



AUTUMN 2020 MADRON COMMUNITY CONSULTATION

ABSTRACT

A summary of the results of the Community Consultation conducted in Autumn 2020

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Report dated 5 February 2021



CONTENTS

Sections	Page
Introduction	2
Housing	3
Green Infrastructure	10
Built Environment and Heritage	18



Introduction

This report summarises the results of the Community Consultation conducted in autumn 2020 across Madron Parish. A 12 page Consultation Questionnaire containing 22 questions was designed by the Madron Neighbourhood Development Plan Team and printed and distributed by Cornwall Council's Design & Print Service. This was mailed out to the 724 addresses on the Parish electoral roll, and a copy placed on the Parish website. Responses were collected either directly into an online database or by return mail and entered manually into the database by the Team. A total of 141 responses were received, giving a return rate of 19.5%, an exceptionally high figure for a postal consultation.

The responses to the questions are presented in this report in graphical form and the submitted comments recorded in Annex A at the end of this report. The Team's conclusions and recommendation on the results are presented under the three topic headings of housing, green spaces and the built environment and heritage.



HOUSING

Introduction

On the recommendation of the Steering Group for the Madron Neighbourhood Plan, Madron Parish Council commissioned Cornwall Council to conduct a housing needs survey (HNS), which was completed in April 2019. The Steering Group identified the need to enter into a second consultation exercise with local residents, to build upon the outcome of both the initial general consultation and the HNS. This second consultation is now complete and the conclusions that the Steering Group have drawn from this are outlined below, together with some recommendations.

The Proposed Development Boundary around Madron Village

Development boundaries are used to define a boundary between the built-up area of an existing settlement and the surrounding open countryside. The CLP defines a settlement as having, ‘a form and shape and clearly definable boundaries, not just a low-density straggle of dwellings.’ Neighbourhood Plans can indicate where the settlements are in their parish and show that they are considered appropriate for smaller scale, organic growth of open market housing by defining a development boundary in their NDP. The Steering Group considered that Madron Village was the only settlement in the Parish that complied with the definition of having a form and shape, compared to other hamlets in the parish.

Guidance goes on to define that the development boundary should include those areas of land suitable for ‘infill’, ‘rounding off’ and use of ‘previously developed land’ (PDL) as set out in Policy 3 of the Cornwall Local Plan and described in the Chief Planning Officer Advice Note on Infill and Rounding off. Greenfield land immediately outside the development boundary will only be considered for housing exceptions sites, if there is local (parish connection) housing need, as per CLP Policy 9 (rural exception sites).

Elsewhere in the parish there may be scope for small-scale infill in smaller hamlets, but land will generally be considered as ‘open countryside.’ Open countryside is defined in paragraph 2.33 of the CLP as, ‘the area outside of the physical boundaries of existing settlements (where they have a clear form and shape).’ Policy 7 of the CLP specifies the limited circumstances where new dwellings in the countryside could be acceptable; these include replacement dwellings, subdivision, conversions of suitable buildings and accommodation for temporary workers or essential agricultural workers.

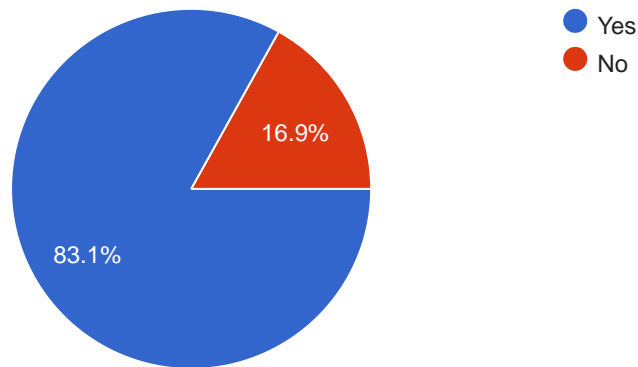
The questions below were designed with this policy and guidance in mind and based on the Steering Group’s findings arising from previous consultation/survey.



Q1 Development Boundary

Q1. Do you agree the development boundary should be where it is drawn as a solid red line?

136 responses



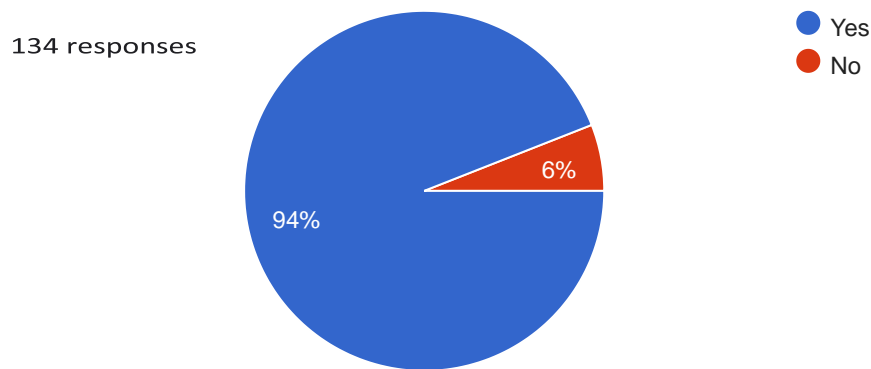
This proposal gained 83.1% support. Not surprisingly, there were a lot of comments provided both for and against the proposal. Most of these commentators wanted the boundary position adjusted to include some areas and exclude others. For example, 8 consultees mentioned that the fields at Tregoddick Farm should be excluded or their inclusion reconsidered. A smaller number considered that playing fields and allotments should be outside the boundary in order to provide protection against development. These comments highlighted to the Steering Group the inherent risk in the current proposed boundary, where land within it, such as the fields at Tregoddick Farm and those at Parc Abnac, would be open to development proposals where the social housing element would have to be negotiated. The consultation also highlighted to the steering group that development of the Parc Abnac fields alone could overwhelm infrastructure within the village.

