

St Ives Area Neighbourhood Development Plan: Consultation Round 3 Responses May – June 2014

Round 3 of consultations for the St Ives Area Neighbourhood Plan focused on the preferred policy options produced by our topic groups. The policy options were ideas in the early stages of formation and the aim of the consultation was to gauge public opinion on the direction we were taking.

It was an intermediary, rather than full consultation, comprising:

- A parish-wide newsletter mail drop with 16 'headline' policy options to raise interest
- Six events around the parish – three in St Ives, two in Carbis Bay and one in Lelant
- An online survey of the 16 'headline' policy options

At the events, attendees were asked to put a green sticker next to policy options they supported and a red sticker next to those they opposed. For the online survey, respondents were asked to select:

- Strongly support
- Support
- No opinion
- Oppose
- Strongly oppose

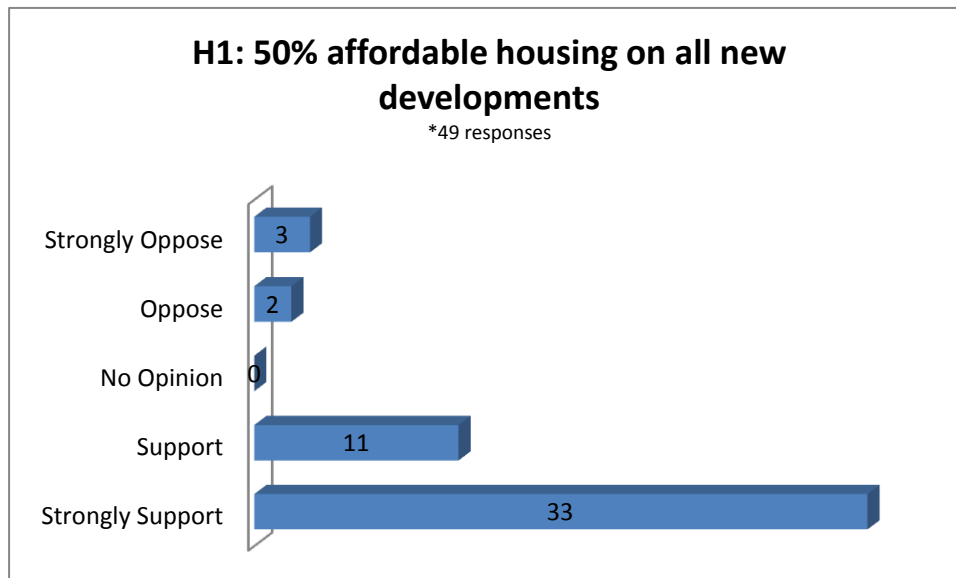
In both cases, there was also opportunity for general comment.

In total, 335 attended the events and 64 people completed the online survey. The following report details their responses.

HOUSING

H1: 50% affordable housing on all new developments

Survey response:



Event response:

Support – 46

Oppose - 1

Comments from surveys and events:

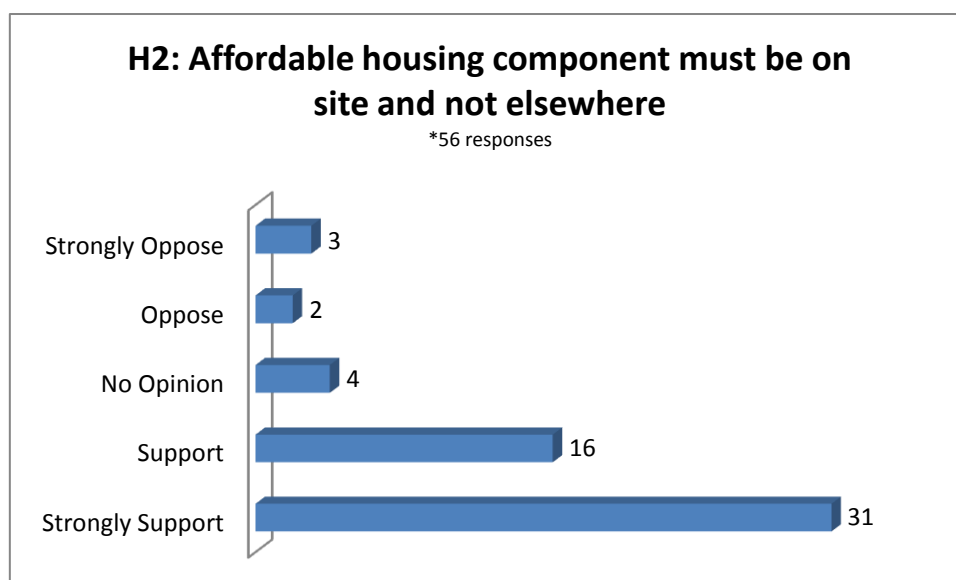
- Absolutely agree with 50% affordable. Possibly with minimum residency qualification to help local families.
- Somewhat unrealistic, will stifle development.
- If a local need can be proved for housing then a percentage should affordable for local people.
- This will act as a massive disincentive to lower and mid range developers who build ordinary family houses on tight margins whilst not stopping the more wealthy boutique developers who have the margins and resources to withstand such burdens. You may as well put up a sign on the edge of town saying closed and risk nothing getting built! Surely 25-30% is enough.
- All the housing should be affordable really.
- Affordable housing to stay. That way, not to be bought to be sold on.
- Very good, as long as it remains so. It would be very difficult to 'police'.
- Good idea - half affordable and half market housing.
- Affordable homes must be affordable and supported by employments locally.
- At least 50% affordable.
- At least 50%
- Not to be sold to people to use for holiday lets. To be restricted to people who have strong local connections. Too much of the area is owned by people who do not live here permanently and many parts of the area are like a ghost town in the winter whilst locals are desperate for

somewhere to live

- I think all new developments should be affordable housing. There are far too many properties built in St Ives that only wealthy people can afford.
- why ? what is affordable ? why not community housing ? if do then needs to cover flats
- I would prefer a larger percentage until enough is built to satisfy local demand for affordable.
- But what do you mean by affordable? No matter what the price, tying people into fraudulent mortgages for the rest of their life is not, in my opinion, affordable.
- 50% affordable housing makes every estate a council estate resulting in little incentive for high earners to move into the area.
- There are too many expensive properties in this area

H2: Affordable housing component must be on site and not elsewhere

Survey response:



Event response:

Support – 29

Oppose – 2

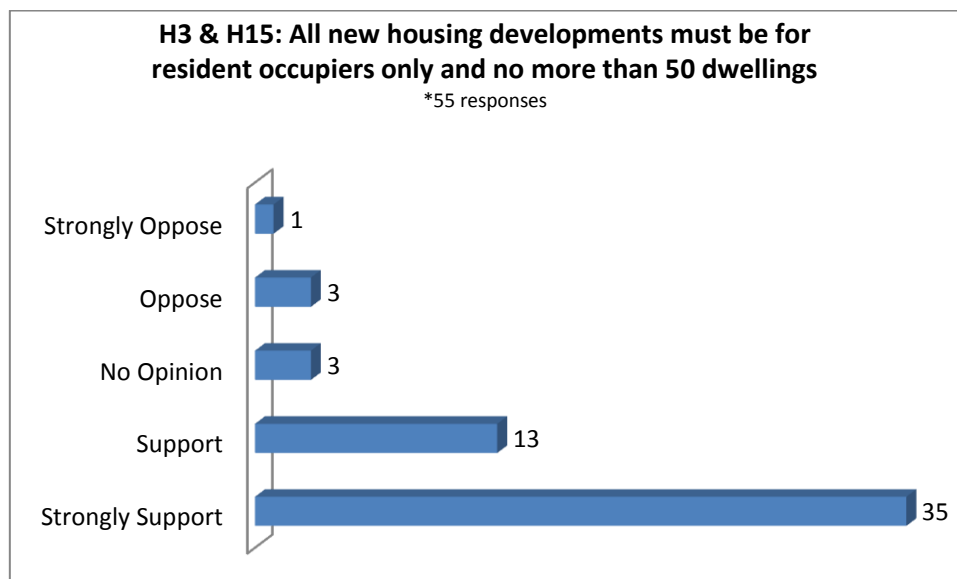
Comments from surveys and events:

- I think this point is very important. There needs to be integration and balance of interests on both sides.
- Anything else means developers can put up the properties anywhere they can stick them.
- Must be onsite and cash offsets should not apply.
- Affordable housing is essential - anywhere would be more desirable than none.
- Very good idea, prevents misuse by developers.
- The benefit should be on the proposed site otherwise the affordable element could be built in any area.

