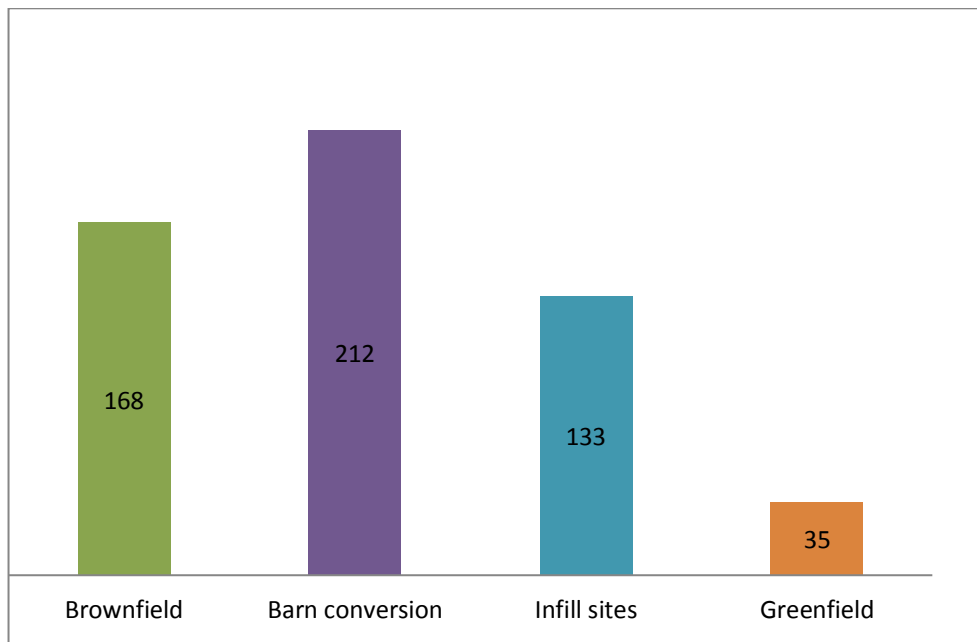


Question 1 & 2 – Locations of new open market housing

Where should any new homes in the Parish of South Hill be built?



Question 3

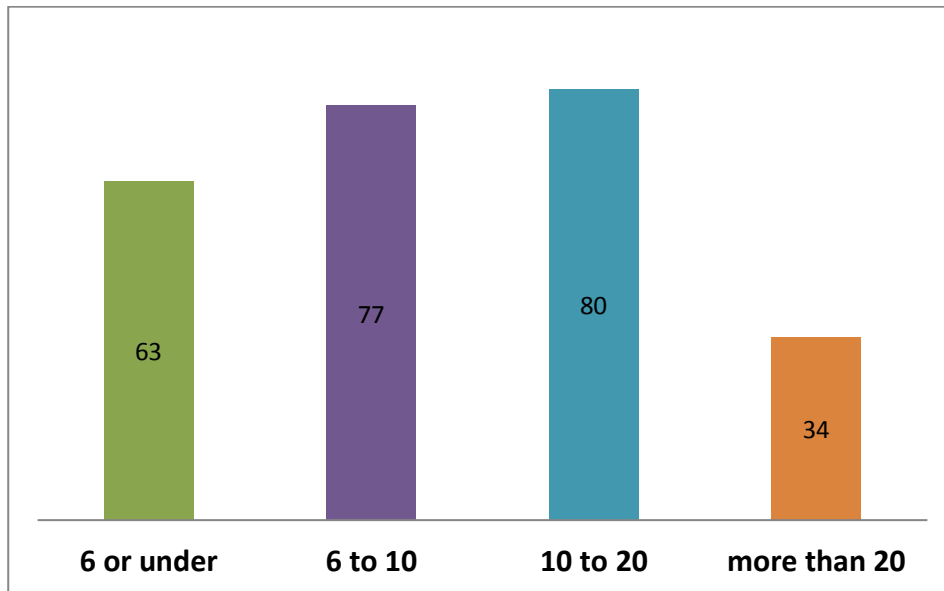
Are there any specific locations within the parish where building new homes might be suitable?

