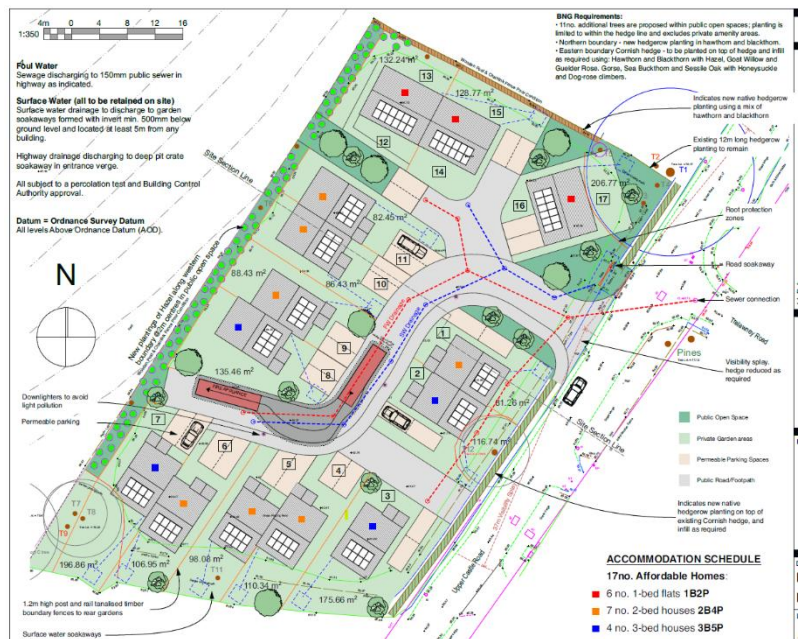


Statement of Community Involvement

26/05/2026

Former Playing Field, Upper
Castle Road, St Mawes TR2 5BU



Chris Rose
Roseland Planning Ltd

Applicant:	Roseland Community Land Trust
Site Address:	Former Cornwall Council Playing Field, Upper Castle Road, St Mawes TR2 5BU
Proposal:	Community led 100% affordable housing scheme comprising 17 affordable homes.
Date:	26/05/26
Version control	V1.1 07/05/26 – original draft prepared by Chris Rose, Roseland Planning Ltd & SMART Panel member.
Professional Qualifications and Terms of Engagement	Prepared by: Chris Rose BA (Hons) MSc Founder & Director, Roseland Planning Ltd Town Planner with over 18 years' professional experience in planning practice, specialising in rural, residential and community-led development across Cornwall. Roseland Planning Ltd was engaged by the Roseland Community Land Trust and the St Mawes Affordable Regeneration Team (SMART) to provide an objective, professional assessment of the planning merits of the proposed development. Although the author is also a member of the SMART Panel, all planning work, analysis and written statements have been prepared independently and impartially, in accordance with the RTPI Code of Professional Conduct. All work undertaken for this project has been completed on a voluntary, pro-bono basis, reflecting the exceptional community importance of the scheme and the commitment to supporting the long-term sustainability of St Mawes. Roseland Planning Ltd roselandplanning@gmail.com 07517 175641 Roseland Planning Ltd, St Just in Roseland 

1. Introduction

This Statement of Community Involvement (SOCI) sets out the comprehensive and sustained programme of engagement undertaken in developing the detailed planning application for the proposed community-led, 100% affordable housing scheme at the former playing field, Upper Castle Road, St Mawes. The purpose of this document is to demonstrate not only the breadth of engagement activity, but also the depth of community involvement and the extent to which the scheme has been shaped directly by local priorities, concerns and aspirations.

The origins of the project lie in a clear and unequivocal community mandate. In early 2024, the Parish Council launched a parish-wide engagement initiative — *St Just in Roseland: The Way Forward* — in response to growing concerns about the long-term sustainability of St Mawes and the wider parish. Over the course of the following year, a structured programme of public meetings, surveys, working groups and stakeholder discussions was undertaken. Throughout this process, the need for genuinely affordable housing emerged consistently as the single most important issue identified by residents. It was clear that public opinion recognised that sustaining a resident population in affordable housing was key to preserving key services and facilities, especially St Mawes Primary School.

The St Mawes Affordable Regeneration Team (SMART) have taken forward this mandate and developed this detailed planning application whilst undertaking continuous public engagement and consultation. The strength of local feeling has been articulated repeatedly, including in correspondence from SMART Panel members who are part of and represent their community, one of whom summarised the position as follows:

“The level of public support for the SMART scheme is both significant and instructive. It demonstrates a clear and overwhelming community mandate for a genuinely community-led housing solution in St Mawes... The scheme represents a practical response to an acknowledged need and has the confidence and endorsement of the community it is intended to serve.”

This is not a speculative proposal. It is a community-driven response to a well-evidenced need, shaped through transparent, inclusive and iterative engagement. It is also notable that the project has received unanimous support from St Just in Roseland Parish Council and ward Councillor Jullian German who have been present at key stages and have played an active role in supporting the project’s progression, and that it has the full support of and Jayne Kirkham MP.

