

CONSULTATION REPORT FROM THE ONLINE FOCUS GROUP DISCUSSIONS

March 2022

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1. Introduction

This report presents a summary of feedback from the online discussions undertaken as part of the on-going consultation process of the St Goran Parish Neighbourhood Development Plan (NDP). In the first phase of the consultation process (undertaken in early 2020), the following topics emerged as important aspects for inclusion in the NDP: housing, community assets & services, employment & the local economy, transport, the natural environment, and history & heritage. The climate emergency was added as a topic after the Parish Council declared a climate emergency during the course of 2021.

The purpose of the online focus group discussions was to gather different perspectives and suggestions from a range of Parish residents on the issues relating to the various topics identified through the first consultation phase. The issues, opinions and ideas presented in this report will guide the on-going work of the NDP Steering Group members as they explore policy options to be included in the Plan.

2. Purpose and methodology

Members of the NDP Communications & Consultation Task Force agreed on the different demographic groups to be included in the online discussions (Annex 1), and compiled a list of discussion questions with inputs from the different NDP sub-groups (Annex 2). The questions used for each focus group discussion varied slightly to allow for more in-depth consideration of specific issues of particular significance to the respective participants. In the case of the discussions with young people, some of the more open-ended questions from the first consultation phase were included because there had been inadequate representation of young people in the earlier phase, and we wanted to be sure to capture any additional topics of particular importance to them. The first online discussion (October 2020) was used as a pilot to test the methodology and to determine the optimum number of questions to be included in a one-hour discussion.

The schedule of online discussions was advertised periodically through the monthly Parish Magazine, with an open invitation for people to take part. A few days before each discussion, messages were posted on the NDP FaceBook page to encourage people to participate. Due to the low response rate, it was also necessary for members of the NDP Steering Group to send personal messages to individuals from the respective demographic groups to encourage greater participation. The questions were shared by email with the confirmed participants in advance of the discussion. A total of 11 discussion sessions took place¹. Each discussion session lasted for approximately one hour. Overall, a total of 72 individuals contributed to the discussions (32 men/boys, 40 women/girls) – this includes a small number of people who were unable to take part in the online discussions but instead sent written responses to the questions. It also includes the young people who responded to the online survey questionnaire. The online survey was made available to ensure a good level of participation from young people. The breakdown of participants by gender and demographic group is presented in Annex 1.

The feedback from the discussions has been synthesized and presented according to the topics that currently form the focus of the NDP Steering Group's on-going data collection and investigations.

¹ The initial plan was to hold two discussion groups for each demographic group (one in the morning, one in the evening of the same day) so that participants could choose a convenient time. As it turned out, in all but one case all the participants for each demographic group were available at the same time.

Individual reports from each of the discussions are presented in Annex 3. Following each discussion, the draft report was shared with the discussion participants for them to review and correct if necessary. Participants were also given the opportunity to include any additional thoughts that may have occurred to them subsequent to the discussion.

3. Overview of issues raised by young people

As noted above, relatively few young people participated in the first consultation phase (early 2020), which focused on very broad questions² to identify the key themes to be considered for inclusion in the NDP. The discussions and online questionnaire for young people started by asking very broad questions so that we would be sure to capture any additional themes of particular importance to them that may not have emerged from the first consultation phase.

3.1 What's to like and preserve

In response to the question of what they like about living in the Parish and wish to preserve, the responses from young people touched on two themes that had also emerged from the earlier consultation discussions, i.e. the beauty of the natural environment and the strong sense of community, and also raised two additional themes - that of safety and the range of different outdoor activities available.

On **safety**, young people appreciated that the village and district are peaceful, safe and crime-free. They also particularly liked that the beaches, sea and countryside offer a **range of outdoor pursuits**, especially outside the short summer season. Going to the beach, swimming and jumping off the harbour wall were mentioned by all the youth respondents, and walking, gig-rowing, horse-riding and sailing were mentioned by some. Mariella's Wood and the Park on Bell Hill were also highlighted. It was felt that Gorran School was great at making the most of these outdoor opportunities with outdoor learning, sailing etc.

The **natural beauty** of the area was a theme that emerged from both young people and the adults that took part in the earlier consultation phase. Similarly, the sense of **community** was appreciated by youth and adults alike, especially because the younger kids had friends within the Parish. Cakebreads, the grass area behind the beach and the seating areas on the limekiln were mentioned as places to hang out, though the need for more places to socialize was also mentioned (see below). The strong community was also linked to an appreciation of history and the continued presence of some of the old local families. Annual community events such as Gala Day, Day in the Sand, etc were appreciated, and it was suggested that the friendly community spirit could be further reinforced through additional community events, especially in the winter.

3.2 What needs to be addressed

The main issues that young people felt needed to be addressed were transport, places to socialize, and better sports facilities. These are described below. As with the adults, **affordable housing** and **employment opportunities** were also mentioned. It was suggested that if some new small

² The questions addressed in the first consultation phase were: (1) What do you like about living / working in the local area? Why? (2) What should we seek to preserve? How? (3) In your view, what are the issues that affect the local area and/or the community (now or in the future) that we should seek to address? (4) What changes/developments would you like to see in the next 20 or 25 years? (5) What additional questions should we be asking?

businesses could be encouraged in the local area³, they would provide a broader range of job opportunities for young locals. Some felt that more effort was needed to reduce plastic **litter**, and to address the cleanliness of the Parish in general (e.g. caused by items blowing off the recycling lorry), and especially the amount of rubbish generated at the beach area in the summertime. Low speed **internet** causes problems for home study in some parts of the Parish. One young person highlighted that the **coastal footpath** to Vault needs to be made safe.

Among the **transport issues** that need to be addressed are: (i) transport options so that young people can travel out of the Parish without having to rely on their parents to drive them; (ii) the need for a bus to Truro College⁴; and (iii) a bus shelter for the secondary school children. The existing buses are currently so infrequent that young people must depend entirely on their parents for transport until they are qualified to drive and have the use of a car. The lack of a bus from Gorran to Truro College is a major issue that needs to be addressed; sixth formers currently have to be dropped by parents in Mevagissey to catch a bus. Secondary school students would like a covered bus shelter because at the moment there is no shelter and they get wet in the rain. The cycle route to St. Austell was thought to work well, though there was a concern about safety and the speed of motor traffic.

The need for more **places to socialize** was mentioned by both younger teenagers and the older youth. Younger teenagers currently have nowhere away from home to socialize in bad weather. A shelter at the Playing Field or in the woods was suggested. Older kids suggested a weekly 'social' (similar to a youth club) with a bar and outdoor seating at the Playing Field.

The Rowing Club and Playing Field are both brilliant **sports opportunities** for local people, and it was felt that the tennis court and football pitch should be used more consistently to encourage young people to join sports clubs. Improvements are needed, particularly for the football pitch because it currently has a lot of dangerous dips and holes. Public exercise equipment and a shelter would be welcome at the Playing Field. Ideas for increasing opportunities for various other sports were suggested, e.g. use of local swimming pools such as SeaView, Bodrugan, and the school; sailing / kayaking / windsurfing (particularly as there are qualified instructors in the community); a skatepark; upgrading some rights-of-way to cycle tracks; and opening up new footpaths (as with Mariella's Wood).

3.3 Whether young people would choose to live in the Parish as adults

The majority of young people interviewed / surveyed said that they would like to be able to return to live in the Parish after education or later, but this decision would very much depend on work, relationships, the availability of housing, and finances. Careers which permitted working from home 3-4 days per week would make living here very attractive, provided there was fast internet. It is a safe place to raise a family and the schools are good. While renting here might be affordable, some would prefer to buy, and one could only imagine starting on the housing ladder somewhere else.

³ But not on such a scale that the character of the village were to change to that of a town such as Mevagissey.

⁴ The consultations took place before the new bus route started (First Bus Company, Bus No.274), and there has not yet been any follow up to assess whether or not this adequately meets the need.

4. Housing

4.1 Affordability

The current demand for second homes, holiday homes and retirement homes in the Parish puts house prices beyond the reach of local families. There was a general consensus that truly affordable homes for rent or purchase are very much needed to ensure that there's a vibrant community of all ages and income levels. It was noted that there has been an increase in the number of families with young children moving in to the Parish over the past 10 or 20 years, and this has been very welcome. However, there is also a need to ensure that local people who rely on low wages can also affordably buy or rent a home. In addition to affordable homes that can be provided by Cornwall Council, Housing Associations or a Community Land Trust, some asked whether there was there a role for wealthier residents to invest in affordable housing on commercial terms. It was noted that private landlord rental homes offer no security to the tenant, whereas social housing provided through the Council or a Housing Association guarantees a home for life. However, others highlighted the fact that former Council-owned homes had been sold off, e.g. some of the Coastguard Cottages.

4.2 New homes

It was suggested that additional housing should be provided through small developments on the edge of existing settlements, through infill, and through the conversion / restoration of existing unused buildings (e.g. redundant farm buildings and unused buildings such as those owned by the Caerhays Estate). It was felt that any large-scale development would alter the character of the place. Some suggested that new builds and infills should be covenanted as principal residences, but limiting the number of second homes remains a contentious issue, as explained below.

4.3 Limiting second homes & holiday homes?

One discussion group noted that the local economy depends on the visitors and therefore we must live with the existing second homes and holiday homes. It was also noted that the issue is really the lack of affordable housing, not the second homes per se. Some long-term residents observed that the relative number of second homes had gone down since the 1970s / 80s. Many tradesmen and gardeners within the Parish rely on the second homes and holiday homes for their work. It was suggested that second- or holiday-home owners should pay the right amount of Council Tax and in particular with regard to rubbish collections where there may be widespread abuse through not paying as a business.