None – There were a number of these comments
Based on your photo of style of houses; if that is what is suggested as acceptable, build them in Golberdon or Bray Shop, as none represent our rural area. Where were the photos obtained from Persimmons, Barratt Homes or was it Wimpey!
On the edge of Callington. The surrounding villages do not have the infrastructure to support new family homes (e.g.; local schools, shops etc.)
Building near the established bigger roads - so I guess Golberdon and Maders. Access generally is a huge local issue. Large vehicles and large amounts of vehicles will aggravate the lanes.
Only where parking is available, many new developments do not give consideration to garden and off road parking, just build as many houses as we can! Sadly, lack of amenities are a problem for current, let alone new residents.
Redundant farm buildings at Trewoodloe. Problem is that we know only the area of the parish in which we live, so can't give an answer that is knowledgeable. To give a halfway decent answer we were going to walk the parish; but apparently the survey needs to be in sooner rather than later. Would have liked to have more time.
Golberdon - Tregonnett Road.
Within existing settlements such as Golberdon.
The fields between Moorland View and village for access reasons.

Houses should be built where there are regular bus routes and easy access to towns. Where village crosses boundaries of more than one parish; planning should involve ALL parishes in that village.
Golberdon.
Golberdon as what amenities there are tend to be based here.
Not really sure of potential sites.
If possible on brown field sites. Or, on edge of existing settlements.
Parish fields behind bus shelter. Back Lane - Golberdon. Tregonnett Lane.
On the edge of local villages where new homes are already built.
Council owned land at Moorland View. Parish owned land opposite Moorland View
The outskirts of town; NOT villages and hamlets.
Do not know parish well enough to comment.
Really wouldn't be certain where to suggest building - the longer term residents would maybe be able to advise on this.
Apart from infill sites in existing settlements, building of new homes should be restricted to the larger settlements of Bray Shop and Golberdon.
Easy vehicular access and off road parking. Easy access to services, power, water.
As the infrastructure i.e.; shop, pub is very limited in the village; unfortunately, suitability for new houses is very, very limited.
Egypt (farmyard), by council houses in Golberdon. Maders.
Put 1 or 2 new homes in each of the existing settlements to minimise the impact.
Greenfield or redundant farm sites/barns.
Bray Shop.
Golberdon.
I don't know of a specific location, but I think new homes should be as close as possible to schools; so that children are able to walk there.
Bray Shop existing pasture fronting the main road through hamlet.
New homes should only be built if certain infrastructure also provided, e.g.; shop, pub etc.
Local slate roof. Wooden doors.
New farmhouse - curtilage of existing farm yards.
Golberdon Council land.
The Parish Council or County Council own land within the parish; so that would probably have priority. I would rather see single frame builds rather than multiple, i.e.; 6 as a smaller scale will not have such an impact. I'm quite in favour of more homes being built, location to be determined by 'the people' of the parish.
Wherever appropriate and affordable with parish consent, non-profit making!
Considering that approx. 30% of our parish is in an area of Great Landscape Value, we should preserve this area as it is; untouched by any target driven intrusive new developments. See the South Hill Parish map on Pg. 11 of this survey for location of AGLV in the parish.
Redundant farm buildings.
Golberdon, Bray Shop.
Redevelopment of disused farm buildings within Trewoodloe village.
Fernleigh and Taylor Shop.
Do you mean by disused farm sites - farms? If so, I don't think appropriate. Can't think of any specific site

Question 4

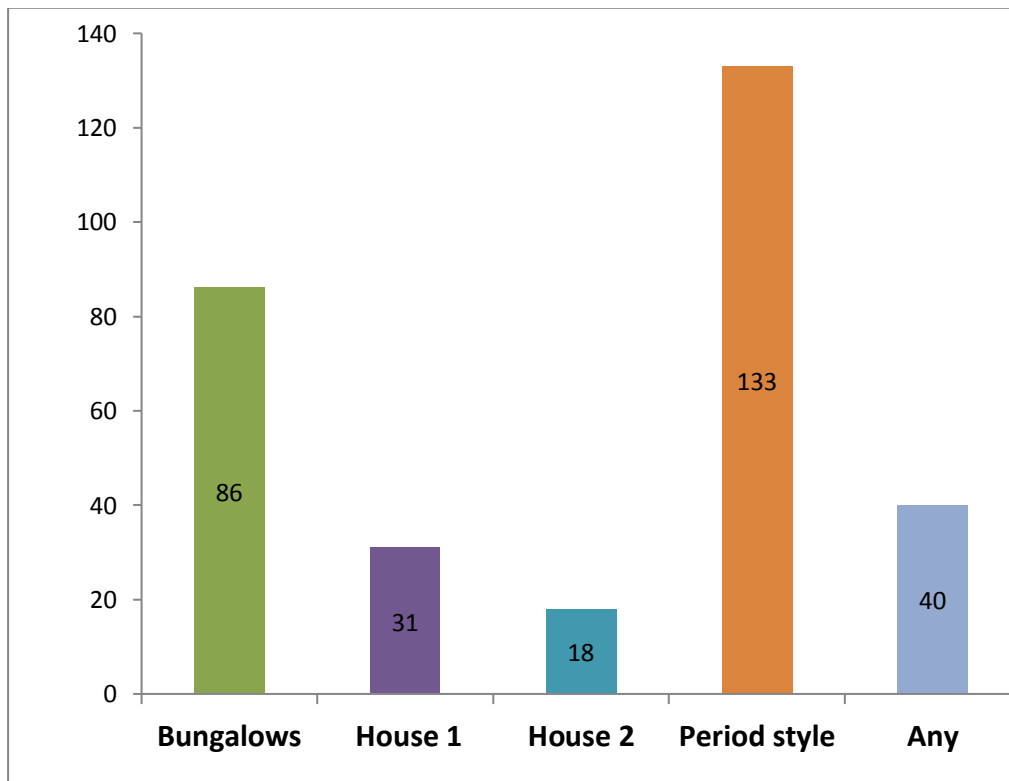
How many homes over the next 20 years do you think would be acceptable within the Parish?



