toms Boatyard onto Coal Wharf and the River"</i></p> <p><i>"Reduce noise and dust from the boatyard"</i></p>	
<b>Parking</b>	<b>15</b>
<p><i>"Parking: residents, especially in the old part of the village are subject to insensitive unnecessary??? Parking enforcement officers and lack of residents permits."</i></p> <p><i>"Designated parking for trades personnel to alleviate congestion in Polruan."</i></p> <p><i>"Parking availability is poor. Either extortionate (Polperro!) or not adequate (Polruan)."</i></p> <p><i>"Provision of free parking permits for local residents in Polruan to prevent visitors from clogging up our streets instead of paying for the car park. Greenbank and Meadow Close are particularly bad during the summers."</i></p>	
<b>Litter/dog poo</b>	<b>13</b>
<p><i>"Need dog refuse (poo bag) bins at ends of Hall Walk."</i></p> <p><i>"Better litter facilities - Whitecross!!"</i></p> <p><i>"More could be done to prevent plastic waste and other pollutants from being blown into harbour"</i></p> <p><i>"Well placed bins for both dog waste and general waste regularly cleared. Better than used to be but could improve"</i></p> <p><i>"hedges and roadsides cleared of litter thrown from builders vans"</i></p> <p><i>"Beaches - reduce litter that is left behind (improve signage at start of paths and provide litter bins at car parks Paths - dog poo in plastic bags in hedges or on trees (signage to discourage this and bins in car parks)"</i></p> <p><i>"We particularly appreciate the very good street cleaning service we get and hope it continues to be funded. Perhaps putting a lot more pressure on landlords and letting agents to ensure that unprotected black bags are not left out and to educate their clients not to allow dog fouling which increases dramatically when the tourists arrive."</i></p>	
<b>Footpaths/walking routes</b>	<b>12</b>
<p><i>"Maintain footpaths and bridleways throughout the parish."</i></p> <p><i>"Some footpaths, notably HALL WALK are overgrown (National Trust issue?) and it is now hard to see the sea and many of the benches just look at trees, particularly on the Polruan side. It (Hall Walk) is a tourist attraction and must be maintained to keep people coming to the area. Much of the area of Natural beauty (AONB) has in my opinion become 'over-wooded' contributing to the issue above. If you go back and look at photos from 100 or even 50 years ago, the hillsides looked distinctly different (and were still beautiful)."</i></p>	
<b>River crossing</b>	<b>7</b>
<p><i>"Also facilities for easier and less expensive options for crossing the river"</i></p> <p><i>"Allowing access to Bodinnick Slip for Water Taxi when ferry has finished"</i></p> <p><i>"Transport links - more affordable ferries"</i></p>	
<b>Roads – access</b>	<b>6</b>
<p><i>"Access from Whitecross needs widening The short cut to Pont should be banned to all vehicles except private cars"</i></p>	
<b>Community facilities</b>	<b>4</b>
<p><i>"More police. More doctors"</i></p> <p><i>"Improve the Village Hall. Hold markets, film nights, new impetus into the community"</i></p> <p><i>"More facilities at top of Polruan village."</i></p>	
<b>Speed/safety</b>	<b>4</b>
<p><i>"Extended speed limit (30 mph) - Whitecross and for new development (20mph unenforceable/unrealistic)"</i></p> <p><i>"Some of the smaller lanes should be signposted with "narrow" warnings, and LOW speed limits. Cars and vans race past Trevarder at ridiculous speed - dangerous to people and animals"</i></p>	
<b>Transport links</b>	<b>3</b>
<p><i>"Better public transport, especially in high season to reduce people driving. Better marine facilities."</i></p>	
<b>Street lighting</b>	<b>3</b>
<p><i>"Due to village having 'city strength' lighting no longer able to enjoy star gazing!"</i></p>	



<i>"Limit street lighting and associated light pollution."</i>	
<b>Village character</b>	<b>2</b>
<i>"Ensure we retain the existing character of our villages"</i> <i>"Prevention of the creeping suburbanisation of the countryside. Keeping things as natural as possible and keep human domestic interventions to the minimum (outside the villages)."</i>	
<b>Businesses</b>	<b>2</b>
<i>"Encourage new businesses - we really need a gourmet restaurant. Maybe planning granted to turn residences to shop/office"</i>	
<b>Public conveniences</b>	<b>2</b>
<i>"Fowey charges 20p for toilets which are not maintained, broken and dirty. This is a poor reflection when compared to Bodinnick which are free toilets, bad for tourist opinions and needs."</i>	
<b>Developments</b>	<b>2</b>
<i>"Less 2nd homes and no more large home developments"</i>	
<b>Disabled access</b>	<b>2</b>
<i>"Improved access for disabled, elderly and carers with pushchairs to ferry (this is vital to support independence of elderly/disabled community of parish, as well as encouraging young families to live here and not feel isolated)."</i>	
<b>Nothing</b>	<b>2</b>
<i>"Why does the environment need changing at all? We live in a very beautiful spot and people come to live here because of it."</i>	
<b>Recycling</b>	<b>1</b>
<i>"Plastic recycling in the car park would be an improvement"</i>	

### What Could be Improved?



#### Comments – summary:

- High concern on potential river pollution and improving marine wildlife habitat
- Maintaining and improving local environment – wildlife, leisure access, tourism
- High level of road traffic damaging roads and level of repairs
- Boatyard acknowledged as important business, but concerns over noise, dust, pollution, monitoring
- Insufficient parking to accommodate residents and visitors
- Concerns about levels of litter and dog poo
- Improving and maintain footpaths and walking routes

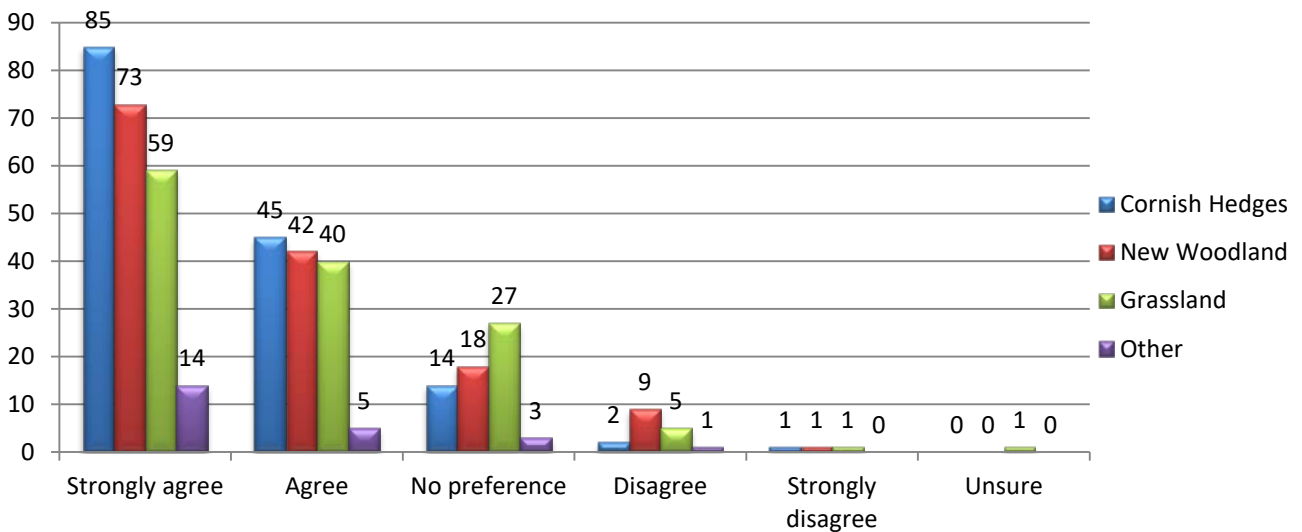
- Cost of ferry crossing and alternative provision outside of ferry times
- Roads insufficient in space to safely accommodate levels of traffic

**Q11. As well as protecting existing habitats, it has also been suggested that the Neighbourhood Plan can be an opportunity to encourage new wildlife habitats as part of new developments, including Cornish hedges, new woodland, grassland or other habitats. Do you agree or disagree that developments should be encouraged to provide new:**

Generally, of the 147 responses to this question, there was good support for encouraging developers to provide habitats in their developments.

	Strongly agree	Agree	No preference	Disagree	Strongly disagree	Unsure
Cornish Hedges	85	45	14	2	1	0
New Woodland	73	42	18	9	1	0
Grassland	59	40	27	5	1	1
Other	14	5	3	1	0	0

### Should Developments be Encouraged to Provide Habitats?



#### Comments:

##### Marine habitat

- *“River (pollution avoidance)”*
- *“Waterside, river and sea uses”*
- *“Sand eel environment”*
- *“If Polruan quayside was developed in order to improve accessibility for elderly, young children, pushchairs and disabled, provision to support fragile marine ecosystems such as the eelgrass meadows in Polruan Pool could be made.”*
- *“Ponds? Marshland?”*

##### Meadow habitat

- “Meadow”
- “Wild flower meadows.”

Wildlife habitat

- “Replanting of traditional orchards and native wildflower meadows, ponds and wetlands. New woodland should be native deciduous not coniferous”
- “Bird boxes to be included in new builds”
- “Houses for owls because the barns are now private dwellings.”
- “New developments should have to encourage small bird boxes but they should also be encouraged to deter seagulls from coming inland by development.”

Private green space

- “Gardens for new houses.”

Landscape protection

- “SuDS” (sustainable drainage systems)
- “Protection of life in and around the estuaries. Protection of our clean air.”

Other

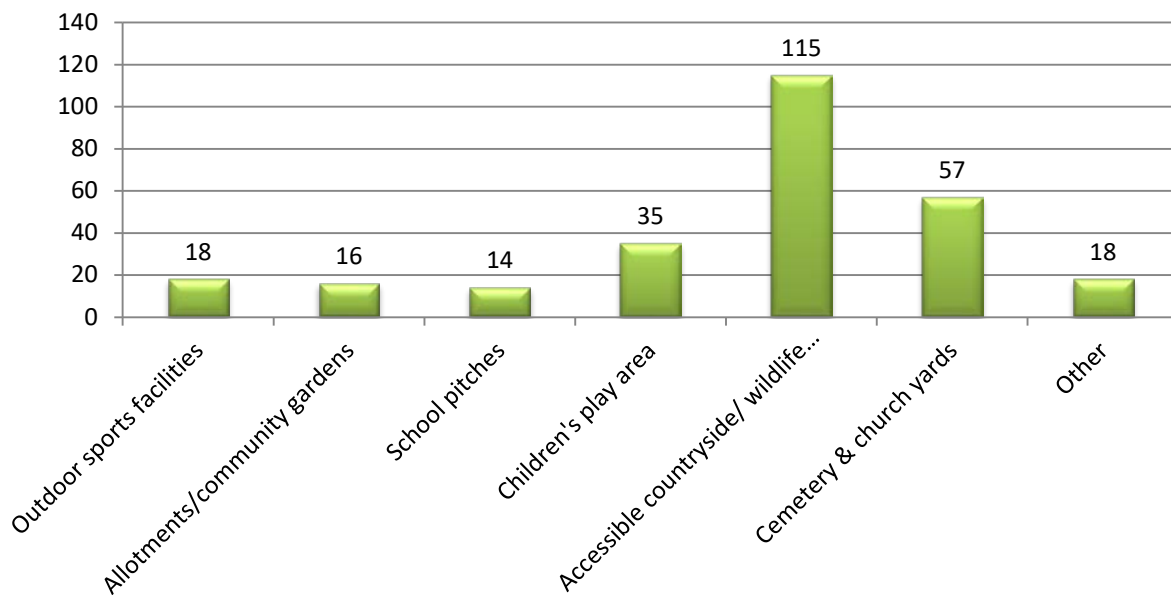
- “New development will mean loss of grassland. I don't see how you could increase grassland?”
- “I would have thought grassland was plentiful in our Parish”
- “Parks for seniors, children and families”