- It would not make development or redevelopment viable allowing areas to become run down?
- Who cares as long as they get built. It may be that a developer can identify a cheaper site elsewhere and provide more affordable homes than shoe horning a few into an existing development. Why not leave this as a negotiating point for individual applications?
- Spelling error in affordable.
- Very good, as long as it remains so. It would be very difficult to 'police'.
- Affordable should be for locals born and bred (or schooled here), should stay affordable for future generations.
- why ? if no allows developer to charge more for the houses and then charge cost of agreed number of plots or % of development turnover to build community housing
- I have been told that the affordable homes are sometimes built to a higher standard, including environmental standards, than the private housing so this could be a very good thing.

H3 & H15: All new housing developments must be for resident occupiers only and no more than 50 dwellings

Survey response:



Event response:

Support – 55

Oppose – 3

Comments from surveys and events:

- Absolutely. No letting agents in other parts of the country buying up and charging extortionate fees, deposits and rental on properties that will be empty out of season.
- Business in the area is well supplied with sites - look how many empty shops in St Ives. It is too easy to discard existing sites in favour of the new.

- I think a development of 50 dwellings is too large
- Without a doubt...more than 50 houses makes it more like a small village.
- Resident occupation is ideal, but how to maintain this if original buyer/resident sells to second home/holiday let? Will this be a bylaw?
- Please ensure that you take into account potential development described as 'apart hotels', i.e. not holiday homes as such but self-catering within a hotel environment - self catering by another name but called a hotel.
- Totally unrealistic, will stifle development.
- Very good idea but difficult to enforce.
- Before any more houses are built in this area the infrastructure must be improved. There should be no major developments until there are more school places.
- I support the 50 dwelling limit to maintain character but can't see the point of fully residential restriction. Job creation is a massive issue locally so why seek to do this.
- Why?
- Residents only, not shared.
- Very good, as long as it remains so. It would be very difficult to 'police'.
- I strongly believe that any new developments should be restricted to a maximum of 50 dwellings and should be for resident occupiers only.
- 50 dwellings is too many, but should be fully residential.
- Most important. Essential. If the current trend continues, people will stop visiting.
- New buildings must be fully residential. There are enough holiday/second homes in St Ives.
- what does fully residential mean? contradicts the idea of live/work units
- This is 2 questions. Yes to the first. I think the new Mike Peters estate is 59 and it is not too massive. (Although this conflicts with my view that we should not build on green fields.)
- But how do you stop them becoming second homes?
- the plan is too "introvert"
- Gonwin Manor proposal should apply under these conditions. Present proposal is far to large
- No more second homes please

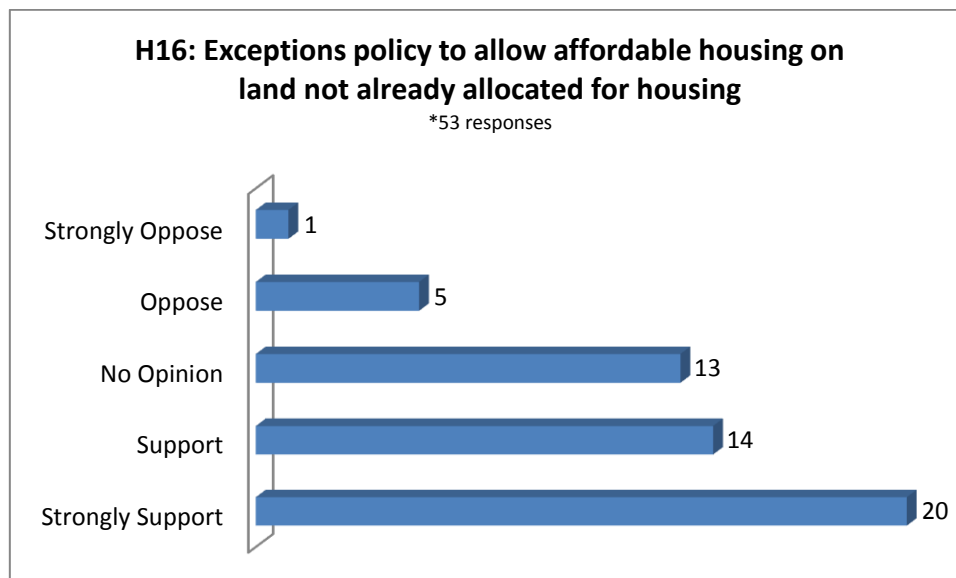
H5: planning permission should not be granted unless a local need can be established.

Event response:

- unrealistic. Problematic to deliver unless at county level. If so, no need in local plan.

H16: Exceptions Policy to allow affordable housing on land not already allocated for housing

Survey response:



Event response:

Support – 4

Oppose – 14

Comments from surveys and events:

- I have concerns here - only acceptable if 100% guarantee that some clever developer would be unable to exploit the exception and build high cost luxury homes on land that would otherwise be used as public open space.
- While the government appear to be relaxing planning regulations and giving the 'green light' to developers it is important to have restrictions to protect local land.
- I live by the rugby field in St.Ives and am worried that there will not be anywhere for the young people of our community to play their ball games, fitness and health should be encouraged before profits for a few.
- Any planning permission refused must not be over-ruled by outside parties.
- Could be a problem unless the deposits for the houses are kept really low.
- Agreed - but a strong community need.
- Could make ghettos and hurt the local society.
- don't really understand the implications of this so can't comment
- needs clarification
- not enough info
- not sure what is meant by this

BUILT ENVIRONMENT

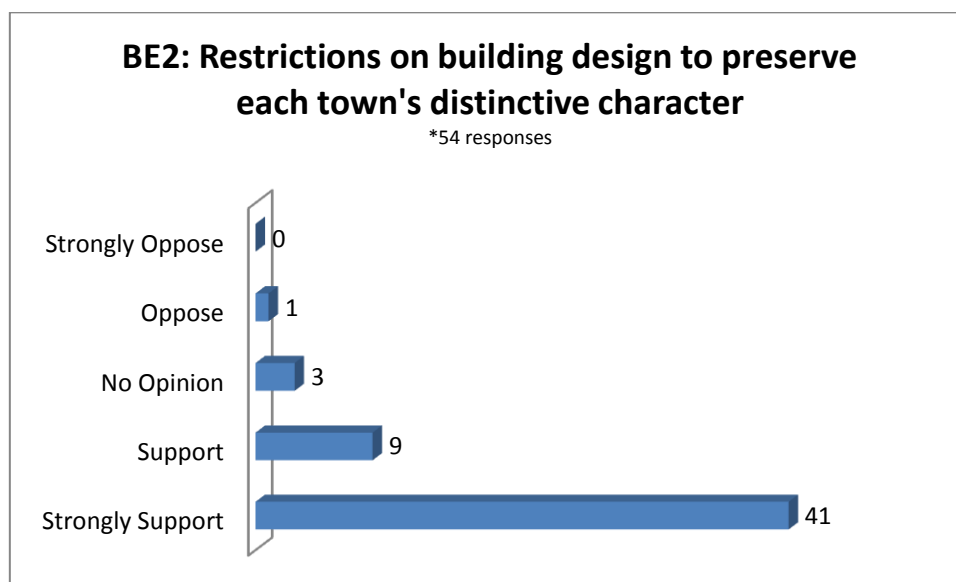
BE1: Historic Core – recognise and respect the essential elements of the town’s unique character

Comments from surveys and events:

- vital, signing on harbour needs urgent attention.

