



A Vision for St Just

LDĀ DESIGN



Introducing the Vision

Sitting amidst an ancient landscape, St Just is wild, independent, spirited and entrepreneurial. It is a place that has always made its own way and will continue to do so; a progressive community with an ability to get things done, turning ideas into action, shaping change rather than responding to events. Its strength is in its culture, community, businesses and their resilience. The Town's setting, character and history shape its identity.

The Town has always had to adapt to change. It has grown over time from a small mining community to a bustling town centre at the heart of the wider West Penwith region, delivering a range of shops, services, employment opportunities and important community facilities that meet the day-to-day needs of residents of the Town and surrounding parishes. There is a strong sense of community spirit in the Town and active community groups and networks that ensure the success of the St Just and that the needs of the community are met.

The St Just Vision has been commissioned by the St Just Town Vitality Steering Group, to set out a holistic vision for the Town, which reflects its unique characteristics and ambitions and provides practical recommendations to address the challenges identified. The Plan has been shaped by many different conversations with members of the community and has been drawn together by LDA Design (Design and Planning), PJA (Transport) and Three Dragons (Development Viability and Economics), informed by the extensive community consultation undertaken and in consultation with the Town Vitality Steering Group.

St Just is already a special and successful place. It does not need to become anything else. The Vision seeks to protect and enhance the existing qualities of the Town, that will ensure it remains successful and resilient in the future. It builds on the spirit of the community and its ability to flex and adapt to change. It is hoped that the plan will set a galvanising common purpose for the community, providing a clear set of common qualities that should be protected and enhanced, and identifying progressive projects for the community to promote and implement, to ensure that the Town remains successful and self-sufficient. The Vision is supported by an Implementation and Delivery Plan that provides further guidance as to how the projects identified could be delivered, and this Vision achieved.

The Plan aims to ensure that St Just remains a place where people feel rooted and connected and where their care for each other remains a constant. The Vision will ensure that all those who want to live and work in the Town have this opportunity and that the strong sense of community spirit and fantastic quality of life are retained for future generations.



Understanding St Just

St Just, offers a fantastic quality of life with access to the Tin Coast and surrounding West Penwith Area of Outstanding Natural Beauty countryside on the doorstep, within walking and cycling distance and steeped in history as a result of the areas rich mining history. Despite its growth, St Just remains nestled within the landscape and retains its character as a historic and relatively rural commercial and community hub. The landscape and history of the town is key to its identity and is something that is, and should continue to be, protected and celebrated.

St Just is fiercely independent with a range of retailers, hospitality services and other business owners who have chosen to base themselves in the Town, some of whom have been there for generations and others who have more recently joined the local business community and who are helping to diversify the commercial offer. There is a strong support network between local businesses, with a commercial offer that complements and helps to sustain each other. Many people rely on St Just for their everyday needs, above travelling to Penzance or other centres outside of the local area.

St Just is also a popular visitor destination, with a booming visitor economy and tourist season that is extending each year, encouraged by the Town's fantastic access to nature and the surrounding coastal landscape. People are attracted to St Just as the Town at the heart of this wider landscape, and it provides a perfect base from which to enjoy the heritage coast, beaches and countryside walking. However, whilst tourism provides an important contribution to the local economy, it is essential that this