Comments received by those who answered “No” to Q1 are at Annex A.



Q2 Settlements outside Madron Village

Q2 Do you agree that the policy on developments in settlements other than Madron Village are best dealt with under Policy 7?



This proposal gained 94% support. Of those who dissented, the main concerns were that some social housing could be provided in other settlements such as Newmill and other hamlets by making use of 'infill sites'. However, commentators were often making reference to very small-scale development of the type already covered by Policy 7.

Comments by those who answered "No" to Q2 are at Annex A.

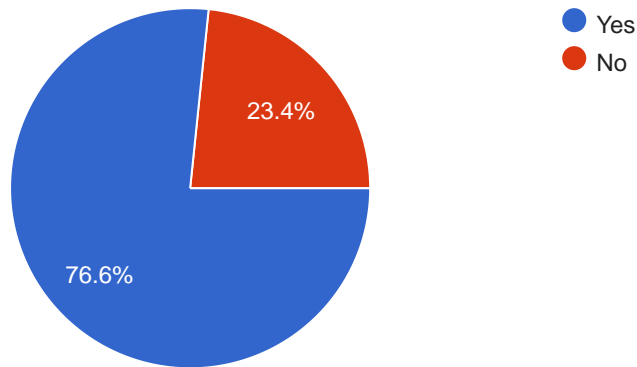
Q3: Housing Numbers

The Madron Parish Housing Needs Survey conducted in 2020 identified a need for 12 additional social housing units in addition to the 36 already identified by the Council in its Home Choice and Help to Buy South West Register.



Q3. Do you agree that the Neighbourhood Plan should support up to 48 rented or low cost home ownership units

137 responses



This proposal gained 76.6% support, the lowest level of support in the housing related questions. Of those who commented, some thought the suggested number of social housing units was too high, and others thought that only brown field sites should be used for new social housing, and that green spaces should be protected. The majority of consultees who did not support the number also reasoned that the infrastructure in Madron was not sufficient to cope with 48 more homes.

Comments received from those who answered “No” to Q3 are at Annex A.

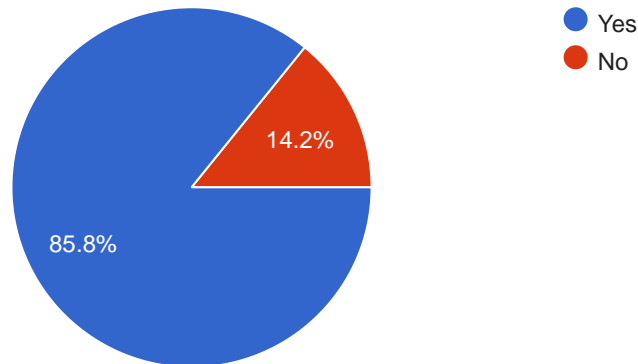
Q4 Mix of Housing

“Development proposals will be supported that include a proportion of social housing, with some smaller social housing units being of one and two bedrooms to reflect local needs, and with an overall mix of housing tenure”.



Q4. Do you agree with the above policy?

134 responses

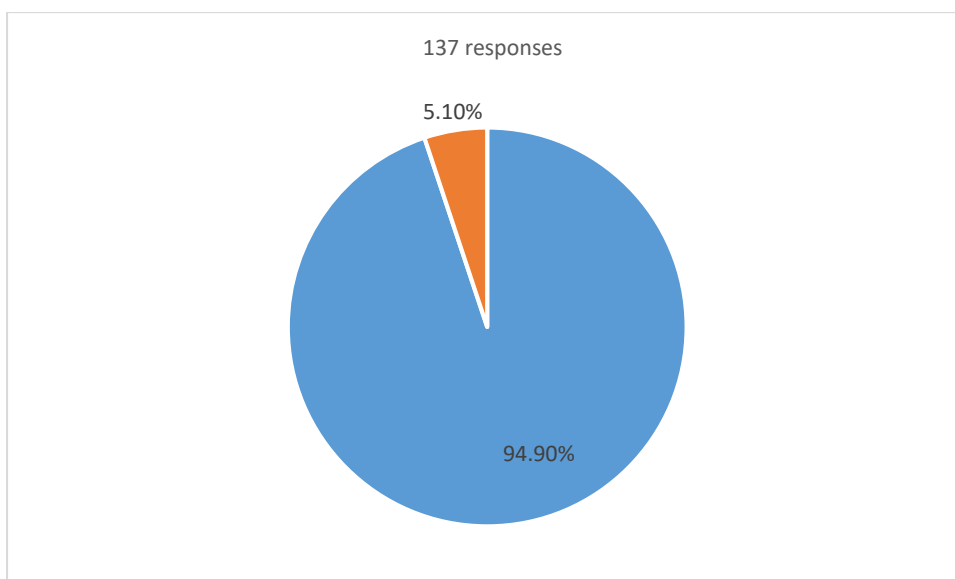


This proposal gained 85.8% support. Some of the comments were similar to those made in response to Q3 and were generally raising concerns over infrastructure. For example, one commentator pointed out that smaller units would lead to greater demand for transport and parking. Comments received from those who answered “No” to Q4 are at Annex A

Q5 Preference for Brownfield Sites and Retail Development

“Development proposals will be supported that would give preference to the use of brownfield sites or include the provision of a retail facility to provide a village shop.”

Q5: Do you agree with the above policy?