Cornwall Council estimate the likely demand for new houses to be around 10.

Question 5 - Style of housing

Which of the following styles would you prefer to see built?



Question 6

Other comments on the style of housing:

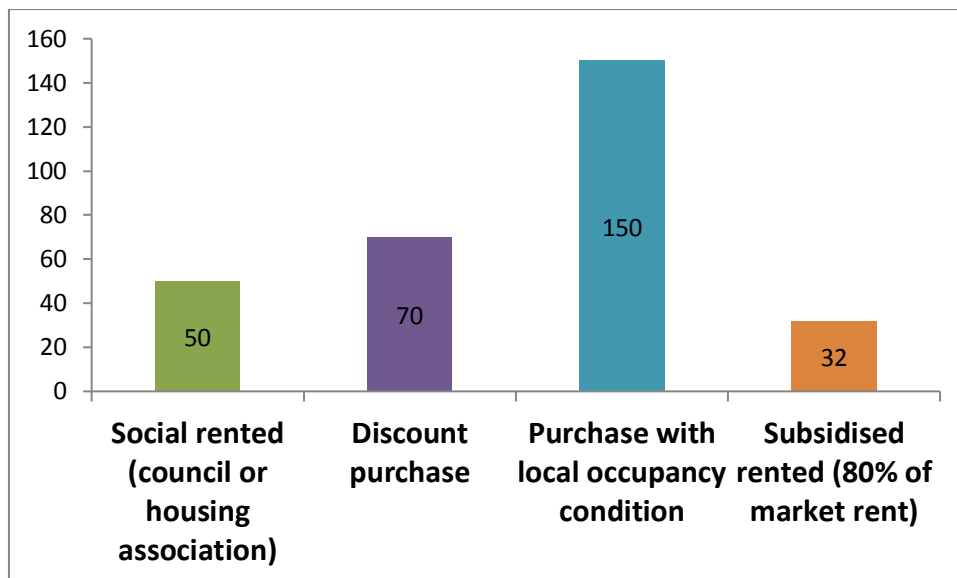
Stone, render, slate.
Housing that is sheltered/bungalows (period style/cottage style) might be most appropriate so elderly people can remain within their communities. However, there will need to be shops within their villages/areas. If on edge of settlement - in keeping with existing architecture. If redundant building - keep character of the building/site. If small scale - a mix of those types; but with a country feel.
Use of bricks and old stone to give a rustic look, still keeping the old fashioned look to the village.
Local stone, granite and slate only please. The collage of photos on pg 4 is the only type of appropriate build for this parish in my opinion Although some really modern futuristic eco houses might really work but please - no Wainhomes/Persimmon etc.
I think on insisting on new builds that attempt to be a shallow facsimile of heritage building is a real red herring. Retain a selection of significant heritage buildings, even insist that restored using traditional materials, but do not constrain the existing ones are designers and builders of the 21st century with the styles and technology of the 18th. Allow new, exciting design that incorporates that latest energy saving and energy generating technology into the fabric of the house.
A home in keeping with the village style, which actually is all sorts would suit, but again parking and gardens are a MUST.
New housing should not look like identical boxes, should have space on all sides and reflect styles already in existence.
If any housing were to be considered, it must compliment the style of the area and all immediate neighbours. That at same stone clad modern houses in Kelly Bray (Lady Beam Court?) which don't look bad!
As important as the aesthetic - it's just as important to consider the building materials. Consideration should be given to straw bale and local timber/PV panel etc. etc. Also consider Community Land Trust rather than lining developer pockets & using local tradesmen.
Not overjoyed at the examples given - there must be something that reflects the older buildings in the parish. I understand that build costs must be a consideration; especially in the construction of affordable housing. Let me direct you to the partly stone clad detached & semi-detached two storey houses on the left hand side of the road as you exit Kelly Bray along Station Road. This type of building would fit alongside our older properties in the parish. Bottom line is that any new build needs to fit in with its surroundings.
Suitable for particular location, i.e.; needs to fit in with any nearby existing housing.
Bungalows are good for many reasons. I know they have a larger footprint, but they look discreet & accessible to all.
Housing style needs to be sympathetic to and blend in with the area.
Yes, why turn the countryside/parish in to Legoland. There should be a mixture to blend in to varying types already.
Style of housing should be consistent with that of its neighbours.
Style of housing should be and needs to be in keeping with surrounding area and /or properties.