At the time of the consultations, a planning application had been made for 50 new static caravans / lodges at Seaview⁵ and this generated much heated discussion in at least two of the focus groups. In general, those involved in the consultations objected to the application by Seaview not only because it would have incurred the removal of several mature trees and hedgerow vegetation but also because it was felt that there was already enough holiday accommodation in the area and that we were at saturation point in terms of the capacity of the beaches, the local roads, etc in the summertime.

4.4 Opportunities for working from home

Given that many people in the Parish work from home (whether they are self-employed or remote employees, or due to permanent changes brought about by COVID), one discussion group addressed the question of how houses might be designed or altered to be more attractive to people with home-based businesses. In general, people working from home prefer to have a separate work

⁵ The planning application was subsequently withdrawn.

space within the house, or a purpose-built shed in the garden; some – depending on their type of work - might also need to rent a space from time to time for meetings with clients. See section 6.2 for more on shared workspaces. It was noted that affordable houses are often built with a half-size room that can be used as an office, but not big enough as a bedroom so that it doesn't interfere with housing allowance.

5. Community assets & services

Gorran Haven Beach was considered to be a key asset by all age groups, especially those resident in the main villages of Gorran Churchtown and Gorran Haven. The Playing Field and its facilities were also highly valued by parents and youth, though some renovation was needed. Footpaths, cycle tracks and bridleways were frequently mentioned and appreciated, especially the newer routes, e.g. the school footpath (established some 15-20 years ago) and more recently the path through Mariella's Wood. Several people mentioned the desire to reinstate old rights of way and to open up new ones. Lack of footpath maintenance can effectively result in the loss of a right-of-way, as may be happening at Galowras Mill.

There was concern over the safety of some routes in relation to traffic (e.g. having to walk along the top of Bell Hill to reach the Playing Field) and also coastal erosion (e.g. the path to Vault Beach). There was also a concern about the amount of rubbish particularly around the beach area in the summertime, despite the efforts of the local volunteer beach cleaners.

Other facilities that were frequently mentioned and appreciated include the two good local shops (including post offices), the pub, and the public toilets, also the social spaces and activities provided by the various community halls and sports clubs. Gorran Community Bus and the Surgery (even only for prescription collection and nurse appointments) were particularly appreciated by older residents, as was the Parish Nurse.

Those with young children and young people themselves noted that both the local primary school and the nearby secondary school are excellent. The lack of local childcare was an issue, as were the limited activities for teenagers who are too young to drive themselves.

Although the public bus is thinly used, the general consensus was that it provides an important service and must be retained. Those living in the hamlets noted that it is essential to own a car, and some of those in the main villages remarked on the importance of parking spaces, especially those with home-based businesses that receive clients / visitors. The need for electric charging points for cars was also mentioned.

The importance of fast and reliable broadband should not be underestimated – although the overall access to broadband and the speed is generally quite good, there are a few locations in the Parish where it is very poor or non-existent, and some home-based workers complained about reliability. Improvements are needed.

6. Employment & the local economy

6.1 Local employment opportunities and challenges

Specific focus group discussions were held with three categories of people who work within the Parish: (i) those working from home (whether because they are self-employed or work as a remote

employee); (ii) tradespeople such as gardeners and builders; and (iii) farmers. Separate, individual meetings will be held with key local businesses. The potential for shared co-working spaces for home-based workers, tradespeople and local businesses is discussed below.

None of the farmers in the local area make their income wholly from farming. Some provide various forms of holiday accommodation, and some individuals have off-farm jobs or offer various specialist services (e.g. engineering, sheep scanning, etc) as a source of additional income. There were no immediate suggestions for NDP policies which could assist diversification. There is a demand for good local produce, and some farmers occasionally sell direct to regular local customers, but diverting a portion of the total produce was costly, and demand did not match seasonal availability. One farmer noted that the tendency for bigger farm machinery makes it difficult to find contractors for certain tasks on small fields with narrow gateways and access lanes. Young entrants to farming will always struggle because of the huge costs involved, and national policies are needed to encourage new entrants to the industry.

The tourism sector brings opportunities for summer work in shops, pubs and cafés, as well as cleaning of holiday cottages and informal garden maintenance. One college student felt that there were not enough work hours available locally during the holidays, and although casual work in St. Austell and elsewhere offers more hours, it scarcely covered the travel costs, not to mention the carbon footprint.

At a general level, two key challenges with regard to employment are transport constraints (for jobs outside the Parish) and the lack of local childcare services (both for those working within the Parish and outside). Working from home would be assisted by local child-care provision, particularly in the school holidays. Although there is work available in the summer months, this is also when children are out of school. Young people noted that careers which permitted working from home 3-4 days per week would make living here very attractive, both for locals and incomers, provided there was fast and reliable internet access.

6.2 Co-Working Spaces and Workshop Units

Discussions with home-based workers and self-employed tradespeople explored the potential for co-working space and/or workshop / storage units. The professionals working from home liked the convenience of working at home, provided that they had sufficient space for a separate office, either in the house or garden shed. Depending on the nature of their business, some felt that they might make occasional use of a co-working space on an *ad hoc* basis, e.g. for photo shoots, meetings with clients, or for social networking purposes.

Self-employed tradespeople reportedly struggle for workshop space locally and often end up converting their garage. It is not known how many local businesses or tradespeople might be interested in hiring a workshop or storage space if such facilities were to be available within the Parish. One business owner who had shifted from a home-based business

Co-working is an arrangement in which workers of different companies share an office space, allowing cost savings and convenience through the use of common infrastructures, such as equipment, utilities, refreshments and parcel acceptance services. It is attractive to independent contractors, work-at-home professionals, and people who travel frequently. Co-working helps workers avoid the feeling of isolation they may experience while working at home alone, and eliminate distractions. Most co-working spaces charge membership dues.

Source: Wikipedia

to renting a commercial unit commented that there are not many industrial units nearby, the closest ones being Ruan Highlanes, Probus, and Par.

Potential co-working spaces might include the existing community halls. It was also suggested that working farms might have redundant buildings that could be renovated and rented out, either as co-working spaces or workshop units. Given the challenges with local childcare, on-site childcare facilities would be advantageous and would also provide local employment. Some landlords would be open to an approach if funding for conversion could be obtained.

6.3 The Tourism Sector

It was suggested that the NDP should consider how tourism may evolve in the future, how to encourage more responsible tourism, tourism-related aspects that residents would like to see; and how the Parish might 'market' itself as a tourist destination (if at all). Some discussion participants felt that the Parish had reached its capacity for summer visitors and that out-of-season holidays should instead be encouraged, e.g. bird watching holidays, Cornish history tours, etc. It was also suggested that holiday-makers should be encouraged to participate in local activities such as snorkelling, diving and kayaking. Local events such as Gala Day and Day on the Sand were also thought to be a draw for visitors.

Cakebreads and the Haven Cafe in Gorran Haven were put forward as good examples of how local businesses have expanded to serve visitors whilst ensuring that the scale of their development fits within the village. In contrast, it was felt that Seaview is an example of inappropriate development due to the significant changes in the local landscape and loss of natural habitats. Some people felt that we should retain traditional campsites with tents for families who want a simple experience.

If the success of the tourism sector is measured in the appreciative visitors who come again and again, then the Parish seems to be doing very well. Although there are many fewer traditional B&B's than in the past, there may be many more Airbnbs than we suppose (as St Agnes found). As mentioned above, it was suggested that second- or holiday-home owners should pay the right amount of Council Tax. There need to be ways other than the bins at the beach for visitors to dispose of rubbish and recycling on changeover day, possibly with recycling bins at the car park.

6.4 Retired residents and the local economy

It was observed that pensioners support the local economy by shopping locally and by using local businesses, as well as providing some employment for gardeners and tradespeople. They have the time to contribute most of the voluntary effort, e.g. the Coast Path Café, the Community Bus, the various different local Trusts and Committees, and the various activities that take place at the different community halls. They are also the thoughtful eyes of the community, noticing where public property repairs are needed, knowing and looking out for lonely people and the children of the village. It was suggested that newly retired individuals might share their skills with young people.

7. Transport and road safety

As mentioned above, public transport in and out of the Parish is extremely limited, and at the time of the consultations, there was no bus for 6th formers to get to Truro College. Although it is not widely used, people felt that it's important to retain the public bus service. The Gorran Community Bus was much appreciated by older residents. Concerns were expressed about the amount of holiday traffic in the summer months.

Parents and young people felt that walking and cycling should be encouraged by making it safer. It was proposed that the village would be safer with a 20 mph speed limit throughout, from Churchtown down Bell Hill into the Haven, enabled by dragons' teeth, sleeping policemen⁶ and chicanes as appropriate. Reduced speed limits would be particularly necessary with the anticipated increase in electric cars since you cannot necessarily hear them coming. Signs to request thoughtful driving would also be helpful, but not so many as to change the visual character. Better signage to the car park would minimise lost, ill-tempered drivers; and relocating the car park up the hill would further reduce traffic. Two blind corners were mentioned - at High Clere and by G Bulled's veg stall - also frequent deep muddy puddles in between these two corners.

Older children agreed that cycling is dangerous in some places. Although the cycle route to St Austell works well; it was subsequently suggested that there should be a cycle path from Gorran to Heligan (to join the St Austell cycle route) so that cyclists can avoid the Highlanes.

Traffic at the top of Bell Hill was considered to be a particular danger to children. Rather than the walkway line on the road leading up to the Playing Field, it was suggested to ask whether the landowner might be persuaded to have a permissive path within the field. An alternative suggestion would be to excavate into the hedge to create a raised footpath alongside the road. More generally, however, there was no wish to see Cornish hedges removed for pavements, nor the dark sky lost to street lights.