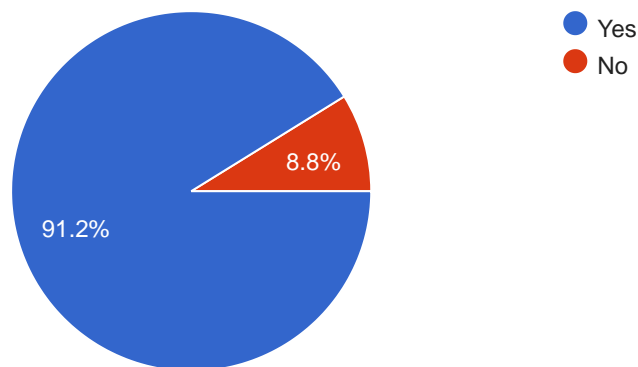
This proposal gained 94.9% support. Although demonstrating support by the vast majority, useful comments were provided. Two commentators thought that use of brownfield sites as an alternative to providing a retail facility was illogical, and another thought the phrasing of the policy was ambiguous. Several commentators questioned the need for a retail unit, one pointing out that a shop had failed before and another highlighted the growing reliance on Internet shopping and home deliveries.

Comments from those who answered “No” to Q5 are at Annex A.

Q6. Accessible Housing

Q6. Do you think developments should contain both an element of housing for older people and accessible housing for the disabled?

136 responses



This proposal gained 91.2% support. Although this policy was overall well received, almost all of the comments from consultees said that there was enough provision for these groups already, one going so far as saying that Madron was turning into a retirement village.

Comments from those who answered “No” to Q6 are at Annex A.

Conclusions

The majority of consultees supported all six of the housing related questions. However, it is clear that additional consideration needs to be given to the issue of a development boundary and what land is contained within or without it and the number and mix of any future housing provision. In particular, the Steering Group recognises that land outside of the boundary would only be developed as ‘Rural Exception Sites’ and would start from the premise of 100% affordable housing. These issues were highlighted in questions 1, 3 and 4 and it is these areas of policy which will be subject to further review and then put to a further round of consultation with the aim of refining the policies. Responses to Q3 pointed to strong support for the use of the brownfield (Tally Ho site), and the NDP needs to consider formally identifying this and any other sites to meet development need.



Recommendations

It is recommended the Steering Group considers in detail the responses to questions 1,3 and 4, refines the relevant policies and designs a third consultation round held in accordance with the Covid19 restrictions in place at the time. (Change it from a command to a recommendation)

It is recommended the policy in question 5 is reworded to make clear that the provision of a retail facility is not an alternative to the use of brownfield sites.



GREEN INFRASTRUCTURE

Green infrastructure is the name given by Cornwall Council to projects to designate areas within a parish as “green spaces” and where possible to link the spaces together. The National Planning Policy Framework (NPPF) gives communities the right to designate areas that are of particular importance to them as Local Green Spaces and give them protection through their Neighbourhood Plan. Once designated, this means that development would be highly unlikely to be permitted on that site. The criteria for designating an area as a Local Green Space are that it is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example because of its:
 - beauty
 - historic significance
 - recreational value (including as a playing field)
 - tranquillity
 - richness of its wildlife
 - local in character and is not an extensive tract of land (guidance here is it should be less than 20Ha).

The identification of areas to be included as Local Green Spaces within a Parish Green Infrastructure should be done within a Neighbourhood Development Plan and should follow the Cornwall Council Neighbourhood Planning Local Green Space and Green Infrastructure Guide Note¹ which outlines setting a baseline of areas, auditing them, identifying areas for improvement, policy development and implementation. Areas for inclusion may already have other designations such as being a registered common or wildlife site.

Selection

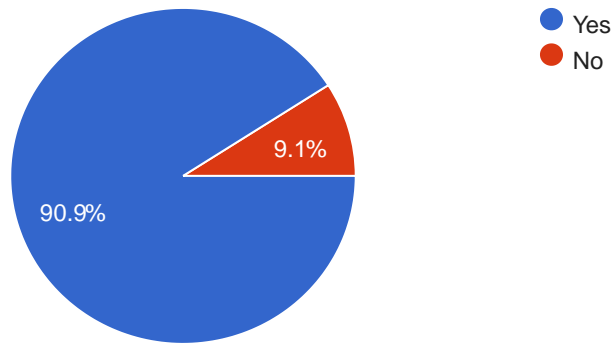
A baseline list was drawn up by the Madron Parish Neighbourhood Planning Team of 29 land areas within the parish that are registered commons, country wildlife sites, play areas, allotments, greens, or historic sites. This list was reduced down to 9 by removing those that were clearly over 20Ha, or did not have public access, but to audit the list any further required proof that an area was demonstrably special to the local community, so these 9 (plus a suggestion for a new footpath from Parc Abnac to the King George V playing field) were put forward for public support in the consultation as questions 7 to 16.

<https://www.cornwall.gov.uk/media/38409117/local-green-space-and-green-infrastructure-guide-note-gh-16042019.pdf>¹



Q7. Would you like to see a footpath leading from the houses at Parc Abnac round the edge of the workhouse site to the King George V Playing Field?

110 responses

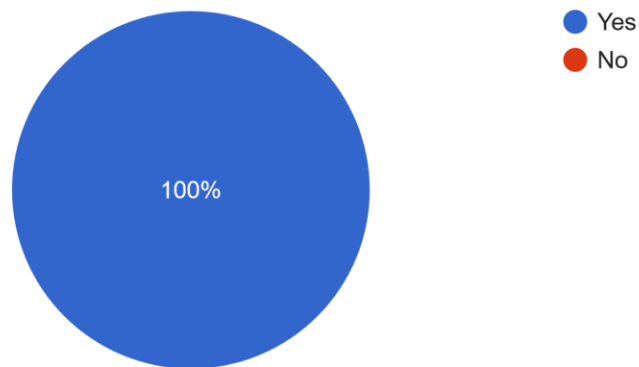


This proposal gained 90.9% support. This might have been even higher but as the question was at the bottom of a page it was missed out by a number of the respondents.



