

Luxulyan Parish Neighbourhood Plan

Questionnaire Summer 2017

Following the consultation and questionnaire in Autumn 2017 the following is the analysis of the responses. 611 questionnaires were sent out. 163 completed responses were received and an additional 10 were returned with 'address unknown'. This equates to 27.1% return. We feel this is an excellent response and therefore is sufficient to be representative of local opinion. We thank everyone who took the time to respond to the questionnaire.

1. Do you have any suggestions for places and sites of significance /importance in Luxulyan Parish that should have additional protection E.g. 'Elephants butt', and are not included on the Historic Environment Record (please see historic environment display)?

	PLACES SUGGESTED	NUMBER	PERCENTAGE
A	Granite Boulders (specific and in general). Elephant's Butt scored 9.	19	29.2
B	Rural farming landscape of fields, hamlets and churchtown	9	13.8
C	Luxulyan valley or specific features within the Valley/ approach to valley from Gattys bridge	9	13.8
D	Churchtown/heart of village, including fields behind shop	7	10.7
E	Parish church/churchyard	2	3
F	St Cyor's well	1	1.5
G	Rose Cottage	1	1.5
H	Granite trough outside Water Meadow/Atwell well	2	3
I	Park	2	3
J	Innis Chapel	1	1.5
K	King's Arms	1	1.5
L	Cottages not yet listed	1	1.5
M	Innis Downs earthwork	1	1.5
N	Luxulyan quarry	1	1.5
O	Places with historic/scientific interest	1	1.5
P	Fishing lakes near Treskilling (Innis Fisheries)	1	1.5
Q	Road between Creusa and Gunwen	1	1.5
R	Chapel Field	1	1.5
S	Wildlife corridors along river and railway	1	1.5
T	Carne Cross wetland habitat	1	1.5
U	Wetland habitat in north of parish	1	1.5
V	River across field at Atwell	1	1.5
	TOTAL	65	
	Places not in parish (not counted)	2	

STEERING COMMITTEE COMMENTS

1. 65 respondents commented about places that should be considered to be significant within the parish. It is clear that a significant number of people consider the large granite boulders to be a particular feature of the parish. Therefore, the steering group recommends that protection of these features should be taken into account in any future planning applications.
2. There appears to be reasonably strong feeling that the heart of the village (Churchtown) should protect its existing character.
3. There is a reasonably strong feeling about protecting the rural nature of the parish (responses to later questions reinforce this).
4. Some of the suggestions are already covered by some form of protection, e.g. SSSI or WHS.

2. Do you think, in principle, that future housing development should be within existing settlements, e.g. village, hamlet etc.? Please tick ✓

	Number	Percentage
a. Yes	65	44.5
b. No	7	4.8
c. Only to provide lower cost homes for people with a local connection	53	36.3
a & c	21 (possibly should be included in c)	14.4
TOTAL	146	

STEERING COMMITTEE COMMENTS

The vast majority of respondents want future development to be within existing settlement patterns. However, a significant number of responses indicated that this could be mitigated if the development was providing lower cost houses for people with a local connection. In real terms the committee feels that this would mean that any land sold for development under this would have to be sold at agricultural rates, therefore making the houses affordable. There are a number of schemes in the country that have developed on this basis. However, it could also be interpreted that a significant number of responses that they only wanted low cost housing within existing settlements.

3. Where do you currently live? Please tick ✓

	Number	Percentage
a. In Luxulyan village	66	45.5
b. In one of the hamlets, e.g. Bodiggo, Rosemelling,	54	37.2

Bodwen, Bodwen, Ebenezer, Lockengate, Gunwen, Ponto Mill, Lower and Higher Menadue etc.		
c. Static caravan/mobile home park, e.g. Atwell, Croft	13	9.0
d. In a traveller site	0	0
e. Elsewhere	12 (Conce 2)	8.3
TOTAL	145	

STEERING COMMITTEE COMMENTS

We feel that the split in responses is representative of the population of the parish.