This SOCI demonstrates that the engagement undertaken significantly exceeds the expectations of the National Planning Policy Framework (NPPF), Cornwall Council’s Statement of Community Involvement (SCI), and best practice for Rural Exception Sites.

2. Statutory and Policy Context

The NPPF places strong emphasis on early, proportionate and meaningful engagement with local communities. Cornwall Council’s Statement of Community Involvement reinforces this, encouraging applicants to engage early, demonstrate how feedback has shaped proposals, and provide clear evidence of community support.

For Rural Exception Sites, the requirement is even more explicit: applicants must demonstrate both a clear local need and strong community backing. As the following sections show, the engagement undertaken for this scheme goes well beyond these requirements, providing a robust and transparent evidence base for the application.

3. Engagement Strategy

From the outset, the engagement strategy adopted by SMART was grounded in four core principles:

- Community-led decision-making, ensuring that local people were not merely consulted but actively involved in shaping the direction of the project.
- Transparency and open communication, with information made available in accessible formats and updates provided regularly.
- Iterative design shaped by feedback, allowing the scheme to evolve in response to community input rather than being presented as a fixed proposal.
- Engagement with all relevant stakeholders, ensuring that the process was inclusive, representative and comprehensive.

To deliver this, engagement took place across a wide range of formats, including parish-wide public meetings, written surveys delivered to every household, drop-in consultation events, Parish Council meetings, working group sessions, direct engagement with key stakeholders (including the school, Aspire, Cornwall Council, the MP, ward member and football club), SMART Panel governance meetings, social media updates, leaflet distribution, and ongoing updates via the SMART website.

4. Engagement Activities Undertaken

4.1 Early Engagement – Establishing the Community Mandate (Feb 2024 – Jan 2025)

The early phase of engagement was critical in establishing the community mandate that underpins the scheme.

The initial Parish Council meeting on 5 February 2024 highlighted concerns about the long-term sustainability of St Mawes, including business closures, demographic change and housing pressures. This led directly to the first major public meeting on 18 March 2024, attended by approximately 180 people. The meeting was decisive: residents expressed overwhelming support for taking proactive steps to secure the future of the parish, with affordable housing identified as the central priority.

A follow-on meeting on 29 April 2024 formalised the next steps, including the creation of Working Groups and a Coordinating Group. The first meeting of the Coordinating Group on 21 May 2024 established governance arrangements, Terms of Reference and a commitment to early and meaningful consultation.

The Stage 1 Survey, delivered to every household in September 2024, provided quantitative evidence of the community mandate. The results were unequivocal: 67% strongly agreed

and 24% agreed that more social housing is needed for young families and local workers. There was also strong support for development outside settlement boundaries where proposals were 100% affordable.

The Stage 2 Consultation in November 2024 provided further qualitative feedback, which was reported to the Parish Council on 6 January 2025. The Parish Council subsequently confirmed its support for Community-Led Housing at a special meeting on 27 January 2025, recognising the strength of community feeling.

4.2 Community-Led Housing Engagement (2025–2026)

The first dedicated Community-Led Housing consultation event took place on 27 February 2025, attended by 75 residents. Feedback was overwhelmingly positive, with 100% support recorded and 25 volunteers offering to assist. Themes raised included tenure preferences, housing mix, local occupancy and affordability.

A second consultation event on 2 September 2025 provided an update on progress and maintained momentum and transparency.

4.3 Housing Needs Survey (Cornwall Council, Aug–Sep 2025)

Cornwall Council delivered a Housing Needs Survey to all 850 households on the electoral roll. The results confirmed:

- 21 households in affordable housing need
- 17 households with a local connection wishing to live in the parish
- 12 households in hidden housing need
- A predominance of need for 1-bed homes
- Strong support for affordable housing in principle

This independent evidence reinforces the findings of the community-led engagement.

4.4 Major Public Consultation – 8 April 2026

The third and most significant public consultation event took place on 8 April 2026 at St Mawes Memorial Hall. Flyers were delivered to every household, and the event attracted over 140 attendees, making it one of the largest community meetings held in the parish in recent years.

The meeting was attended by:

- 126 members of the public
- 11 SMART Panel members
- Jayne Kirkham MP

- Cllr Julian German
- Representatives from Aspire Academy Trust
- Cornwall Council Affordable Housing Team
- Gerrans & St Mawes United Football Club
- Parish Councillors



The event included a detailed presentation of the final layout and designs, an explanation of the financing strategy, updated cost modelling, confirmation of school support and replacement sports provision, and a full Q&A session.

A formal resolution was put to the room:

“This meeting supports the proposed development of the St Mawes School Playing Field, with the School using the Football Club’s premises for their sporting activities instead.”

The outcome was emphatic: one vote against, one abstention, and overwhelming support in favour.