**Q12. Which open spaces do you currently make use of and for what reasons? Could you also tell us whether you find there is the right amount of this type of open space within the Parish?**

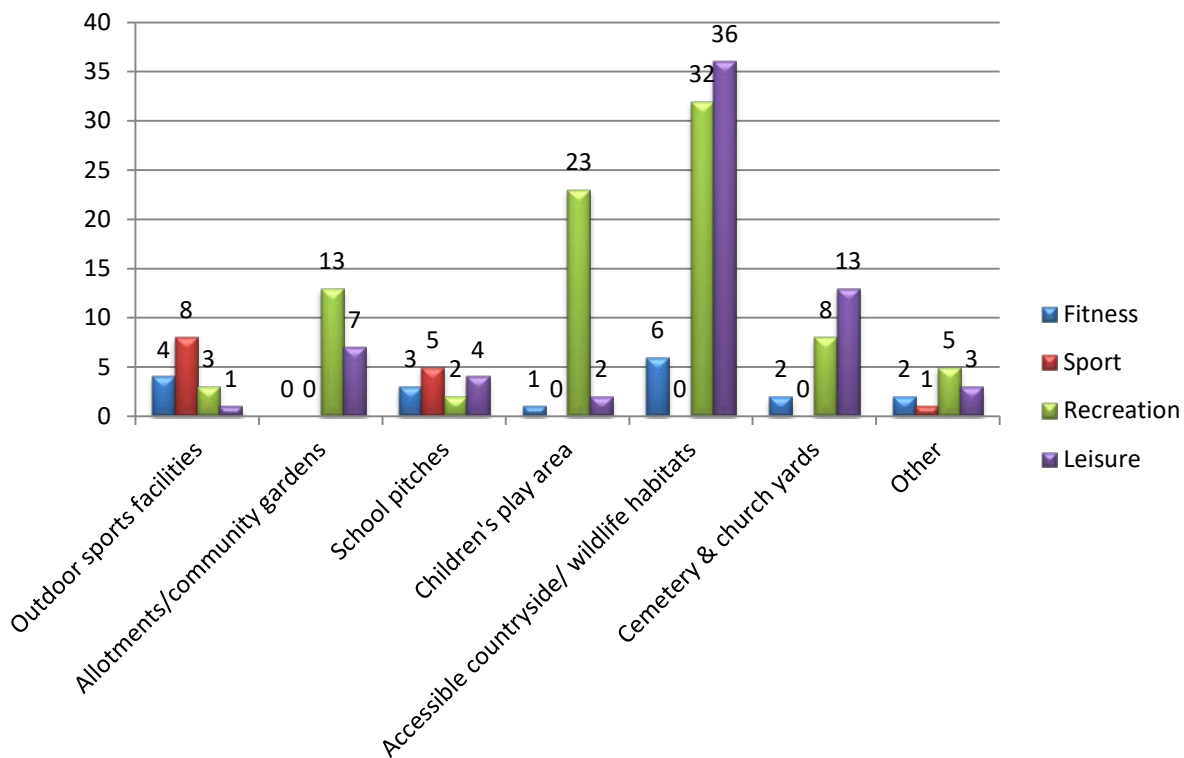
139 respondents answered this question.

	I Use	Reason for use				Amount of space		
		Fitness	Sport	Recreation	Leisure	Too much	Just right	Too little
Outdoor sports facilities	18	4	8	3	1	0	24	23
Allotments/ community gardens	16	0	0	13	7	1	36	9
School pitches	14	3	5	2	4	0	32	10
Children’s play area	35	1	0	23	2	0	27	34
Accessible countryside/ wildlife habitat	115	6	0	32	36	0	96	12
Cemetery & church yards	57	2	0	8	13	1	65	9
Other	18	2	1	5	3	0	9	6

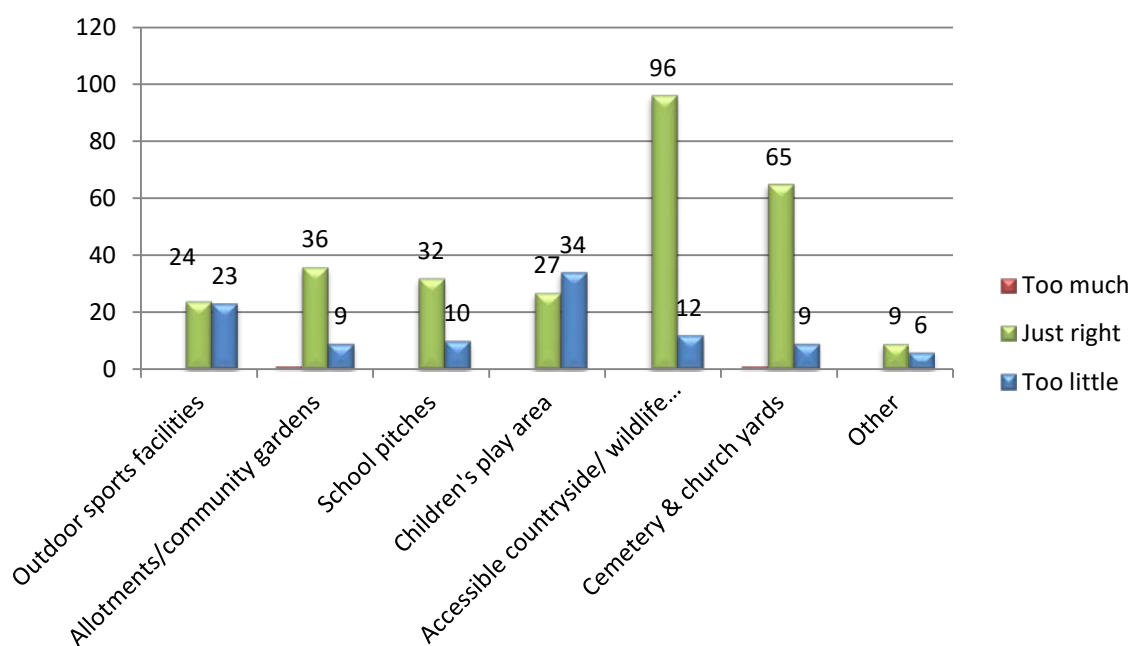
### Q12a. Open spaces respondents use



### Q12b. Reasons for use



## Q12c. Amount of space



### Other: comments

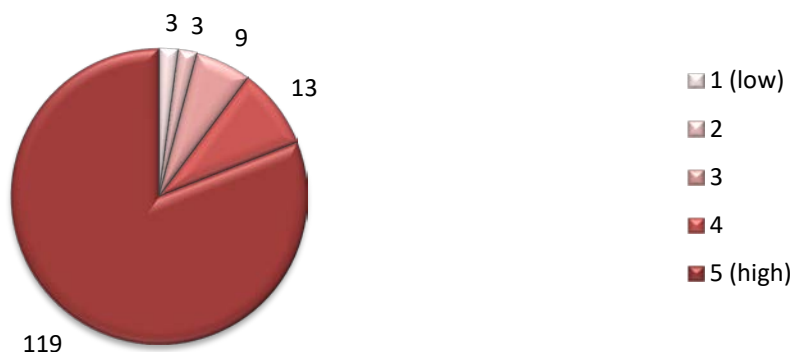
- *"For children at school and outside. With grandchildren the play area is poor quality. Walking and recreation, Churchyard for visiting relations who have passed."*
- *"Churchyard for serenity"*
- *"Healthy exercise and access to the river"*
- *"Water sports access lacking"*
- *"Access to the water for both leisure and day to day life (pontoon)"*
- *"The river and sea"*
- *"River/harbour. All reasons apply plus peaceful enjoyment."*
- *"Walking coastal paths, reference to family history"*
- *"For recreation, fitness, dog walking"*
- *"Footpaths and benches which can be in open spaces"*
- *"Dog walking. How about routes for horses and cycling?"*
- *"I use the roads and paths for walking and running"*
- *"Polruan Park"*
- *"Lantic Bay"*
- *"Sadly, at almost 90 I am very immobile and unable to use these facilities although I did in the past"*
- *"More disabled access to countryside."*
- *"Quay and the Old Coal Wharf - to sit and enjoy the view and for local community activities. I use the School Pitches and Children's Play Area for Kidz Klub activities."*
- *"Also studying wildlife"*



**Q13. How important is it that the Neighbourhood Plan should seek to protect important public views and vistas by restricting development which may impact on them?**

1 (low)	2	3	4	5 (high)
3	3	9	13	119

**Importance of Protecting Public Views and Vistas**



**Q14. Where are these important / special views and vistas in the Parish which should be protected? Please indicate the vantage point accessible to the public, and the view / direction:**

There were many views and vistas identified by the 112 respondents – many of these focusing on its coastal location. In order to review these thoroughly, it would be worthwhile plotting these on maps with accompanying photographs.

<b>Main car park (including St Saviour's Point, Children's Play Area, NCI Lookout)</b>	<b>42</b>
<i>"The main car park and adjoining grassed area - All directions"</i> <i>"Fields by coastguard lookout"</i> <i>"NCI Watch house - Out to sea"</i> <i>"By the children's play area - Harbour, open sea"</i> <i>"Furze Park – Sea"</i> <i>"Polruan St Saviours' Point - E - S – W"</i>	
<b>Hall Walk (including Pont Pill)</b>	<b>36</b>
<i>"Hall Walk - Pont Pill"</i> <i>"Hall Walk - Quiller memorial to Fowey"</i> <i>"The Hall Walk/Pont - Towards water/across water"</i> <i>"Hall Walk vista of Fowey - South west"</i> <i>"Hall Walk - Various views of the river &amp; Fowey from Polruan to Bodinnick."</i> <i>"Lanteglos Church, Hall Walk (north side) – SE"</i>	
<b>Town Quay (including west and east of quayside, estuary)</b>	<b>23</b>
<i>"The Quay, Polruan - Northerly along the River Fowey"</i> <i>"West Street Polruan - Across to Fowey"</i> <i>"East Street - over boatyard"</i> <i>"Old Reservoir, The Quay - Out to sea, Up river, though the Boatyard crane is now an eyesore"</i> <i>"Castle should not be dwarfed by surrounding development"</i>	
<b>Fowey – views from Fowey towards Polruan</b>	<b>13</b>
<i>"Historic water fronts"</i> <i>"Town Quay, Fowey - All of western edge of parish inc. Bodinnick, Pont and Polruan"</i> <i>"Skyline of Polruan when approaching from Fowey"</i> <i>"Hanson Drive, Fowey – Polruan"</i>	