4. Do you have any suggestions for potential sites for housing development within existing settlement boundaries? (The only site identified currently for potential development in the parish is Chapel Field – opposite the Village Hall.)

Zone A: Bridges/railway line to Chapel Field	Number	Percentage of all responses
Chapel Field	12	
Field adj. Beswetherick Fields below St Cyriac/ Land at end of Beswetherick Fields above Lower Mill Terrace	8 (6+2)	
Around station/railway	7	
Small (1-2 dwellings) within village	1	
Any of fields on approach to quarry	2	
TOTAL Zone A	30	50
Zone B: Rosemelling to Bridges	Number	Percentage of all responses
Extend Rosevale Gardens from behind (to Rosemelling)/ One field towards Rosemelling	3 (2+1)	
Near Keam's farm by farmworker's cottage	2	
Keam's farm to Treskilling road	1	
Bridges to Treskilling	1	
TOTAL Zone B	7	11.66
Zone C: Bodwen to Innis Downs	Number	Percentage of all responses
Adj. to Lockengate old school/ Lockengate	2 (1+1)	
Bodwen (gaps between housing)	1	
Old A30/Innis Downs area	1	
TOTAL Zone C	4	6.66
Other sites	Number	Percentage of all responses
Develop existing caravan sites to affordable homes	1	
Lanes between hamlets	1	
Brown field/infill sites	3	
High ground	1	
TOTAL Other sites	6	10
Other comments	Number	Percentage of all responses

No further housing due to poor infrastructure/ protect natural beauty	10	
Sites with no impact on views, flooding etc on existing homes	1	
No more traveller sites	2	
Development below village hall is awful	1	
TOTAL Other comments	13	21.66
TOTAL ALL RESPONSES	60	

STEERING COMMITTEE COMMENTS

1. The steering committee feels that the potential to expand significantly low-cost housing could be sited to the north of the village centre: Zone A (Bridges/railway line to Chapel Field).
2. A few people felt there could be further room for expansion from Rosevale Gardens or from Tregarrick to Treskilling. The steering committee feels that this goes against the vast majority of responses to question 2.
3. There were also a significant minority of negative responses to further development.
4. Other suggestions mainly fall in line with new development being within existing settlements.

5. How important do you feel new housing development in Luxulyan Parish is for each of the following? Please tick one box in each row. ✓

	Very important (% response for option in brackets)	Quite important (% response for option in brackets)	Not important (% response for option in brackets)	No opinion (% response for option in brackets)	TOTAL	Significance* and rank
To help young people remain in the area	110 (68.3)	40 (24.8)	8 (5.0)	3 (1.9)	161	126 1
To support local businesses and services	56 (35.9)	72 (46.1)	22 (14.1)	6 (3.9)	156	81 4
To support community activities and clubs	41 (26.1)	74 (47.1)	38 (24.2)	4 (2.6)	157	59 5
To bring new people into the	15 (9.8)	31 (20.1)	96 (62.3)	12 (7.8)	154	-17.5 6

area						
To help older people remain in the area	89 (55.6)	53 (33.1)	16 (10.0)	2 (1.3)	160	107.5 3
To secure the future of the primary school	98 (62.4)	41 (26.1)	14 (8.9)	4 (2.6)	157	111.5 2

***Significance.** This is calculated by giving a weight for the response to each option:

A. **Very important** - Figure stays the same

Add to

B. **Quite important** – Divide in half

C. **Not important** - Divide in half and subtract from total of A and B

D. **No opinion** – Not counted

One comment that school already full.

STEERING COMMITTEE COMMENTS

1. The responses to this question further reinforces the need for development to support local people and local facilities, e.g. the school.
2. There is little appetite to develop property that is to encourage new people into the parish.
3. Therefore, any future planning agreements should be specifically aimed at supporting local housing needs and community facilities.

6. When new housing is built within the parish, which would you prefer? Please tick only one box. ✓ (22 homes are allocated within Cornwall local plan for Luxulyan Parish till 2030.)

