

## **Luxulyan Neighbourhood Plan**

### **Summary of the September 2017 Questionnaire's responses**

The excellent response to this questionnaire has enabled the Steering Committee to draw firm conclusions on a number of issues.

#### **Character of Parish**

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 rural nature of the parish. There are some concerns about the capacity of the infrastructure to cope with too much expansion. It was also felt that some features were significant enough to be protected, in particular:-

- The large granite boulders throughout the Parish.
- The heart of the Luxulyan village (Churchtown).
- The rural nature of the Parish, including the natural and historic environment.

#### **Housing development**

- The vast majority of respondents taking the parish as a whole 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.
- Any future planning agreements should be specifically aimed at supporting local housing needs and community facilities i.e. to help younger and older people to remain in the area and to help keep open local facilities such as the school and the shop.
- The responses show a definite wish that new houses should be of a smaller size (1-3 bedrooms) for smaller families/start-up homes and homes adapted for older people.
- Responses also show that people would still prefer 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 but a significant number of responses also felt it was important to have more homes to rent.
- 62% of the respondents believe that new development should be spread among a greater number of small sites rather than on one or two larger sites. This might make the building of low cost homes less likely simply due to economics of scale.
- The identification of sites for future development showed the potential to expand significantly low cost housing could be sited to the north of the village centre, the area north of the railway line to Chapel field.
- The houses should be energy efficient and there should be a mix of houses that match the existing styles.
- There was a significant minority of negative responses to either any future development or no further development until the capacity of the infrastructure mainly roads and other transport links was improved.

#### **Business development**

- The majority of people felt it was reasonably important to create extra job opportunities

- It was the preference for small businesses to be set up to help improve employment prospects but these should be developed on existing working sites such as at Penince or the area around the railway station.

#### **Transport links/Infrastructure**

- The responses show there is a major concern about the speed and volume of traffic throughout the Parish. There should be a comprehensive traffic impact assessment when any significant increase in housing or business development is planned.
- The Parish council will be asked to look at the responses made to the question as it feels that many are a valuable source of making further improvements to the community.

**Please see the detailed responses and analysis for further information.**