Must maximise energy efficiency in all new builds + conversion in keeping with surrounding village style using traditional materials and trying to have something unique in the design of each property. Must have adequate allocated parking and individual gardens for children + small scale affordable sheltered housing for locals.
Must fit in with existing style.
Preferred stone built house/bungalow.
Yes, they should be built with external stone render and have natural slate roof; incorporating solar slate eco systems.
None of the pictured house types would be appropriate with the possible exception of the bungalow. Brickwork & to a lesser extent painted render are out of keeping with the area. There are a few such examples in the parish. Any more would risk swamping the predominant character of the vernacular buildings.
All wrong for village, unless in large scale development.
To fit in with existing houses.
It would need to 'fit' in and not stand out as an obvious 'new build'.
New housing should be designed to blend in with existing adjacent properties.
Any development should have sufficient off road parking.
It should be appropriate for the setting.
As a developer (sort of retired); in my view what makes this area attractive is its 'sprawling higgledy-piggledy nature. I believe this can be retained by building in ones & twos. I also know that traditional designs & materials do not mean more expensive.
Barn conversions only.
Cottage style.
To ensure new builds fit in with their surroundings.
I think maintaining period style properties in keeping with a country village style is imperative. If barn conversions are done; these again can be modern but maintaining the character of the building. Character is (in keeping) important.
The style should fit with neighbouring properties. No flat roofs. Stonework on its natural bed. Person 1. In keeping with surrounding properties.
I think modern cottage style would blend in best. More attractive bungalows would be OK; but plain old are very dated & ugly & 1960's!
Should be constructed with natural materials suited to the area, such as slate, stone and not red brick. Should also have renewables installed i.e.; air source/PV.
To be kept in character of the countryside. NO TOWNIES.
Must be in keeping with existing.
Should fit in with surrounding properties.
To keep houses which 'fit in' with countryside surroundings.
Design should 'match' local style & traditional designs reasonably.
Housing to complement any existing properties nearby. Starter homes should take priority.
Preference to suit location of surrounding houses.
Houses will need to be very eco-efficient in design, if they are to be affordable for living in; in the fairly near future.
I don't like the 'matchbox' style modern housing.
Keep any new developments in keeping with surrounding properties. 'Ultra Modern' say; would stick out like a sore thumb around the village.