	Number	Percentage
That it is concentrated onto one or two larger sites	18	38.3
That it is spread among a greater number of small sites	29	61.7
TOTAL	47	

STEERING COMMITTEE COMMENTS

62% of the respondents believe that new development should be spread among a greater number of small sites. If this was the agreed policy it might make the building of low-cost house far less likely. Therefore, the steering committee believes that it is likely that there may be a case for slightly larger developments to help meet the ambition of the community to promote affordable housing for local people.

7. What priority would you give to different types of new housing in Luxulyan parish? Please tick one box in each row. ✓

	High priority (% response for option in brackets)	Medium priority (% response for option in brackets)	Low priority (% response for option in brackets)	No priority (% response for option in brackets)	TOTAL	Significance** and rank
Large family homes (4+ bedrooms)	8 (5.5)	32 (21.9)	69 (47.3)	37 (25.3)	146	41.25 5
Smaller family homes (2 or 3 bedrooms)	95 (60.9)	47 (30.1)	9 (5.8)	5 (3.2)	156	120.75 1
Small starter homes or apartments (1 bedroom)	65 (43.1)	44 (29.1)	27 (17.9)	15 (9.9)	151	93.75 3
Homes adapted for older people with specific needs	74 (48.1)	51 (33.1)	23 (14.9)	6 (3.9)	154	105.25 2

Homes that include some dedicated workspace	13 (8.7)	40 (26.7)	65 (43.3)	32 (21.3)	150	49.25 4
Other (please specify)	24 (55.8)	3 (7.0)	2 (4.6)	14 (32.6)	43	26 6

Other:

Young disabled

For disability

Allocations should match medium term local demand

Council rent 2 bed

Small bungalows for elderly to remain independent

Self build family homes for those with local connection on edge of village/hamlets

Two bedroom house for homeless family to stay for max of year instead of being in B&B paid for by the Council

Official site for travellers with appropriate facilities

Outdoor space for grow your own/chickens etc

Homes which consider extended family reducing use of care homes

Homes that encourage rural way of life e.g. shared allotment schemes etc.

More caravans/mobile homes on proper residential sites (not traveller sites) 2

No more increase in number of traveller sites

Warden supervised units to support elderly to remain in the village

** This is calculated by giving a weight for the response to each option but differently to the method used in questions 5 and 8:

A. **High Priority** - Figure stays the same

Add to

B. **Medium Priority** – Divide in half

C. **Low Priority** - Divide in quarter

D. **No priority** – Not counted

STEERING COMMITTEE COMMENTS

1. The responses show a definite wish that new houses should be of a smaller size for smaller family/start-up homes and homes adapted for older people.
2. The steering committee believes this is the right way for the parish to prioritise new developments.

8. What priority would you attach to the following features for new housing development? Please tick one box in each row. ✓

	High priority (% response for option in brackets)	Medium priority (% response for option in brackets)	Low priority (% response for option in brackets)	No opinion (% response for option in brackets)	TOTAL	Significance* and rank
Homes to rent from a private landlord	2 (1.3)	28 (18.9)	107(71.8)	12 (8.0)	149	42.75 6
Homes to rent from a housing association	49 (31.8)	48 (31.2)	50 (32.5)	7 (4.5)	154	85.5 4=
Homes to buy on the open market	61 (39.9)	62 (40.5)	27(17.6)	3 (2)	153	98.75 2
Homes that can be part bought and part rented	58 (38.4)	47 (31.1)	34 (22.5)	12 (8.0)	151	90 3
Affordable homes to buy at a discount (for those eligible)	94 (60.6)	32 (20.7)	24(15.5)	5 (3.2)	155	118 1
Homes that are self-built	50(33.1)	48 (31.8)	46 (30.5)	7 (4.6)	151	85.5 4=
Other (please specify)	7 (29.2)	2 (8.3)	2 (8.3)	13 (54.2)	24	8.5 7

Other:

Adapted

Specialised provision for elderly residents

Opportunities for co-operative developments

Homes for pensioners 2

Low cost home rent

High priority for community developments e.g. Devon

Homes that consider environmental impact
Residential caravans for people, who cannot afford a house, to rent

***Significance.** This is calculated by giving a weight for the response to each option:

A. **High Priority** - Figure stays the same

Add to

B. **Medium Priority** – Divide in half

C. **Low Priority** - Divide in quarter

D. **No Priority**– Not counted

STEERING COMMITTEE COMMENTS

The responses to this question showed a mixture of priorities but it indicated that people would like to own or part-own their own home rather than rent provided there was an opportunity to buy or part-buy at a realistic price.

9. **What priority would you attach to the following features for new housing developed in Luxulyan parish? Please tick one box in each row. ✓**

	High priority (% response for option in brackets)	Medium priority (% response for option in brackets)	Low priority (% response for option in brackets)	No priority (% response for option in brackets)	TOTAL	Significance** and rank
It is designed to match existing house styles in that locality	103(65.6)	35(22.3)	15 (9.6)	4 (2.5)	157	124.25 2
It is energy efficient housing and uses environmentally friendly materials	120(75.5)	29(18.2)	7 (4.4)	3 (1.9)	159	136.25 1

It contains a mix of house types and sizes	87 (55.1)	50(31.6)	15 (9.5)	6 (3.8)	158	115.75 3
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Comment:

Local vernacular designs that can also incorporate environmental materials

**** Significance** This is calculated by giving a weight for the response to each option

A. **High Priority** - Figure stays the same

Add to

B. **Medium Priority** – Divide in half

C. **Low Priority** - Divide in quarter

D. **No Priority**– Not counted

STEERING COMMITTEE COMMENTS

The steering committee agrees that the houses should be energy efficient and there should be a mix of houses that match the existing styles in that particular locality.

10. Have there been any difficulties for you or any of your family in finding accommodation within Luxulyan parish? If so, please specify in the box below.

<p>35 responses. These are the topics raised, some of them apply to more than one response</p> <ul style="list-style-type: none"> • No but latest development had an adverse affect on current area as planning conditions not adhered to. • Son wanted to buy a so called affordable home but could not afford it. • Cannot afford to buy a family home in the village, having to move to Bodmin • House prices too high for children to grow up and buy locally. Housing should accommodate needs of local people. • Parents struggled to find a small bungalow for retirement. Nothing the right size on open market. • Son wanted to build on edge of hamlet to return to village where he was born and send his kids to Luxulyan school but was refused permission. • Granddaughter and family trying to rent a property in the village • Nothing to buy or rent for grown up children in the village. • Affordable homes not affordable because large deposit needed by current lenders to get a mortgage (Beswetherick Fields).

- Parents looking for medium sized/priced bungalow.
- Lack of starter homes.
- Would like to downsize to small bungalow or ground floor flat. Neither available.
- Downsizing, finding bungalow for older single people so leaving housing younger families.
- Daughter finding rental charges excessive and unaffordable.
- Nothing available (affordable).
- Nothing to rent for single people.
- Son waiting to buy house in village, none on market and if so would it be affordable.
- Divorced/separated/single people looking for residential caravan/mobile homes. Current sites not allowed to expand.
- High house prices.
- Little property for rent at prices people can afford.
- Both sons had to move out of village as nothing to buy or rent which was affordable.
- Elderly parent had to move out of village (away from family) to rent a bungalow as nothing available locally.
- 1 bedroom rented properties not available for self employed son with business in village.
- No bungalow to rent for mother in law.
- Need small 1-2 beds to rent for working people.
- We have three grown up children. They have all had to buy property outside Luxulyan Parish. They would have liked to have been able to buy locally within the Parish.
- No- plenty of properties appear regularly on open market.

STEERING COMMITTEE COMMENTS

1. The 35 responses indicate a lack of available properties that are affordable to buy or rent (this has included people having to buy outside Luxulyan parish when they would rather have stayed.).
2. The committee feels that these specific examples reinforce the need to prioritise local needs as regards to housing.