8. The natural environment

8.1 The importance of landscape character

Those involved in the discussions felt that the beauty and character of the Parish are bound up in its beaches, headlands (particularly the Dodman), coastal and inland paths and views, as well as the blend of greenspace and old buildings. Features of the rural, coastal and marine landscapes should be protected and shared with visitors. Developments that are out of keeping with the landscape character should be resisted. The beautiful night sky in the parish must be protected by minimizing light pollution.

Connections were noted between the landscape, history and agriculture – for example, iconic clusters or individual trees of *Pinus radiata*, and some of the hedges in the Parish are pre-Roman (e.g. at the Dodman). Much of the landscape looks the way it does because it has been farmed for generations. In some parts of the Parish, current agricultural activities are dictated by the National Trust; elsewhere it is important to comply with ever-changing government stewardship schemes and grants that are intended to benefit farming as well as the environment.

Concerns were expressed about the impact of affordable housing on AONB as well as the visual impact of small holdings in the AONB, which has become a problem where farms have been sold off as small parcels of land.

8.2 The coastline, cliffs and beaches

The land, coast and sea need to be understood as an interacting whole, rather than separately. Concerns were expressed about cliff falls and the erosion of cliff faces, also about footpath maintenance. There is a lot of footfall over the Dodman Point, and the path down to Vault is in a

⁶ One contributor highlighted various negative aspects of road humps, including the discomfort suffered by those in ambulances, often the fragile elderly, when jolted over speed humps.

very poor state, due to exceptionally heavy use during lockdown. Funding is needed to keep the footpaths open and inspected, either by the National Trust, South West Coast Path Association or Cornwall Council, yet the council was thought to have insufficient funding.

The efforts of local volunteer beach cleaners were highly praised, and this needs to continue.

It was noted that threats to the landscape can arise from quite unexpected directions; for example, the original proposals for the Naval firing range had included the construction of an observation post on Dodman Point which was successfully opposed.

8.3 Land-based flora and fauna

Enhancements to the natural environment can support and promote flora and fauna. Both the Millennium Wood and Mariella's Wood, for example, have matured into beautiful spaces. It is hoped that the proposals for the Carvinick community land will do the same. However, it was observed that Mariella's Wood is being devastated by ash dieback; replacement planting should include a range of different native species.

It is to be hoped that changed incentives for farmers will encourage wildlife corridors and soil conservation. More trees would be welcome. Roadside verges could be cultivated for wildflowers and wildlife pathways without affecting farmers' use of the fields. Information should be provided on how gardens can be optimised for local wildlife.

8.4 The marine environment

Concerns were expressed about the impact of water users getting too close to seals, especially with the increase in the number of visitors; people need to be educated about safe distances. The increasing use of jet skis and motorboats increases the risk of disturbing wildlife. In relation to fishing, the lack of knowledge / enforcement of fishing restrictions regarding size limits for particular species and how many you're allowed to catch needs to be addressed. Ghost nets and French trawlers were also thought to be a problem.

There were questions about whether there might be any important ecological sites in the in-shore waters, and whether seagrass and kelp could be mapped so that we know whether it's thriving or endangered. A couple of people had a particular interest in marine farming, citing a Yorkshire example of cultivating sea kelp, sea grass and eel grass; all of which are efficient absorbers of carbon, and felt that this should be encouraged in our Parish.

9. The climate emergency

The declaration of a climate emergency by the Parish Council was generally welcomed. The Parish Council have said they will put climate change as a separate topic on the agenda for each meeting, but some felt that climate change is a cross-cutting issue (like gender issues) and so all (relevant) agenda items should be looked at through the prism of climate change.

9.1 Tree planting & education

At a community level, tree planting and renewable energy were the main focus of attention. Those taking part in the consultations expressed unanimous support for tree planting, especially of mixed deciduous native species. Replacement planting was needed in response to ash die-back. It was hoped that the community orchard planned at Carvinick would serve as a focus for teaching children

about the environment and ecology. Rather than aggressive hedge-trimming, was there scope for wildflower verges?

9.2 Renewable energy sources & community schemes

Renewable energy was also frequently mentioned; it was felt that all renewables should be welcomed, though some people inevitably wouldn't want to have a wind turbine close to their own house. Solar panels on roofs were thought to be more acceptable and should be encouraged, and it was also suggested that people might be more accepting of wind turbines if they had a share and benefitted directly from a community-led scheme.

Farmers are particularly aware of the need to address the climate change issue, not least because there is pressure from produce buyers for farmers to take part in environmental schemes, and carbon audits are often required back through the food chain to the feed suppliers. Renewable energy was of particular interest to farmers, who asked about AONB policies relating to renewable energy. It was highlighted that solar electricity doesn't coincide with the times of peak demand on the farm. It was suggested that it might be more efficient in terms of energy storage and grid connections for several adjacent parishes to collaborate as a community initiative to establish a small wind farm. Methane capture was thought to be unaffordable at present. The carbon sink attributes of the soil can be improved through low impact grazing, though it was also highlighted that - ironically - the less-intensive farms are also the most likely to have soil already high in organic matter.

9.3 Green homes

At the household level, there was an awareness of the need to support and encourage green homes, not least because new legislation means that most houses in the parish will have to change away from oil-fired heating. It was noted that new wood burning stove technology and the use of kiln-dried wood greatly improves efficiency and must be encouraged. Government support through green homes schemes has been difficult to access, and now the government has stopped the scheme to new applicants.

9.4 Reduced car use and greener transport options

A number of transport issues were raised in relation to climate change, including the need for reduced car use, increased cycling and walking, and electric cars. Gorran School is keen to promote more cycling and walking to school; when parents were asked how this could be supported, the overwhelming response was the need for greater road safety measures, particularly on Bell Hill (see Transport & Road Safety section above). Walking was also felt to be dangerous along narrow roads. More frequently flooded roads was seen as evidence that the climate has already changed.

It was suggested that car use could be reduced by buying local produce, highlighting the importance of local shops, vegetable stalls and home-grown produce. One family with a young child noted that trips to St Austell could be reduced if there was child-care available locally (see Employment section). Although very few people make use of the public bus service, it was generally agreed that it would be a great shame if it was not available. Government policies mean that the use of electric cars will increase, and there was a concern that there are not enough charging points for visitors, though some are being installed privately, e.g. at Seaview and Lamledra House.

9.5 Reducing plastic use

Plastics contribute to climate change through the emissions produced by oil and gas extraction and refining as well as through plastic waste incineration. Plastic use in the parish can be reduced by having a water-bottle refill station (perhaps at the toilets) with a donation box, and recycling can be

encouraged by providing a plastic recycle bin near the beach. Some commented that it's good to see that local businesses aren't selling polystyrene or plastic products. Avoiding plastic packaging and buying locally involved costs that not all could afford.

9.6 Sea kelp & sea grass

It is known that sea kelp and sea grass have the potential to sequester and store huge amounts of carbon dissolved in the sea, highlighting the need to better understand the threats to local sea grass beds (reportedly present off Hemmick) and how these can potentially be protected and/or managed. There may also be the potential to farm kelp for carbon sequestration and possibly also as a cattle feed supplement to reduce methane emissions.

10. History & heritage.

Many residents have developed an appreciation of local history through Michael Bunney's excellent history classes and historical walks. Historical information needs to be provided to create awareness more widely, e.g. through information boards, etc. A directory of place names and road names and their meanings would be desirable, and field names are also of interest. More information should be collected about the Cornish hedges in the Parish, e.g. through a survey.

All history and heritage must be preserved as much as possible. Less well-known historical features include the remains of an outdoor theatre near Treveor. The association between the Dodman cross and St Michael Caerhays church deserves to be better known. The preservation of Church of England churches is dependent on CofE funds. The centre of Gorran Churchtown and Gorran Green need to be protected; trees on the Green have been cut down and the boundaries have been encroached by surrounding private owners.

Annex 1. Focus Group Discussion Participants

The following numbers include those who were unable to take part in the discussion but contributed by email or by phone.

Date	Category	Male	Female	Total
01-Oct-20	People with small businesses / working from home	1	4	5
02-Dec-20	Parents of primary school children	3	5	8
16-Dec-20	Parents of pre-school children, toddlers & babies	0	4	4
20-Jan-21	Students and young people aged 17-25	4	3	7
03-Feb-21	Secondary school students	2	2	4
Jan/Feb 21	Young people (11-25 yrs) who responded to survey	4	7	11
17-Feb-21	Farmers	7	4	11
03-Mar-21	Retired people	4	6	10
17-Mar-21	Self-employed tradesmen, gardeners and fishers	2	0	2
14-Apr-21	Residents of parish hamlets	5	6	11
	TOTAL	32	41	73

Annex 2. Discussion questions

General questions for all groups:

1. What specific aspects or features of the natural environment within the Parish should the Neighbourhood Development Plan seek to enhance and protect in the next 15-20 years?
2. What issues do you think are important to consider when looking at the future of St Goran Parish's marine /coastal area?
3. What specific features of the historical landscape / heritage / local character should the Neighbourhood Development Plan seek to preserve and / or promote in the next 15-20 years?
4. What particular facilities and or services should the Neighbourhood Development Plan seek to retain or improve in the next 15-20 years?
5. Both Cornwall Council and St Goran Parish Council have declared a climate emergency. What should we be doing to reduce carbon emissions and work towards becoming carbon neutral?
6. Would you like to see small, affordable housing schemes outside of the main villages?
7. There is general consensus on the desire to limit the number of second homes / holiday homes within the Parish, but how can this be done in practice?
8. How can the Parish guide the future development of the tourism sector so that it maximizes support for the local economy, local businesses and the natural environment?
9. Are there any other issues relevant to the NDP that you'd like to raise?