Variations in designs when built close together.
Needs to fit in with surrounding buildings and the countryside; not look like a town development. A mixture of bungalows and period property.
I think the quality should be more important than the style; since none of the above styles would enhance the parish.
Houses should be in keeping with local area.
The style should be appropriate to its setting.
The style of the property will need to be assessed for each development application. Larger scale developments will be different to one off barn conversions.
Would prefer to see stone buildings.
As long as properties are in keeping with properties in the area.
We should embrace variety & experimental methods. All of the examples are characteristic of poor quality in my eyes. Principles I would like to see applied are: local materials, if not, then innovative methods which will produce houses of individual appearance with high energy conservation qualities.
With high levels of insulation, energy capture and a minimum life expectancy (say 60yrs) would be good. Ban white stucco plaster work - it looks green & harbours damp!
A mix of styles to be sympathetic with surroundings. Encouraged to use sustainable products. Restrict too many! 2nd homes used for tourism, leaving homes empty for the majority of the year.
The style of the housing should reflect the situation it is in. Developments need to be sympathetic - not building a 5 bed modern house between two cottages for example. Preference should be given to smaller housing, aimed at young couples, i.e.; houses they could afford to buy.
Style should be kept within keeping of the surroundings.
Style of housing to suit surrounding area, practical for person(s) requiring planning consent.
They should match their surrounding styles.
Bungalows are the better style for full life occupancy and it keeps the skyline discreet with less impact on the rural community.
Build in character using local stone & slate to blend with existing housing in the parish - this is expensive but will be appreciated long after the price is forgotten. Avoid any more to build in high density identikit housing estate layout.
Use of traditional materials for finishing e.g. stone, slate, hardwood, sympathetic to existing buildings.
All buildings should use local stone and have adequate off road parking.
Style of housing should be in keeping with period properties already in the area.

Question 7

Do you feel there is a need for additional social housing in the parish?



There is a clear preference for discounted purchase with a local occupancy condition. But see the comments people have made about social housing requirements.

Question 8

Any suitable locations for affordable housing you can suggest:

Callington.
On the edge of Callington. Between Callington & Plymouth/Saltash - there are facilities there to support new development.
Again, in the larger villages with good transport links - Golberdon and Maders.
Given no amenities, somewhere these can be added to any development & perhaps include businesses, run by locally based new/existing residents.
None. Most obvious are small fields behind houses in Golberdon (north side of street), but would not be popular with existing residents.
See Question 3.
No - see answer to Q9 below.
Parish Council to consult and advise.
Anywhere - there is a desperate need for affordable housing.
N/A.
NO.
No.
Callington.

Difficult in parish with so few facilities, bus routes, access.
Close to existing infrastructure.
Golberdon.
I think if proposed schemes are put in for plans they should be considered on the above merits.
No specific location; but we would be happy for affordable housing anywhere in the parish, providing deemed suitable for new housing.
Behind the bus stop heading out of the village.
Living in South Hill is expensive because of the lack of infrastructure i.e.; shop, public transport, school, employment. Anyone living here needs to be able to afford to run a vehicle.
None that we know of.
Adjacent to council houses in Golberdon. Parish field in Maders.
For a small town we already have a large amount of affordable social housing.
It should be integrated with existing housing & not built in isolation as a ghetto.
Affordable housing needs to be situated near services such as schools, shops etc. South Hill is not even on a bus route.
None in this village.
Don't know.
Within curtilage of Golberdon or South Hill Villages?
I don't believe South Hill parish is ideal for social housing; there are no suitable locations near local facilities. Cars are expensive to run and it's unlikely that those requiring help because of low income would be able to run 2 cars, or even one?
Don't know.
There are enough Council houses in Golberdon already.
Golberdon.
Bray Shop.
Golberdon.
Many low income families would not choose to live in a remote parish with no public amenities & no transport. Because of the nature of the parish, we should avoid estate building - perhaps pairs of affordable homes for first time buyers etc.
On a bus route maybe important, close to shops, amenities which could rule out 'low income' occupants.
Wherever it would be sensible to develop.
Use a brownfield site.
None - see back Page comments.
Golberdon.
Fernleigh & Taylor Shop.

Question 9

Do you think there should be any restrictions or specific requirements for this type of housing?