BE2: Restrictions on building design – scale, materials, density, space standards – to preserve each town’s distinctive character

Survey response:



Event response:

Support – 41

Oppose – 1

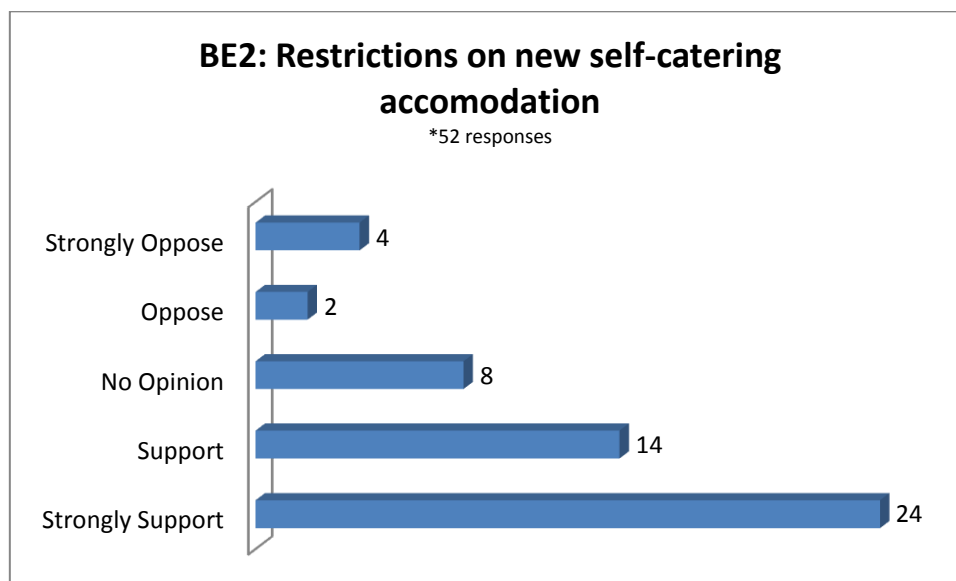
Comments from surveys and events:

- Again, I think integration is very important.
- This is a bit late in the day, some of what has been allowed is cringe making. We have low quality UPVC windows in cottages/houses that are very old. Maybe wood isn't so popular now but there are man made sash windows. Glass balconies on old properties! Just look at what has happened on Treloyan Ave - is this preserving the towns character ?
- The character of the area must be maintained.
- The CC design guide allows for individual expressions so we need to ensure some fluidity whilst respecting the vernacular
- Lose this and we destroy the town and its major selling points.

- If guidance on suitable designs can be sought, it could be of great benefit and will hopefully restrict the monstrosities that have sneaked in.
- All sorts of things have been tried for about 50 years - good luck!
- surely already exists though
- This could stifle good modern design. Much of what is already there is dull.
- it is too late though , see all the recent developments on the way in

BE2: Restrictions on new self-catering accommodation

Survey response:



Event response:

Support – 37

Oppose – 1

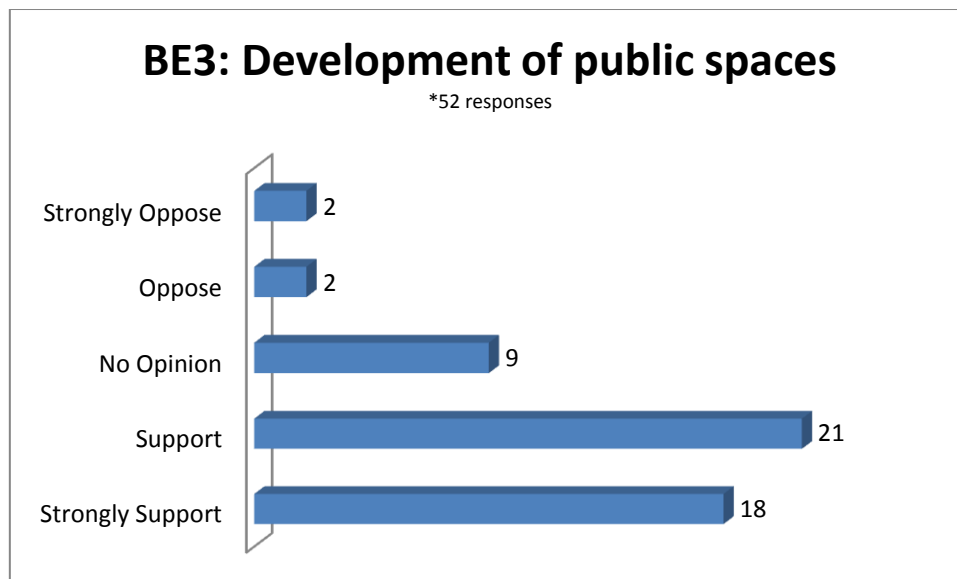
Comments from surveys and events:

- These need to be hidden away behind trees, not given prime positions along the coast-line.
- It is absolute overkill, look on any of the websites and they are discounting by 15/20%, even in to July. However, I don't know how we can restrict this in practice.
- This should be near the top of the priority list. Again, could this be achieved by bylaw?
- No new self-catering will stagnate the market to tourism. The town is totally dependent on this trade. Totally unrealistic.
- St Ives is not a museum, it is (or should continue to be) a living town. So also encourage excellent and appropriate, sympathetic, use of modern design and materials.
- Limiting new self-catering accommodation will adversely affect tourism and prevent retiring hoteliers from realising the true value of their property which is probably their pension.