Additional questions for parents:

1. What do you like about the Playing Field & Playground and how would you like to see it improved? [The Playing Field Trust specifically asked us to include this question for their own information.]
2. What other types of services/clubs/facilities are needed for children and teenagers and – realistically- how can these be provided, supported and encouraged?
3. How can we improve Parish roads and footpaths for all types of users (pedestrians, cyclists, cars, buses, delivery vans, etc)?
4. In addition to employment and housing, what other ways can we ensure that the Parish retains and attracts young families?

Additional questions for farmers

1. What role do you see farmers having in managing the natural environment in our parish? Do you see opportunities? Do you see constraints on farming practice?
2. How do you see the climate emergency and changes to agricultural policy affecting your use of the land in the next 5 - 20 years?
3. Have you seen changes in the Parish which make farming easier or more difficult?
4. How important is farm diversification and how could the NDP support diversification?
5. How important or desirable is it for farmers to be able to sell produce into the local market? What are the constraints to this? Are there opportunities?
6. Are there any additional services that you would like to see available in the Parish?
7. Do you have anything else that you would like to bring to the attention of the NDP steering group?
8. Other NDP discussions have highlighted a need for shared workspace/workshops in the parish. Are you aware of any land/buildings that could become available for such use?

Questions for self-employed / those working from home

1. Services: What are the services (broadband, postal services, deliveries, parking, street lighting, etc) that you require to be able to work from home? Can these be improved in any way through the NDP?
2. Housing: How can new homes be designed / built so that they might be attractive to people with businesses such as yours?
3. Transport & Employment: If there was the option to hire a unit in a shared workspace in the Parish, would this be of interest to you and/or others with similar businesses? Where and how could a functional, successful shared workspace be set up?

Additional questions for tradesmen

1. What are the particular facilities and or services that you rely on for your trade / business? Should any of these be maintained or improved in any way through the NDP?
2. If there was the option to hire a unit in a shared workshop space in the Parish, would this be of interest to you and/or others with similar businesses? Where and how could a functional, successful shared workspace be set up?

Questions for young people

- 1) What do you like about living in the local area, and what should we seek to preserve? How?
- 2) In your view, what are the issues that affect the local area and/or the community (now or in the future) that we should seek to address?
- 3) What changes / developments would you like to see in the next 15 / 20 years?
- 4) What type of services /clubs / facilities are needed for teenagers and young people and - realistically - how can these be provided?
- 5) Are you aware of services which are available (or better implemented) in other areas that would add value living or working in Gorran Parish?
- 6) What are the opportunities and / challenges for young people / students to take on holiday / part time jobs in the local area?
- 7) Do you think that you might continue to live in the Parish and / or return to live here after you've completed your education, or at some point in the future? What are the factors that will influence your decision?

Annex 3. Individual reports from online discussion groups

Annex 3a. Discussion with home workers, Thursday 1st October 2020

Attendees: 5 participants (4 female, 1 male): 4 are self-employed and work from home; 1 formerly ran a business from home but moved to a business park 12 months ago. Kate led the discussion with other NDP members mainly listening: . Fiona & Richard (Services); Geoff & Chris (Communication & Consultation). Fiona took minutes.

1. Introductions from all present
2. Description by Kate of NDP and the meeting. Runs for 15 years from when it starts (2022)
3. Confirmed agreement for recording to be used only for note taking. All confidential and non-attributable.
4. Chris said that drop offs using the car park where available
5. Questions / discussion areas:
6. **Services:** What are the services (broadband, postal services, deliveries, parking, street lighting, etc) that you require to be able to work from home? Can these be improved in any way through the NDP?
 - Broadband and courier services. Fabrics delivered, left in porch as they now know me. Broadband has gone down occasionally which is a problem, uses social media. Parking – shuffle their cars around so that people can park outside.
 - Broadband even superfast fibre. Struggle with reliability. If you are in the middle of a consultation and it goes down, then it is a bit of a problem. Weather can affect it. Erratic.
 - Fibre to the houses not just the box which influences speed.
 - Q – how can we influence getting fibre to houses
 - Deliveries – no connect plus or Hermes drop off places nearby
7. **Housing:** How can new homes be designed / built so that they might be attractive to people with businesses such as yours?
 - Desk in the lounge, definitely need a separate office space. Need to buy a larger house than you actually need. Meetings all outside the house. Shared meeting spaces. Like working at the home, fits around children and home chores. Good to have a room to shut all the paperwork away out of sight. Sometimes too many distractions at home.
 - X has to tidy up as has clients into the house. Not everybody has an office, but people make do when in a family home. Used to use a room at the Llawnroc for free for meetings. People seemed to prefer coming to the house.
 - Y looking at extra space in the garden depending on keeping online. Very local clients want to visit but not always possible. Like the idea of a separate space to divide time between work and home.
 - Toyed with idea of an outside office. Use shared spaces. Sat at kitchen table with laptop. Large bedroom with space. All the paperwork around the house. Would be good to have single space. Don't need a space for client visitors. Would some businesses need a shared or infrequent space?
 - Worked from home for another company before starting own business. Separate space in the garden made it good to keep home and work separately. Moved to separate space as outgrew the home space. Good while the kids were young. Flexible with school pickups. Childcare a challenge.
 - Shared units would probably be better than a space in the home.

- Geoff – when they build affordable houses, they build a half size room to be used as an office but not big enough to use as a bedroom so it doesn't interfere with housing allowance.

8. **Shared workspace:** If there was the option to hire a unit in a shared workspace in the Parish, would this be of interest to you and/or others with similar businesses? Where and how could a functional, successful shared workspace be set up?

- Depends on business and confidentiality requirements. Studio for photography of dresses on an ad hoc basis. Artists for painting. Consultants that have mix of online and in person meetings.
- Bring your own couch for aromatherapy.
- Booking system to book in blocks? Hourly, daily, weekly?
- Chris. Dr surgery opportunity. £600 per year? Broadband, toilet, washing facilities, couch, reception area.
- Mixed use space.
- Geoff. Four spaces that can be rented around the village.
- Halls too big for 121 consultations but good for photo shoot.
- Old school rooms good for shared working. Recently renovated. No broadband currently
- Needed a unit so moved from Par to Probus. Not many industrial units around. Like the ones on Highlanes. Small industrial estate would have been ideal. Need large space for lorries to come in / out. Lots of storage space. Other businesses in Probus are gym, internet business that manufactures part for train sets, builder / roofing, another internet business, glazing company, chandlery.
- Other spaces to consider. Knee High Barns – not publicly available to hire. Actors stay there and constantly rehearsing for tours. Working farms might have redundant buildings they might do up and rent. Bodrigan Farm? Carvinnick in due course may be possibility if they get renovation grant and business plan.

9. **Other points**

- Any downsides to increasing the number in the parish who work from home – pressure on broadband speed.
- Is there a difference between existing residents setting up a business or attracting people to move specifically to set up a business.
- Childcare – convenient with young children to have the flexibility to collect from school. Potential for creche so a new job for a childminder. Did used to be one?
- Hot desks in Plymouth and Newquay. Might be too expensive depending what the availability. Need separate desks but also communal area for networking or socialising.
- Need to move it around in usage, e.g., move desks out the way for couches or photo shoot.
- Need to check existing places have the correct insurance for booking out.
- Meeting group for people working to share ideas, connect etc. Good coffee machine.

Annex 3b. Discussion with parents of primary school children, 2nd Dec 2020

Discussion participants included 4 women and 3 men, plus additional information received by phone from 5th woman. Most of the parents taking part in the discussion had older children too. Five members of the NDP Steering Group were present, with Kate Longley moderating. Views were solicited on eight topics.

1. Use of the playing fields. Somewhere comparatively safe where children could escape from adults. Would benefit from some form of shelter from rain⁷, though it might attract vandalism. Youths old enough to be in cars sometimes park there unwelcomingly. Is there space for more than a football field? A cycle pump track was envisaged, also skate ramps.
2. Other facilities for children and teenagers. Don't call it a youth club if you want them to go. There used to be one in GH, until insurance became too expensive, in ~1997. Don't want children to have to go to St.A for recreation, would like somehow for them to have table football, table tennis, a climbing wall in Gorran.
3. Encourage walking and cycling. 40 mph traffic on Bell Hill a danger to children, a 20 mph limit throughout the village preferred, with sleeping policemen and dragons' teeth. Better signage to the car park would minimise lost, ill-tempered drivers; relocating the car park up the hill would reduce traffic. Rather than the walkway line in the road, could the landowner be persuaded to have a permissive path within the field? Or excavate into the hedge to create a raised footpath.
4. Thoughts on climate change. We would need to plant two trees to offset the CO₂ emissions of each visiting holidaymaker. They should be deciduous native species, not a conifer monoculture. Renewable energy sources need to be encouraged, e.g. solar energy.
- 5&6. Protection of features of the rural, coastal, marine landscapes. Can cliff faces be protected from erosion, cliff falls? Can seagrass and kelp be mapped, is it thriving or endangered? Land, coast and sea need to be understood as an interacting whole, rather than separately. Mariella's Wood is being devastated by ash dieback, replacement planting should include many different native species. A plastic recycling bin is needed at the beach, in addition to litter bins. A waterbottle refill station (perhaps at the toilets) should have a donation box and a sign: "You don't have to buy water at the shops". Garden-grown food and solar panels should be encouraged.
7. Housing. Demand for second homes puts house prices beyond the reach of local families. Truly affordable homes for rent or part-purchase would be extremely welcome, anywhere in the Parish, not just in Gorran Haven, to ensure there's a vibrant community of all ages. Affordable homes could have fewer bedrooms and be sited more densely than second home buyers want.
8. Local employment. Local childcare is virtually non-existent, especially for a full working day. There is plenty of summer work, just as children are out of school all day. Perhaps a collective arrangement could coordinate part-time carers, ideally to provide 8am-6pm cover with meals closer than St. Austell. Agricultural work is rare and seasonal. Homeworking incomers tend to bring their own work but not employment for others.