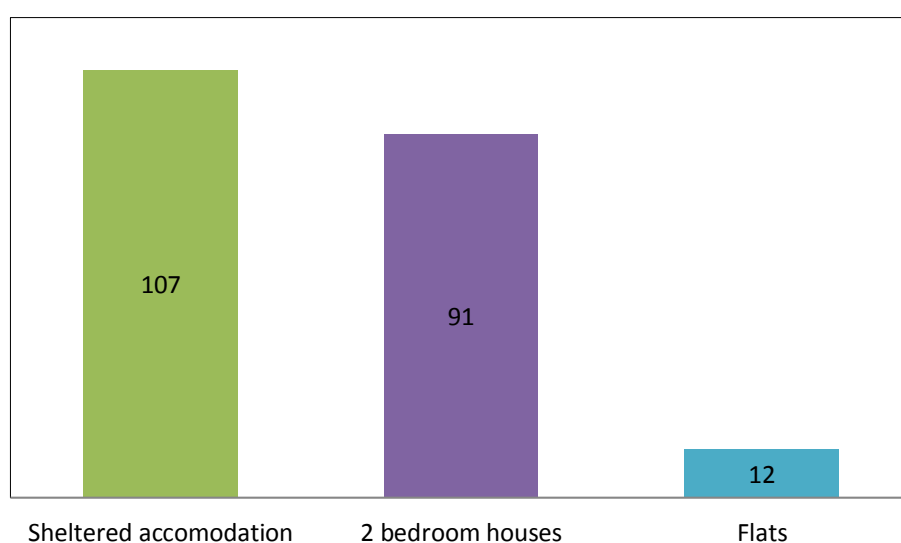
Yes
Yes. There needs to be the infrastructure to support the number & type of residents, (e.g.. Shops, Drs, community facilities & schools. If family housing proposed). There is not in most of the villages in this parish.
For local people.
A need.
Yes - Affordable only works when it is sustainable, i.e.; local jobs, shops, schools, public transport. I have had tenants leave to go to Callington because they couldn't afford to live here due to transport costs & lack of amenities.
Born in the parish, schooled locally, qualifying links to the parish.
Should be available on criteria of need and income, with preference to people with local connections.
NO RENTED, this government is allowing property developers / buy to lets to happen; eventually no housing stock for buyers, especially first time buyers will exist.
Must be restrictions & covenants to prevent profiteering, non-residential or non-permanent use. Should aim to provide housing for local people who otherwise might have to move away.
For local people or people connected to the parish. For locals & their family members.
Parish Council to consult and advise.
Local, local, local! 2 or 3 bed, no more of these 'luxury' houses that locals can't afford.
It should be restricted to families within the parish if a need is recognised, but if no need, then they should not be built.
Already sufficient 'affordable housing' in the parish.
There should be a restriction on non-localised purchasing of house in Cornwall first. No good having social housing with no jobs for young people.
Housing for locals.
There is not any infrastructure e.g.; work, transport, shops.
Definitely take in to account facilities, regular bus routes, play areas safe + local, availability of local Drs, school places, adequate parking for each property and reasonable garden size. Must be energy efficient.
Supportive infrastructure. Close to shop/s, bus route.
It should never then be sold on the 'open market'.
Yes, occupants should be scored on local needs; extended/young families.
Consideration needs to be made regarding the lack of public transport and therefore shopping facilities.
We would both like priority for affordable housing to be given to people with a local connection.
Kids at local schools - families.
Keeping the costs as low as possible for young or low income people to buy.
Start out families, with at least one employed adult (full time).
I think they could be dotted around the parish without too much impact.
For local people.
For existing residents only x 2!

If there is a need for additional social housing in the parish, it should be evidenced through a local housing need survey.
Preference should be to those working or willing to work in paid employment.
Yes. Yes. Yes.
Local should mean local.
All properties should have off road parking with restrictions for parking on roads.
MUST live & work in the area & should not be allowed to sublet, MUST be sold to similar persons.
For local people, full time occupancy, not for holiday use.
Make accessible to public transport. Energy efficient. Provide car parking. Restrictions as to use for domestic only - No business.
Number of properties & style. Possible covenants to ensure that resale of affordable properties should include some safeguards to continue local occupancy.
Applicants should be in long term gainful employment.
An upper income limit set yearly.
Low income.
Homes for working people only; with a good record in previous housing. No dogs; there is too much mess left in the lanes already.
50% of the total built.
The number of social housing properties should be limited.
For local people only.
Probably mixed.
They should be built for full year occupancy and not as holiday or second homes.
Should blend in with existing; not 'break new ground' in terms of style or materials used. Environmentally friendly forms of energy & energy efficient should be used.
I think that it is important that those born in the parish are not forced to move away; or at a later date in their lives can afford to return.
As above regarding improved transport links. There should be a quota; this is open to research of need + debate.
Yes; work in the countryside and have to be from the surrounding area.
They should be limited to primary homes; not available as second homes, holiday lets or buy-to-let. Particularly; such houses should benefit the youngsters of the parish, in preference to incoming retirees.
Due to rural location, development will need to address increased traffic, capacity of local services, i.e.; sewer, water etc.
Yes - Local.
This housing needs to be located in sustainable locations, not in a sparsely populated South Hill rural parish with a little less than 200 dwellings; all widely dispersed & with no basic amenities of shops, pubs, post office, school or public transport. There are just not the facilities.
Small numbers on any one site (less than 8).
Social rented housing would be acceptable only if restricted to needs of local people.
Affordable housing must have easy access to public transport routes local shops and schools.
Restrictions on numbers.
They should definitely be owner occupied and not buy-to-let.
Local need restricting relocation of people from outside the parish.
To fill local need.