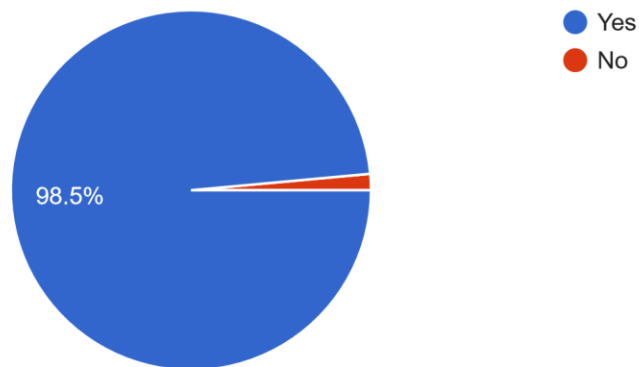
Q8. Would you like to see the King George V Playing Field become a designated green space to increase its protection?

138 responses



Q9. Would you like to see the Memorial Garden become a designated green space to increase its protection?

137 responses



Q8 King George V Playing Field

At 100% this gained the most support for becoming a registered green space and is a candidate that most easily fits the criteria.

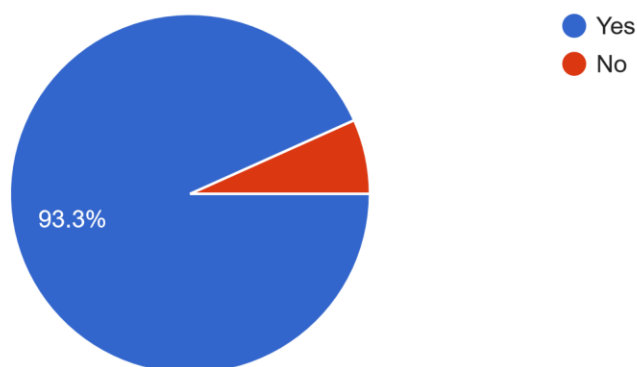
Q9 Memorial Garden

This is well supported for gaining green space status but is owned by the Landithy Trust and is already a protected space in its own right.



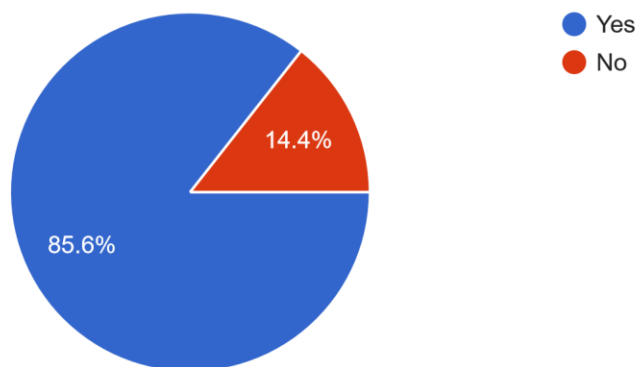
Q10. Would you like to see the two small greens in the Trelawney Estate become designated green spaces to increase their protection?

134 responses



Q11. Would you like to see the four fields behind the Parc Abnac allotments become a designated green space to increase their protection?

132 responses



Q10 Two Small Greens in Trelawney Estate

Although gaining a good 93.3% support it is hard to see that these two small grass areas meet the criteria other than as recreational value. A number of comments were made that these were better used as additional car parking spaces within an estate where the lack of adequate car parking is a well-known issue.

Q11 Four Fields next to the Parc Abnac Allotments

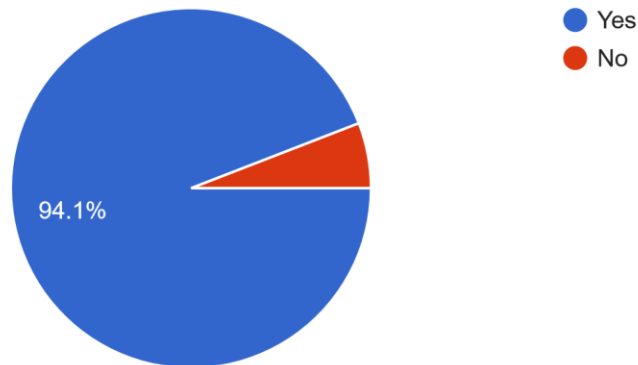
This was the least supported proposal with 85.6% support. The issue of green space status for these fields is also complicated by the additional question of whether the fields should be within or outside of a Madron village development boundary. The fields are not currently a recreational space



and may only meet the selection criteria in terms of a possible richness of wildlife, a feature that has not been quantified.

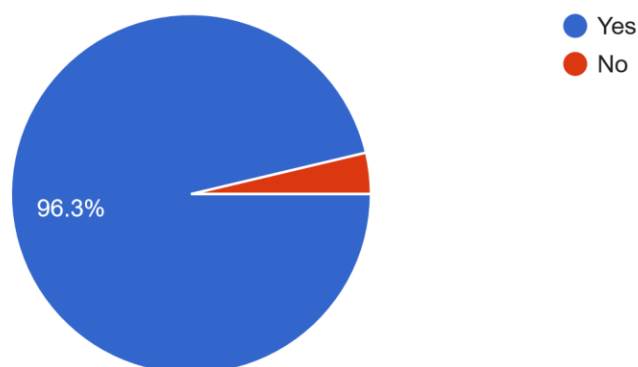
Q12. Would you like to see the Parc Abnac allotments become a designated green space to increase their protection?

136 responses



Q13. Would you like to see Newmill Commons become a designated green space to increase its protection?

135 responses



Q12 Parc Abnac Allotments

This is a well-supported proposal with 94.1% in favour but the land is owned by Cornwall Council and it is yet to be established if allotments themselves meet the Council's green space criteria.