⁷ Due to the lack of shelter at the Playing Field, some young teenagers currently hang out in farm buildings, yet parents feel that this is not safe, and it's likely that the farmers would not approve either.

Any other business ? Perhaps children and teenagers could contribute to NDP consultation via SurveyMonkey. As with childcare, could a youth club be arranged collectively, rather than by a single volunteer ? Could the newly retired mentor students ? Or teach TaeKwondo in the Village Hall ? The NDP should consider how tourism may evolve, and how to encourage more responsible tourism and aspects that residents would like; how can we market ourselves, as a Parish? Rather than offering holiday lets for greatest profit, could they be advertised to participants in local activities, such as snorkelling, diving and kayaking ?

Annex 3c. Discussions with parents of pre-school children, toddlers & babies, 16th Dec 2020

Two discussions took place with Kate Longley moderating in the morning and Fiona Gulliver in the evening, plus other members of NDP group listening in. A total of four mothers took part. Discussion was led through seven pre-advised topics, the following is a combination of views expressed in the two sessions.

1. Use of the playing fields. Youngsters thoroughly enjoyed the play areas. Some sprucing up would be welcome if cash were available. The play area at Polgooth was a shining example. Areas for toddlers separate from those for older children would be welcome.
2. Road and footpath improvements. Some paths get overgrown and bumpy for a pram. In the road there are two blind corners, at High Clere and by G Bulled's veg stall, also frequently deep muddy puddles at the latter. But no wish to see Cornish hedges removed for pavements, nor the dark sky lost to street lights. The village would be safer with a 20 mph speed limit throughout, from Churchtown down Bell Hill into the Haven, enabled by dragons' teeth, sleeping policemen and chicanes as appropriate. Some signs to request thoughtful driving, but not so many as to change the visual character. Cycling is quite scary.
3. Protecting the environment. What's lovely about Gorran is the blend of greenspace and old buildings, beach, coastal paths and views: developments out of keeping with that should be resisted. It is to be hoped that changed incentives for farmers will encourage wildlife corridors and soil conservation. More trees would be welcome. Keep up the local pride which gets volunteers out cleaning the beaches. Publicise how the lovely gardens can be optimised for local wildlife.
4. Thoughts on climate change. It was hoped that the community orchard planned at Carvinick would serve as a focus for teaching children about the environment and ecology. Rather than aggressive hedge-trimming, was there scope for wildflower verges? Absent frequent public transport, car use could be reduced if child-care were available nearer than St Austell. More frequently flooded roads was local evidence the climate has already changed. Avoiding plastic packaging and buying locally involved costs that not all could afford. Working from home (their bedroom) was hard on young adults, a shared community workplace could offer the social aspect of office working. A community directory of services, capabilities and experience could connect people with local suppliers of infrequent needs.
5. Affordable housing. While wanting our children to grow up in the village, demand for retirement, second and holiday homes puts purchase of existing houses out of reach for locals. Any large scale development would alter the character of the place. A small development for truly affordable rent or part purchase would satisfy local need, though where to locate it? In addition to a Housing Association or Community Land Trust, was there a role for the local wealthy to invest in such housing on commercial terms?
6. Year-round employment. A more lively social scene (a new café, perhaps?) might encourage young people to live here and brave the dreadful roads (worse than elsewhere in Cornwall?) to work elsewhere. Working from home would be assisted by local child-care provision, particularly in the school holidays.
7. Attracting and retaining young families. The place itself attracts people to live here, and then they discover that both the primary and secondary schools are excellent (help them to stay so), and that local adults know who the children are and keep an eye out for their safety. However, there is little to occupy teenage children too young to drive themselves (and too far from the towns or their

school-friends for safe cycling); perhaps the cricket, football and gig clubs could cooperate to build up a social network they could own.

Annex 3d. Discussion with students and young people aged 16-25, 20th Jan 2021

Two discussion groups were held, one for university students, graduates and other young people; the other for sixth form students. There were 5 participants in the first group (3 male, 2 female) and 2 sixth formers in the second group (one male, one female).

1. What's to like and preserve ? The village and district are peaceful, safe and crime-free. There could hardly be a better place to endure lockdown. The beaches, sea and countryside offer a range of outdoor pursuits, especially outside the short summer season. Annual community events such as Gala Day, Day in the Sand, etc are appreciated, and the friendly community spirit could be further reinforced through the winter if other community events were organised.

2. What local issues should be addressed ? Buses are so infrequent that young people depend entirely on parents for transport until qualified to drive and have use of a car. The lack of a bus from Gorran to Truro College is a major issue that needs to be addressed; sixth formers currently have to be dropped by parents in Mevagissey to catch a bus. There are lots of community spaces and halls which could perhaps offer a place where teenagers and young people can meet up to socialize; a weekly social in the Playing Fields hall might do it (the cricket club pavilion is too far for enough people to walk); there was also a suggestion to have a bar and outdoor seating area. The playing field facilities need restoring. House prices are higher than in cities, pricing out the young families that keep the community alive and prevent it becoming a retirement enclave. More effort is needed to reduce plastic litter, from infrequently emptied bins in the summer and blowing off open-topped recycling lorries, apart from what's washed ashore and gathered by heroic beach-cleaners.

3. What changes would be desirable ? If some new small businesses could be encouraged to set up here, they would present a broader range of job opportunities for young locals. But not on such a scale that the character were changed to that of a town such as Mevagissey.

4. What do young people need ? Ideas for increasing opportunities for various sports were suggested, e.g. use of local swimming pools such as SeaView⁸, Bodrugan, the school; 5-a-side football; sailing / kayaking / windsurfing (particularly as there are qualified instructors in the community); a skatepark; perhaps upgrade some rights-of-way to cycle tracks; and open up new footpaths (as with Mariella's Wood). Low speed internet causes problems for home study.

5. What's done better elsewhere ? Probus has created an astroturf court for 5-a-side football, and has a social club. Outdoor gym/exercise equipment is popular in public parks elsewhere.

6. What local work opportunities are there for you ? Pub and café work is available for locals in the summer season, with limited shifts available in winter, though cook/chefs tend to be recruited from elsewhere. There are informal opportunities for garden maintenance and cleaning of holiday lets, but there are not enough work hours available locally. Casual work in St. Austell and elsewhere offers more hours, but scarcely covers travel costs, and then there's the carbon footprint. The NDP steering group seeks volunteers for Landscape Character Assessment this summer.

7. Do you foresee staying or returning to live in Gorran ? Careers which permitted working from home 3-4 days per week would make living here very attractive, both for locals and incomers, provided faster internet appeared. It is a safe place to raise a family and the schools are good. While renting here might be affordable, some would prefer to buy, and one could only imagine starting on the housing ladder somewhere else.

⁸ It was noted that the pool at SeaView is open to locals, though not everyone knows this.

Annex 3e. Discussion with secondary school students, 2nd February 2021

Participants included 4 students from school years 8 to 11, two girls and two boys.

1. What's to like and preserve ? This is a safe and happy community and all our friends are here. We love the beach, the sea and jumping off the harbour wall.
2. What local issues should be addressed ? There is nowhere away from home to socialize in bad weather. There is little public transport, making it difficult to get to Truro College. The cycle route to St. Austell works well but walking on narrow local roads is endangered by speeding motor traffic.
3. What changes would be desirable ? A skatepark, public exercise equipment and a shelter would all be welcome at the sports area.
4. What do young people need ? The swimmers' ladder onto the quay has not (yet) been replaced; ideally boats should be kept clear of the jump zone. But mostly, better transport options over more routes for people too young to be able to drive themselves.
5. What's done better elsewhere ? There are good skateparks in Newquay and Truro.
6. What local work opportunities are there for you ? Shifts at the Mermaid are available from spring to October, otherwise there's not a lot.
7. Do you foresee staying or returning to live in Gorran ? Everybody hoped to be able to return after education or in later adult life, because it's safe, you know everyone and nothing bad happens, though work opportunities are few and housing may only be affordable nearby rather than right in the village.

Annex 3f. Summary results from young persons' survey (11-25 year olds), February 2021

The online survey generated eleven responses: seven from 11-16 year olds; two from 17-18 year olds; and two from 19-22 year olds, of which seven were girls and four were boys. Nine respondents had attended Gorran Primary School, nine had been to / were at the Roseland, and three had been to / were at Truro College.

Qu.1. What do you like about living in the local area, and what should we seek to preserve?

- The beach and we should preserve the seating areas on the limekiln
- I like the fact that there is always a beautiful walk outdoors on the doorstep, all throughout the year. There is still a sense of history in the village which should certainly be preserved, despite more people moving into the area from other places. I also like how safe it feels.
- The community, the old local families who have lived here for a long time, like ours creates a strong community. The quay and jumping off, the beaches and the rowing club. we especially like space to ride our horse
- Cakebreads and grass area behind beach for hanging out in. The beach and harbour wall. The park is also highly valued. Mari Ella woods community woodland.
- The beach
- I like the access to the nature and surrounding areas. It would be nice to make sure that the natural beauty of the area is not going to disappear.
- the view of the sea from st gorran church
- I like going to the beach so keep the beach clean
- The beach, the quay, the park, the woods.
- Having the beach, coast path and lots of footpaths right on your doorstep. Gorran school was great at making the most of these outdoor opportunities with outdoor learning, sailing etc.
- I like the beach and the coast paths and I think we should seek to preserve the park.