<i>"Meadowbank - Across to St Saviour's Hill"</i>	
<i>"Readymoney Beach, Fowey - Across to St Saviour's Hill"</i>	
<i>"Meadowbank - across harbour to Battery Park"</i>	
<b>Lanteglos Highway</b>	<b>11</b>
<i>"Lanteglos Highway - To sea/to valleys (5 x parishes)"</i>	
<i>"The view from Lanteglos Highway - Looking NW over the valley at Penpoll, and St Veep Church beyond"</i>	
<i>"Whitecross/Lanteglos Highway - Views to SW of sea/harbour and Gribbin Daymark"</i>	
<b>Farm land</b>	<b>9</b>
<i>"Towards St Veep and Lombard Farm. All directions"</i>	
<i>"from Triggabrowne - in all directions"</i>	
<i>"Looking north a long stretch of unbroken farming land, towards Bodmin Moor with Brown Willy. Also NW towards White Moor"</i>	
<i>"Polruan-Frogmore road from Essa E to Lantic car park - N over rural landscape"</i>	
<i>"Yeate Farm E to Highway - N over landscape from St Austell Moor to Bodmin Moor"</i>	
<b>Block House</b>	<b>9</b>
<i>"Block house and Coastal path"</i>	
<i>"Blockhouse and Quay, Polruan"</i>	
<i>"Blockhouse - Estuary and village"</i>	
<b>Coast Path</b>	<b>8</b>
<i>"All coastal paths in Polruan/Fowey/Golant/Pont/Lantic Bay - All directions"</i>	
<i>"Views of the coast from Polruan to Lansallos road - Entire stretch in every direction"</i>	
<i>"View to the Gribbin Daymark"</i>	
<i>"Coastal path - various views from Furze Park to Lantivet Reach"</i>	
<i>"Coast path - Lantic Bay and south/eastwards"</i>	
<i>"Blackbottle Rock - Coast and sea"</i>	
<b>Lantic Bay</b>	<b>7</b>
<i>"Footpath towards Lantic Bay from car park"</i>	
<i>"Road to Polruan - Lantic Bay/sea Lamellyon"</i>	
<i>"above Lantic Bay - all directions over the coast, the sea and north towards Lanteglos church"</i>	
<b>Pencarrow Head</b>	<b>7</b>
<i>"Pencarrow Head - to east, west and northward inland and south out to sea. The vistas in every direction are unspoilt and beautiful"</i>	
<i>"Polruan to Trevarder coast road - View of Pencarrow Head"</i>	
<b>Quiller Memorial</b>	<b>6</b>
<i>"Q Memorial, Hall Walk - Harbour The National Trust should keep trees and vegetation low to protect this wonderful view."</i>	
<i>"War Memorial, Hall Walk - SW. A view of Fowey through a 'window' in the trees."</i>	
<b>St Saviours Church</b>	<b>5</b>
<i>"St. Saviours - All directions"</i>	
<b>Bodinnick</b>	<b>5</b>
<i>"Bodinnick - Up and down the river"</i>	
<i>"Bodinnick village street - down to the harbour"</i>	
<b>Greenbank</b>	<b>4</b>
<i>"Channel View Road and Greenbank - Out to sea and village, across to Fowey"</i>	
<i>"Greenbank - Down into village and across to Fowey"</i>	
<b>Mixtow</b>	<b>4</b>
<i>"Mixtow Pill - Views of Mixtow pill and countryside"</i>	
<i>"path/road to Penmarlam quay - Mixtow valley"</i>	
<b>Furze Park</b>	<b>4</b>
<i>"Start of Cliff Path by Furze Park"</i>	
<i>"Furze Park - Towards Gribben Head"</i>	
<b>School Playing Field</b>	<b>3</b>
<i>"Polruan Playing fields - To Harbour, to sea - 360 degrees"</i>	

<b>Polruan Village Hall</b>	<b>3</b>
<i>"Village Hall garden - estuary/village"</i>	
<i>"Village Hall Balcony - Up river/down/across Polruan"</i>	
<b>Whitecross</b>	<b>2</b>
<i>"Whitecross village hall - Looking towards sea - view south"</i>	
<b>Polruan – other views</b>	<b>23</b>
<i>"The road to/from Polruan - 360' countryside and coast"</i>	
<i>"Polruan Village (various) - Polruan Pool, Fowey Estuary, Readymoney Cove"</i>	
<i>"Battery Park – Seawards"</i>	
<i>"Park bench at village end of Veverly car park - From Ferris Way"</i>	
<i>"Moss Terrace – Fowey"</i>	
<i>"From the benches at the end of Channel View in Polruan - North and west over Polruan and the river"</i>	
<i>"Land adjacent to Hoe Cottage"</i>	
<i>"Seawars, over 'Peak', &amp; To Gribbin Head"</i>	
<i>"The Bound just passed Channel View - Looking up the estuary"</i>	

Other:

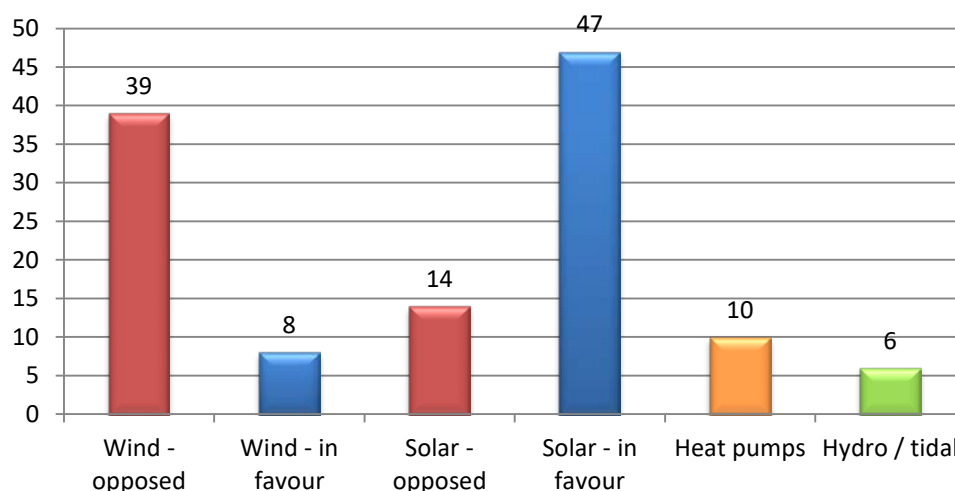
- *"There are no views/vantage points that are not important"*
- *"All Areas of Outstanding Natural Beauty/Hall Farm"*
- *"Existing homes should not have tall houses built in their views of sea and coast or country. Build low and dig in at base"*
- *"Everything around the Fowey River on both sides. Don't touch any of it."*
- *"Stand on any elevated point and look around you. The views are everywhere. Please don't spoil this."*
- *"Anywhere visible from footpaths and public spaces upon which our tourist economy depends"*
- *"Footpath across Colquite - looking north, north west and north east"*
- *"permissive path from Colquite - Penpoll Creek"*
- *"cliffs at Lantivet and Pencarrow - Unspoilt views to sea and other headlands and the rugged coast"*
- *"Ash Dump - Coast and sea"*
- *"Snail Park, Peak and area, Castle - Out to sea, and harbour"*
- *"St Saviour's Rock - River views"*
- *"Top of Whitly - Coast line, looking South. Rolling countryside looking North."*
- *"Lantivet Bay - all directions; coast, sea and towards Lansallos"*

**Q15. Renewable energy is an important part of the UK's electricity generating programme. It is both national and local policy to adopt a strategy to promote renewable/low carbon energy development whilst mitigating adverse impacts. Do you have any thoughts on the development of such low carbon/renewable energy opportunities in Lanteglos Parish?**

parish source heat pumps wind roofs new builds impact  
encouraged renewable energy  
wind turbines power  
solar panels housing solar landscape  
windmills use solar farms fitted area fields

<b>Wind turbines (opposed)</b>	<b>39</b>
<p><i>"Windmills are eyesores in our landscape and distracting to drivers"</i></p> <p><i>"Restriction of wind/solar farms to that it doesn't dominate the landscape - consider all individual developments as one"</i></p> <p><i>"Parish is so small and landscape so sensitive, that solar farms impossible Large turbines should not be within 2 miles of coast"</i></p> <p><i>"It is an AONB so NO windmills visible here please - They do a great job but are an eyesore so please don't ruin the beauty of the area with any - Find an ugly spot and put them there"</i></p> <p><i>"Limited electricity generating potential. Windmills/solar panels unsightly and inappropriate here"</i></p> <p><i>"Wind turbines have an adverse negative impact on the parish landscape character."</i></p> <p><i>"Certainly wind turbines on the coast have to be a NO"</i></p> <p><i>"Solar Farms and windmills no. They are an eyesore and their efficiency is as yet unproven."</i></p>	
<b>Wind turbines (in favour)</b>	<b>8</b>
<p><i>"I wouldn't mind a carefully place large windmill"</i></p> <p><i>"No objection to the occasional wind turbine but not solar panels."</i></p> <p><i>"As long as they are inoffensively situated SMALL wind turbines are acceptable. Wind farms in this area would be entirely inappropriate"</i></p>	
<b>Solar panels (opposed)</b>	<b>14</b>
<p><i>"Solar farms destroy the beauty of local scenery if badly positioned."</i></p> <p><i>"Solar fields have an adverse negative impact on the parish landscape character."</i></p>	
<b>Solar panels (In favour)</b>	<b>47</b>
<p><i>"I think solar panels on new build housing should always be part of the planning permission."</i></p> <p><i>"Encourage solar panels in areas where they are less visible"</i></p> <p><i>"Solar panels on the Council Houses work well. Maybe low fields that can't be seen - for some solar power."</i></p> <p><i>"In favour of solar panels fitted to agricultural buildings and house roofs."</i></p> <p><i>"Fit solar PV arrays on all social housing - but once fitted the housing pricing, if sold to occupant, should reflect new value"</i></p> <p><i>"The location of the parish means that we should have great opportunities for solar development"</i></p>	
<b>Electric charging points</b>	<b>1</b>
<p><i>"Should be actively encouraged Electrical charging points"</i></p>	
<b>Micro-generation</b>	<b>10</b>
<p><i>"Domestic-scale micro-generation should be encouraged on all new builds (photovoltaic slates etc). And the parish has an abundance of streams that in the past supported many waterwheels - including several corn mills, plus sawmills, tucking mills, paper mills. It would be great if we could encourage enterprising, innovative small-scale hydro-generation as the 21st-century equivalents of these old mills, providing high-tech jobs in the parish, generating power for the community and making the most of our natural resources - whilst protecting the beauty of the landscape."</i></p> <p><i>"New builds should have to have renewable energy/heating from renewables"</i></p> <p><i>"All Social Housing should be upgraded with latest technologies"</i></p>	
<b>Visual impact / scale</b>	<b>14</b>
<p><i>"Renewable energy is important, but a balance must be kept to prevent too many solar panels overtaking the green fields, and to prevent the landscape becoming dominated by windmills. Any solar panels should be sympathetically incorporated into the architectural design. I believe there should be strong concentration on insulation"</i></p> <p><i>"Any renewable development should not impact on our biggest asset which is our views, countryside, field systems. Also with consideration to no light pollution or noise pollution or flicker."</i></p> <p><i>"Yes, but much of it is visually impactful, e.g., Wind turbines, solar panels in fields."</i></p> <p><i>"They are not very beautiful, but necessary, i.e., wind turbines, but solar panels are an eye-sore."</i></p>	
<b>Heat pumps</b>	<b>10</b>
<p><i>"New builds should also have air source or ground source heat pumps"</i></p>	
<b>Hydro / Tidal</b>	<b>6</b>
<p><i>"Water power seems logical. The area has many old water mills, which clearly harnessed water power in the past."</i></p> <p><i>"Our parish has a tide, could it be harnessed?"</i></p>	

Other comments	13
<p><i>"Renewable is too expensive and is tax on the least able to pay. Cornwall has worst power poverty in UK! Gas plant outside Fowey is the answer"</i></p> <p><i>"Mitigation of adverse impacts is critical."</i></p> <p><i>"It's better than a nuclear power station"</i></p> <p><i>"Renewable energy is very important. However i feel agricultural land given over to panels would not be appropriate to our Parish and the number of wind turbines given permission needs careful consideration They don't have to be ugly. New developments should also have SUDs mandated"</i></p> <p><i>"Compromises will be difficult but important"</i></p> <p><i>"I wonder how big a solar farm in one of the valleys would have to be to service the larger village communities - owned by the parish with revenues used to pay for local investment? Turbines may work further inland."</i></p> <p><i>"That's the way forward &amp; I would support this."</i></p>	



Data does not provide an adequate reflection of local opinion. Large scale renewable developments are largely opposed, whether wind or solar. Solar is generally considered acceptable as part of a new build or retrofitted to existing housing stock, rather than within a solar farm development. No differentiation is made within the question between solar for generation of electricity (solar photovoltaic) and solar for the generation of hot water (solar thermal). Based on the comments provided there is some misunderstanding of technologies and their relative efficiency.