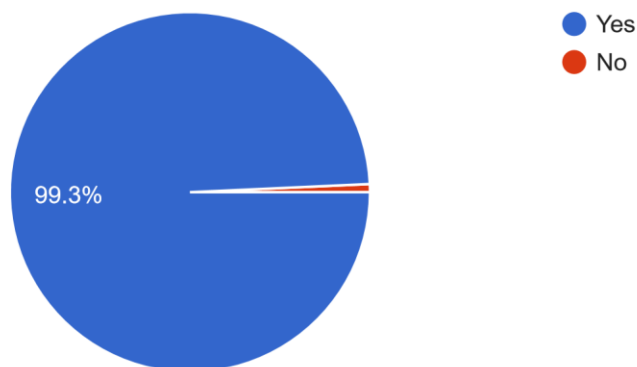
Q13 Newmill Commons

This is well supported at 96.3% but the common together with Bosulval Hill right to roam land tips the scales at 20 plus Ha and is over the upper size limit for green space designation.



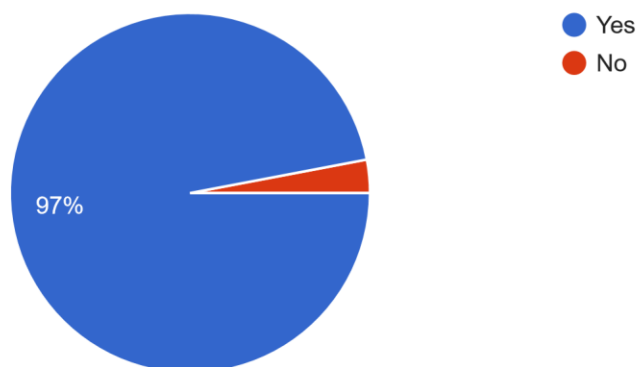
Q14. Would you like to see Trevaylor Woods become a designated green space to increase its protection?

138 responses



Q15. Would you like to see Tremethick Moor become a designated green space to increase its protection?

134 responses



Q14 Trevaylor Woods

Making this green space was very popular with 99.3% support but it only has public access along Footpath 104/53/5, and the overall area probably exceeds green space guidelines.

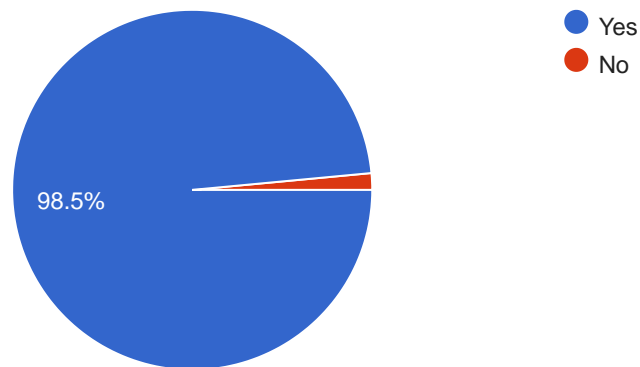
Q15 Tremethick Moor

This proposal is well supported at 97% and the moor is small enough to qualify but it is only a country wildlife site and has no public access and is remote from the community centre of the parish. The Council guidelines recommend the space being within 2Km of the community.



Q16. Would you like to see Madron Well become a designated green space to increase its protection?

134 responses



Q16 Madron Baptistry and Wishing Well

Very well supported proposal at 98.5%. This is a Grade 2 listed historic site of high significance to the community, close to Madron village and with a good connection by a PROW field path 104/16/2. It meets a number of the criteria for green space status and could be a strong candidate for green space designation.

Conclusions

From the 9 areas put forward for a test of parish opinion, all except the four fields next to Parc Abnac received substantial support. However, to be passed as meeting the criteria for green space status the areas also need to have public access rights, be close to the centre of the community, be less than 20Ha in size, and have some special significance or utility to the community. This would narrow down the selection to just the King George V Playing Field and the Madron Baptistry and Wishing Well. The playing field fits ideally with the green space concept and additional protection from future development would be beneficial. The Madron Baptistry and Wishing Well, although clearly historic and of significant importance to the community, is private land with public access by footpath, and its designation would need to be discussed with its stakeholders.

In hindsight, as the concept of designating areas as “green spaces” is novel, it would have been better to have provided comment spaces against these questions. As it was, some respondents did submit additional comments on this topic, querying the logic in the initial



selection, and the sense in adding more bureaucracy by designating areas that were already protected and most unlikely to ever be developed.

Recommendations

It is recommended that the King George V Playing Field is put forward for “green space” status in the forthcoming Neighbourhood Development Plan.

It is also recommended that the possibility for the Madron Baptistry and Wishing Well to be designated a “green space” be investigated with Historic England and the landowner.



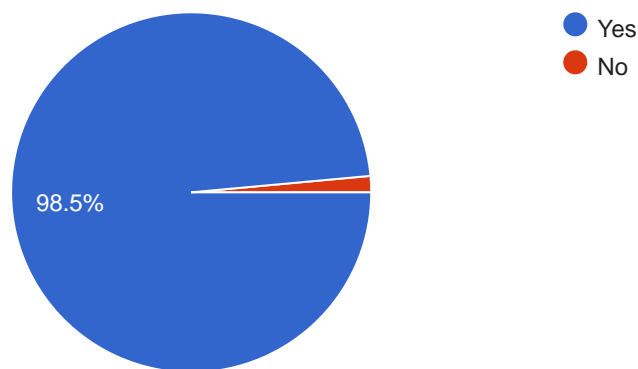
The Built Environment and Heritage Report

The Built Environment and Heritage

A feature of Madron Parish is its considerable number of Listed and heritage sites and the second parish consultation included questions designed to test the community support for the actions required to enhance the preservation of the sites and their access for future generations. The opportunity was also taken to enlist support for improvements to traffic management within Madron village.

Q17. Are you in favour of the creation of a Madron Parish map of listed and heritage sites that identifies those in danger of decay?