- I think there is now enough self catering accommodation available in the area especially with the huge development now being built at Laity Lane, Carbis Bay. Most of the self catering cottages in downalong are empty during the winter months so do not consider that more of this type of accommodation is required.
- There's enough?
- I declare an interest as a landlord but why try and kill the thing that keeps half the town employed. A more balanced approach would be nice.
- Too many self-catering apartments/houses are being built.
- Restrict developers knocking down old granite houses and building apartments and not living locally.
- There are enough self catering/ second homes here. The town is dead in winter and this is no good for the local economy. We know lots of second homes that have reserved parking spots and sell them to other users yet we can't get one even though we are working. There is no proper regulation of second homes. They are dirty users leaving rubbish and improper recycling all over the place. I would like to see a proper surcharge that covers the mess that their tenants leave all over.
- We have more than enough flats and second homes so we should limit any more by introducing planning permission for change of use.
- Much of St Ives is a ghost town in the winter whilst local people are desperate for somewhere to live. With low wages they cannot afford to pay the high prices for houses that the holiday companies pay.
- Support some restriction but needs more detail
- Strongly support restrictions as I feel there are too many self-catering holiday apartments that remain empty in the winter.
- It seems that new properties are built, some of them affordable housing, and straight away they become holiday lets. Surely we have enough of these places in St Ives. I understand that St Ives is a tourist town but, at the end of the day, there are only so many tourists that one town can accommodate.
- but what does this mean ? surely all flats and houses are self catering do you mean timeshares or chalets?
- Strongly Support
- Odd options! Strongly support restriction. All new self catering accomodation MUST have associated off street parking.
- Don't know how this could happen
- this is a holiday resort, come on get real!!
- Ref points one and two. I assume these should read support as oppose to oppose and if this is the case, I have ticked support

BE3: Development of public spaces, e.g. a town square at the Sloop, a pedestrian area at Royal Square

Survey response:



Event response:

Support – 23

Oppose – 3

Comments from surveys and events:

- Both good ideas. Not sure where buses would go re Royal Square, but the area there definitely could do with a re-think.
- A town square at the Sloop? That's just plain frightening - isn't it part of the conservation area? Please do not even consider developing this historic part of St Ives!
- "can't comment as no detailed info.available at this time, or IF it is on the site I can't find it...."
- You must consult with those trying to earn a living at the Sloop Craft Market sooner rather than later... and there is a need to retain public toilets there including for the disabled."
- If buses are re-routed, care must be taken to ensure residents are not put off by a new drop off area, e.g. many residents use for library and shops.
- Don't know how this would work with so much parking required or the volume of traffic but worth considering.
- A bandstand would be a great attraction for the tourist's and the town band.
- We lack any public squares in St.Ives apart from Norway square which is delightful and great when used for poetry and music.
- Need more information. Parking in St Ives is vital.
- I support the development of new public spaces but I have serious concerns regarding the Sloop area. Will the Sailing Club be able to maintain its position as an important LOCAL amenity used mainly by LOCAL people. In addition it is completely welcoming to any visitor and is working hard to integrate the local children. I don't support the pie in the sky water

sports centre (put forward by the Jumbo Association plans without any consultation to the Sailing Club) I would far sooner see a Sailing Club and a town Square.

- We have very few public spaces available in the town and I am opposed to a town square at the Sloop. I don't disagree with the concept of creating space for storage for the sailing club and gig club, but the car park behind the Sloop is absolutely vital so that rules out a town square.
- Good idea - clean the place up.
- Clean up desperately needed.
- I cannot imagine how a town square at the Sloop could be arranged though it sounds appealing! However Dobles Wall should have a preservation order put on it.
- to what point? sloop will only benefit Symons
- Its very important to ensure the environment supports attractive accessible open space for walking, cycling etc for health, wellbeing and longevity.
- "The sloop area is already an eyesore, more needs to be done to improve the appearance of the frontage but just making more drinking space is not the answer.
- The best improvement for royal square would be to regulate and control the taxis. there are so many near misses involving taxis and they drive far too fast. Also split the ranking to reduce the impact."
- we should press the bus companies to stagger the arrival and departure of buses before there is a bad accident. At present the buses arrive within a short time of each other. It is particularly dangerous in the summer.

BE 6: Tourist Experience – present, interpret and promote St Ives as an historic Cornish town of quality, character and significance.

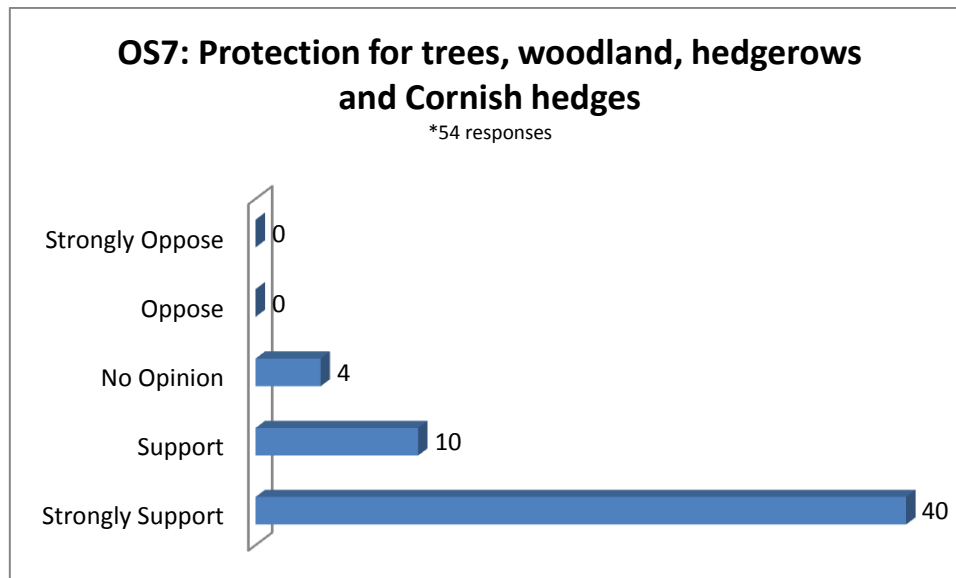
Comments from surveys and events:

- And a place to relocate your business to, see LED 1.

OPEN SPACES

OS7: Protection for trees, woodland, hedgerows and Cornish hedges

Survey response:



Event response:

Support – 62

Oppose – 0

Comments from surveys and events:

- This is vital for the character and the soul of the place.
- Once we lose these they are gone forever.
- This should be strictly adhered to...we are losing so many open areas for example Gonwin Farm has been allowed to re-locate the public footpath which previously went through it's land but now makes it very difficult to negotiate this area.
- "We have so few trees in Cornwall so should protect the ones we have and the few green open spaces, especially in
- St Ives and Carbis Bay/Lelant."
- Particularly on prominent roads. Encourage new planting to mask the terrible recent (1960s+) developments
- Favourable if it can be implemented.
- One area which seems to be neglected is the last remaining area of grassland below the Coastguard cottages. A pre-planning proposal was recently submitted by those who live in Am Meer on Treloyhan Road but I am told that field is part of the sewage works. We must protect that area.
- These laws should be punitive and really hurt those who break them.
- St Ives desperately needs to preserve as much greenery as possible as it has so little of it.
- We need more green spaces around the town not fewer. After all, trees are the lungs of the town.

- Absolutely!!
- and wetlands and meadows and unimproved pasture and heathland and moorland and common land

OS18: Development which would have a significant adverse effect on the setting or character of the town or villages will not be permitted.

Comments from surveys and events:

- if the areas of Halsetown, St Ives, Carbis Bay and Lelant are not safe-guarded, roads etc could not cope with the increase in traffic etc.