11. If you answered yes in number 10, what size of property would realistically suit the person or people with a problem finding suitable accommodation? Please tick one box.✓

One-bedroom property	4
Two-bedroom property	21
Three-bedroom property	15

Four-bedrooms or more property	3
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STEERING COMMITTEE COMMENTS

This again suggests where people have had difficulty in finding property in Luxulyan parish that smaller housing would have met their needs in the vast majority of cases.

12. How important do you think it is to create extra job opportunities in Luxulyan parish? Please tick only one box.✓

Very important	47/150
Fairly important	66/150
Not important	40/150

STEERING COMMITTEE COMMENTS

The response to this question indicates that while the majority of people felt it was reasonably important to create extra job opportunities, it wasn't given as high a priority as might have been expected. However, the committee feels that employment in the parish is an important factor and serious consideration should be given to any planning applications which don't impact adversely on residential/designated areas.

13. Do you have any suggestions for potential business development?

<p>There were 40 responses</p> <p>YES</p> <ul style="list-style-type: none"> • Luxulyan Valley:- tea room in Luxulyan valley; Luxulyan Valley visitor centre/Museum; Cafe in Lux. Valley including gift shop; Cafe at Luxulyan woods; Charcoal & wood production in Luxulyan valley, more tree planting and guided walks. • Small business:- encourage small business, Affordable units for small businesses; Start up businesses: Starter business units max 40 sq metres; Small enterprises; Build small units for business;-6 • Cafe; Tea or garden room in centre of village; tea room something for tourists; Daytime cafe with bakery; Gift shop & cafe needed, Gym & cafe. 5 • Small I.T. businesses for expansion of local service centre, 3D printing for the world of movies and replicas of any kind: faster broadband to encourage people to work from home; Home workers with high speed broadband; Get superfast broadband to all parts of the Parish.-4 • Crafts:- Small cottage industries that have minimal impact on road use; Workshops for crafts for men/women artists; Small crafts; 3

1. **i** Utilize old farm buildings for small industrial use, but not in residential area; Farm diversification away from dairy farming. Farm shop with cafe. 3
- a** Small retail outlets, another shop with different goods to village shop. Shops for start up businesses in centre of village.-3
- j** Office space:- Office space to rent on short term basis, i.e hourly or daily; office space for modern design/technology businesses; 2
- k** Industrial Units:- More developments similar to Old Clay Dry units; No other than tidy industrial or light industrial units; Tidy up existing Industrial estate to make more accessible to be able to use current businesses. 3
- l** Provide support for local cooperative to develop local artisan crafts and food related products, plus a food outlet to complement the cooperative; Allotments to produce food for sale to the Parish/food box deliveries, grow flowers to sell locally. 2
- m** Continue to support local ideas and provide premises and planning where applicable.
- n** Allow existing Caravan sites to expand to take up need for homes.
- o** There should be no covenants preventing use of properties for non industrial businesses.
- p** Properly run and funded youth & adult centre.
- q** Anything to the wellbeing of nature & th environment or arts based.
- r** Food Takeaway, e.g Chippy or Pizza.
- s** Round timber processing, hardwood and Coppice.
- t** Trades/Professions:-Butcher, Deli, Chemist(2), Doctor, Taxi.
- u** Possible Bike Rentals to offer tourists to the village and the saints way.
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STEERING COMMITTEE COMMENTS

1. The responses to this question indicate people in the parish would prefer small businesses to be set up if employment within the parish is to be increased and the suggestions varied from retail outlets/cafes to IT/office to light industrial units.
2. However, the committee feels that a few of the suggestions would not be sustainable given the size of the village/parish.
3. The committee agrees that small businesses should be considered provided they are located appropriately. It is recognised that the current infrastructure/road links is not adequate for any larger scale business.
4. It was noted that there were a number of comments that suggested that there should be no further business expansion.

