

Roche Parish

YOUR PLAN, YOUR FUTURE

BREAKING NEWS

CAN ROCHE GET A

BY-PASS?

February 28th,
Victory Hall

EMAIL: haveyoursay@rocheneighbourhoodplan.org.uk

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www.rocheneighbourhoodplan.org.uk

RESIDENT'S SURVEY RESULTS

**FULL RESULTS
INSIDE**



Traffic through Roche, Victoria and Trezaise is your biggest concern – can we cut it, especially lorries? You also worry local children can't get in the school.



You don't want big new housing estates – but do think some smaller scale housing is acceptable.



You want our heritage and environment protected – and more access to green spaces.

...NOW LET'S MAKE PLANS!

Come and chat about the ideas for your parish.

IT'S YOUR FUTURE!

YOU ARE INVITED TO
VICTORY HALL
28TH FEBRUARY
DROP IN TO HELP SHAPE THE PLAN
ANYTIME 10AM-3PM
FREE TEA & CAKES

HOMES

According to Cornwall Council, between 2010 and 2030 around 150-300 new homes will be needed in Roche Parish. However, 240 have already been permitted since 2010. So whilst Roche Neighbourhood Plan can propose more, on Cornwall Council's figures only 3-5 new homes are now required here on average each year to 2030.

YOU SAID...

You think building 3-5 new homes a year in Roche Parish is enough.



You prefer smaller scale developments, to provide the homes we need.



You were split over edge of village developments or 'infill'.



You were split over whether new homes should be mainly 'affordable' or open market.



You think some land should be provided for self-build plots for local people.



If more homes are needed you think Victoria is suitable.



You feel a mix of homes are needed.



A SELECTION OF YOUR COMMENTS...

"Roche is turning into a large housing estate. Most new builds have no character, just square boxes."

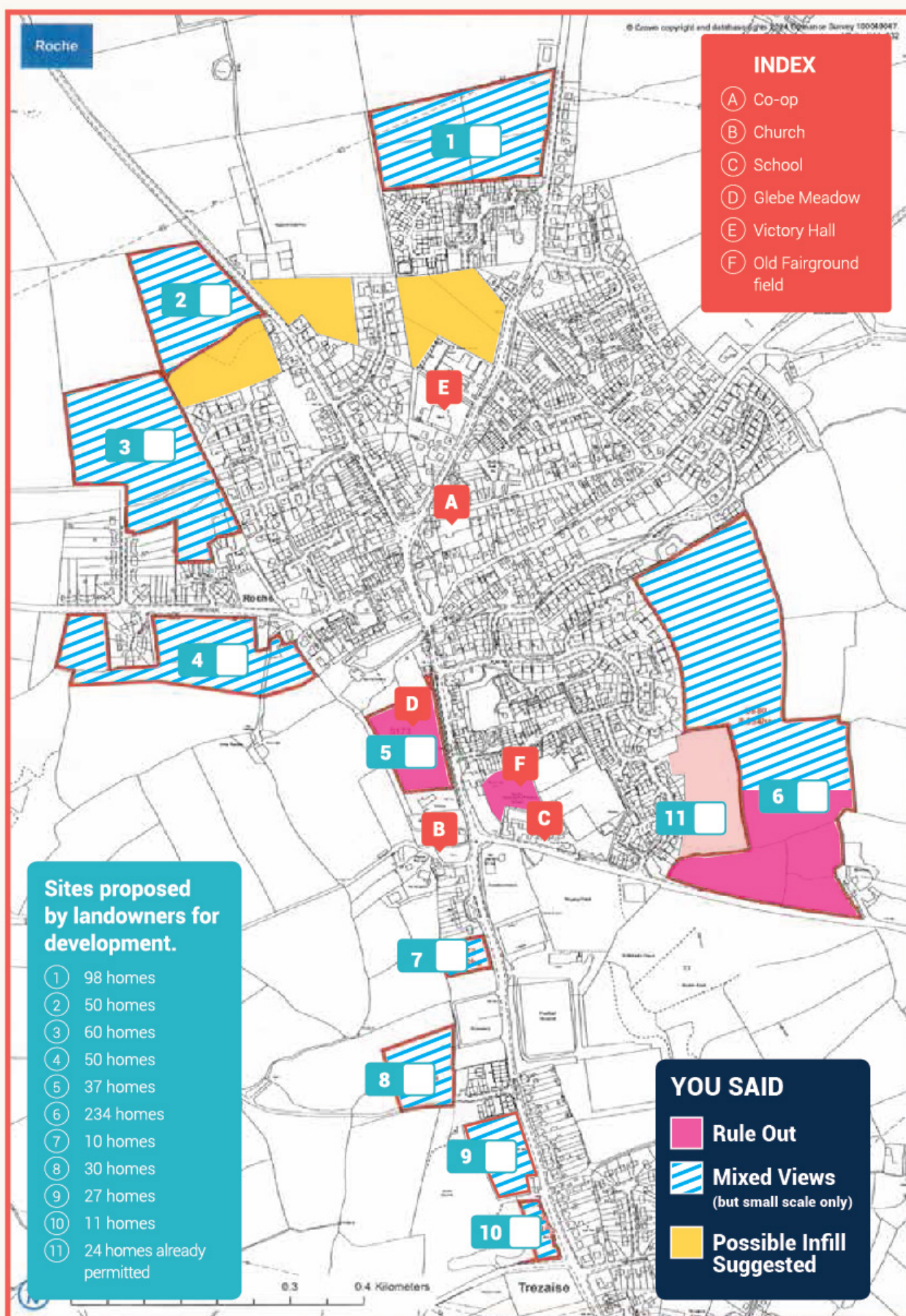
"I think Roche is overcrowded".