Yes - local needs; not solving another Council's problems by moving people around. Breaks up social structure.
Restrictions.
YES - Properties should all have chimneys & be in keeping with

Question 10

Do you think there is a need in the parish for sheltered accommodation for the elderly or for smaller 2 bedroom houses or flats?



Clearly flats are not very popular, but a significant number of people think there is a need for sheltered housing and smaller houses.

Question 11

Do you have any other comments regarding housing?

Keep Developers out. Have a Building Consortium within the parish to keep control and enhance local builder's knowledge to supply our needs.
Please see answers to questions 6, 8 & 9.
Good transport, drainage, easy emergency vehicular access. Obviously electricity & BT lines. Our lanes are already compromised by fast and large and too many vehicles. When building, please keep to the larger roads. I would like to see a sensitive cluster of truly eco, all 'mod cons' houses in the parish. I think it would set a good example.

<p>All new builds should meet the standard of a Passivhaus. High quality farmland should not be allowed. Brown field sites should be used as it is easier for extended families to live on the same site.</p>
<p>You cannot be looking at housing in isolation from other infra-structure needs/essentials. With a very fast road through part of the parish at Bray Shop, careful consideration must be given to location be costly, as the utilities provided are poor, the choice is limited & therefore cost. We need Gas (mains). Electricity transmitter is very limited, a development utilising brown water, heating from bio techniques must be considered.</p>
<p>Not convinced any additional housing required. It to be considered see 6 & 8 & 9 above. Only brownfield site to be considered. Would prefer not to see developments with more than 5 or 6 houses in one place.</p>
<p>The parish has a real opportunity to build affordable housing that will have a low environmental impact. Any new build should fit into its surroundings, be insulated to the highest standards by most sustainable methods. Costs need to be low and all for the local people.</p>
<p>Perhaps those with large houses/spare rooms could accommodate those in need of social housing. This may present some local employment possibilities perhaps in care, community transport etc.</p>
<p>Bear in mind the present lack of public transport and facilities, and traffic feeding into this race track! Property in Bray Shop would e.g.; local shop & Post Office.</p>
<p>I feel that 'affordable housing', whether it be to buy, social or private rented, is not actually affordable to locals. Cornwall is notorious for its low wages; this needs to be reflected realistically in the term 'affordable'.</p>
<p>The parish lacks facilities, no shops, no public transport. Only the Parish Hall and the parish church for community activities. A car is essential for work or for social activities. Social housing is not appropriate.</p>
<p>Yes, but beyond your control. I have lived in parish 5 years and am sad to say that the NIMBY's in the parish (who e.g.; reported me to the council for living in my shed) is quite staggering. I feel whatever you do there will be moaning minis. However, I think it is important to support three areas.</p>
<p>1) Relaxed planning to enable self-build property for parish residents 'children' to live in parish. This will have economic knock on. 2) Cheap to buy for locals/local children with a 10-year residency clause.</p>
<p>As there is no public transport in the parish, the type and number of houses would be occupied by wealthier people; to provide local housing would be difficult. Poor transport links and lack of employment and services drive one to the conclusion that it is just not practical to provide social housing in any numbers.</p>
<p>Just to see housing to match existing properties.</p>
<p>We need to prioritise the elderly and poor. Properties must have local, accessible facilities, bus routes, play areas, parking & gardens. Small scale state run affordable sheltered housing for local people; so elderly can stay in community. All conversions, redevelopments + new builds must meet HIGH energy efficient standards. They must take account of drainage on steep slopes - heavy clay soil and runoff</p>
<p>There is a need for affordable housing but I feel strongly that a supportive infrastructure must be in place.</p>
<p>Sheltered accommodation does not work due to amenities and access/transport issues. Also, not many if any would elect sheltered accommodation in a predominantly rural parish; most of our senior residents are supported within family or close neighbour support</p>