Qu.2. In your view, what are the issues that affect the local area and/or the community (now or in the future) that we should seek to address?

- More places to go like swings in woods
- I think it is important to return a sense of history and community, encouraging people to enjoy the local area but and to engage in the community no matter whether they have lived here all their life or have recently moved to the village.
- How expensive houses are, so we worry we may have to move away if we can't buy a house when we grow up. The lack of bridle ways
- more open access across fields.
- The community of teenagers
- An issue is rubbish on the beach, especially in tourist season. I feel like when tourists come down they dont respect the natural areas and procede to leave rubbish everywhere. If there was a way to increase awareness of the bins and what they are there for that would be good.
- the amount of rubbish on the beach in summer
- Better football pitch because it's dangerous to play on with all the dips and holes in the pitch.
- Path to Vault make safe.

- Transport - lack of bus route to college
- I don't know

Qu.3. What changes / developments would you like to see in the next 15 or 20 years?

- More jobs for the youth and more activities to do on walks like swings on trees
- The one thing I think the village could use is a proper pub, a kind of proper focal point for people to gather and socialise. However I understand that not everyone would be in favour of this.
- We would like to see more bridle ways and areas available to ride horses. We would like some small developments of affordable housing for local people
- New park behind the coast guard cafe.
- More stuff for younger people to do
- I would like to see a bus stop for the Roseland bus because it is very cold in the winter when it is raining and there is nowhere to stand whilst waiting for a bus.
- more bins
- A better pub
- Affordable housing, place to hang out.
- Bringing back the college bus to give local students equal opportunities to other students in Cornwall
- I don't really know

Qu. 4. What types of services / clubs / facilities are needed for teenagers and young people, and - realistically - how can these be provided?

- Mini cinema place to go
- Personally, in my experience I haven't felt the need for many new services or facilities. However I think the tennis court and football pitch could be used more consistently to encourage young people to join sports clubs.
- The rowing club and playing field are brilliant for local people. The Playing Field needs improvement and renovation of the play equipment and wider facilities though
- happy with things as they are.
- By make clubs and keeping everyone connected
- A bus stop, a fundraiser/donation boxes around the village like on the counters of local shops.
- sexual health services in the area as the closes one is in truro and some young people may want it to be confidential that the want/need to attend
- A better park
- Build a wooden shelter at the park, in the woods.
- Perhaps more affordable housing for young people who want to live here
- Astro turf, for playing sports in winter.

Qu. 5. Are you aware of services or facilities that are available (or better implemented) in other areas that would add value to living and working in Gorran Parish? Describe if so.

- Post office more places to hang out with friends
- Bridle ways
- A local gym
- Maybe better bus route.

Qu. 6. Do you think that you might continue to live in the Parish and/or return to live here after you've completed your education, or at some point in the future? (Multiple choice question)

Five respondents chose "to return to live in the Parish at some point in the future, perhaps if / when I have kids of my own" and two chose "to continue to live in the Parish after I've completed my education". None chose "to return to live in the Parish at some point in the future, perhaps when I retire" and none chose "I do not plan to live in the Parish at any time in the future". Other responses:

- I would like to return if circumstances allow it, but it is not something I am set on.
- I haven't thought that far ahead, but I am sure if I don't live here in the future I would often return to visit family.
- I would like to return to live perhaps in the Parish or elsewhere in Cornwall at some point in the future

Qu. 7. What are the factors that will likely influence your decision about whether or not to live in the Parish?

- More places and activities and things to do for the youth
- My financial situation is the main reason.
- Housing, work and relationships. Ability to have a field to keep our horse in and ride him
- Family and friends here. Unchanged beach and the desire for her kids to go to Gorran school.
- More clubs
- Future Jobs, Relationships, Money
- It's a bit quiet in the winter gets very isolated and feel like I have nothing to do
- How safe it will be for my children, we need more housing but not too much.
- Job opportunities/ cost of living / availability of accommodation
- Whether there are jobs that mean I can stay here or not.

Annex 3g. Discussion with farmers, 17th February 2021

Participants included farmers from eight farms within Gorran Parish, totalling 7 men and 4 women.

1. Affordable housing. Should ideally be attached to existing settlements, rather than creating a new one.
2. Enhancing the natural environment. In some of the Parish activity is dictated by the National Trust. Elsewhere, complying with ever-changing government stewardship schemes is pretty much an economic necessity, though on occasion capital grants benefit farming as well as the environment.
3. Environmental opportunities and constraints. Low impact grazing is intended to improve the carbon sink attributes of the soil, though ironically the less-intensive farms most likely to participate have soil already high in organic matter.
4. Climate emergency. There is pressure from buyers to be in environmental schemes, and audits of carbon footprint are required back through the food chain to the feed suppliers. While capital investment in sustainable energy may be economically viable, solar electricity doesn't suit times of peak demand on the farm, and siting wind turbines in an AONB contravenes current planning policy. A question was raised as to whether current AONB restrictions might change in future. It was suggested that it might be more efficient in terms of energy storage and grid connections for several adjacent parishes to collaborate as a community initiative to establish a wind-farm of some tens of turbines. People might be more accepting of wind turbines if they had a share and benefitted directly from such a community-led scheme. Methane capture seems unaffordable at present.
5. Landscape changes. Visitors seem unaware that the landscape they come for looks the way it does because it has been farmed for generations. Town-dwellers no longer seem to be educated in the countryside code, to the point of bad manners.
6. Diversification. Nobody in the region made their income wholly from farming. While provision of various forms of holiday accommodation was widespread, individuals offering various specialist services was often a source of additional income. There were no immediate suggestions for NDP policies which could assist diversification.
7. Local markets. While aware of demand for good local produce, and occasionally selling direct to regular local customers, diverting a portion of the total produce was costly, and demand did not match seasonal availability. 'New' local buyers include a butchers shop in St Austell and Treways who deliver local produce direct to consumers nationwide.
8. Services. Better broadband would widely be welcomed, electricity supply was adequate, water is extremely expensive.
9. Desirable policies in the NDP ? The only item discussed was the possibility of relaxing AONB planning restrictions on wind turbines. Perhaps the steering group could comb completed Cornish Plans for policies which Gorran farmers would welcome.
10. Repurposing buildings. Owners would be open to an approach if funding for the conversion could be obtained.
11. Landscape character assessment. Assessors should request in advance if they needed to roam off rights of way. There was some scepticism that description of cherished landscape could deter change by proposed developments.

Additional points subsequent to the online discussion:

12. Loss of farmhouses has been disastrous. The merging of smaller farms to make more viable (larger) farms makes it difficult to justify keeping a house on each (historic) holding.

13. As machinery gets bigger, it's difficult to find contractors for certain tasks on small fields with narrow gateways and access lanes. Perhaps we need to think about more co-operation between farmers, e.g. sharing machinery and perhaps also pooling labour?

14. Young entrants to farming will always struggle because of the huge costs involved. Let's hope something good comes out of the new ELMS etc to encourage fresh faces to the industry.

Annex 3h. Discussion with retired people, 3rd March 2021

A discussion was arranged with retired people from six households in Gorran Parish, including 3 men and 5 women. The discussion was moderated by Kate Longley, attended by three other members of the NDP steering group and structured around eight pre-circulated topics. Those unable to participate (1 man, 1 woman) were invited to contribute their views by email. One of the emails received was especially detailed and is included below, with some details removed to ensure anonymity.

1. Natural environment. The Millenium Wood and Mariella's Wood have matured into beautiful spaces, and ideally the proposals for the Carvinick fields should include similar planting. The character of the place is bound up in the beaches, the Dodman, the Coastal Path and several inland pathways – we should seek to preserve them all to share with visitors. Roadside verges could be cultivated for wildflowers and wildlife pathways without affecting farmers' use of the fields. Traffic through the Parish has grown heavier and faster: there should be a 20mph limit continuously through Churchtown and down into the Haven, particularly with the future increase in silent electric cars.

2. Marine and coastal. The original proposals for the Naval firing range had included construction of an observation post on Dodman Point, an example of threats to landscape and heritage arising from quite unexpected directions.

3. History and heritage. Although many residents have discovered local history through MB's excellent village and Dodman walks, how can non-walkers find out? There could be information boards, as at National Trust properties. The association between the Dodman cross and St Michael Caerhays church deserves to be better known. Preservation of CofE churches is dependent on CofE funds. Lack of footpath maintenance can effectively result in the loss of a right-of-way, as may be happening at Galowras Mill.

4. Retirement and the community. Pensioners support the local economy, shopping locally and providing some employment eg. gardeners. They are the thoughtful eyes of the community, noticing where public property repairs are needed, knowing and looking out for lonely people and the children of the village. They have the time to contribute most of the voluntary effort, eg. the café and the bus (though 3 cheers for what young people have done in lockdown). It would be desirable, for continuity's sake, to get young people and working parents involved with the Trusts and the committees, even while retired people contributed the majority of the time.

5. Facilities and services. Gorran bus is much missed in lockdown. A shortage of drivers argues against getting a second, smaller vehicle. Although the service bus is thinly used, it would be dreadful if it were lost. The Haven surgery, even if only open half a day a week, can be reached on foot for practice nurse appointments and medicine collection, rather than needing to arrange a lift to Mevagissey and back. The parish nurse is an asset and a lovely person. Treasured facilities include the two good shops, the pub, the public toilets and the playing field. There has to be better broadband.

6. Climate emergency. There is pressure from buyers to be in environmental schemes, and audits of carbon footprint are required back through the food chain to the feed suppliers. While capital investment in sustainable energy may be economically viable, solar electricity doesn't suit times of peak demand on the farm, and siting wind turbines in an AONB contravenes current planning policy. A question was raised as to whether current AONB restrictions might change in future. It was suggested that it might be more efficient in terms of energy storage and grid connections for several adjacent parishes to collaborate as a community initiative to establish a wind-farm of some tens of turbines. People might be more accepting of wind turbines if they had a share and benefitted directly from such a community-led scheme. Methane capture seems unaffordable at present.