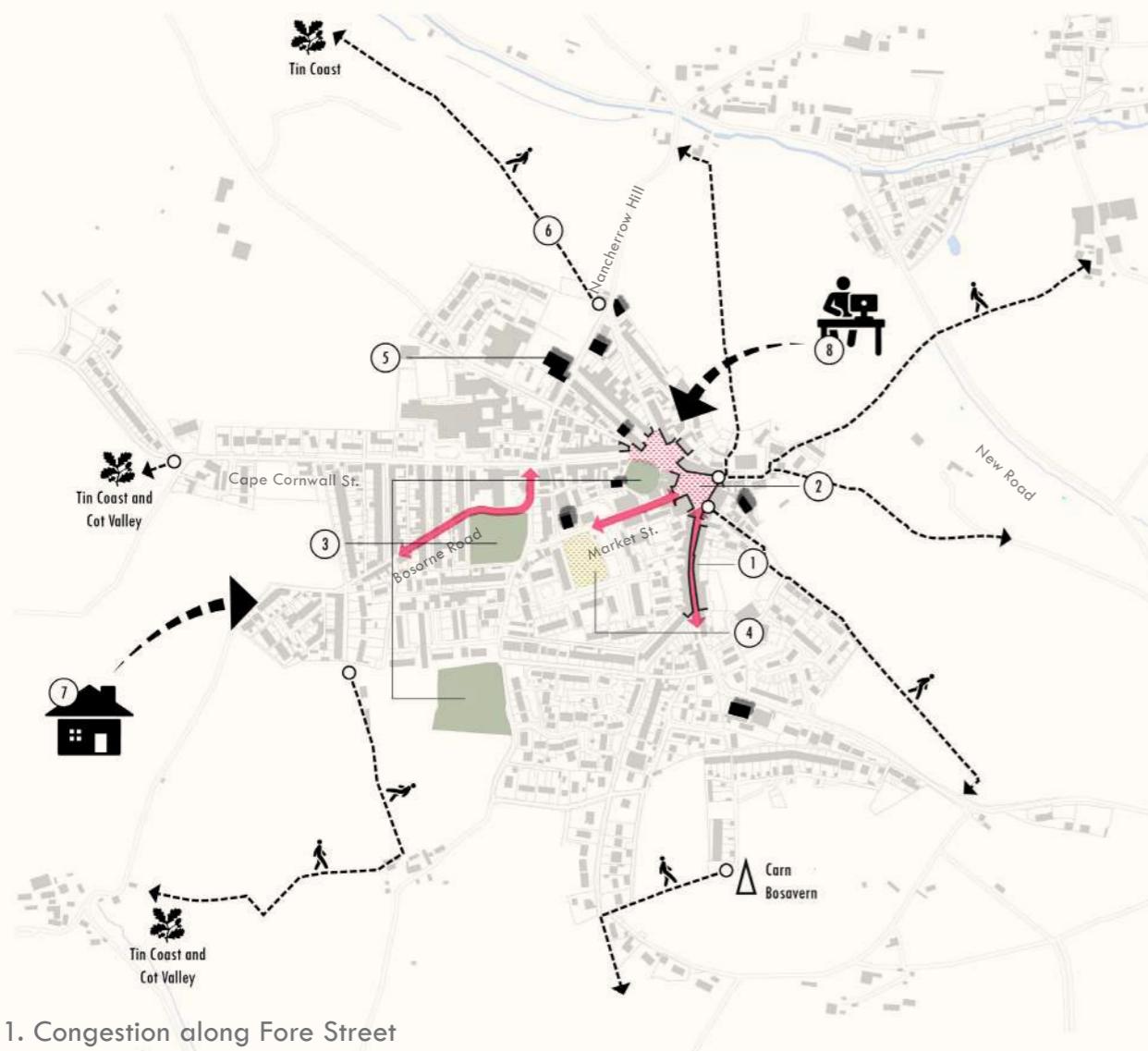
is managed and encouraged in the right way, a way that does not impact on the quality of life or the access to facilities and services, homes or employment opportunities for local people.

The many positive and valued characteristics of St Just should not be taken as a given. The Town is subject to many changes affecting the whole of the UK. Online retailing is changing the way people shop. The COVID pandemic has accelerated changes in working practices meaning that more people now work from home. More people are holidaying in the UK and places which offer a great quality of life are sought after. Society is in the midst of an energy transition with major implications for motorists and householders. All of these external changes could impact on St Just. The Vision for the Town aims to ensure that as change happens benefits and outcomes will feed back into the local community and economy.

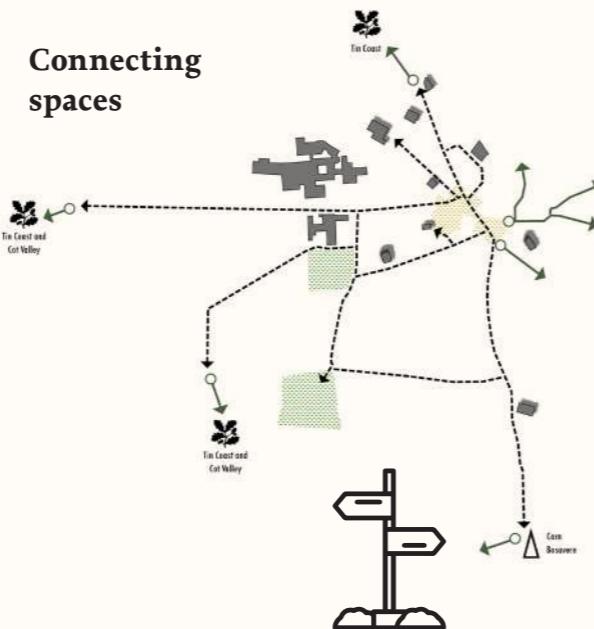
At the most local level, the day to day issues and opportunities within the Town that this Vision starts to address, have been identified and borne out of the conversations with the local community. These reflect some of the more national challenges at a local scale, including the need for new housing and affordable housing, the need to reduce reliance and dominance of private vehicles and encourage alternate means of travel, and the need to provide new business and flexible working opportunities.

