

**ONE COPY FOR EACH ADULT IN THE HOUSEHOLD**

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# THE ROSELAND PLAN

OUR ROSELAND - OUR FUTURE

Web: [www.roselandplan.org](http://www.roselandplan.org)

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Tel: 01872 501749

# Have your say

# QUESTIONNAIRE

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

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

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



## Prize Draw

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

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

## Information About You

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

This information will demonstrate that we have received the views of a true cross section of the community. It will enable us to contact you if there is any part of your questionnaire that is unclear. The information will only be used to summarise and analyse the questionnaires.

You will not be identified in any way in the decision making process of the Plan.

YOUR NAME: .....

YOUR ADDRESS: .....

YOUR EMAIL: .....

YOUR POSTCODE:

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

YOUR PARISH: Gerrans  St Just  Veryan  Pilleigh  Ruan   
Lanihorne

YOUR EMPLOYMENT STATUS:

WORK ON THE ROSELAND  WORK OUTSIDE THE ROSELAND

SEEKING WORK  RETIRED  STUDENT

MALE  FEMALE

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

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

## Introduction from Julian German

Dear Resident,

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

Best wishes

*Julian German*



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

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

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

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

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

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

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

# Quality of Life

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

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

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

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

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

# The Landscape

## Background

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

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

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

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

## Questions

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

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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**Answer yes or no by ticking the relevant box**

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

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

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

# Renewable Energy

## Background

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

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

## Questions

### Wind Turbines

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

**Select one of the following:**

There should be no restrictions on the building of wind turbines

Turbines below a certain height should be allowed

No wind turbines should be allowed on the Roseland

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

### Solar

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

**Select one of the following:**

Solar farms OK anywhere

Solar farms OK when well hidden

Domestic solar panels only on roofs and on ground

Domestic solar panels only on roofs

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

### Other

**7. Would you support other carbon reduction**

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

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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**8. Any other comments?**

# The Historic and Built Environment

## Background

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

### It must be built for the right reason

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

### It must be built in the right place

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

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

### It must be built to the right scale

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

### It must be the right design

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

## Questions - General Principles

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

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

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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**10. Please provide further details if you wish.**

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

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

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

## Questions - General Principles

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

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

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

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

**Tick all you favour**

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

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

**YES**  **NO**

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

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

## Questions - Affordable Housing

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

**YES**  **NO**

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

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

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

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

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

**YES**  **NO**

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

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

## Questions - Housing for Sale on the Open Market

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

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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Answer yes or no by ticking the relevant box

## Questions - Second Homes / Holiday Lets

20. If it were possible to limit the number of new second homes / holiday lets, would you support this? Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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21. If it were possible to convert some second homes / holiday lets / hotels into affordable houses or full time residences, would you support this?

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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Answer yes or no by ticking the relevant box

## Questions - Commercial Buildings

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

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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Answer yes or no by ticking the relevant box

23. What additional restrictions would you apply?

## Questions - Overdevelopment

24. How would you define 'overdevelopment'?

# Other Issues

## Transport

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

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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26. Do you rely on a car to get around?

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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## Parking

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

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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## Health services

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

Answer yes or no by ticking the relevant box

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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Thank you very much for taking the time and trouble to fill in this form. Your contribution will help to make sure that the Roseland Plan truly reflects the needs and the wishes of everyone who lives in this very special place.



Jon Smith, Chair of the Roseland Plan Steering Group

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

very negative

slightly negative

slightly positive

very positive





Are there any other issues that you think are important?

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

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

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

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

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

**Please make sure to return your completed  
Questionnaire  
by Noon on 17th December 2013**

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