A significant number of respondents highlighted the need to consider visual impact, planning implications and compromise, but did not necessarily explicitly state whether they were for or against.

The Local Character Area CA:21 Fowey Valley describes the area as particularly sensitive to both wind and solar developments, and their cumulative impact. Taking both the LCA and AONB designations into consideration (plus conservation area and SSSI) it is unlikely that any large scale wind or solar development would be permitted. Small scale, individual turbines may be considered in association with a relevant building, such as farm.

**Q16. Do you agree that low carbon development should be encouraged in any new build development?**

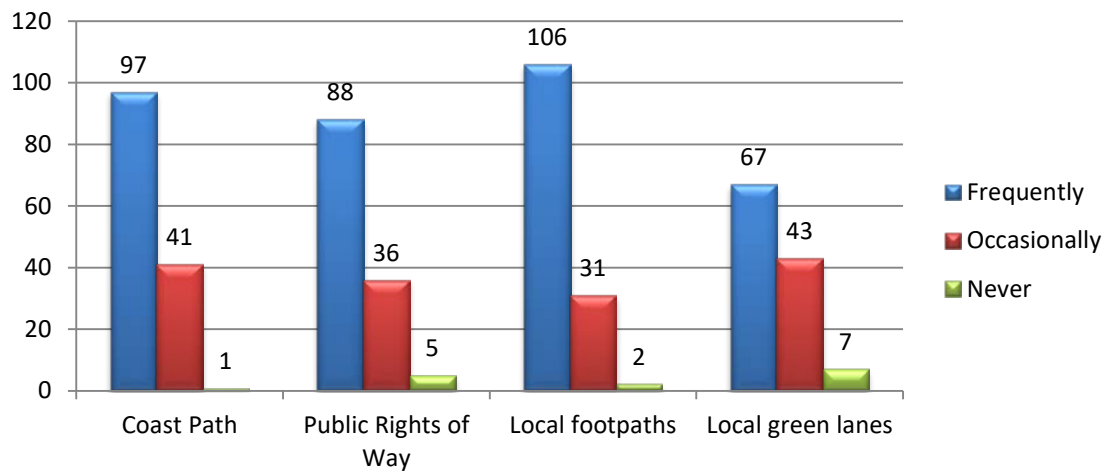
Strongly agree	Agree	No preference	Disagree	Strongly disagree	Unsure
51.02%	39.46%	7.48%	0.00%	0.68%	1.36%
75	58	11	0	1	2

**Q17. Do you currently make use of local paths and public rights of way? Please tell us about those you use.**

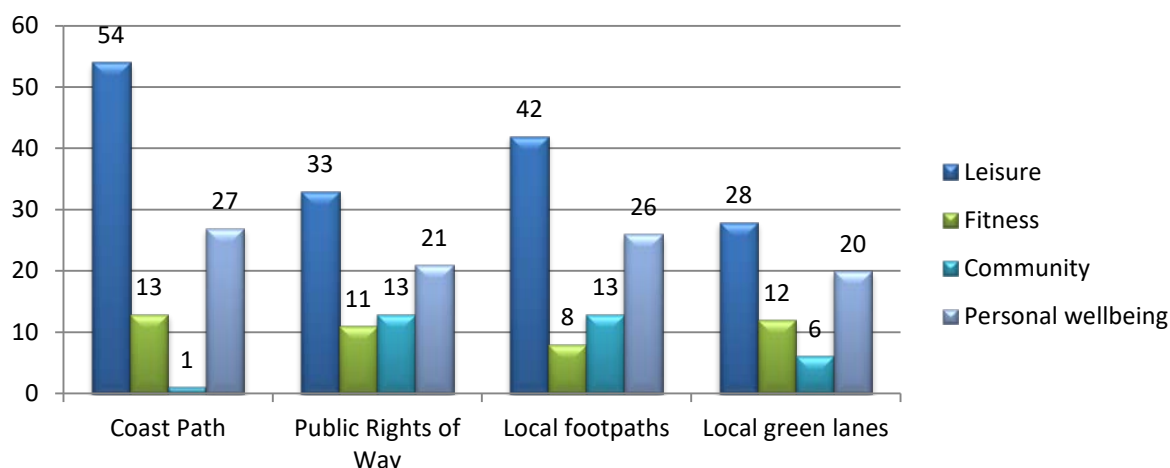
From the table and charts below – as well as data from other questions, it is clear that the local paths and public rights of way are well used and valued.

	Frequently		Occasionally		Never	
Coast Path	69.78%	97	29.50%	41	0.72%	1
Public Rights of Way	68.22%	88	27.91%	36	3.88%	5
Local footpaths	76.26%	106	22.30%	31	1.44%	2
Local green lanes	57.26%	67	36.75%	43	5.98%	7

**How often do you local paths and public rights of way?**



### Reason for use:



**Q17a. If you are a frequent or occasional user of these paths, please tell us about the main paths you use and your reason for using these?**

use area dog walking Bones Meadow  
 coastal path Bodinnick Coast path  
 green lanes Walk footpaths Hall Walk Pont  
 path Fowey leisure views Polruan local access  
 fitness

<b>Access / community</b>	<b>19</b>
<i>"Coastal , footpaths (for walking and enjoying) green lanes for community access"</i> <i>"Hall walk, coastal paths. Most often for simply getting from A to B, but that wasn't an option so I put 'leisure'."</i>	
<b>Dog walking</b>	<b>22</b>
<i>"All. Coastal path for dog walking and leisure/fitness/well-being."</i> <i>"For dog walking and just to get from A to B (e.g. walking to church)"</i>	
<b>Relaxation / wellbeing</b>	<b>19</b>
<i>"we love walking for pleasure and relaxation"</i> <i>"Kept in good order Use for personal well-being"</i>	
<b>Recreation / Leisure</b>	<b>23</b>
<i>"for leisure and to visit the beautiful countryside in my locality"</i>	
<b>Fitness / exercise</b>	<b>20</b>
<i>"Great path walking to keep fit. Other paths to visit friends"</i>	
<b>Mental Health</b>	<b>2</b>
<i>"As well as to traverse the parish for day to day purposes I also share many of the coastal, creekside and inland paths for family recreation, physical fitness and mental health, to enjoy the natural world of the parish and learn more about its past"</i> <i>"Used for family and solitary walks during all seasons to explore historical and natural character and diversity of parish. Excellent for mental health, fitness, spirituality and education."</i>	



<b>Wildlife</b>	<b>2</b>
<i>"Bird-watching and Wild Life"</i>	

<b>Locations</b>	<b>139</b>
<p><b>Hall Walk → 39</b>  <i>"Hall Walk via Hall Farm To Penmarlam To Lanteglos Church"</i>  <i>"Coastal and Hall Walk because of views"</i></p> <p><b>Coast Path → 51</b>  <i>"Cliff paths from near school field walking and dog walking. Not enough footpaths in village"</i>  <i>"Coastal path from Gribben Head – Polperro"</i></p> <p><b>Routes → 49 (specific locations mentioned may be within Hall Walk or Coast Path)</b>  <i>"All paths in Fowey/Polruan/Pont/Bodinnick and Golant and Lanteglos Highway"</i>  <i>"Pencarrow to Lansallos Lantic carpark to Headland Any green lane"</i>  <i>"To maintain access. Above Polruan, coastal path towards Lantic Bay. Behind Elm Cottages and through the Boatyard, maintaining the right of way"</i>  <i>"Peak, Polruan for leisure Furze Park, Polruan for leisure Bones Meadow, Polruan should be using more for shopping and access to village but cannot due to not be finished and safe Verges and some footpaths not looked after, e.g., Tinkers Hill"</i>  <i>"I used to walk the local footpaths a great deal when I was younger - local green walks were one of my principal leisure activities, especially with my guests. Now my walking is limited, especially uphill. My most frequent, most cherished walk is from the NT carpark to Pencarrow Head. I also enjoy the footpath along the valley from Pont to Trethake Mill, and the Hall Walk"</i>  <i>"We use Policeman's Lane and Bones Meadow quite often and the Lane is always scruffy and Bones Meadow is a mess, and has been for the past few years"</i>  <i>"Bones Meadow Path, to go up and down - and it's a mess"</i>  <i>"Frequent user of all footpaths marked &amp; those not - i.e. additional paths through Pont Pill woods, Lombard woods."</i>  <i>"Bones Meadow - going to and from top of village although the path is, and has been for the past 3 years, a mess/disgrace (613/3/1)"</i>  <i>"Main paths and lanes I use are located south of Bodinnick (GR130522) and east of Polperro GR 215508). Many up kept by the National Trust. I worry about stands of pernicious bamboo that are starting to appear in the green lanes which nobody manages."</i>  <i>"Mixtow-Bodinnick (613/23/1 &amp; 613/24/1) Ferry/Fowey access. Note stiles difficult to negotiate for elderly especially exit onto Bodinnick hill"</i>  <i>"Trethake Wood Pont to St Wyllow Hall Walk Coast path (Frogmore &amp; Pencarrow) Green Lane - Trethake to Tremeer"</i>  <i>"Woodland"</i></p>	

<b>Other</b>	<b>4</b>
<p><i>"If you live in this area and our legs work you would be mad not to. All local walking areas deserve looking after and kept as free as possible from any infringement"</i>  <i>"Don't use as on aids and fearful of falling and can't walk far in too much pain. Can't walk out from Greenbank, too steep to get back. Can't even get out for a walk in Greenbank as can't get back up hill. Its' too painful - as usually on own and no support with walks in Cornwall"</i></p>	

**Q18. Are there any areas of the parish which regularly concern you with regards to the amount or speed of traffic?**

Answer choice	Response (%)	Response (total number)
Yes	71.01	98
No	28.99	40

**Q18a. Which areas within the parish are particularly of concern and why?**

The nature of the parish with narrow winding roads, the access required by local residents, visitors, trades people and delivery vans as well as the general volume of traffic were all highlighted. The speeding, difficulty with large vans and lorries as well as parking issues exacerbate the concerns that respondents have.