"Roche Village is becoming more like a town".

YOU CHOSE

- You overwhelmingly said that unless heavy traffic through Roche is cut, and enough school places made available, housing development should be limited.
- You preferred smaller scale developments and you strongly want key heritage protected, including Roche Rock, the Glebe Meadow, and the Old Fairground.
- You want a mix of homes, and support self-build plots being made available. Some housing development at Victoria has support if more homes are needed.
- The map below shows some sites in red where you definitely DON'T want development.
- Views were mixed on the sites hatched blue (but in all cases you prefer smaller scale development – not the whole of larger sites)
- Yellow sites are possible infill sites suggested since the survey.

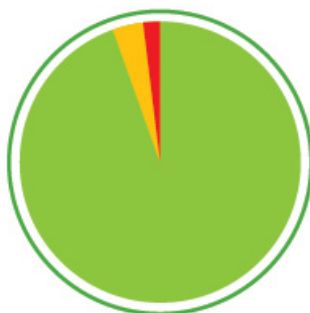
TELL US MORE ON THE 28TH FEBRUARY AT VICTORY HALL



ENVIRONMENT

You strongly support using the Neighbourhood Plan to extend strong protection to the local environment.

You strongly want local policies to protect traditional hedges, meadows and woodland.



You strongly prefer development on previously developed ('brownfield') land first, rather than greenfield sites.



You strongly want the Neighbourhood Plan to emphasise that wind turbines and solar farms must be sensitively sited.



Where areas like Tremodrett Road and Victoria Road have recently flooded, you believe preventing flooding should be a priority for the Neighbourhood Plan.



"We need more green landscaping to make Roche more attractive".

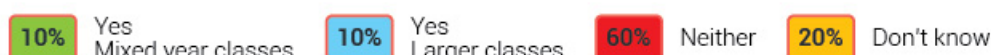
SCHOOL

Because recent development in Roche means our school is now full, with some local children having to go elsewhere, you want development limited unless this is sorted. You don't want larger class sizes or mixed year groups.

You did not support a greater number of new houses to get funds to expand the school.



You do not feel classes of mixed year groups or larger class sizes are acceptable.



The Old Fairground field by the school should be designated a community green space to protect it from development as a nature education area for the school.

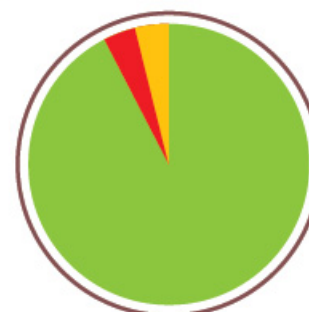


"If the school is full, it tells you we already have enough houses".