14. Do you have any suggestions on sites for commercial development, and types of enterprises that do not adversely impact on residential areas or the environment (for example small-scale enterprises such as at Trevanney)?

26 Responses

Positive

- Area behind/adjacent to railway station 3
- Space on local farms/old farm buildings/diversification for modern technology-3.
- Similar sites to existing industrial sites, e.g. Trevanney, Bridges. Any area of land needing regeneration -3
- Part of land surrounding Old Luxulyan quarry
- St Cyriac Industrial
- Cafe that teaches cooking and supplies cheap meals for OAPs
- Garage where you are taught to repair cars at reduced prices
- Around Carne Cross junction, Innis downs, Eden Roundabout.
- Encourage crafts & skills e.g. carpenters. Plumbers etc,
- Playing field: big enough one end for bowling green.
- Youth club on land opposite Village Hall
- Brownfield sites, Campsites.
- Forest School (Arrow school-nr Wadebridge)
- A row of shops for start-up businesses in the centre of the village opposite the Institute
- Northern side of Parish as better access to major roads, e.g. on an East West line running through Bodwen
- Small holding/visitor centre/ Cornish tea room
- Family run PYO visitor centre local craft related industry.
- Restoration of Valley
- Small scale enterprises
- An outlet where you could contact a person to do a few hours work.

Negative

- Enough already
- Unfortunately last Commercial development impacted adversely on residential area. (Old Clay dry-St Cyriac)

STEERING COMMITTEE COMMENTS

1. The responses seem to indicate that a number of people agree with the fact that businesses, besides being on a small scale, should be developed on existing working sites, such as Penince or the area around the railway station.
2. The committee recommends that businesses should be sited where there is no/minimal impact on residential/designated areas.

15. Do you have any suggestions on how to make roads safer for all users?

Total Responses:139

Eden traffic

- Stop traffic coming from Lockengate through Parish/village
- Need signage at Lockengate to ignore Sat Nav;
- More signage at Lockengate etc.
25 responses or 18.4 % of responses

Speeding & Speed Limits

- Not specific on actual speed limit wanted-16
- 20mph through Luxulyan Village or parts of village-10
- 30mph limit not specific where-6
- Drive slower/Slow down-4
- Repeated 30mph signs through village/electronic signs-3
- Reduce speed existing speed limits, 40mph to 30 mph and 30mph to 20mph.
- Get rid of deregistered signs i.e. extend existing speed limits over wider area.
- 20 mph throughout Parish. 2
- 30mph on all narrow roads (without centre white line).
- Max 40mph throughout Parish
- Extend existing speed limit in village further north to include Cross
- Extend 30mph from Lockengate junction to Luxulyan Village
- Speed limit on road through Starrick moor
- For Farmers, especially between Challow Terrace and the Village Hall

Traffic calming measures

- Speed bumps not specific/Speed bumps in village-9
- Half width islands-4
- Traffic calming in specific areas-2
- No speed bumps between Bridges and Rosemelling
- Eliminate traffic calming measures

4. Roads Main topics of responses

- Lower/regularly trim hedges (to increase visibility)-19
- Wider roads/widen roads on bends/blind bends-15
- Repair potholes/maintain road surface-11
- More passingplaces/laybys-9
- Clear/clean verges; bottom of banks hedges to maintain/increase road width-3
- Farmers to clear up after making roads muddy-4

Other responses

- Improve roads as present lanes
- Widen roads from Lockengate towards Bodwen by removing very thick hedges Replace hedges with post & rail to increase visibility
- Clean drains/ditches more often
- Drainage on roads between Conce moor and Luxulyan
- Consider one way system Lockengate to Danish Crown and from there towards Luxulyan
- Gritting

- Rumble strips at narrowest points
- Keep horses and horse mess off main roads through vilage
- Road from Lanivet to Luxulyan needs some kind of barrier to stop people or cars falling over(?cut through on road underA30 to A301.)
- Establish Parish database of location of all Highway hazards so that evidence can be coordinated of potential hazard points.
- Avoid development which increases existing hazards on roads in parish-4
- No widening as it increases speeds
- Keep them (roads) as they are. That is Cornwall
- Don't build houses out by the road.