Speed	48
<p><i>"Main road through Lanteglos Highway. Needs going down to 30 mph speed limit through residential part. Also, T- junction at Poltec Lane needs a traffic mirror, as the porch on the yellow corner cottage blocks any view of on-coming traffic. This junction has already seen a number of RTAs"</i></p> <p><i>"On the Polruan to Pelynt road. Speed signs (or other traffic management signs) would help or sleeping policemen entering the village"</i></p> <p><i>"Speeding in Fore Street and Townsend, Polruan and often no pavement for safety"</i></p> <p><i>"The speed of some traffic up Fore Street (definitely NOT adhering to the speed limit!!) The speed of some traffic in narrow lanes like via Pont and via Trevarder"</i></p> <p><i>"Traffic speed into Polruan - down the upper part of Fore Street. The 20 mph speed limit is generally not observed Traffic calming/priority restrictions should be introduced - easy and cheap"</i></p> <p><i>"Whitecross to Bodinnick both routes: would benefit from 30mph. * 20mph not enforceable Highway would benefit from 40mph restriction to assist speed reduction to be extended 30 mph area"</i></p>	
Routes	16
<p><i>"Fore Street, Polruan Roads often blocked by vans and cars"</i></p> <p><i>"In narrow lanes, i.e., Frogmore, Pont"</i></p> <p><i>"Lanteglos Highway because of the junctions at either end."</i></p> <p><i>"Main junction in Polruan (of Fore Street, West Street, East Street) primarily due to high traffic volumes to Toms' boatyard."</i></p> <p><i>"Polruan and lanes leading to it have almost constant road traffic"</i></p> <p><i>"Pont - Essa: amount of traffic especially summer and peak times of day/passing problems Similarly traffic levels in Polruan; vehicles loading/unloading in main street and hindering access"</i></p> <p><i>"Top of hill into Polruan and through Highway."</i></p>	
Delivery vehicles	11
<p><i>"Delivery and white vans drive FAR too FAST (a) on the Whitecross to Pont and Pont to Polruan roads"</i></p> <p><i>"In Polruan there is an increasing amount of delivery traffic which continues to cause disruption and there is insufficient parking facilities"</i></p> <p><i>"Pont road from Polruan, narrow, walkers. Too much delivery traffic for this lane"</i></p> <p><i>"Too many large tractors and contractors damaging the local lanes and leaving them in a disgusting state"</i></p> <p><i>"Road from Bodinnick ferry, with builder's trucks parked everywhere and driving fast. Lanteglos Highway (Speed) Access to Polruan Ferry (Size of vehicles and width of road)"</i></p>	
Restrictions	9
<p><i>"Cars should be dissuaded from going down into Polruan or Bodinnick--of course it is inevitable sometimes, but sometimes it is not."</i></p> <p><i>"Should be one-way via Pont and Pont Bottom and return via Frogmore Farm. Appreciate this would adversely affect residents along those roads."</i></p> <p><i>"The Pont road is an issue - traffic should be encouraged to use the alternative route to/from Polruan".</i></p>	

<b>Parking</b>	<b>9</b>
<p><i>"Coastal road leading to and from Polruan -cars parking along the 'freeway'."</i></p> <p><i>"Fore Street and parking of cars in East Street and West Street."</i></p> <p><i>"Greenbank and Meadow Close which was already designated 'Residents Parking only' is not enforced, leading to Holiday Home owners down in the village even parking across driveways and in turning places on Meadow Close".</i></p> <p><i>"Inconsiderate parking which could lead to access for emergency vehicles being compromised. Passing places on coast road being blocked by parking."</i></p> <p><i>"No-one should park opposite Quayside but they do. Cars don't leave space for the bus to turn at the corner by Crumpets".</i></p> <p><i>"People parking in a way that obstructs the highway - especially East Street in Polruan. The Parish cannot take any more traffic - the roads are very poor. Add to that the potholes - some are quite deep"</i></p> <p><i>"The approach to and from Bodinnick Ferry with some inconsiderate parking. Highway, speed of traffic with little facility for off road parking"</i></p>	
<b>Excessive traffic / congestion</b>	<b>7</b>
<p><i>"Congestion in Polruan and obstructions. BUT difficult to correct while allowing visitors and traders to be welcome!"</i></p> <p><i>"Fore Street Polruan - which is too congested and has too many speeding and lost cars. More could be done to direct visitors toward the village car park."</i></p>	
<b>Signage</b>	<b>4</b>
<p><i>"All the lanes within the "green" AONB!! Our lane (Trevarder to Frogmore) is single track only yet there is no speed warning, no "animals", "walkers" etc. signs, and no warning that e.g. caravans cannot get through. There was a VERY NEAR MISS just last week on a blind corner. It happens regularly"</i></p> <p><i>"Pont to Essa via Essa - cars go in both directions so fast. Also Trevarder Lane (Frogmore to Trevarder Cross). I think both these roads should have NO SAT NAV signs. Visitors are always using them. Also big lorries that get stuck"</i></p> <p><i>"Lanteglos Highway - people drive way faster than 30mph though the residential area. Signage at top of Polruan should be improved to say limited turnaround opportunities Lane from Pont up to Polruan (Essa) should not be accessible to 4wd or ford transit type or bigger vehicles. They always get stuck Commercial vehicles should be directed to Polruan via Frogmore so that they don't get lost or stuck Finally there should be warning signs that there are walkers and runners on the road."</i></p> <p><i>"We often get vehicles on the Pont road which are too large - a sign directing larger vehicles the long way round may be useful."</i></p>	
<b>Unsuitable roads</b>	<b>3</b>
<p><i>"Roads into Polruan - the roads are narrow and used frequently by vehicles of all sizes - any increase in traffic would increase this problem."</i></p> <p><i>"The sharp bends are natural blind spots".</i></p>	
<b>Other</b>	<b>4</b>
<p><i>"All roads are becoming dangerous - beep beeps! coming through - no time for cyclists even on the main roads or horses."</i></p> <p><i>"As a regular user of the parish roads I see frequent examples of irresponsible driving according to the geometry and visibility of the lanes, potentially causing damage to historic hedges/walls as well as to other vehicles, pedestrians, cyclists and horse riders. The worst drivers are most often visitors to the parish, either on business or for leisure, who are not acquainted with the roads or how they should best be driven. Large service vehicles especially struggle to pass easily along the Pont Road. This road also has issues when visitors to the Hall Walk, Pont or Lanteglos Church use passing places as parking laybys. Vehicles are also travelling too swiftly down into Polruan or down Bodinnick Hill to the ferry, heedless of any stationary queues, cyclists or walkers which might be around the next bend. Not really. There is the odd inconsiderate driver."</i></p> <p><i>"Fore Street, Polruan and the Quay. Let visitors and deliveries, surgery visits and Boatyard visitors, etc., park carefully if no more than one hour. De-restrict East Street, Fore Street, the Quay. In the past everybody managed if they displayed contact details."</i></p>	

**Q19. Many of the comments and feedback from consultation to date have indicated a concern about traffic and parking. Please tell us more about any transport and parking concern you may have.**

There were 102 responses to this question. The majority of these acknowledging the limited parking particularly in the lower part of Polruan village and Bodinnick. Reasons for parking issues were varied: lack of car parks (and cost); illegal parking; holiday homes and visitor parking issues; delivery and tradesmen vehicles. Some residents felt that they were disadvantaged by the parking issues and that there should be more provision for them and that parking should be at a lower cost to deter illegal parking. However, some felt that the parking problem was to be expected, or at least at certain times of the year, and that more car parks would be detrimental to the area. The majority of the comments did highlight that parking is a major concern. There was also some secondary comments about the lack of public transport; volume of traffic; the narrow and 'bendy' nature of the roads and speeding.

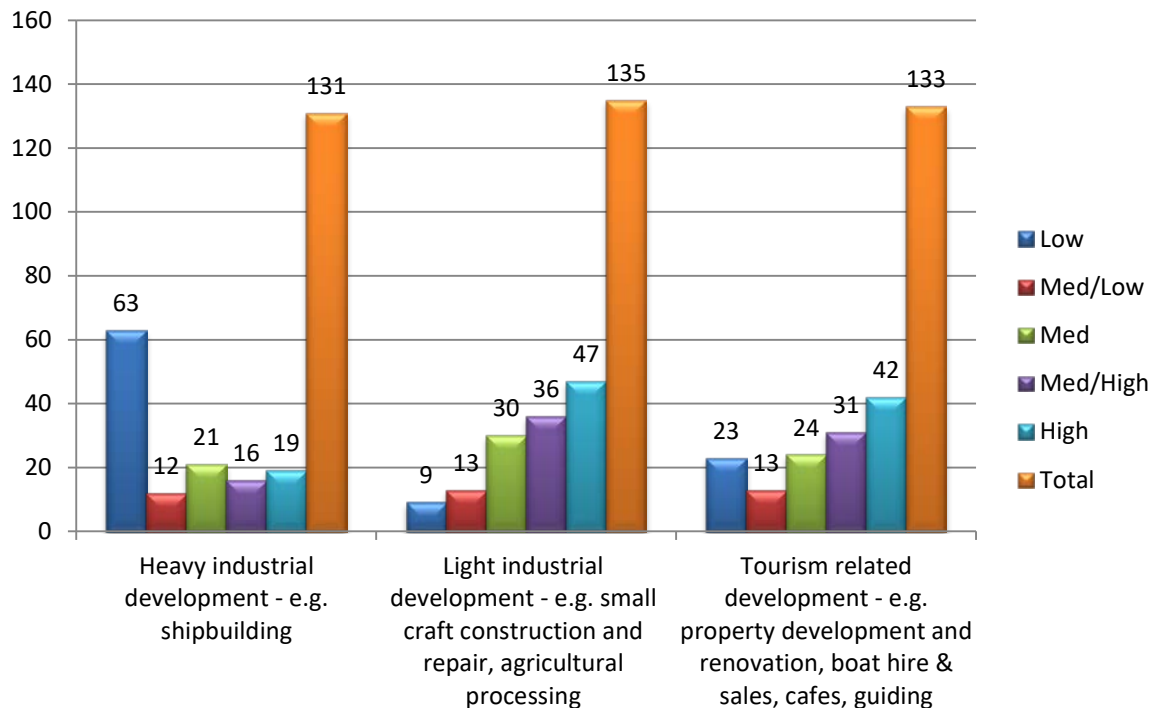
A sample of comments received are shown below.

- *"Always problems with illegal parking in front of Quay House and East Street"*
- *"Deliveries in Fore Street, Polruan should only be made at certain pre-arranged time"*
- *"Fore Street is getting gridlocked. Public carparks are vital to Polruan"*
- *"Holiday home owners and letting agents need to ensure that their clients use only the public car parks to prevent visitors from parking in those areas which are for use of residents only e.g. Greenbank, Furze Park."*
- *"I think, given the nature of the area, the parking is fine. Those without a parking space can purchase annual parking spaces. It is handy having a free top car park."*
- *"Parking is a major issue especially in the summer. Most holiday lets do not have parking so visitors use Furze Park or Greenbank which impacts local residents. Need to work with Town Trust to make St Saviours Car Park more affordable or find other areas for local residents to park"*
- *"Parking is not too much of an issue in Polruan as most of the properties are empty"*
- *"People parking inconsiderately and taking 2 spaces. Also cars getting bigger and people not wanting to reverse in the lanes"*
- *"Rapid increase in number and size of home delivery vehicles driven by on-line shopping are major factors damaging lane surfaces and traffic obstruction."*
- *"Too many vehicles parked in narrow residential roads. It would be impossible for emergency vehicles to get past and makes ordinary car manoeuvring extremely difficult. Free car parking for local residents, such as the Veverly car park, should be increased (perhaps using the reservoir area?). Locals should be given car parking passes to encourage them to park off the roads"*
- *"We need traffic to flow - for locals, tourists, workmen and deliveries. Parking is too expensive and restrictive. Take down the ridiculous enforcement signs. Keep Veverly free of charge and create a dedicated space in the main carpark for locals with no garage/street parking and for business/work vans, at a reduced fee. Stop making Polruan so difficult"*
- *"Whilst there is some provision for visitors there seems to be little concession for full time residents who need access to their homes due to disability or young families. The small car park on Polruan Town Quay is not conducive to a busy thoroughfare between pontoon, ferry slip, post office/shop, public conveniences, pub, beach, surgery, rest of town where there are many pedestrians including children, the elderly and disabled. There should be better disabled/pushchair access to ferry with better concessions for full time residents and a separate school ferry in the holiday season."*

**Q20. Should the Neighbourhood Plan seek to protect existing public parking facilities from any form of development?**

There were 145 responses to this question. 133 were in favour of protecting existing parking facilities; 2 disagreed and 10 were unsure.

**Q21. Which of the following types of business development would you support in the parish? On a scale of 1 (low) to 5 (high) say how important these are to you.**



As can be seen from the chart above, the type of business development most supported is light industrial closely followed by tourism related development (albeit some respondents would not necessarily support all the examples shown within the question).

Heavy industrial development is the least popular. Ship building recognised as playing an important role in the parish and therefore specifically referenced. Boat and yacht related work generally seen as a continuing business within the parish, but generally little support for further heavy industrial expansion within this sector.