The slide deck presented at the meeting (Appendix A) covered progress with Cornwall Council and Aspire, the housing mix and floorplans, financing and phasing, allocation principles, and the show-of-hands vote.

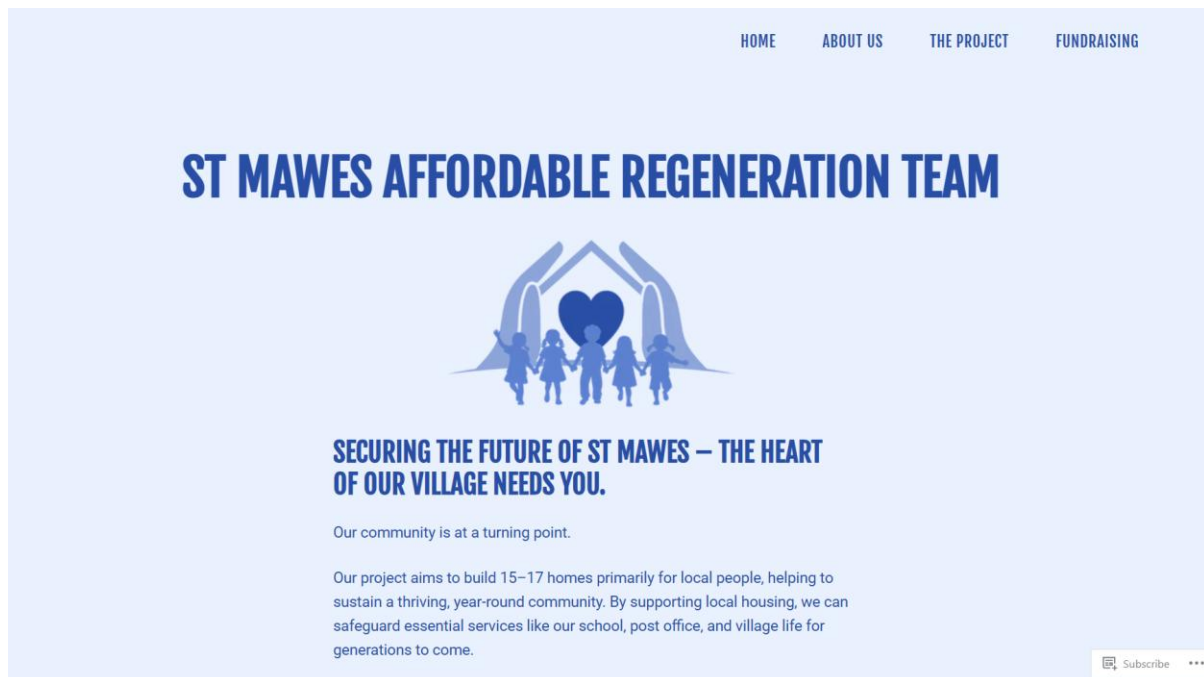
4.5 Website Engagement

SMART have also set up a website to support the project and provide information to members of the community: [SMART – The heart of St Mawes NEEDS you](#)

As of 18 May 2026, the site had recorded:

- 484 page views
- 155 unique visitors
- 208 views of the Home Page
- 26 downloads of the Final Consultation Document

Visitors primarily arrived via Facebook, confirming social media as the main communication channel.



5. Summary of Feedback Received

Across all engagement activities, several themes emerged consistently. Residents expressed strong support for affordable housing, a desire to retain young families, and clear backing for community-led delivery. There was also support for development outside settlement boundaries where proposals were 100% affordable.

Concerns raised included preferences for rental homes, the need for more 2-bed units, ensuring homes remain for local people, landscape impact and the loss of the playing field. These concerns were taken seriously and have directly informed the evolution of the scheme as set out in this detailed planning application.

6. How the Scheme Responded to Feedback

The scheme has been refined in response to community feedback. The tenure mix has been adjusted to include six rented homes, the housing mix has been refined to reflect the need for both smaller units and family homes to support the school and the CLT model ensures

that homes remain affordable in perpetuity. Road safety concerns have informed the access design, and landscape considerations have shaped the layout and planting strategy. The replacement of the playing field with a superior facility at the nearby football club addresses concerns about loss of school provision.

7. Ongoing Engagement

SMART and the CLT have continued to provide updates via meetings, social media and the website, and have maintained open communication with the Parish Council. Engagement remains ongoing and responsive.

8. Conclusion

This SOCI demonstrates that the proposal is community-driven, not developer-driven. Engagement has been extensive, transparent and meaningful, and the scheme responds directly to community priorities. There is clear, sustained and overwhelming support for delivering affordable homes, and the proposal aligns with the NPPF, Cornwall SCI and Rural Exception Site expectations.

The final public consultation attracted over 140 attendees and resulted in near-unanimous support. The project has the full backing of the Parish Council, and the active involvement of Jayne Kirkham MP and Cllr Julian German. Taken together, the evidence shows a strong and enduring community mandate for this development, and the engagement undertaken significantly exceeds what is normally expected for a scheme of this scale.