137 responses



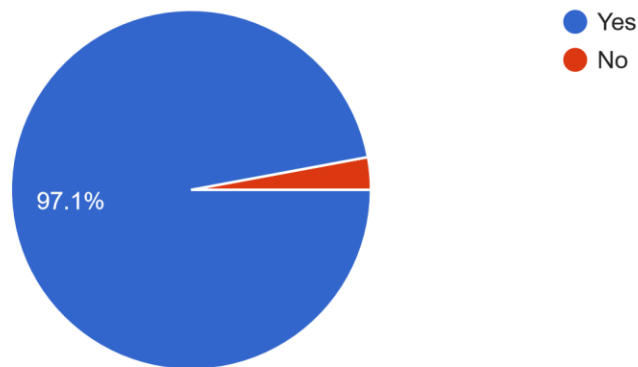
Q 17 Madron Parish Map of Listed and Heritage Sites

There were a 137 responses and the majority, 98.5%, were in favour of the creation of a Madron Parish Map of listed and heritage building sites in danger of decay.



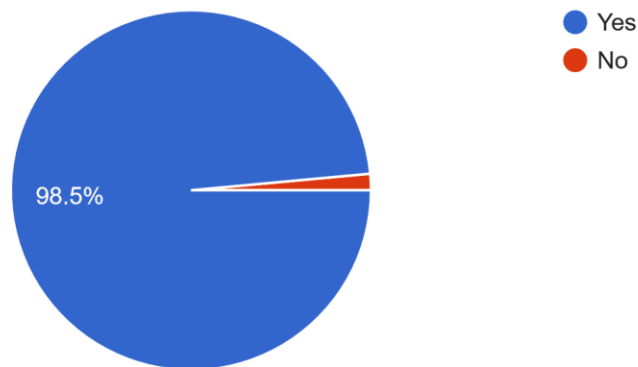
Q18. Are you in favour of a detailed map of listed and heritage sites of Madron Village?

137 responses



Q19. Would you wish to ensure, through the appropriate bodies, the maintenance of the appearance, signage, repair and access of listed and heritage sites in the Parish (e.g. gravestones and grave chests, stiles and paths access to the various sites)?

136 responses



Q 18 Madron Village Map of Listed and Heritage Sites

137 responses with the majority, 97.1% supporting the creation of a detailed map of listed and heritage sites in Madron village.

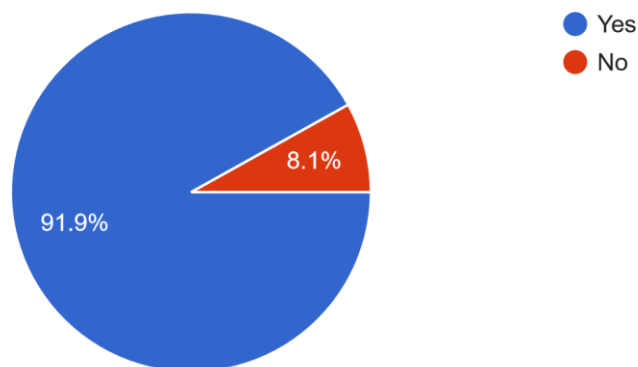


Q 19 Appearance of Signage, and the Repair and Access to Listed and Heritage Sites throughout the Parish

136 responses with the majority 98.5%, agreeing that, through the appropriate bodies, the parish should strive to see improved signage, repair and access to Listed and heritage sites in the Parish. (Gravestones and grave chests, and stiles and paths, and access to the various sites.)

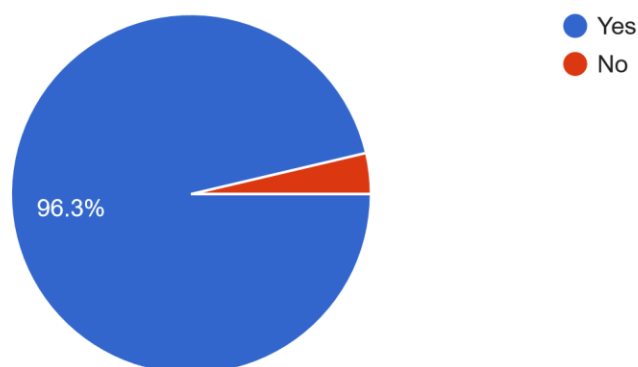
Q20. Are you in favour of introducing traffic calming and increased parking, and improved pedestrian and wheel chair access routes throughout Madron Village (e.g. to the Church, Chapel and Landithy Hall)?

136 responses



Q21. Would you support the improvement of access across stiles and paths throughout the Parish (e.g. Ishmael's shaft to Greenborough, Madron village to Madron Baptistry and the Wishing Well)?

136 responses



Q 20 Traffic Calming, Improved Parking and Access in the Village

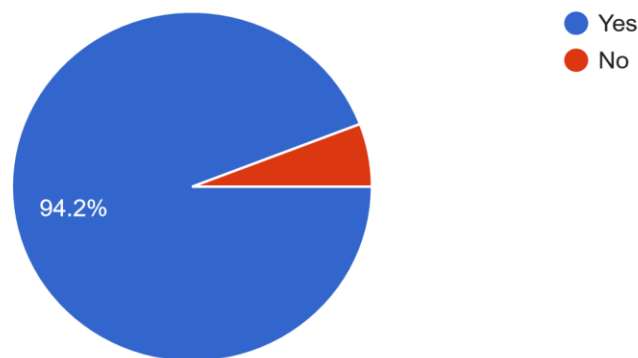
136 responses with a slightly lower majority, 91.8%, (6.7% less than the maximum 98.5%) that were in favour of traffic calming and increased parking space, and improved pedestrian and wheelchair access throughout the village.

Q 21 Access across Stiles and Paths throughout the Parish

136 responses with the majority, 96.3% supporting the improvement of access across stiles and paths throughout the Parish

Q22. Would you support the identification of issues throughout the parish connected with traffic passing points, road signs, road surfaces, traffic calming and parking spaces to the appropriate bodies?