7. Second homes. New builds and infills should be covenanted to be principal residences. Homes that are truly affordable for rent or purchase by local people are essential for a vigorous community with a balanced distribution of ages.

8. Tourism. Its success is measured in the appreciative visitors who come again and again. While we may be down to just one traditional B&B, there may be many more Airbnbs than we suppose, as St Agnes found. Although Boswinger is installing more and more cabins, we should retain traditional campsites with tents for families who want the simple experience. There need to be ways other than the bins at the beach for visitors to dispose of rubbish and recycling on changeover day, perhaps with recycling bins at the car park.

Additional feedback received by email:

We are very fortunate to live in an Area of Outstanding Natural Beauty (AONB), but this beauty can so easily be harmed by the impact of unsuitable and unsuitably sited buildings.

Although the whole of St. Goran Parish falls within the AONB, thought should be given to identifying and preserving the particularly prominent areas, which may in the future come under threat of development. Any building work on hilltop locations should be avoided, as, where there is a view out, there is also a view in, and usually from many miles away. The skyline development in Polruan is an example of that: carelessly placed, prominent, and a mass of 'little box' houses seeming to all be of the same design. They stand out as a blot on the landscape that can even be seen from this area. Smaller numbers of houses randomly placed, below the skyline, and built in local materials, would have blended with that spectacular landscape across the river from Fowey.

Any affordable housing should not be tied to open-market housing. Schemes such as those by Cornwall Rural Housing should be encouraged on any land that happens to be made available – just two or three built per site to very high environmentally friendly standards, and for local people only. They should never be sold on for profit.

I understand the NDP has to be quite specific in citing the areas which we do not want to see developed. There are wonderful views from Crooked Lane, not only towards the clay country but also, nearer to hand, the picturesque cluster of buildings in Gorran Churchtown surrounding the church itself. The new Multi-use Trail which runs behind the school also provides heart-stopping views. It would be a pity to block this off by indiscriminate tree-planting on that section of Carvinick Farm which is being allocated for parish use. The planting there would need to be planned sensitively by someone with the right sort of knowledge, like Graham Chaplin, the parish's tree warden, so that the trees enhance the view. And the possible orchard for the school dealt with in a similar fashion.

Cornwall Council talks with enthusiasm of tree planting, however one only has to look at the new development in Holmbush and those bare grassy banks to see such enthusiasm is not being put into practice by the planners. Similarly, approaching the new development at Probus from the Trewithen roundabout, where there WERE large trees in the landscape, there are now swathes of houses.

Any permission for new farm buildings should be accompanied by a tree planting requirement, in order to mitigate the impact of those buildings and to help put a brake on the climate emergency.

It is a pity that the Frank Lobb/Melville Mitchell development of the housing estate in Gorran Haven did not come with some open areas for recreation and tree planting. (I have been told that there may even be a clause in the occupants' deeds prohibiting the planting of large trees, in order to conserve the uninterrupted views to the sea.) A great pity. Looking from the Memorial Hall across to that area,

one sees a sea of houses. At the moment, sun is everything to many people; trees and shade and falling leaves are anathema. Where can large trees be planted in Gorran Haven for the benefit of all?

There are a large number of mature forest trees in the roadside hedges in a few places in the parish. Years ago there was talk of having them statutorily protected. Those at Polgorran already are. However, most landowners might balk at this and refuse to have Tree Protection Orders (TPO's) placed on these trees, and some would even cut them down just to avoid such a thing happening. How one overcomes this, I do not know. Perhaps Gorran's tree warden might be able to offer some suggestions.

Expansion of existing holiday camps over surrounding agricultural land can affect the visual and natural conservation value of the AONB. This should perhaps be curtailed in future, as should the progressive change of use of sites from touring caravans through to purpose built chalets and ultimately second homes, which then create a suburban environment. This sort of development as at Sea View, Boswinger, should not ever be allowed to happen again.

With a view to limiting second homes/holiday homes we should follow the lead of St. Ives and Mevagissey and ensure that new houses built in the parish can not be sold as second homes.

The visual impact of road improvements on open landscapes can be profound, and the additional factors such as increased noise, inappropriate lighting and signage erode tranquillity and rural character. I attach for your information a copy of an agenda item from this month's Parish Council meeting. What the Parish Council is suggesting could be done at the entrance to Gorran Churchtown, and seem to be putting in train with County Highways, is nothing short of suburbanisation in a pleasant rural road. There will street lights, road signs, a footpath with the usual concrete kerbing and the possibility of road humps. This was not even advertised in the Agenda as "Meeting between Parish Councillors and County Highways to Discuss Highways Feasibility" – it was shown as Agenda Item 14/03/2021 "Highways Feasibility Study". The suggestions being made are quite unbelievable – no thought appears to have been given to the effect road humps would have on the flow of traffic through Gorran Churchtown or the tailbacks of holiday traffic on the main route to Gorran Haven; the loss to traders in Gorran Haven as visitors cross it off their list of favourite resorts because of the traffic jams on the access road and take their custom elsewhere; and impatient drivers using the road past Gorran School as a rat run (often with their caravans or boats on trailers). Nor is there any consideration for all those occupants of ambulances, often the fragile elderly, being jolted over speed humps. Furthermore, it was my impression some while back that many parts of the country were removing speed humps for that very reason. So, I think more democracy in this parish wouldn't go amiss. We should be consulted by the Parish Council on such issues.

There could be some statutory protection sought for the roadside walls which appear to be peculiar to the parishes of Gorran, St. Ewe and Mevagissey. These are not lovely structures, but are of social historic importance and to refer to them as 'block walls' as developers do (particularly in their desire to sweep away the one which forms the entrance to Gorran Churchtown) is incorrect. They were constructed using shuttering board infilled with layers of stone and cement and are now almost a hundred years old. They were built as a result of an Act of Parliament in 1920 to provide employment for local men and were constructed under St. Austell Rural District Council's Unemployment Relief Works Road Schemes. Anyone looking closely at these walls will see that there are only horizontal lines – no verticals – as they are not built of concrete blocks!

And then we come to street lighting. Any proposed housing estate seems to come with street lighting. Is it mandatory? We should be aiming for dark skies. A cut in light pollution would be a step towards becoming carbon neutral. Do people really want all those street lights in Gorran Haven? The Parish

Council think they do, the Chairman said recently that people had been asked once before and there was no reason to think they would have changed their minds!

We have to remember we share this planet with other species. All night lighting disturbs the circadian rhythms of birds particularly, so any reduction can only be a good thing for them. Floodlighting church towers may appear attractive to humans, but what thought is given to the damage to our fellow creatures, suddenly subjected to constant night-time lighting. Likewise, the covering of fields with concrete and houses removes forever the foraging areas of bats and barn owls. Important areas of foraging for bats and owls will be lost if a massive housing estate is built on one of their hunting fields in Gorran Churchtown.

Retired people contribute to the welfare of the parish in many ways: driving the Gorran Bus; hosting luncheons and events in the Memorial Hall; tending the tubs of plants on the Triangle and by the loos in Gorran Haven; helping run the coffee mornings and events in the Old Schoolrooms for the enjoyment of other elderly people. The only thing I can think of which might be helpful to some of the less able would be many more seats (with wooden slats, not cold steel) positioned around the parish, particularly in Gorran Haven, so that there is always somewhere for them to sit and have a rest when they are out walking.

Many years ago, a weekend seminar was held in Gorran Haven with the Borough Council's Conservation Officer which involved discussing ways of improving the conservation area and the possibility of having the centre of Gorran Churchtown around the church, including Cotna Lane, designated as a Conservation Area. That would be something really worthwhile for the NDP to pursue as so easily this picturesque and old area of the parish could be lost to development or inappropriate over-enthusiastic extensions. Already some of the buildings have had uPVC windows installed and their old timber windows removed. I realise that Conservation Area status would not necessarily prevent that, as only by having an Article IV direction imposed on the area would protection be afforded to windows (and Listed buildings are well protected in that direction). However, surely there would be more pride taken by the owners, knowing that their dwellings were special, being in a Conservation Area, and should not be subject to inappropriate external changes at whim? I would like to see this process of designation followed up with the Conservation Officer, Vic Robinson.

Annex 3i. Discussion with 2 self-employed tradesmen, 17th March 2021

Facilitated by KL, notes by BD.

1. *What specific aspects or features of the natural environment within the Parish should the Neighbourhood Development Plan seek to enhance and protect in the next 15-20 years?*

Make better use of what we have – the school path for example. Once we have these things they aren't maintained. Like the memorial hall – people get buzzing but then they leave. That's doing well but other things need looking after. No point in planting, for example – "people move on and die"! – these things need maintaining.

2. *What issues do you think are important to consider when looking at the future of the Parish's marine /coastal area?*

Keep doing what we're doing – beach cleaning and getting the fishing boats to pull up the ghost nets. The French trawlers are a problem. The small fish are being taken for soup and sauces. Size limits don't seem to be effective. There are no enforcers, and people don't know either the size limit on particular species, or the numbers you're allowed to catch.

3. *What specific features of the historical heritage / local character should the Neighbourhood Development Plan seek to preserve and / or promote in the next 15-20 years?*

A lot of footfall over the Dodman Point – lockdown hasn't helped. The path down to Vault is in a very poor state. Needs funding to keep the area open and inspected. Money is the problem – footpaths are S W footpaths responsibility, while Cornwall Council have responsibility for others, and these aren't enforced – the council has no funding.