Some examples of comments are shown below:

Light Industrial

- *“There are a plethora of other potential business developments (i.e. web design, media, software design etc.) which the advent of high speed broadband should bring to the parish. Self-employed workers or employees of businesses which depend only on a high speed broadband connection should be encouraged to make Lanteglos their base to secure economic growth to the parish and secure more permanent residents and their families”*
- *“Cornwall is a County full of wonderful artists and crafts people, local producers which could be encouraged to take up small workshops. Possibly in turn bring in their families. This cannot be done without units to rent.”*

Tourism

- *“To lump property development and tourism activities into one box is disingenuous. We don’t need more property development, but we do need more facilities.”*
- *“Restaurant, hotel”*

## Heavy Industrial

- *“Existing boatyard a useful facility & long-established. More heavier development undesirable”*
- *“NO heavy industrial development”*
- *Apart from ship repairs built on harbour-side there is limited space for heavy industrial development.*

## General:

- *“These areas are basically our employment. More needs to be done to keep those who choose to remain, return or move to - be able to stay.”*
- *“We need all the business we can support and get”*

## **Q22. Are there areas that are better suited to, specifically, commercial / economic development? If so where?**

Less than half of the survey respondents answered this question but reoccurring locations mentioned were primarily: Lanteglos Highway, Polruan and the outskirts of Polruan (such as the reservoir, coal dump and Townsend Farm; and other farm areas), Brazen Island, Whitecross and Mixtow. There was also some mention of harbour/riverside areas for waterside related development. Road transport and access issues were highlighted as being a significant consideration when choosing a site for commercial/economic development.

### Sample of Comments:

- *“Nowhere in Parish - roads are too poor”*
- *“Areas near the A38 and A390 that have good transport links”*
- *“Possibly along the eastern side of the River Fowey where the Harbour Commission have a hard standing area”*
- *“Brazen Island and Penmarlem for commercial development”*
- *“The old Coal Dump at the top of Polruan may suit some small industrial development. Logistically Highway would be better suited if there is any suitable land”*
- *“I would like to see small commercial / light industry units built on the plot occupied by the garages at Townsend Farm (Polruan). Could include a shop. The dilapidated farm buildings could be restored to provide inspirational work space taking advantage of high speed broadband. This would encourage new businesses (agglomeration) for young and more mature people.”*
- *“Redundant farm buildings (Trethake, Trewarder) Townsend Farm yard”*
- *“The ones not in the AONB - hide them in the places people don't visit”*
- *“Whitecross & Highway”*
- *Brazen Island, Penmarlam, near campsites - Polruan and Penmarlam, Mixtow*

## **Q23. Are there any additional resources you believe the community will need to facilitate on-going development in the future?**

residents access Fowey shops Improvements Polruan

surgery roads people better facilities local parking

ferry family transport area development Improved

Whilst not all the question respondents were supportive of more development, the overwhelming response to what the community needs relates to infrastructure improvements required for: roads, transport and access; parking; health related facilities; broadband. Additional comments related to shops and banks/ATMs as well as some general comments about employment

Sample of Comments:

- *“Improvement to roads. Subsidised ferry”*
- *“Maintain public houses, public meeting rooms, shops (local) visitor attractions and employment”*
- *“Do not develop the area and you will not need additional resources”*
- *“Consider a bridge! Maybe at Mixtow”*
- *“Road repairs”*
- *“Infrastructure - doctors surgeries, an A & E within a suitable distance, sewage, traffic management, appropriate parking, schools, shops, public transport.”*
- *“Top level internet access”*
- *“Better, more frequent bus services. The use of Senior Citizens Bus Passes on Ferries”*
- *“Shop (community one?) to support development along Lanteglos Highway”*

**Q24. Strategic planning policies protect designated heritage assets such as Listed Buildings, Conservation Areas, Scheduled Ancient Monuments. A Neighbourhood Plan can highlight non designated heritage assets that are of local heritage significance.**

**Are there any non-designated heritage assets that you believe warrant special care when determining planning applications that may affect or impact them? Please list those that you value.**

There were 60 responses to this question and it is clear that the respondents want to protect assets in their community from specific buildings and recognised assets (St Saviour’s Chapel – registered with Historic England) to features (cob cottages) and features.

<b>Buildings/Heritage/Churches</b>	<b>No.</b>
The Blockhouse (Chain Tower)	6
Polruan – St Saviour’s Ruins, Memorial, Chapel	5
Hall Walk and its monuments/memorial. Slate sheep grid.	5
Lime Kilns at Pont	3
Lanteglos Church and churchyard	2
All churches in Polruan and Fowey	1
St Wyllow Church	1
All heritage buildings in Polruan and Fowey	1
Cob or part cob cottages left in the parish	1
Fore Street, Polruan	1
Moss Terrace, Polruan	1
Lantivet House, above Lantivet Bay	1
Pont / Watergate junction (Polruan/Whitecross Road) - collection of small-scale vernacular cottages and meadows and old industrial buildings (forge)	1
Trethake Mill, Trethake Valley	1
Lanteglos/Essa Standing Stones (possible stone circle or burial chamber) location:	1



SX13805098/SX13775110	
Standing stones at Churchtown	1
Conservation area (coast and Hall Walk)	1
<b>Battlements etc.</b>	
Gun emplacement/peak and gun battery – Peak, Polruan	3
Old Battery Installation St Saviour’s Point	1
<b>Other specific Buildings (farms/pubs/schools/halls)</b>	
Townsend Farm and farmyard	2
Ring o’Bells - barn and cottage and agricultural smallholding – near Pont	2
Lugger Inn, Polruan	2
The old farm building and chimney entering Polruan	1
Old farmhouses	1
Ferry Inn	1
Polruan Village Hall	1
Polruan School	1
The Sawmill	1
<b>Village/Parish General</b>	
Polruan Village	2
All the odd bits of Polruan, Fowey, Bodinnick, St Veep etc.	1
Bodinnick village	1
Lower village	1
Vernacular buildings - all	1
<b>Other</b>	
(Red) Telephone kiosk (locations mentioned: Polruan, Whitecross, Bodinnick)	4
The old storm cone on Harbour Commission land (bottom of St Saviour’s Hill)	1
Steam outlet (Far end of Boatyard below Moss Terrace)	1
The Hill beside the main car park	1
Well at Fore Street/Furze Park, Polruan	1
<b>Quay/waterfront</b>	
Quay, Wharf, waterfront at Polruan	5
Ferryside, Bodinnick	1
Mixtow Pill	1
Pont Pill	1
The coal wharf	1
<b>Environment</b>	
Footpaths and rights of way (inc rights of way at Furze Park)	3
Old stone distance signage posts throughout parish/granite way markers	3
The Bound, Polruan	2
Cornish Hedges	2
Headland	1
River views Polruan	1
Rural landscape	1
Polruan Woods	1
Wooded area above East Street, Polruan	1
Southwest coast path	1
View from Whitecross Village Hall to Lansallos and Pont	1
Wooden sign posts at Pont	1

Specific comments made are listed below.

Comments
<i>"All buildings in Pont and Bodinnick, All pubs in Polruan and Fowey. All stone buildings of homes and churches. The heritage of the villages must be protected and retained. The trees in Fowey and Polruan. All farms and open fields in Fowey, Polruan, Bodinnick, Pont"</i>
<i>"All deserve careful consideration of any planning applications"</i>
<i>"All the water fronting properties are critical and each has a story to tell and be protected; fenestration, roof line, materials particularly modern terrace and balcony designs can ruin the waterfront"</i>
<i>"Asset 1. The standing stones may be the evocative scattered remnants of the parish's only known stone circle or burial chamber and should be researched more. A potentially important heritage asset for the parish, especially as some of the parish's early stones were removed during development, without even being recorded, in the last century (i.e. the Meadowbank menhirs). Asset 2. The Bound is an ancient important access route from the heart of the old town up to St Saviour's Hill. It describes the original contour of the gradient of the hill and is the last remnant of green land on that side of Polruan below the skyline, when all the allotments which existed nearby have long since been built upon. Asset 3. Polruan from St Saviour's Hill down to Fore Street/West Street: A cursory read through Isabel Pickering's Backalong, which records the invaluable memories of many of the parish's older generation, describes the many public access routes through the town, especially down to the water. They also lament the fate of most of these paths which, over time, have been commandeered and unofficially privatised by adjacent properties. These were all ancient rights of way to which Polruan's history is attached and all remaining ROW in the town (and indeed the wider parish) should be preserved as heritage assets, as well as access routes."</i>
<i>"Greater planning alertness in lower village to stop larger and larger windows in traditional cottages. Just look at your cover photo to see damage already done. If not stopped in another 50 years Polruan will look like any other community in the developed world - no longer unique"</i>
<i>"How can one comment when the designated monuments are not visible on the map?"</i>
<i>"Lanteglos/Essa Standing Stones: SX13805098/SX13775110 (See The Romance of The Stones by Robin Payne p248-9)."</i>
<i>"Old farmhouses staying with the land instead of selling farms in lots."</i>
<i>"Replace the new green 'noticeboard' at 'Corner' with previous type of wooden notice board more in keeping with Conservation Area"</i>
<i>"The statement about strategic planning policies, etc. is SADLY not true. Cornwall Council has approved planning developments that have seriously compromised views of the Block House and take no notice of Conservation Areas, AONB, or SSSI interests. PLEASE don't put money ahead of protection or these vital local assets."</i>
<i>"To prevent the existing buildings disappearing due to lack of maintenance"</i>
<i>"Trethake Mill may already be protected; I believe the ancient workings are still there and I hope they are protected"</i>
<i>"View from East Street has been ruined by extension to Boatyard and the huge crane"</i>

**Q25. What specific features do you value which add to the character and / or local distinctiveness of the area? (please list the feature and location)**

There were 87 responses to this question and many of the responses echoed the previous answer – for instance valuing the Block House (Chain Tower), St Saviour’s, historic buildings (not just the churches but the old traditional cottages and houses throughout the parish). Additionally, there was a real emphasis on the natural environment - - the coast path and farmlands; the sea and water courses; woodlands; hedges; lanes; birds, flora and fauna (coastal and inland). The following table shows a summarised version of the features that were mentioned most frequently.

Feature	Location	Number/Note
Block House	Polruan	17 (inc. a mention of Fowey and a specific mention of the gun emplacement)
Coast inc. Coastal Path inc. farmland areas/coastal panorama/harbour	All	16
Access to water; as well as the actual streams, rivers, harbour, estuary, Ferryside, etc.	Polruan, Bodinnick and throughout parish	12
The Quay and/or wharf inc. Old Coal Wharf	Polruan	10
St Saviours (Chapel, Point, Ruins etc.)	Polruan	8
Tom's Boatyard	Polruan	4
Hall Walk	Polruan	4
Preservation of traditional/old buildings and the villages	Polruan	4
Ferry		3
The Bound	Polruan	3
Riverside		2
Rolling countryside	Parish and plateau areas	2
The National Trust cottages	Pont	2
Stone Buildings/houses/historic buildings, churches	All	2
Pont Pill and/or Quay	Pont	2

Other features mentioned: Agricultural/farmland patterns; Back Beach; Buildings - Rough, workaday, small-scale, un-suburban nature of buildings in the Pont and Peakswater valleys - Ring o'Bells, Watergate cottage, Pont sawmill and so on; Castle; churches; Cross; Drinking Trough; Fore Street ; Furze Park; Local shops/pubs/cafe; Location of Polruan; Luggar Inn and Quay; Our green spaces and hills and trees; Peaceful nature and environment; Pont Cottages; Preservation of the villages and hamlets (such as Triggabrowne, Trevarder, Trethake, Highway);River bank tree protection from Bodinnick to Penmarlam; River frontages from Polruan to Bodinnick; The alleyways; The Hill; The Peak and The Hill; The rolling landscape; The ruin by the play area; Water, trees linkage; We must treasure all our beautiful features; Well; Wooden painted road signs; Yachting.