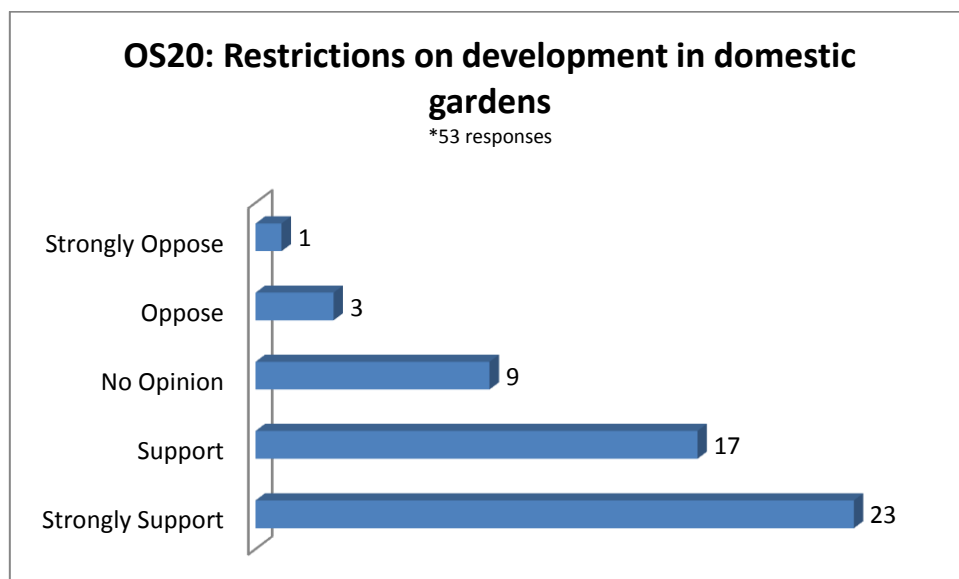
OS19: Proposals for development which would result in the loss of or have an adverse effect on the local environmental value of the following open areas will be not permitted: a) Beach Road; b) The Island, St Ives; c) Trenwith, St Ives; d) Tregenna, St Ives; e) Treloyhan, St Ives; f) Land above Porthminster beach; g) Carbis Valley, Carbis Bay; h) Steeple Fields

Comments from surveys and events:

- Support!

OS20: Restrictions on development in domestic gardens

Survey response:



Event response:

Support – 41

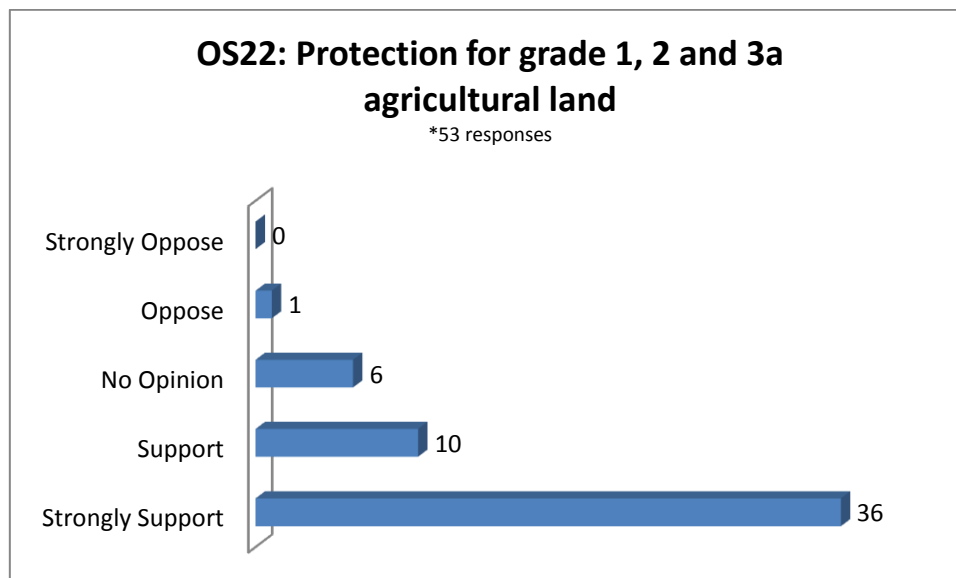
Oppose – 0

Comments from surveys and events:

- This would depend on proximity to other dwellings, and considerations as to whether new building would impede views or require felling of trees (etc.).
- Some of the building allowed in the past has been ill-thought. We are so fixated with the tourist we forget that one day they may go away - we are already seeing a reduction and who will buy properties that have no privacy?
- Agree in principle but some larger gardens may be acceptable for infill.
- Each application should be judged individually. It could be better than building on a green space if it is already a residential area.
- It there is adequate plot size. Beyond the token 50m2 previous guide
- A common sense approach would be nice but shoe hornng houses into inappropriate sites looks ugly and imposes burdens on traffic, parking etc etc
- Depends on where it is and access.
- Good idea. People can be so sneaky, though in some cases a legitimate reason should be considered for an extension (or other) to help elderly relations.
- Massive problem. There is no resident parking available so people concrete over every space for parking. The reserved parking bays are plentiful and empty most of the time. This really needs addressing by just putting a registration number on the reserved passes. Check this against the registered owner and this is sorted. Ŷj
- Too many gardens are being sold off for building plots. Again, we need more green space, not less. It also means that properties are built closer and closer together and no outside space is left at all.
- much too late also surely now would be legally tested esp if neighbour had done
- I love my garden but I would prefer my neighbour to build in theirs rather than loose another green field. Dense living down along seems to have suited people well. The most important thing is to have free access to open space so people can walk in nature for health and well being.
- depends whether it's appropriate. size of garden, location etc
- why persecute the ordinary member of the public?
- Green space and gardens for children to play.

OS22: Protection for grade 1, 2 and 3a agricultural land

Survey response:



Events response:

Support – 40

Oppose – 0

Comments from surveys and events:

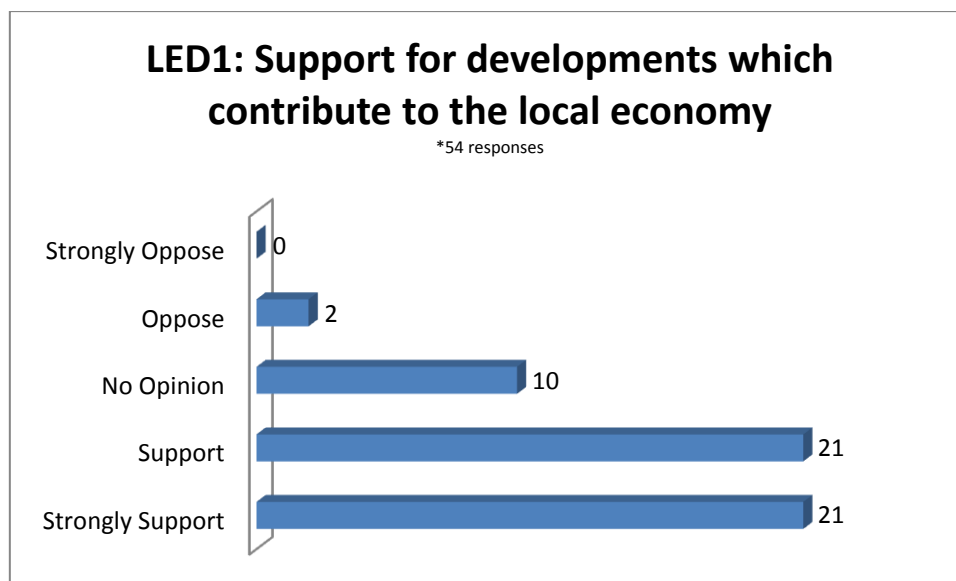
- Much of the beauty of the place is inland, as well as the sea views. The agricultural land plays a big part in this.
- This is vitally important and I would like this to be if not at the top of your priority list then very near.
- We need to continue to protect our green infrastructure
- Brownfield sites must be used first.
- It is vitally important that the green belt between Carbis Bay and Lelant is protected. It is also very important that the village of Lelant is protected by not allowing large developments in Carbis Bay because the road through Lelant is very narrow and will not take much additional traffic. It is also vital in my opinion that current agricultural land is protected. There are plenty of sites available that can be developed where agricultural land does not have to be used.
- Protect the green spaces - farmland, large gardens and open spaces are really important for spiritual well-being.
- I do not know exactly what this means so need more information before having an opinion
- Food security is a massive issue for the future. But I don't know which grades are excluded by this. Fields around Penbeagle are full of horses and birds eating insects including swallows swooping and rare butterflies and lots of bees!!! They are an amazing resource for walkers in an area where many cannot afford transport. Fields should be kept but accessible by footpaths for all to enjoy and maintain health.