5. Signs/Signage

- Slow down signs-2
- Drive carefully signs at parish boundaries
- Children at play-2
- "Drive carefully Walkers, Cyclists & Horses"
- Better signs on bends
- Signpost small hamlets to prevent large lorries on small roads.
- Mirrors on blind exits e.g from lane besides church
- Add slow down sign on road to valley
- Sign to show Eden is through bugle and not past Tulip Foods

6. Large Vehicles

Reduce/restrict access to large lorries, coaches and tractors to Luxulyan village 10
Large tractors limit/reduce speed, drive more carefully 2

7. Footpaths, crossings, bridleways

- More pavements through village- 2
- Pedestrian walkway needed between school and shop/church-2
- Crossing needed at top of bridges hill from park/pre school/village hall to school -2
- Footpaths for walkers/cyclists-2
- Slim gravel pathways on wide verges (keep pedestrians off the road)

8. Residential & Play areas

- Develop the Village Playing field to keep children off the roads.-2
- Make a skate board site to stop kids playing in the road-2
- School parking on zig-zags and bus stop sign to. Residents have difficulty exiting road safely -3
- Restrict parking on residential areas to keep access for ambulances etc.
- Street play initiatives that encourage planned play activities in designated areas

STEERING COMMITTEE COMMENTS

1. There is a significant concern about the speed and volume of traffic. The committee recommends that any further significant increase in housing/business should have a comprehensive traffic impact assessment.
2. There were also a number of concerns about larger vehicles/tractors.

3. The committee also recommends that the Parish Council carries out a separate survey to ascertain the depth of concerns and potential solutions concerning traffic. It is recognised that a number of people feel there is a potential serious accident likely to happen with the existing network.

16.If there are any other issues connected with housing and economic development you wish to raise which has not been covered by the previous questions, please write it briefly in the box below.

64 Responses Some making more than one comment

Existing infrastructure sufficient?-

- Can it cope with additional stress of development, i.e. sewerage pumping station has failed before
- Are roads capable of handling extra traffic for 22 homes
- Very dangerous and poor access through Rosemelling to Luxulyan, blind bend on narrow road
- Housing developments will impact badly
- All roads need to be widened/improved
- You must have good road access
- Roads fixed before making more traffic
- Luxulyan cannot cope with any more housing unless infill sites. NO large scale. It is not safe at all to walk around the village
- Providing additional housing is fine as long as the infrastructure is adjusted accordingly, i.e. by providing adequate school places, medical provision, highways etc -9

No more development

- No more development- we love it as it is
- This is a rural area let's keep it that way
- Overdevelopment will solve the housing problem because we will move away freeing up existing homes
- no further development if it changes settlement pattern and nature of the community as it is now
- the village infrastructure is not adequate for more housing estates
- the roads unable to take large volume of traffic
- I moved here because it is quiet. I pray this does not change and I have to move again –
- How many local people bought properties in recent developments, e.g. Rosevale and St Cyriac -8

Other responses

- Older/Single people to be accommodated as well as those on low incomes.
- Smart & tidy-More to be done to smarten up village, litter is a problem/ more litter bins around the village. Fly tipping a problem, better system needs to be in place to report it/ Make people responsible for maintaining their hedges, e.g. on road to railway station, give a bad impression (to visitors)Get road sweeper to do all roads not just those in village/Irresponsible dog owners need to clean up their act and signs about fouling fines needed.-5