4. *What are the particular facilities and or services that you rely on for your trade / business? Should any of these be maintained or improved in any way through the NDP?*

If you're self-employed you run your own structure of how you do jobs. People struggle for workshop space so they end up converting a garage. "I always have a dream for Carvinick for outdoor lessons, rock climbing, an outdoor pursuits club, for nature areas and coastal areas – and turning all the outbuildings into offices. It's just a dream." You need workshops. Used to think of those buildings as a cybercafe – but now everyone does all that on their phones.

5. *If there was the option to hire a unit in a shared workshop space in the Parish, would this be of interest to you and/or others with similar businesses? Where and how could a functional, successful shared workspace be set up?*

Kate asks whether they have any idea of how many units are wanted, Mentions someone with a boat-building business – or washing machine repairs, if they had a lock-up and could work from there. Mentions Mike Shepherd and potential work with schools, plus other community things such as walks and talks, and the potential of the National Trust.

6. *Do you have any concerns regarding potential future affordable housing in the Parish? If so, what are your concerns?*

"It's got to happen" – it's a matter of finding the right places and making sure that infrastructure can cope with it. The number of families who've moved in recently – I've never known so many young

families in the village. If they want to stay and work and then start a family then what are they going to do? With current house price increases and low wages here, how can local people afford housing? Need more council houses – but social houses like the Coastguard cottages have been sold off.

7. *There is general consensus on the desire to limit the number of second homes / holiday homes, but how can this be done in practice?*

No idea! The trouble is, they give a lot of people work in the village. The second homeowners have gone down from 20-30 years ago – there were a lot more then. Perhaver Park in the 70s and 80s were often empty, now they're full-time residents. There's a lot of cleaning, gardening and maintenance work from those cottages.

8. *How can the Parish guide the future development of the tourism sector so that it maximizes support for the local economy, local businesses and the natural environment?*

Thoughts about kayaking, surf schools etc – but is this the right part of Cornwall for this. Good to see that local businesses aren't selling polystyrene or plastic products. Do we need electric charging points in the car park? Lamledra House are going to put in electric points.

9. *Both Cornwall Council and St Goran Parish Council have declared a climate emergency. What should we be doing to reduce carbon emissions and work towards becoming carbon neutral?*

Problems in respect of electric energy and how this can be provided. Public transport a problem and how you get people on to public transport for, e.g. College.

Notes taken by Bob Digby

Annex 3j. Discussion with residents of outlying hamlets, Tuesday April 14th 2021

The discussion participants included 6 women and 5 men from five different hamlets within the Parish. Additional written comments were provided by one man from a sixth hamlet; relevant points have been summarized within the notes below. The discussion was facilitated by Kate Longley, with Chris Lobb and Lisa Dunne providing additional information and questions on behalf of the NDP Steering Group.

1. What specific aspects or features of the natural environment within the Parish should the Neighbourhood Development Plan seek to enhance and protect in the next 15-20 years?
 - Concerns of impact of affordable housing on AONB (see also Qu. 6 below)
 - Beautiful night sky in the parish and light pollution must be minimised
 - Concerns about the visual impact of small holdings in the AONB (this has become a problem where farms have been sold off as small parcels of land)
 - Cornish hedges: some of the hedges in the Parish are pre-Roman (e.g. at the Dodman). A survey of the hedges in the Parish should be done.
 - Gorran Green and the Centre of Gorran Churchtown need to be protected: trees have been cut down and the boundaries of the Green have been encroached by surrounding private owners.

2. What issues do you think are important to consider when looking at the future of St Goran Parish's marine /coastal area?
 - Upkeep and cleanliness of beaches, especially in relation to the plastic issue
 - Porthluney concrete causing a problem as obstacles to swimmers⁹
 - Concerns about erosion of the sand dunes at Porthluney which is affecting butterflies and banded snails (pass on to 3 Bays Wildlife Group)
 - Are there any important ecological sites in the in-shore waters?¹⁰
 - Concerns about the impact of people and water users getting too close to seals, especially with increase in number of visitors; people need to be educated about safe distances.
 - Concerns about increasing use of water by jet skis and motorboats disturbing wildlife e.g. dolphins
 - Particular interest in marine farming, Yorkshire example of farming sea kelp, sea grass and eel grass; all of which are efficient absorbers of carbon and this should be encouraged in our parish (also relevant to Qu. 5).

3. What specific features of the historical landscape / heritage / local character should the Neighbourhood Development Plan seek to preserve and / or promote in the next 15-20 years?
 - Remains of outdoor theatre near Treveor
 - All history and heritage must be preserved as much as possible

⁹ Chris Lobb subsequently contacted Caerhayes Estate about this and they are aware of the problem – it is a problem that they have been trying to address for several years as the concrete blocks keep moving. Chris also suggested that they should contact Three Bays Wildlife Group about the sand dunes. Kate and Lisa will mention the sand dunes to Jeremy Robert (3BW) when they next meet with him.

¹⁰ Note that Chris Lobb and the NDP Steering Group are planning to undertake a survey of the local marine environment.

- Directory of place names and road names and their meanings would be desirable
 - Field names are also of interest
 - Blocked footpath at Trevarrick, can this be reinstated? (refer to PC)
 - Stunning lane at the end of Rescassa connects to Tubbs Mill (public right of way?)¹¹
 - Cornish hedges: a survey is needed (see point above)
 - Iconic clusters or individual trees of *Pinus radiata* that are a feature of the coastal / farm landscape and located along the coast
4. What particular facilities and or services should the Neighbourhood Development Plan seek to retain or improve in the next 15-20 years? Have you ever felt in any way disadvantaged by living away from the village centres (Gorran Churchtown or Gorran Haven?)
- Well informed on village life via social media; maybe those not on Facebook may feel more left out
 - Local services are excellent
 - Living in Trevarrick you do require a car
 - Hope that change in electoral boundaries does not affect the level of support provided by the county councillor.
 - The shop in Gorran is a good source of information on events and activities.
 - The villages have a great community with lots of activities and everyone is very welcoming
 - Being outside the village gives great peace and tranquillity
 - Don't feel cut off or isolated
 - The NDP should suggest that any increase in population by new building should take responsibility for increased demand on electricity and other services and utilities.
 - Bus service is also very important for the village and should continue although it doesn't serve people going to work
 - Some wi-fi problems in areas unable to access fibre broadband.
 - Transport / Surgery / Post Offices / Shops and Pubs all need to be retained
5. Both Cornwall Council and St. Goran Parish Council have declared a climate emergency. What should we be doing to reduce carbon emissions and work towards becoming carbon neutral?
- Most of houses in the parish will have to change away from oil fired heating and all new builds will not have oil or gas heating
 - New wood burning stove technology and the use of kiln dried wood greatly improves efficiency and must be encouraged.
 - Support and encourage green homes e.g biomass boilers
 - Greenhomes schemes have been difficult to access, and now the government has stopped the scheme to new applicants
 - Renewables are often not popular in the AONB; all renewables should be welcomed, though some people inevitably don't want to have them close to their own house. Solar panels on roofs more acceptable.
 - Huge increase in electric cars in the future years. Need for public charging points in the parish
 - See point above about farming sea kelp and sea grasses.

¹¹ Subsequent information provided by Chris Lobb: The Rescassa to Tubbs Mill not a public path or bye way but perhaps should be. It doesn't cross any fields, possibly a permissive option. OS maps show green dots where public access is permitted.

- Parish Council have said they will put Climate Change as a separate topic on the agenda for each meeting, but Climate Change is a "cross-cutting" issue (like gender issues) and so all (relevant) agenda items should be looked at through the prism of Climate Change.
6. Would you like to see small, affordable housing schemes outside of the main villages?
 - Where?
 - Development in the AONB is possible if need is demonstrated
 - The difficulty is obtaining land. Housing associations are very keen to provide housing but cannot obtain land.
 - Another difficulty is protecting the homes as affordable into the future; example of Windemere was cited where clause in title deeds provide protection.
 - Possibility of using redundant farm buildings and converting them into affordable housing. It was observed that there are various derelict buildings on the Caerhays Estate, so perhaps we should ask them about these.
 - Private landlord rental homes offer no security to the tenant; Social housing/ housing association guarantees a home for life.

 7. There is general consensus on the desire to limit the number of second homes / holiday homes within the Parish, but how can this be done in practice?
 - Maybe we should prioritise local rentals.
 - Concern; How do we limit second homes, when they are already in existence?
 - The local economy depends on the visitors and therefore we must live with second homes.
 - The issue is really the lack of affordable housing
 - With regard to 50 proposed new static caravans at Seaview, removal of mature trees and hedgerow vegetation to provide lodges which are second homes. Disgraceful
 - General objection to the current planning application at Seaview
 - Do we need more holiday accommodation? The roads can't cope with the traffic; We are at saturation point
 - Should we be nurturing existing quality accommodation?
 - A start would be to make sure that all second or holiday home owners pay the right amount of Council Tax and in particular with regard to Rubbish Collections where there may be widespread abuse through not paying as a business.

 8. How can the Parish guide the future development of the tourism sector so that it maximizes support for the local economy, local businesses and the natural environment?
 - Year-round holidays should be encouraged for example bird watching holidays, Cornish history tours
 - Local activities and events are also a draw for visitors.
 - Cakebreads and the fish and chip shop in Gorran Haven were put forward as good examples of how local businesses have expanded to serve the visitors but the scale of their development fits within the village.
 - Seaview is an example of inappropriate development (see above)

 9. Are there any other issues relevant to the NDP that you'd like to raise?
 - A sense of exclusion from the Carvinick process

- More transparent, democratic processes are needed in the Parish - the Parish Protocols are a good start