137 responses



Q 22 Traffic Issues throughout the Parish

137 responses with a slightly lower majority, 94.2%,(4.3% less than the maximum) supporting the identification to the appropriate bodies of issues throughout the Parish connected with traffic passing points, road signs, road surfaces, traffic calming and parking spaces.



Conclusions

The range of positive responses from 91.8% to 98.5% indicate the majority of returns are strongly in favour of raising the profile, and giving heightened recognition, to the outstanding listed and heritage sites within the Parish. Improvement of access to the sites across stiles and paths is recognised as an important consideration for visits to the sites and for the health and well-being of the community throughout the Parish.

Identification of Issues of traffic calming and parking, signage and road conditions, and pedestrian and wheelchair access, received a positive majority response.

Many of the Built Environment and Heritage issues responded to in the second consultation are not specifically within the scope of a Neighbourhood Development Plan that is primarily concerned with planning, however they are important issues for the community and can be listed within the plan as recommended parish actions

Recommendations

It is recommended that Parish and Madron Village maps of listed² and heritage sites³ be produced by the Parish Council after consultation with appropriate national and county bodies

It is recommended that a programme of access improvement to stiles and paths⁴ is initiated by the Parish Council after consultation with landowners and with regard to similar current county and national initiatives.

It is recommended that the Parish Council initiates a review into how to improve traffic calming, parking and pedestrian and wheelchair access within Madron village.

It is recommended that the Parish Council initiates a parish wide review in conjunction with Highways into improving traffic passing points, road signs, road surfaces, traffic calming and parking.

²British Listed Buildings: Listed Buildings in Madron Parish

³ Belerion, Craig Weatherhill Alison Hodge 1981

Ancient Sites of Cornwall and Scilly, Craig Weatherhill Halsgrove 2009

Penwith Landscape Partnership

Cornish Ancient Sites Protection Network (CASPN) – Local Volunteer Group

National Trust: Trengwainton

English Heritage: Chysauster

Cornwall Council Interactive Maps/Layers

⁴ West Cornwall Preservation Society

West Cornwall (Penwith and Kerrier) Ramblers – Path Maintenance

Cornwall Council Interactive Maps/Layers etc



ANNEX A TO MADRON COMMUNITY CONSULTATION

Comments received against Q1:

- 1) Leave the 4 fields behind the allotments as green fields and not for development in the future.
- 2) The four fields by Mount View Cottages and I believe that are owned by Bolitho Estates and the allotments by Parc Abnac should not be within the development boundary. It is vitally important for our village to maintain these green spaces for: 1. Our collective mental well-being. 2. To maintain the village identity, which has recently been undermined by some poor housing developments in the last few years, ill conceived, an aesthetic that is disappointing at best without consideration for the nature of the village. I am not against development. But I am very firmly against development that is not considerate to the locale and is cheap in every way.
- 3) The King George V playing field should be included in the boundary line.
- 4) The King George V playing field should be included in the boundary line.
- 5) The land at Tregoddick Farm should be excluded as the land is classed as agricultural. No planning permission has been given to develop this land.
- 6) Field to the East of Tregoddick should be outside the boundary.
- 7) You are extending the boundary too far towards Heamore across agricultural land.
- 8) The field to the south of Tregoddick and the land with two properties east of that field should all be excluded.
- 9) Move the boundary as far down the hill as Poltair.
- 10) Include field at Tregoddick Farm as any development will cause massive traffic increase on already small narrow roads and make this field a designated green space.
- 11) The boundary should be within the 5 fields near Mount View Cottage/the allotments so that these fields are excluded.
- 12) We think it should include the playing field and play area.
- 13) Tregoddick Farm fields should not be included in the boundary for development it was not in the Parish Council's plan.
- 14) I would like to see it include the craft.
- 15) Tregoddick Farm and its land should be outside as its agricultural land.



- 16) Needs changes around lower boundary side.
- 17) The 4 fields behind the Parc Abnac allotments should become a designated green space - see question 11.
- 18) I think the boundary could be moved to allow building on areas marked 'x', meaning provision is made for future housing avoiding building on Madron Hill.
- 19) As indicated, the boundary in red protects the status quo and nimby residents/householders.
- 20) The Tregodick Farm site needs further consideration on basis sit is a farm and therefore potentially not part of the village development boundary.
- 21) Unless it could be made smaller as I have marked.
- 22) The three fields next to the playing field should be outside of the development boundary plus lower area (see blue dashes on the map).

Comments received against Q2:

- 1) Because I'm not sure.
- 2) This should be judged on a case by case basis per settlement.
- 3) Redevelopment of existing dwellings in the countryside should be allowed to take into account changing family or upgrading purposes.
- 4) Nothing in Newmill.
- 5) Newmill and other Hamlets have scope to absorb small scale and infilled developments without resorting to Policy 7.
- 6) Reasons as above.
- 7) 'Special circumstances' should include the need for affordable housing and this provision should not exclusively be situated in Madron Village.
- 8) Why is the settlement of Madron NOT worthy of being better protected under this policy? Madron is a valuable ancient village which should be protected.

Comments received against Q3:

- 1) I think that 48 is far too many for a small village.
- 2) I agree, but only on a genuine brown field site, not usurping green spaces under the guise of social/affordable housing.
- 3) We have plenty of development lately and not all houses were sold or rented straight away so why is the need to build more! Also half the people in new builds and other council housing have either very little or zero connections to the Madron parish!
- 4) This needs very careful consideration and not easy to balance right. My general feeling is that the figure should be much lower .
- 5) I think 20 is enough. 48 seems too many for the small village to support.
- 6) Agree with number and comment / answer is in particular relation to the number, however believe ~help to buy" and shared ownership (however small percentage) schemes are a better method of achieving social housing needs than purely rented.