- Where possible agricultural land should be protected where it provides a separation between communities and an amenity.

LOCAL ECONOMIC DEVELOPMENT

LED1: Support for developments which contribute to the local economy

Survey response:



Event response:

Support – 30

Oppose – 0

Comments from surveys and events:

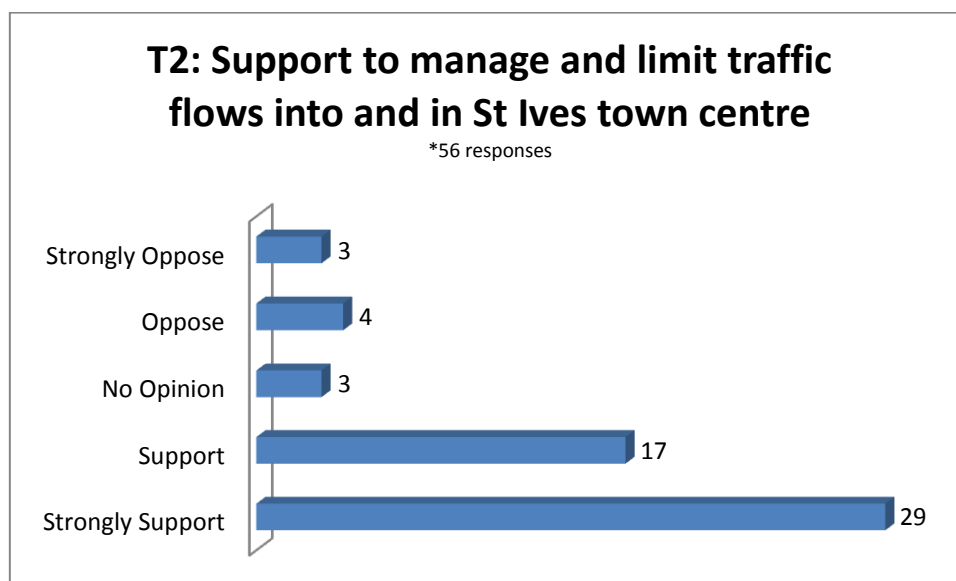
- Very good idea.
- As long as they are in appropriate places.
- But within reason. It's very easy for developers to offer workspaces etc but who makes sure that these are undertaken. Covenants should be put on the spaces to ensure that these are adhered to.
- Support but within limits, i.e. no damage to other aspects of the neighbourhood plan.
- I would support this if a need for the above could be proved. Our economy must also be protected.
- They don't work and there is little real need
- Anything that helps create real jobs must be supported to give younger people a future in Cornwall.
- We should encourage businesses to come to the area with rates reductions or tax breaks which would see more employment of local people.

- In an appropriate location
- Again, difficult, as visitors using holiday lets do contribute significantly to our economy.
- Depends on the type of development.
- Should be linked to affordable housing.
- is there a need ? anything is better than totally reliant on tourist trade
- On brown fields
- if by the local economy you mean real people and not local corporations and companies creaming it all for themselves then yes
- No job opportunities.

TRANSPORT

T2: Support to manage and limit traffic flows into and in St Ives town centre, e.g. entry permits

Survey response:



Event response:

Support – 38

Oppose – 3

Comments from surveys and events:

- This could work - but might snarl-up local business.
- Traffic flow is at times. at breaking point. Big 4WD vehicles long wheelbase vans, lorries too big for the roads are a common occurrence. comments from pedestrians are on the increase and the calibre of tourists we seem to be attracting these days seem to think they own the roads.

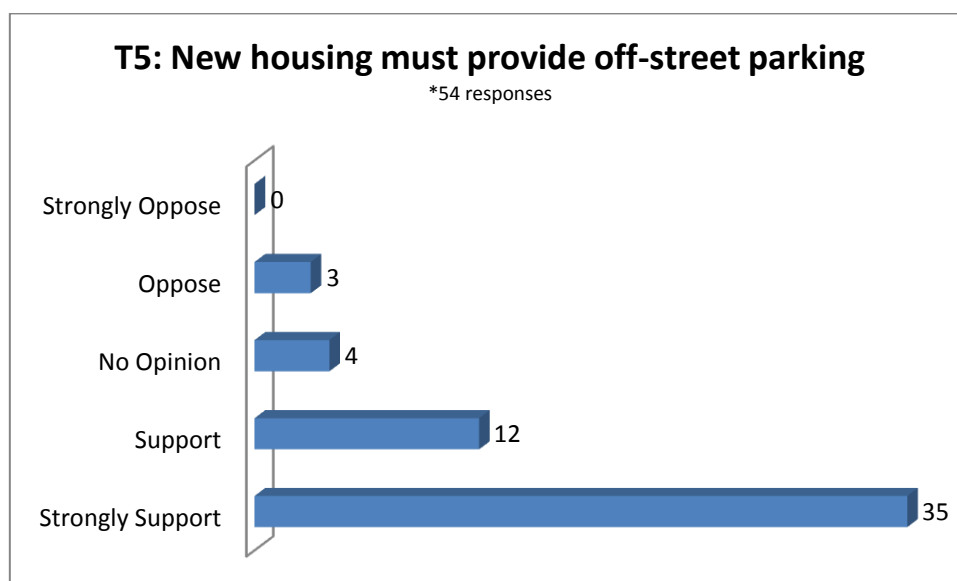
- This happened back in the 70s and kept the traffic to a minimum. All locals should be allowed a permit and deliveries limited to before 9 am.
- Is this in conjunction with park and ride provision? We do need to keep the tourist business coming and not deterred.
- "Need to ensure that Highways apply double yellow lines in certain areas all year round (e.g. stennack and back Talland) to assist traffic flow measures.
- Ideally, signage about car park availability should also be in place before Lelant so people can use Park and Ride if car parks are full in St Ives (or go elsewhere)."
- Issues with restricting traffic as there is no ideal alternative to pass through the town to island, as we are at the end of the earth. Timed slots for heavy traffic are unsuitable and will increase delivery costs.
- Support this but arrangements must be made for workmen, services and visitors to residents.
- Limiting traffic in town sounds good but many accommodation seekers would be deterred if the casual visitor required an entry permit.
- Well something has to be done. I believe local residents should be given free parking permits to park near their own homes. This would stop vehicles parking in residential roads when they should be using local car parks. Entry permits or proof of residency in town would stop unnecessary vehicles driving through town.
- Permits failed before but times move on. Radical re think on loading areas disabled parking and car parks but CC wont play ball
- Totally support anything that helps here.
- But the visitors would try to park on streets like ours so there would have to be yellow lines and parking permits for locals.
- Times could be limited for car access, small delivery vehicles.
- Concerned that if you restrict traffic flows further and more the rugby club further away you may increase parking problems and ultimately get less tourism that brings in revenues.
- What a brilliant solution to help limit the huge amount of vehicles through Lelant, Carbis Bay and St Ives.
- Too much traffic through Lelant.
- We live in Carbis Bay and would expect to be able to support St Ives by having entry permits at any time.
- "This is an incredibly important issue to many residents. We fully support the idea of limiting traffic into the town. We don't have enough parking for local people. Just check out the County Council waiting lists. You may be interested to know on all of Barnoon Car Park in the winter there are only 5 regular vehicles parking with year long tickets. The reserved spaces are running on about 10 per cent capacity yet we can't get one. Small wonder that people Tarmac every inch of this place. Let's be honest though, this is all about money making, pure revenue streams for the County Council who are not interested in the least about local residents. No replies to correspondence, no accountability, no responsibility. Park and ride must be the answer but how will it be regulated. A congestion charge will not bother the Chelsea Tractor brigade piling into our walls and buildings. Again PERMANENT RESIDENTS must be identified now and I suggest the whole town is surveyed immediately and road

users identified now. Permanent residents should register their vehicles now with registration numbers. I am sorry but to qualify you MUST BE resident here all year round.