- Not against isolated development for one off special reasons e.g. extra accommodation for disabled relative or conversion of redundant farm buildings.
- High speed broadband is key
- Don't think planning will be restricted to only 22 houses by 2030.
- Dogs- nowhere for people to walk their dogs apart from the roads.
- Complete existing developments/honour planning conditions- Rosevale gardens Millennial garden not done/Beswetherick Fields, no street lights, affordable home not completed/Just the frustrations when plans are approved. Full development plans are not adhered to. Mixing residential and with Industrial is unsafe.3
- More caravans to rent for local people
- Gipsy development-no more so called day rooms besides caravans for gipsies/stop traveller sites, far too many/travellers are allowed to build exactly where they want; the parish is becoming a dumping ground for traveller sites filled with non gipsies. People living in the countryside get no protection from this/fed up with the so called traveller sites; they are not used for travellers but rented out to all and sundry/one outside Eden is a sham.-4
- Make sure enough school places, doctors dentists hospitals
- Flood risk- No homes to be built on flood plains/ Plans for 65 new houses above pub will be stopped as properties will flood more than they do now/what about flooding, all that extra concrete will cause run off/ Shouldn't be allowed to build on land that can cause flooding.
- Heavy focus on housing and planning in survey. This only one element there must be much more.
- Always Luxulyan, hamlets are always neglected and have little or no service/Lockengate ignored for many years, have lived with unadopted road for access for 60 years, nothing done to repair or maintain it..
- Saints Way footpaths need looking after as they bring visitors and business to the village. Some footpaths are being developed as a route on the Celtic way
- Church could be utilised for community use, Luxulyan Valley/saints Way information centre.
- Would encourage another shop or two at most e.g. Baker, butcher cafe, chemist.
- Large dairy units should be located centrally to their farming area to prevent the need for all goods and services to be transported in and produce and waste materials transported which greatly increases traffic through the village.
- That careful consideration is given to roads and lanes when choosing a site to be build.
- Create a community company for community build.
- Create a community area for the environment and people of the Parish, e.g. the flood plain from (below) Rosevale estate
- Improved bus service i.e. at present you can get to St Austell but not back in a reasonable time and cannot get anywhere else/good bus & trains/public transport needed.
- Please keep new buildings to populated places so as to retain as much green space as possible.
- The people in the village keep it nice. The more you extend the people don't bother so much.

- Luxulyan is a brilliant place to live in. It has just about the right balance of population, transport infrastructure and services. The key to retain that is by providing affordable housing which will enable local people to remain in the village. Also to provide practical help to establish and nurture small local businesses.
- Strongly opposed to initial plan for 60+ houses on land at Tregarrick as no need for it, significant flood risk, roads not suitable, significant loss of light for our property, would use up agricultural land and significantly impact the appearance of the village/. proposed development of 60 homes is too big stick to 30 or less. Would housing impact on school places, some (local) children not gaining a place?
- Parking/ parking at school. St Julitta inadequate/whatever is built needs sufficient parking
- Do not allow more wind turbines, Eden could reapply.
- Avoid building the bland boring and basic standard homes which developers like to maximise profit. Promote quality builds which enhance and compliment the area.
- development needs to be contained, attractive and not crammed together.
- No more mobile home sites which can increase traffic
- No more new builds for holiday accommodation in existing fields surrounding residential (houses) homes.
- Housing should be to address need. Local communities should decide where development takes place. Given that this is a low-income, high house price area housing should prioritise satisfying the housing needs for local people in particular those with low income, such as the young and the elderly.
- It is a forgotten village not maintained by the local authority. Other villages seem to get more attention.
- constantly asked for directions for the valley, need a signpost opposite Chy Veian cottage. Cars go too fast down this road.
- Please don't develop the area too much beyond this development. Keep this village quaint. also try not to spoil the views.
- Don't do a Trethurgy and allow huge out of character houses to be built right next to each other.
- Make provision for our only open space the playing field safe from future development.

STEERING COMMITTEE COMMENTS

1. The responses seem to indicate that most people are happy with the character of the parish as it is but understand the need for development (residential/business) as long as it is in keeping with the nature of the parish. There are some concerns about the capacity of the infrastructure to cope with too much expansion.
2. The committee recommends that the parish council look at the responses made to the question as it feels that many are a valuable source of making further improvements to the community.

DRAFT