HERITAGE

You strongly support using the Neighbourhood Plan to protect the best of our rich heritage for future generations to enjoy – buildings and other local features, as well as the environment. You want our plan to use recommendations from the 2005 Roche report commissioned by English Heritage and Cornwall Council to protect our heritage.

You strongly agree Roche should adopt conservation policies to protect traditional features (for example, old buildings, hedgerows and walls).



You strongly agree the design of new homes should 'fit in' with neighbouring designs



You believe new developments should not visually encroach Roche Rock.



You strongly agree that the Glebe Meadow, as a historically important landscape, should be protected from development as a community green space.



"Traditional houses and meadows should be protected as a priority".

"Roche Rock must be protected. Glebe Meadow should be village green area".

STAY IN TOUCH

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You can also find out more and contact us online at: www.rocheneighbourhoodplan.org.uk

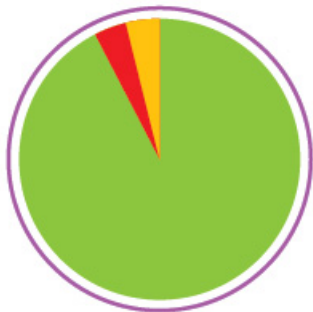
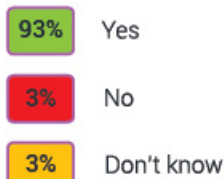
If you want to keep up with what's happening in Roche Parish follow us on Facebook or Twitter

**MORE VIEWS
ON BACK PAGE...**

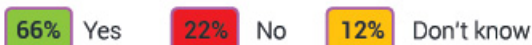
JOBS & SERVICES

You strongly want our Neighbourhood Plan to support jobs and services.

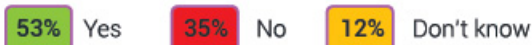
You strongly believe we need policies to support keeping shops and pubs open if possible rather than converted to other use.



A majority support some more homes at Victoria as there are jobs and the rail station there.



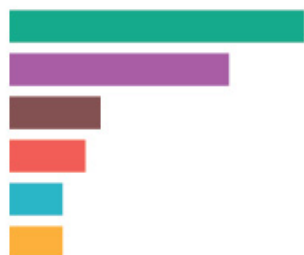
A majority support new small scale employment premises (workshops / small offices) in places other than Victoria, such as Roche.



"Village needs a car park".

LEISURE

Your priorities for better leisure services were more green spaces accessible for all, and more facilities for teenagers.



"Allotments would be a great idea".

"Green spaces for walkers".

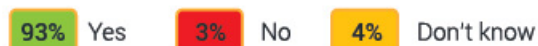
TRAFFIC

Traffic was by far the major issue in your comments. You don't want more development until it is reduced.

You believe that before more development is allowed, the Council should complete the proposed A30-St. Austell link road to reduce traffic through Roche.



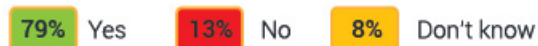
You strongly agree we must require developers building alongside the main road through Treaise and Roche Village to first provide good pavements linking their site to the village centre - and to Victoria, if the development is along Victoria Road.



You believe pavement improvements with the greatest priority are:

- 1st - 65% - Linking Roche to Victoria and the station.
2nd - 33% - Completing the pavement both sides from Roche to Treaise.
3rd - 2% - A small number made other suggestions.

You believe it's important to seek improvements to Roche centre to make it more pedestrian friendly and attractive, rather than prioritising traffic.



"The road through Roche is dangerous. Traffic is too fast and too large".

"Bypass would be ideal for village, heavy lorries are a big problem".

"Pavement from Roche to Victoria needed".

A FULL SURVEY REPORT CAN BE DOWNLOADED AT:
WWW.ROCHENEIGHBOURHOODPLAN.ORG.UK
OR SENT BY POST ON REQUEST.

...AND NOW OUR VILLAGE PLAN:

Now we have your views we need to write a plan to make them happen. That includes possibly choosing sites for development and pressing the council for a bypass.

COME AND CHAT, TELL US WHAT YOU WANT.

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