- Second home owners could register one vehicle per household (relatives, friends, tenants and any other users must and should use a park and ride)"
- A barrier at Porthminster Hotel with entry permits seemed to work – however, it would have a cost as it would have to be manned 24 hours.
- Absolutely vital. Should be done prior to any new development.
- need more discussion first
- There are parking restrictions on many of St Ives streets, but no one seems to take any notice of them. Time and again we see cars parked on double yellow lines and nothing is ever done about it. If there are to be traffic restrictions, then these have to be enforced fully and drivers not allowed to 'get away with it'.
- already on signs - how will it be enforced? and at what cost
- The traffic is really no worse than 1000's of city streets across the UK. Rules cost money to enforce.
- This will kill the Town, it never works, again sort out the taxis and midi buses , get them properly regulated and supervised.
- Essential. Permits for local businesses. We have a gallery on Wharf Road, we have to unload during the day with the constant threat of getting a ticket, even though we're in a loading bay. Unloading in the evening is difficult due to the public parking in the loading bays at night. Traffic though the town and on the harbour front is unacceptable. Many cars do not slow down for pedestrians. And the pavements are too narrow in many areas forcing pedestrians onto the road.

T5: New housing much provide off-street parking

Survey response:



Event response:

Support – 54

Oppose – 6

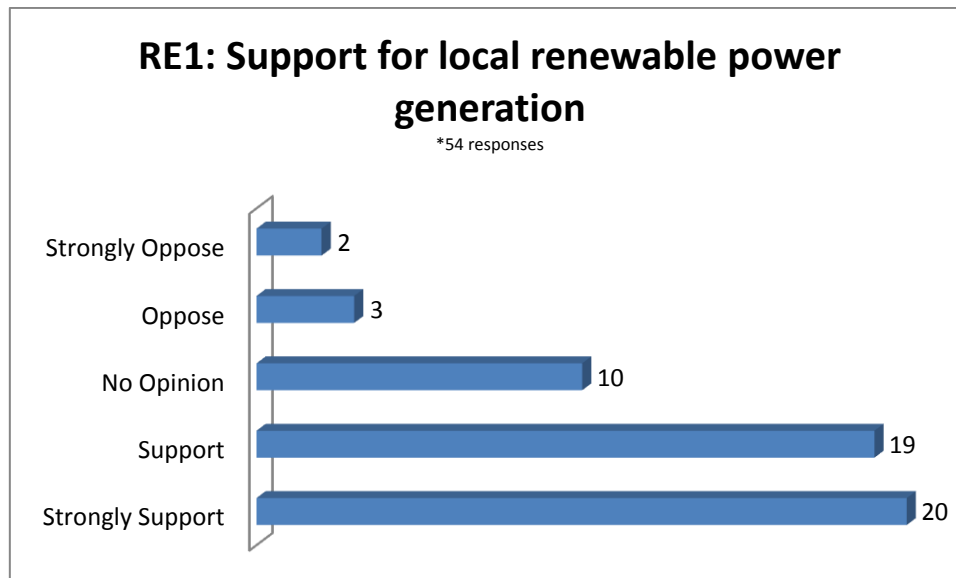
Comments from surveys and events:

- I have a parking space, our CP is regularly used by casual parkers even on the double yellows. The parking Police don't seem to make it round our lanes
- Without a doubt.
- This may need refining as not everyone has a car and better local transport would help.
- Parking aims unrealistic.
- With the parking problems this is a necessity.
- Restrict selling off garages or parking.
- This is one of the major issues for St Ives. Force developers to incur cost and hassle of solving this.
- You only have to see the amount of cars parked on the road all the way up Park an Creet both sides of the road although some houses have garages which are full.
- Proposals for use of Carbis Bay car park for development. Where could visitor to beach/areas be able to park?
- Parking provision essential.
- Not all people have cars and I believe we should be encouraging the use of public transport, walking so don't feel this is a necessary option-perhaps a spaces nearby for health visitors, carers, doctors etc to park when visiting.
- but wont work as families have 3/4 or more cars
- Better to have a garden to grow veg than more paving.
- If possible. I understand that this is not always possible in compact areas.
- No policy covers the need for new infrastructure policy for the whole area. More houses, more cars require better entry and exit facilities for the whole area. This infrastructure needs to be part of the overall policy to be put in place before housing facilities are granted, otherwise visitors and locals will be very frustrated
- Parking for new homes
- Traffic and parking in and around town

RENEWABLE ENERGY

RE1: Support for local renewable power generation

Survey response:



Event response:

Support – 23

Oppose – 2

Comments from surveys and events:

- This is a very sensitive area. Any development would need to be taken on its own merits with regard to visibility, noise, hazard. I would strongly oppose fracking, for instance, but solar panels are fine. Wind farms, I think are best kept few and far between.
- I am not sure what this entails but anything that helps is good.
- Very keen to see this!
- Sorry, do not have enough knowledge about this to offer an opinion.
- No windmills
- I cannot think of anything more likely to kill the town and its trade than windfarms, solar panel arrays and a waste converting plant.
- Not quite sure what you mean by this or where it would be.
- Good idea, as we have a really suitable area for wave hubs and wind generation.
- Power generation would have to be carefully controlled or it could result in a rash of hideous glass things all over our roofs. I need to be convinced.
- Desirable, but not desperate.
- Again would need to know more about what is proposed before having an opinion. However I would probably be interested.
- But no more huge wind turbines.
- Hydro electric in the Stennack! Also property level generation is very successful in Germany - it should be supported here.

- if that power is sold directly to local people at a reasonable rate and not sold to the national grid then sold back to locals at an inflated rate
- depending on environmental impact. More detail required.

CULTURE AND HERITAGE

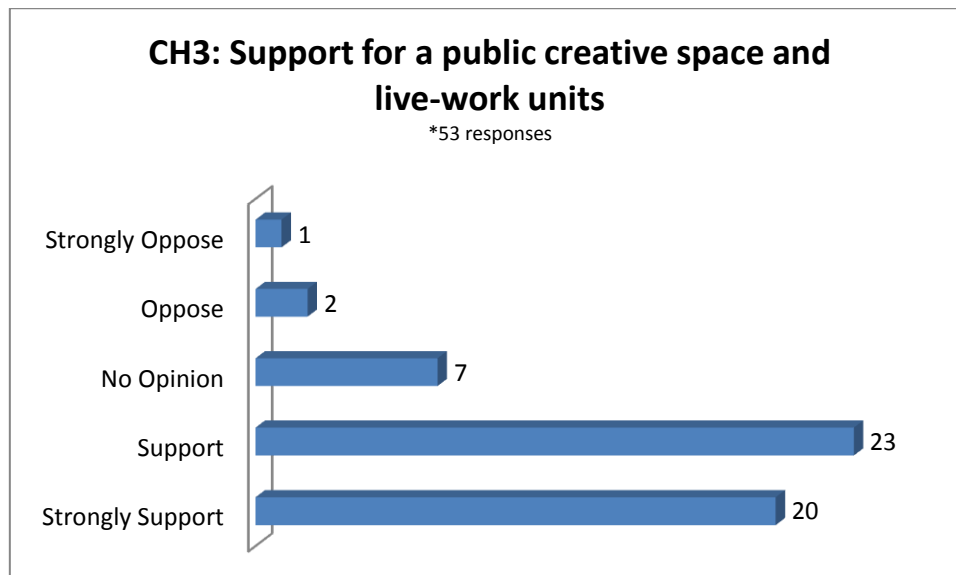
CH1: Requirement for x workspaces and/or live-work units to be created in St Ives to support creative industries

Comments from surveys and events:

- What are the “x’s” and give example of ‘creative industries’, e.g. architects, graphic designers, software development, web design etc etc (St Ives).
- would there be sufficient local people to fill these units?