Comments:

<i>"Additionally small, Cornish cottages"</i>
<i>"All countryside, riverside, cliffs and beaches etc."</i>
<i>"Beautiful unspoilt/uncluttered countryside"</i>
<i>"Bodinnick ferry to Fowey"</i>
<i>"Fowey River and its tributaries"</i>
<i>"Fully protected from development. No development at Penmarlam"</i>
<i>"General rurality; water - land interfaces"</i>
<i>"Move boatyard up river and develop yard into parking and shops"</i>
<i>"Nothing beyond existing Conservation/SSSI areas"</i>
<i>"Our whole area of outstanding natural beauty. Our beaches and coastal areas must be protected. Our farms must be protected. Our woodlands must be protected"</i>
<i>"Poor/no public access to full length of Penpoll Creek and Fowey River from Mixtow to Henwood"</i>
<i>"St Saviours and NCI on the Peak. Polruan could be even more characterful, quaint and pretty (e.g.: like St</i>

<i>Ives and Mousehole) if residents maintain baskets/gardens. Being without all the parking signs, yellow lines and rubbish that is dropped. Black plastic bins on Quay are very ugly”</i>
<i>“Superb open space for community functions. We are lucky to have it and the Town Trust should be commended for their care of it”</i>
<i>“The main feature is the village itself with its houses jumbled together and should remain so”</i>
<i>“The mixture of landscape:- sea views, rolling hills, beaches”</i>
<i>“The river, woodland, coastal path and Walks. All of these assets are integral to the history of the area and to the beauty of the natural environment. There are unreservedly many more people need to be consulted SPECIFICALLY (not just generally) if and when these may be affected”</i>
<i>“There is no building or feature that we would be happy to see removed.”</i>
<i>“There is no specific one feature, the whole setting of the Parish is special and should be preserved. Whilst some development is needed to bring jobs, etc, to the area this must not be detrimental to the nature/beauty of the area”</i>
<i>“This area has been blotted by unfinished facing of 'breeze block wall' at Pont sited retaining property of letting business. No time restriction placed on when facing should have been completed”</i>
<i>“tree lined peaceful creeks”</i>
<i>“Unspoilt beaches like Lansallos and Lantic Bay”</i>
<i>“Views of the tower need protecting, from all directions”</i>

## **Q26. Can you tell us a magic wish or ONE improvement that you would like made in the parish?**

Comments: 99 responses were received and these have been grouped and the number of mentions indicated. Some comments are relevant to more than one category as an example the affordability issue relates primarily to transport and housing.

However, this broad categorisation gives a good idea of the key issues for those that responded. It is unsurprising based on earlier questions to find that transport (car/ferry and bus) and traffic management (access/parking) are not perceived as satisfactory. The maritime industry and comments regarding redeveloping the waterfront and boat yard were put forward – both as a hub for water based activities and commercial ventures. All comments whilst valuable in assessing what the aspirations are, they should also be read in the spirit of these being a ‘magic wish’ and the feasibility and likelihood of these have not been tested and considered at this stage.

<b>Transport/Traffic Management</b>	<b>28</b>
<i>“A public transport would be advantageous and would help reduce traffic flow. This would make it easier for people to work further”</i>	
<i>“Better cross river travel”</i>	
<i>“Better public transport”</i>	
<i>“Better roads”</i>	
<i>“Foot ferry to Fowey should run in the evenings during winter as people are cut off from Fowey after 5 pm or 7 pm. Even if only ran a few evenings each week or operated a taxi service”</i>	
<i>“Funicular up Fore Street!”</i>	
<i>“Improve the road access into Polruan and fill in all those potholes! Please!!”</i>	
<i>“Improved out of hours ferry services (introduce either competition or controls/direction of existing foot ferry service) Electric charging facilities need to be introduced”</i>	
<i>“Less delivery traffic”</i>	
<i>“More parking”</i>	
<i>“Much better facilities for water access all year around. Young families (with school children) struggle logistically especially during the winter. Parent evenings, clubs (sailing, gigs, football etc....) are normally on Fowey side of the estuary which makes regular 50-minute drive-around via Lostwithiel inevitable. An all year round pontoon or an increased number of frapes would help those who have small boats, and later running ferries for those who don't. Also, a dedicated ferry for school children to reduce the need to wait in the rain</i>	

<p>going to/from school.”</p> <p>“Off Road Parking. As well as protecting existing public parking facilities from development extend them if possible”</p> <p>“Prevent visitors going to the bottom of Polruan in their cars just 'for a look'. Make it access for residents and local bus only. Provide a designated area for the local bus outside Crumpets Café”</p> <p>“Provide OAP, disabled blue badge holder with a parking bay or at least a sign asking others not to park outside home as disabled resident.”</p> <p>“Restriction on supermarket delivery vans in Polruan village to encourage greater use of the Polruan Stores”</p> <p>“Transport availability for visits to hospital, dentist, etc., which are distant and very difficult to visit”</p> <p>“Upgrade the roads generally and get the potholes repaired”</p> <p>“We should work to provide access to the river and a public pontoon at Bodinnick. The ferry shouldn't be allowed to control the river”</p> <p>“Would like roads treated during snow/ice”</p>	
<b>Housing / Residence</b>	<b>16</b>
<p>“Build flats for older people, to also give housing for young people”</p> <p>“Convert existing unused second homes to accommodation for local community”</p> <p>“Heavy taxation of derelict or empty properties.”</p> <p>“Local people in local houses. Those moving into be working and add to the community”</p> <p>“Lots more people LIVING here, for a busy, strong, thriving community”</p> <p>“More decent sized homes for local people”</p> <p>“More full-time residents”</p> <p>“More homes for local people, with easy access to them. Kendall Park is a good example but new homes”</p> <p>“More housing for local people. No 'shoe boxes' please”</p> <p>“More locals living in Fore Street, East Street and West Street, Polruan”</p> <p>“No major development, especially away from existing hamlets and villages. NO HIGH RISE BUILDINGS PREFERABLY NOT OVER THREE FLOORS”</p> <p>“No more development especially restrictions on 2nd homes and holiday lets”</p> <p>“No more new builds”</p> <p>“No more ugly buildings”</p> <p>“Removal of the four ugly and boring modern houses that you have allowed to be built on the only wild green area in Polruan. See front photograph on this survey where you can see this green area. That is now totally obliterated”</p>	
<b>Waterfront/Pontoon/Quay and access to maritime facilities</b>	<b>18</b>
<p>“A ferry slipway in Polruan with a handrail which would provide pushchairs, prams, the elderly, mobility scooters, toddlers, children and adults with special needs, mobility or sensory issues or visual impairments, with safe access to the ferry in order to access neighbouring communities, to decrease a feeling of isolation, to increase a better sense of wellbeing and independence and to just enjoy being on the river and looking at their beautiful home parish from the water.”</p> <p>“An all year round pontoon or harbour for Polruan”</p> <p>“Liberation (public ownership?) of the slipway used by the ferry on the Bodinnick side for economic reasons to the Parish. This could in fact just be the allowing of other enterprises on a controlled-basis to provide transit across to Fowey - either the slip on the other side or to Town Quay.”</p> <p>“Better reorganisation of Penmarlam boat park - parking in particular”</p> <p>“Build a pier from the Wharf in Polruan”</p> <p>“Decent, sufficient and accessible dinghy moorings (Improved pontoons) for all.”</p> <p>“Improve access Penpoll and Mixtow/Henwood (as in previous Q)”</p> <p>“Improve facilities in Polruan – e.g. equivalent canoe/boat storage on Polruan quay to those in Fowey, better pontoon facilities”</p> <p>“Move the Boatyard up river and develop the site.”</p> <p>“Provide land access to Brazen Island to allow for maritime business expansion”</p> <p>“Public access to Bodinnick quay”</p> <p>“Remove vegetation and dog mess from the minor paths in Polruan”</p> <p>“Restrict noise levels at Toms yard at the weekends and have noiseless Sundays”</p> <p>“Move boatyard upriver and develop site with car park and relevant shops, businesses”</p>	

<b>Affordability</b>	<b>6</b>
<p><i>"Access to Fowey is limited by monopoly. Even with residents discount greater than inflationary price rises year on year make the passenger and car ferry crossing prohibitive as a commute. (more expensive than TfL or GWR). Also tourists (family of 4) will limit the number of times they cross the harbour. I know of two families who will not return due to the cost of the ferries. It also means visitors will rely on online shopping delivery rather than use local sources (e.g. in Fowey or Polruan). The village loses."</i></p> <p><i>"Better cheaper access to and from Fowey. 4 tourists in Fowey want to visit Polruan costs £16 return + any children. Equally for those staying in Polruan wanting to go to the other side. This harms the Parish's tourist aspirations. The very limited service in the winter (and I understand why it is limited) is also a disincentive for people to live here as full time residents."</i></p> <p><i>"OAP's free use of Ferry between same hours as 'bus passes'"</i></p>	
<b>Health</b>	<b>3</b>
<p><i>"A relocation of the doctors' surgery to the top of the hill where all the old age pensioner housing is."</i></p> <p><i>"I should like the doctors' surgery to be further up the hill. As the majority of people now live up the hill and often need transport to and from the surgery, there is no parking for patients."</i></p> <p><i>"Townsend Farm site. I'd like to see this developed to provide a doctor's surgery/health centre and some sheltered housing for the disabled/elderly of the village. All at single storey height."</i></p>	
<b>Community Needs</b>	<b>4</b>
<p><i>"A small Old Peoples' Home - plenty of room at the fire station I would imagine. People have to travel far and wide to visit loved ones in residential care."</i></p> <p><i>"- greater sense of cohesion for distinct communities to join together for some occasion events (e.g. Whitecross Market)</i></p> <p><i>- greater sense of pride: litter picks, etc."</i></p> <p><i>"Integration of local and visitor and commercial needs for synchronistic visionary sustainable future"</i></p>	
<b>Energy / Environmental Issues</b>	<b>3</b>
<p><i>"Improved recycling and rubbish collection"</i></p> <p><i>"Tidal power generating electricity"</i></p> <p><i>"Removal of wind turbines visible from the parish"</i></p>	
<b>Commercial/Industrial specific</b>	<b>4</b>
<p><i>"Have a pier going out from the Wharf in Polruan, or move the Boatyard up the river - perhaps by development of Brazen Island"</i></p> <p><i>"Move the Boatyard and replace it with parking, commercial premises, shops and a pier going out from the Wharf"</i></p> <p><i>"Polruan - move the boatyard up river and build shops and businesses on that land and on Brazen Island."</i></p> <p><i>"Shop"</i></p> <p><i>"Small industrial units"</i></p> <p><i>"The support of local business to survive and prosper"</i></p>	
<b>Facilities/Activities</b>	<b>4</b>
<p><i>"Keep Quay toilets open 24 hours during main months"</i></p> <p><i>"More teenage leisure facilities (social areas, parties)"</i></p> <p><i>"Provision of activities for teenagers 13 - 18 - need access to Fowey in evenings outside holiday season"</i></p> <p><i>"As previous question 10 Toilets (i.e. Fowey charges 20p for toilets which are not maintained, broken and dirty. This is a poor reflection when compared to Bodinnick which are free toilets, bad for tourist opinions and needs) ....easy to fix this, use the money generated from charging."</i></p>	
<b>General</b>	<b>13</b>
<p><i>"A footpath through Lanteglos Highway."</i></p> <p><i>"Demolish Bones Meadow development and return site to natural area and restore public view of village and estuary."</i></p> <p><i>"Fewer cars everywhere, fewer roaring engines in the countryside. It would be more peaceful, and children (and everyone) would be safer. But this is a wish, I know it is probably not realistic."</i></p> <p><i>"Integration of local and visitor and commercial needs for synchronistic visionary sustainable future"</i></p> <p><i>"People live here because of the peace and quiet, why are you so desperate to change things?"</i></p> <p><i>"Preservation of character, buildings, vistas, fields, views."</i></p> <p><i>"That planning authorities should take more time and attention to the wishes of local residents before granting"</i></p>	

planning permission.”