- 7) 48 additional units of social housing seems a very large number for a small village with a large amount of such housing already. The HNS results are based on a small survey response and discovery of 'hidden' need. Predict and provide has never been a satisfactory method of judging housing, road-building etc and i think will be the same in this case. Therefore, I would recommend adoption of a smaller number. At the same time, it is important to provide a mix of housing within a community in order to get a proper social mix that makes a community work.
- 8) 20 units. 48 units is more than the infrastructure can cope with. We have to consider especially traffic and internet connection. Every time new houses are built the internet speed becomes a little slower. More people increasingly are working from home, which is good for the environment, but they need a really good internet connection. I also feel that 48 new homes will detract from Madron as a small intimate village. If we wanted to live in a larger community we would live in Heamoor or Penzance! Becoming increasingly larger by increments erodes the lifestyle of the village.
- 9) I believe the figures used to support this number are not robust. They are only perceived preferences and not firm commitments. Madron is already overstocked with social housing probably 70/30 ratio.
- 10) I think that too many houses make a drain on resources such as schools, parking problems and additional traffic.
- 11) Rented "yes" but low cost only end up being "buy to lets."
- 12) 48 homes are too many especially if the fields bordering the football field become designated green spaces.
- 13) We think that another 48 houses in this very small area is too many. They would be far too small and cramped.
- 14) It cannot support what we have already.
- 15) 36 is enough in a small village as roads are narrow and busy enough - most housing is bought from out of the county.
- 16) You need to develop Madron Meat Building into a mix of housing needs and a shop.
- 17) Only if there are more rented than private.
- 18) Our preference would be for a much smaller number to house younger people on low incomes who live locally.
- 19) Nil. Because it only brings more problems than it solves and will be for non-indigenous residents.
- 20) Not if it does not include those already built at Trafalgar Field.
- 21) Traffic through Madron and Heamoor - especially during the summer and rush hour including school traffic. No local amenities.
- 22) We support the provision of low cost and rental units built on brownfield site(s) within the parish development boundary illustrated at figure 1.
- 23) 36 social housing units should be plenty on the Tally Ho Brownfield development site.
- 24) No more houses at all, there are enough house in the village now and all the extra traffic.
- 25) Madron has a significant proportion of social housing. 48 more is too great and will further change the balance of the village. The HNS gives various options regarding preferred location and there are alternative locations in Penwith, which again will deliver balanced housing provision across the wider area.
- 26) 24 in total.
- 27) Maybe too many for Madron to accommodate.



- 28) We have no shop in Madron. No post Office so it will increase traffic to Penzance and the road is not good enough. We also have a limited bus service so could be c100 extra cars in and around Madron.
- 29) Too many rentals encourage people to buy the houses otherwise they may not respect the area.
- 30) No more than 20.
- 31) Too many for the village with its very few amenities.

Comments received against Q4:

- 1) We do not need any more housing in the parish.
 - 2) Madron already has enough social housing within the village.
 - 3) "Proportion" is not specific enough - it should be a minimum required e.g. 70% low cost / social / affordable. This does not address the number of larger market driven housing that are needed to encourage developers to build.
 - 4) Ratio of social housing to private too high.
 - 5) Development should be permitted to allow for a mixture of social together with market value housing and self-build to allow the widest possible range of buildings.
 - 6) We need a good proportion of bungalows built to free up family homes for rent.
 - 7) They should be on a brownfield site noting that some of the recent developments in the village have been very poor.
 - 8) No more building in Madron.
 - 9) Development should be kept minimal. Why not develop existing buildings.
 - 10) Social housing should be given to local residents above people from other counties. You must have a local link for at least 5 years.
 - 11) Madron already has a high proportion of such accommodation.
 - 12) Smaller housing units = more transport and parking.
 - 13) Social housing should include 3 bed units in preference to 2 bed units to support families staying in the village.
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- 14) All the need with all these extra house, and car also on the Utilities as well. We will end up with no green fields left.
 - 15) No facilities for them - answer to Q3 also applies.
 - 16) It should be social housing or shared purchase.
 - 17) Only if the properties are for purchase, not rental.

Comments received against Q5:

- 1) The reason why the shop shut was no one was using it because of the changing times with online shopping and bigger shops at cheaper prices.
- 2) I think the idea of a village shop is fine. However, this should not be an either or with respect to the brown field policy. Above all the housing should ABSOLUTELY only be built on brown field sites and this is another reason why 48 homes is too many. We need to make sure that we do not exceed the brownfield site space available.
- 3) Ambiguous phrasing of the policy in the question.
- 4) Shops in Madron have closed so why open any more. Existing shops do delivery.
- 5) The above policy is illogical - how are the two sections related to each other?
- 6) It should only be allowed if we have a shop and a better bus service.



Comments received against Q6:

- 1) I think that only small bungalows like for example behind Parc Abnac and fore street should be built for older residents and that will then free up 2 and 3 bed houses on all the estates in the parish.
- 2) I feel there is adequate provision for both groups already but a real need for general social housing.
- 3) Housing should be aimed more towards young families moving into the village.
- 4) In an ideal world of course this should be 'yes', but i am wary of putting too many conditions together -rented/low cost + social housing + housing for the elderly/disabled may put off potential developers.
- 5) There are already enough houses for older people from within the village.
- 6) Most older people already have somewhere to live, need more housing for singles, and area ignored by everyone.
- 7) We are turning into a retirement village - not good for the younger generation who will leave. Why not plan something that younger people can engage in - tennis courts, youth clubs.
- 8) Sufficient already, how many houses? Seems disproportionate to the minority? Who support themselves!
- 9) Madron needs an injection of young families to reboot a generation with attachment to the village. Elderly can easily be isolated here due to having no local ties. Unless they can drive extra elderly would need mobility to use public transport. Pedestrians using Fore Street are seriously endangered by the speeding traffic.
- 10) No more houses, the village is big enough.
- 11) To access shops/services better to accommodate older people and those with accessibility needs in Penzance.
- 12) Concerned about lack of amenities, older people often have mobility issues.