CH3: Support for a public creative space and live-work units

Survey response:



Event response:

Support – 21

Oppose – 0

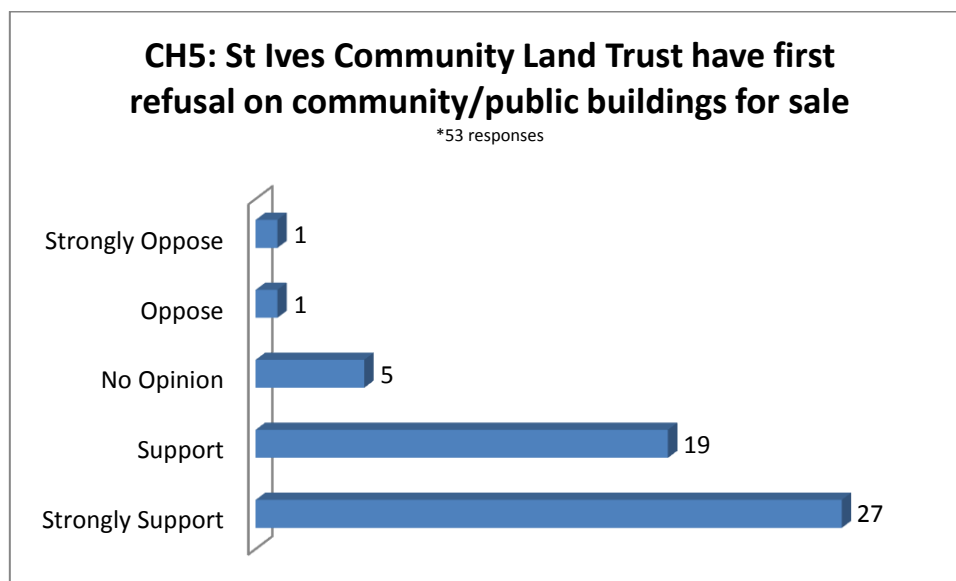
Comments from surveys and events:

- This would be very innovative - and competitive.
- I would want to see a large % going to Cornish people.

- they have to be affordable!!
- For local people.
- Live-work units do not have a successful history in this are and elsewhere in UK.
- If a suitable location could be found that would support local employment and a need was identified.
- Live work doesn't work. Token work units used as garages throughout Cornwall. Difficult to fund
- Another St Ives selling point. Another reason I support mixed developments.
- Again I don't understand this point. As a trustee of Porthmeor Studios I am aware that there is always a demand for studios but where we could put a public creative space defeats me.
- Desirable, not desperate.
- live/work to be out of town
- Best to utilise what is already there.

CH5: St Ives Community Land Trust have first refusal on community/public buildings for sale

Survey response:



Event response:

Support – 34

Oppose – 1

Comments from surveys and events:

- Very good idea. Not that all of community buildings should go to residential use, but a mix of uses would be a
- This ties in, I think, with 11 and 14.
- I agree to this proposal.
- This should definitely happen.

- subject to open market valuation
- Who will pay for it when it becomes a white elephant. Land ownership isn't free so this sounds a bit of an ideal unless we have a local philanthropist underwriting it.
- Good idea , watch out for the supermarkets etc.
- Definitely in favour.
- Can St Ives Community Land Trust buy Treloyhan? What about a community effort to raise funds?
- Agree – it has always concerned me that our Museum is vulnerable to the vagaries of Cornwall Council who are the landlords, that our excellent St Ives Archive has no permanent home, and I have heard that the Palais de Danse which is owned by Barbara Hepworth's family is up for sale. Could a Community Land Trust buy it? Meanwhile, under the Malakoff we have a huge unused white elephant which has never been occupied since it was built!!!
- I am not sure who they are and how democratic they are. However I can think of quite a few buildings that should stay in the control of the community.
- where will money come from
- an open market is the answer ,not a closed shop.

CH7: Policy promoting the use of Cornish language in the parish.

Comments from surveys and events:

- do not support. We need to concentrate our efforts on policies which will really affect the whole community
- cannot see a need for this

CH General

- all good stuff, but what about entertainment? Other policies encourage relocation of businesses and people, they will want good quality and varied entertainment/recreation over time. Need policy to cover this (St Ives).

GENERAL COMMENTS FROM EVENTS

- We are very concerned about the Gonwin Farm development – 235 houses. We cannot wait until 2015. Indeed it is urgent that this development (which in the face of many of your recommendations) be refused in the coming weeks (Carbis Bay).
- Comment on further development in Lelant and Carbis Bay – total madness! These two local areas do not need any further development. There is no way that small, quaint village of Lelant could ever cope with the influx of traffic. It is bad for most of the year now – if any further housing estates would have to be served by the current access roads the attractiveness of this lovely ‘jewel in the Cornish crown’ would be spoilt. Why make the best asset we have – tourism – a thing of the past. Visitors don’t want to see buildings, new roundabouts, roads, shops etc. They want to enjoy nature, unspoilt rural countryside, green open spaces. There are plenty of awful large sites in the St Ives area that would take a sensible amount of affordable, pleasant housing for local people and first-time buyers. The planned number of properties is by far too large. The need is simply not there. Eventually the properties would fall into the hands of rich second home owners from ‘up country’ who will make money out of them. This greed of developers and second home purchasers must be stopped. The new neighbourhood plan must prevent more housing being built on currently agriculturally used land. Farm land and associated wildlife are under threat – just enquire of the RSPB or Cornwall Wildlife Trust to get the figures. Let’s protect what we have got here and redevelop eyesores rather than use up more land. (Mrs B Hoskin, Resident of Carbis Bay).

GENERAL ABOUT THE NDP ITSELF

- Apathy from the community at this stage should not be reason to have your proposals ignored by those in authority at this stage (Carbis Bay).
- I believe that St Ives neighbourhood plan should, in principle, follow the main aims of the current Penwith Local Plan for this area (Carbis Bay).
- I strongly believe that any planning applications for residential developments that are currently before Cornwall Council should be refused on the grounds that they are premature pending the finalisation of the St Ives neighbourhood plan (Carbis Bay).
- General – need to do a cross-referencing exercise to show how each policy statement complements and/or supports other policy statements. (St Ives)
- Unfortunately this document has ‘airs’ of becoming a NIMBY CHARTER, potentially stifling development and could stagnate the local economy, suppressing development and investment. The town’s immediate need is for affordable housing and/or social housing. (St Ives)
- Roads, school, doctors, medical services in place to support an increase in housing (Lelant).
- Schools need to expand to fit the need for growing housing estates and families (St Ives).