“The Fire Station and accompanying high rise platform to be removed from obstructing the sea views in Polruan”

“Tidy run-down areas”

## Q27. Are there any other comments you would like to make?

<b>Development</b>	<b>15</b>
<p>“A difficult set of choices must be made for the benefit of all residents and ignore the self-interest of second home owners. “</p> <p>“All new housing should have 106 protection, under occupancy not enforced for local people, 2 and 3 bedrooms houses preferable”</p> <p>“Any development must balance progress and our unique ecosystem.”</p> <p>“Ban all further building in the village or you will totally ruin it. Take a close look at the photos on the front and back of this survey. That is what people want to come and see so preserve it.”</p> <p>“Bodinnick has 2/3 of homes in lower village as second homes. This is unfair on the few full time residents. Further many do not pay council tax or business rates which is grossly unfair”</p> <p>“I think the area is well managed at the moment - I understand the pressure to build and house people but this really isn't the right area to do it in and there are already lots of disgruntled people here with no money, jobs and nothing to do”</p> <p>“Interesting that you used a photo for the front of this survey of the village before the awful house were constructed! See previous comments.”</p> <p>“Our parish must be developed in a sustainable and in an environmentally friendly way as possible. This NP will give us a chance to control this but it must not be at the detriment of the provision of suitable accommodation and business premises for our local tradesmen and young people who want to stay and live in the par”</p> <p>“The Parish and the villages of Polruan and Bodinnick need local children to stay so find ways of maximising their development and housing locally”</p> <p>“This is a great start. But as I said in (1) it is difficult for people to deal with broad and vague 'potentialities'. There are numerous important facets of the local neighbourhood and this consultation may not have surfaced all of these. While this may provide a broad direction, SPECIFIC developments should be considered ONLY following specific local consultation”</p>	
<b>Health and local infrastructure</b>	<b>11</b>
<p>“Bearing in mind the increased average age of the local population, the needs of the elderly need further addressing”</p> <p>“Better health services, support for community services, please”</p> <p>“Better year-round facilities for local people - cafes/bars/pubs/shops etc. Cheaper ferries.”</p> <p>Can we have the toilets on the Quay open 24 hours a day. We pay £700 a month to have them cleaned and opened and closed - and during visitor months they should be open 24 hours a day”</p> <p>“Concessions of ferry fares for visits to Drs surgery in Fowey when unable to get appointments in Polruan”</p> <p>“It is really important to encourage young families into the area to keep the local school going. It would also help to improve the play area for the children”</p> <p>“More help for old people would be welcomed”</p> <p>“Supporting local families is the key”</p> <p>“The Post Office (Winklepicker) and local Surgery are especially valued local facilities”</p>	
<b>Parking and Transport</b>	<b>2</b>
<p>“A scheme for all residents to have subsidised parking within the Polruan village and public car parks”</p> <p>“Bus for the school to make more children use the school”</p>	
<b>Waterfront Development</b>	<b>2</b>
<p>“Build a small pier out from the Wharf - Polruan.”</p> <p>“Development on the river needs control which doesn't appear to be the case!”</p>	
<b>Tourism</b>	<b>1</b>
<p>“A significant restriction on the development of Polruan tourism is the late installation and early removal of the pontoon. Better launching facilities would attract more water users to Polruan. It really suffers in this</p>	



way. Weekly licences available from the Winklepicker for example to allow visitors to keep a dinghy on a pontoon or off the beach would make the village more attractive to visitors.”

**General** **15**

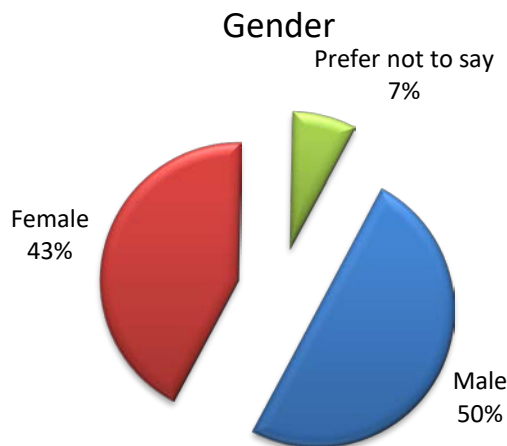
“Best place in the world to live and well done to those who help maintain it :-)”  
 “Get the Fowey Harbour Commission to consult openly, honestly and properly with the local community.”  
 “Have Parish Council meetings in Polruan”  
 “I consider myself very fortunate to live in this beautiful Parish and as custodians those of us that live here must preserve all that is beautiful for future generations without looking back to what was but looking forward to how we can preserve character and history but cater for living sustainably in the 21st century.”  
 “I love this parish, but there doesn't seem to be a pride in maintain and improving its beauty. I have twice made efforts to develop a group to carry out such improvements, but have been met with the attitude, 'we have never done anything like that before, in all the 40/50/80 years I have lived here, so why should we do it now?' ... Shame really. But I have given up!”  
 “I still love living in Lanteglos parish and wouldn't choose to live anywhere else on this earth.”  
 “People in the village make the character and local distinctiveness. Local festivals should be supported and encouraged. Pubs and shops are key to thriving village life and they should be well managed.”  
 “This is a valuable place, much loved by the community. We need to encourage people to work, live and play here but at the same time protecting those very qualities we value”  
 “This is a wonderful community which requires just some small help to maintain its vigour.”  
 “Too many bad decisions are made under the guise of being 'cost-effective'. Everything good gets thrown out for the sake of saving cash, I don't know what the answer is, but it doesn't seem right.”

**The Survey** **5**

“I hope people bother to fill in this form. There are just a few locals who come to the Theatre Club, Regatta, Kidz Klub, etc., going. We need fresh views, new people, community spirit, otherwise fetes, productions and events will dwindle. We need to encourage visitors”  
 “Thank you very much for asking us. It is lovely living and coming home.”  
 “Yes. This questionnaire was far too long and I almost gave up!”

**Q28. Are you male or female?**

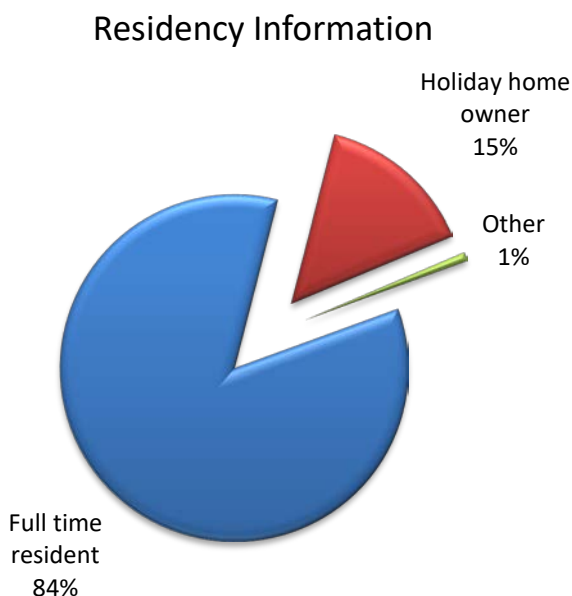
134 individuals answered this question.



Answer choice	Response (%)	Response (total number)
Male	50	67
Female	42.54	57
Prefer not to say	7.46	10

**Q29. Are you a full-time resident, holiday home owner, visitor or other?**

123 individuals answered this question regarding their residency in the parish.



Answer choice	Response (%)	Response (total number)
Full time resident	84.55	104
Holiday home owner	14.63	18
Other	0.81	1

Several comments made from those who are part-time residents that they spend a considerable time in the parish, or will be. See examples below.

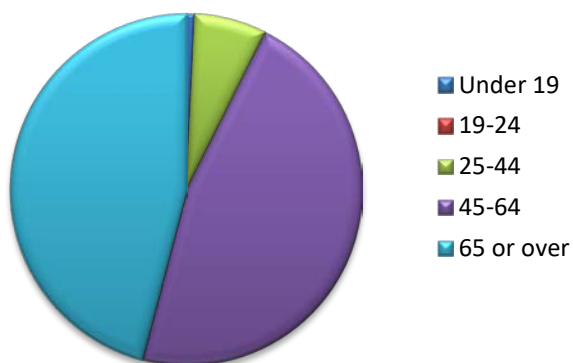
- *Also business owner*
- *All weekends in Cornwall, midweek elsewhere*
- *Half-time resident*
- *Part time resident and holiday let to ensure activity and income to area*
- *Soon to be full time resident (part time resident currently)*

**Q30. How old are you?**

It can be seen from the table and chart below that over 90% of the 135 that answered this question are over the age of 45. There were 45 individuals that did not respond to this question.

Answer choice	Response (%)	Response (total number)	Parish population (2011 census)
Under 19	0.74	1	157
19-24	0	0	28
25-44	6.67	9	141
45-64	46.67	63	329
65 or over	45.93	62	289

### Age group of survey respondents



### Age group of Parish population

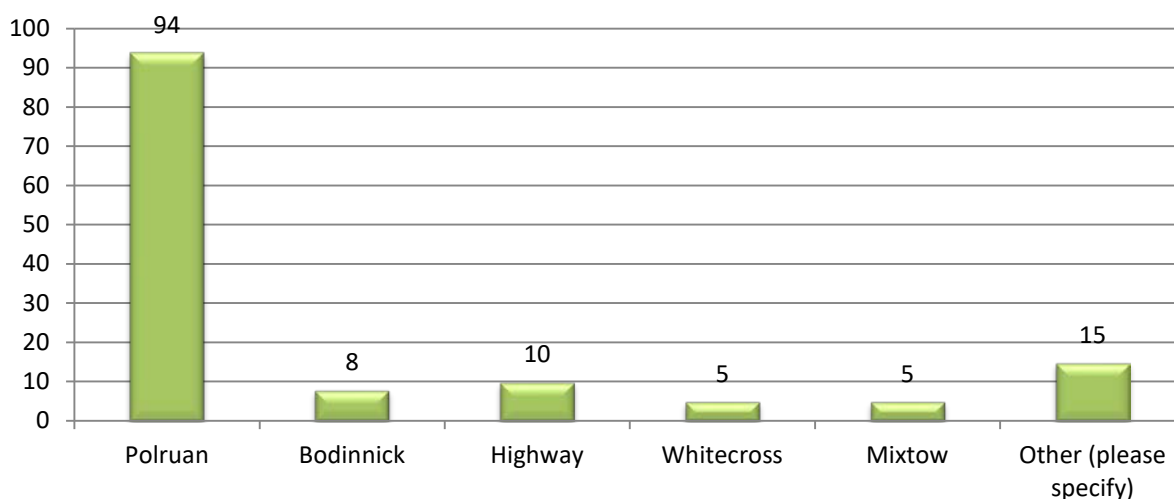


### Q31. Location of your residence?

There were 137 responses to this question.

Answer choice	Response (%)	Response (total number)
Polruan	68.61%	94
Bodinnick	5.83%	8
Highway	7.29%	10
Whitecross	3.64%	5
Mixtow	3.64%	5
Other (please specify)	10.94%	15

### Where Respondents Live



Specified locations included: Between Pont and Whitecross; Lanlawren; Pont and Triggabrowne

### Q32. Contact information

Confidential information already held by the Parish Council as Accountable Body and is not therefore included in this report.