Some of the key considerations for this Plan and that have informed the priorities within, are set out below:

Understanding some of the issues and opportunities



1. Congestion along Fore Street
2. Parking and congestion within Bank and Market Squares, resulting in car dominated spaces.
3. Underutilised open spaces
4. Pressures between visitor and resident parking demands
5. Significant number of community buildings and spaces, with different needs and functions
6. Opportunity to improve connections to the wider surrounding landscape
7. Demand for greater affordable housing provision
8. Demand for greater provision and mix of employment spaces



1. Congestion along Fore Street.
2. Car dominated spaces within Market and Bank Squares.
3. Pressure on town centre parking.
4. Improve wayfinding and connections to the stunning surrounding landscape.

Foundations for the Future

The simple idea behind the vision for St Just is that the strengths of today will be the foundations for tomorrow.

The Vision is about ensuring that the success of St Just is sustained, in the face of future opportunity and adversity in a changing world.

The Vision and suggested projects have been driven by the feedback received from the community and seeks to respond to the matters most important to local people, both in terms of the qualities of the Town that should strengthened, and the issues that people feel needed to be most urgently addressed.

The Plan identifies self-contained priority projects that the community can promote and implement. Each project has been developed to ensure the long term vitality and vibrancy of the town as both a great place to live, work and visit, all whilst retaining the independent and community-led spirit of St Just and protecting the nature and historic landscape that makes its setting so special.

The St Just Vision represents a commitment to strengthen the economic and entrepreneurial spirt of the Town, to invest in improvements to physical infrastructure to improve mobility and access to and within the town and with a focus on encouraging more people to walk and cycle around the town, to improve the quality of life and access to community services and facilities and to identify future development and investment opportunities to create the homes and jobs needed.

Core Principles



A focus on three key principles identified will ensure that St Just stays true to its identity but also becomes positioned to attract the support and investment needed to ensure it thrives for future generations. These core principles should frame future decision-making in the town and assist the community in prioritising the delivery of the projects identified.

Supporting the local community

All decisions should reflect a people first perspective in which development is always thought about in terms of the public good and the quality of life that it can bring to the community within the town and surrounding area. New development should be thought about in terms of how it supports existing or future community efforts and priorities within the town.

Encouraging a prosperous local economy

Every effort should be taken to build on the success of local businesses and to encourage growth and investment in new business space. Good well paid jobs and good quality housing will ensure that the Town remains attractive to businesses and investment and to ensure it remains an important shopping, cultural and leisure destination. To encourage business that enhances the natural and historic qualities of the Town and those that will provide jobs in the future and support the transition to a low carbon economy.

Remaining a great place to live and connection to the landscape

Streets and spaces should be of the highest quality, encouraging activity and wellbeing and a connection to the nature and history abundant in the surrounding landscape. Opportunities should be taken to connect the Town and the landscape, investing in infrastructure to make walking and cycling the preferred choice of transportation and reducing congestion and volumes of traffic.

Successfully Sustaining St Just



The Vision defines the existing key qualities that make St Just so unique and independent, and thinks about what needs to be done to ensure that these existing qualities are protected and enhanced in the future, in response to the key issues and considerations identified and in the face of external changes and pressures.

The five key qualities that make St Just unique and successful are:

1. It's strong community that supports each other
2. A town that is accessible for residents and visitors alike
3. An environmentally conscious community
4. A town and local businesses that are entrepreneurial and independent in spirit
5. A town that provides a fantastic quality of life and is a great place to live and work

Objectives

To retain these key qualities requires that 5 key objectives are achieved in planning and designing for the future of the town.

1. **To sustain an energetic and engaged community**
2. **To provide the ability for residents and visitors to access the Town easily**
3. **To encourage a resilient and more self sufficient St Just**
4. **To strengthen and enhance the locally-led economy**
5. **To ensure everyone has access to good quality housing**

On the following pages each objective is discussed, including the opportunities to strengthen the key qualities that are important to St Just and the threats are highlighted and actions are proposed to ensure that St Just stays strong. This is then supported by the suggested projects for each objective that will ensure successful delivery of each

Desired outcomes are also identified for each objective. These outcomes provide a tool for the Town Council and the community by which to assess and consider all future development proposals, projects and initiatives in the Town, to consider how they will contribute to the overall Vision.

1. To sustain an energetic and engaged community

Understanding the opportunities

The Town fosters a fantastic sense of community, and St Just is a place where people look out for each other and where the wellbeing of all is important. The community is very engaged in the Town, with a network of groups and activities that seek to support the prosperity and health and well-being of St Just and the local area. The Town is renowned for the successful community events hosted here which draw crowds of residents and visitors alike, including annual events such as the Lafrowda Festival and St Piran's Day celebrations, as well as the Ordinalia in recent years.