<p>Most parish roads are single track & already relatively busy. Widening roads would be inappropriate; therefore, housing location is problematic. Utilities infrastructure (drainage, telecoms, b/band, water etc.) is limited. Apart from Golberdon; we believe that most homes are not on mains drainage - another problem if additional</p>
<p>Sheltered housing not suitable for isolated villages; no bus routes!</p>
<p>New housing, both open market and affordable, should only be for sale or rent to people with an established local connection to the parish; for example, through employment, residence or upbringing. New housing should not be built for use as holiday lettings or second homes.</p>
<p>Local needs housing for sale should be protected by planning conditions which keeps it affordable for local people in perpetuity.</p>
<p>I also believe management teams of local professionals, using local labour, could build locally instead of 'Housing Association' employing overpaid executives. A local plumber knows what is needed; so does an electrician etc. Parish Council can set a budget & local tradesmen quote.</p>
<p>Barn conversions only.</p>
<p>All building should be encouraged to enhance the village - too much of any complex type building will destroy the village and make the area a suburb of Callington. Variety & overall planning toward a balanced village aspect with views considered alongside balance of population e.g.; families, elderly, youth etc. with relevant walking</p>
<p>facilities and recreation.</p>
<p>The unclassified roads: this area already carries a high volume of traffic. More housing would only generate considerably more traffic and would only make the condition of the roads even worse than they already are.</p>
<p>Need for affordable housing or alternative to ensure local people can stay in the area.</p>
<p>Adequate parking is needed as private vehicles necessary. No local transport.</p>
<p>I think smaller, clusters of houses are more desirable; as starter homes rather than larger individual residencies. The development at the top of South Hill road was widely criticised; but appears to have made little impact on the environment and is reasonably attractive.</p>
<p>If possible, discourage holiday homes. Provide sites for self-build from established local families so they can build/extend houses & stay in the parish.</p>
<p>The Council are reducing Sheltered stock and only keeping them where services are within walking distance. However, I don't totally agree with this as many locals would like to stay living in rural areas and receive same sort of support. Putting affordable housing in rural areas defeats the object if it being affordable, re transportation.</p>
<p>The least new housing the better!</p>
<p>For local people only.</p>
<p>Unless public transport is provided; social housing for needy families or for elderly people is not going to be satisfactory.</p>
<p>Too many houses have preservation orders with expensive planning restrictions. This leads to ossification & eventual decay; as too few can afford to comply and the Council(s) are seldom prepared to pay for their requirements.</p>
<p>Despite the introduction comments of not allowing any development in the future, this should be the case where there are no amenities to service the needs of a village; let alone add to the population of that village. Towns are the place for housing developments of any kind, not villages & the countryside.</p>

If you add houses to villages then they become towns and people will insist the amenities are added and then you have created another town and not preserved the parish at all.
The area deserves local materials, like granite.
There isn't the infrastructure around here to support an increase in elderly people. They could be cut off & isolated. Other things need to be in place (services) as well as housing.
I would hate to see lots of houses built in the area. I live in the countryside; as I love to see the fields around etc. & wouldn't want that beauty to be spoilt.
Additional housing alone does not satisfy the needs of the community.
Relative rural isolation. In order to live in the parish, you need to be fit and own a car to access services/shops etc. No bus service and limited alternatives. This limits opportunities for young families on low incomes, frail elderly & disabled. This 'natural restriction' needs to be taken in to account.
We desperately need ways to make older buildings sustainable, good insulation, fenestration & damp proofing. We should try to preserve the individual character of buildings & pay attention to how a building fits into its landscape & social context, whilst employing modern technology + materials for efficient comfort + warmth.
We should avoid turning our homes into B&B lookalikes (see the 4 house types given on Pages 5 & 6!) - which create suburbia creep.
Only on a very small scale.
Seems recently; if you live in a caravan long enough, this then grants you priority to build - this is SO WRONG. I feel anyone who has anyone living in a caravan; should have this recorded in the parish minutes; so that it can be followed. A caravan site should not be a building site. Windy Rush, Trevigro & others. SO WRONG!
There is a national shortage of affordable housing, it should be encouraged.
Property should be a reasonable size, with a reasonable sized garden, enabling people to "grow their own".
For years, Golberdon's existing social/affordable housing in Moorland View has had a negative impact & has been a blight on Golberdon. Cornwall Council's Housing Dept. should bear responsibility for a situation that other the years has involved drugs, police drug raids & surveillance, dog breeding, car breaking and on-going low level anti-social behaviour. The Council's Housing Dept. has been far too concerned with preserving their tenant's rights & have been reluctant or unable to address the fact that their tenants also have responsibilities along with their rights! If these issues were properly & permanently addressed, then social housing might get a much better press in South Hill parish
Priority should be given to residential housing rather than furnished holiday lets.
Sheltered accommodation needs to be sited where shops and other facilities are accessible.