There are a significant number of existing community spaces across the town and a range of community groups that use these spaces for their various activities. These include The Knut, Nancherrow Youth Centre, the Old Town Hall and Miners Chapel, among others. There is an appetite within the Town to support existing community groups and invest in these important community spaces, including causes to invest in older buildings within the Town, such as bringing the Lafrowda Club back to life.

What are the risks for the future?

Sustaining the number of community groups in the Town, especially in regard of the management and viability of the number of community spaces used, is challenging. A number of existing community groups are already stretched in terms of volunteers,

with reliance on the same people to manage and run them. There are also a large number of community buildings that require upkeep and continued funding, and some spaces are not fully utilised during the whole week or require further investment to keep them fit for purpose. There is a risk of buildings not receiving the use or upkeep they require, resulting in potentially underutilised space within the Town which could be repurposed to better provide an alternative or mixed use. Reliance solely on volunteers means that the community has a finite capacity and resource to bring forward projects.

What does a successful future look like?

- A mix of community spaces and uses that cater for a broad demographic and that help create an inclusive, active and healthy community
- The provision of quality community spaces within the Town which are accessible to all.
- Community spaces that have a clear function, including multi-functional spaces to improve efficiency and to help consolidate and manage community volunteering and engagement activities, and address funding challenges
- Successful re-use of redundant community spaces for other uses to provide community and economic benefits where appropriate

- Recognising that locating community uses in the right places can attract footfall and spread investment across the town

Project 1.A – Community Builder

Detail – To make the business case for a funded ‘Community Builder’ to support a range of Town Council and other community projects and initiatives across the Town and potentially the wider Tin Coast area. The Community Builder would provide a dedicated resource to help support the implementation of this Plan and facilitate funding applications or bid writing to support the suggested projects. They could also have a role in coordinating the activities of other community groups in St Just and the wider parish.

Reasoning – Successful implementation of the plan and a successful future for St Just will require that a number of different projects and initiatives are coordinated. Success will bring significant and quantifiable community and economic benefits and will also help to support the existing network of volunteers.

Project 1.B – Improve accessibility and functionality of the Plen an Gwarry (“The Plen”)

Detail – To explore opportunity for improvements to surfacing, particularly at the entrances, to improve the accessibility and usability of this important space all year round and to provide greater flexibility in its use in terms of outdoor market space, pop up cinema screenings or music events. To provide wheelchair access and enhanced entrance space, whilst respecting the setting of the heritage monument

- Adequate funded resource to coordinate and implement community projects, providing support to a range of groups and initiatives

Reasoning – The Plen is a key asset at the heart of the Town, steeped in history and legacy as an entertainment space. This proposal would ensure activity all year round and provide more event space for things people would like to see, such as music, theatre and cinema space. The works could also enhance access to the Plen, ensuring it remains accessible to all. It could also provide additional signage or information related to the history of the Plen to provide greater understanding of the heritage and significance of this space.

Project 1.C – Indoor Market Space

Detail – To provide space for an indoor mixed market. This could offer space to sell local food and produce, crafts, gifts etc and would increase footfall generally within the Town. The previous market was supported and has recently restarted in the WI building. A permanent indoor space for the market will ensure its long terms future and allow investment to enhance its attractiveness and draw. The WI building could be the permanent location but there may be other opportunities within existing buildings like the Lafrowda Club or the Miners Chapel, alongside other supporting commercial uses to ensure the market use, and these buildings, remain viable.

Reasoning – To provide space for local sellers and producers and to help to diversify the commercial offer in the town and provide additional retail opportunities for local businesses. The emphasis should be on creating a sought after experience

for all, not just market stalls but a mixed market hub with opportunities for food and beverages / coffee / community and other uses alongside this. Evidence shows that this is likely to encourage footfall and trade within the Town, potentially stimulating activity in currently redundant buildings or less central areas of the Town.

Project 1.D – Lafrowda Club

Detail – A vacant former cultural and community building with a significant history and of prominence within the Town. Subject to the community building feasibility work (see below), the building provides opportunity for mixed commercial and community use. There is an intention to deliver a new heritage centre in Lafrowda to display the history of St Just and wider heritage coast and information about the people that have made up its community. This use could be supported by a commercial element in the form of event space or flexible employment opportunities to help sustain the building and encourage footfall.

There is also opportunity to link the proposed heritage centre with a wider ‘Arts and Heritage’ walking trail around St Just, guiding people around the Town to view historic features, buildings and other assets of interest. This becomes a ‘heritage experience’ and is another attraction within the Town, encouraging footfall around St Just and celebrating its history.

Reasoning – An opportunity to bring a significant and important local building back into use for the benefit of as many people possible. The heritage centre would help to showcase the history of St Just and help people, both residents and visitors alike, to connect the Town with the heritage of the wider landscape. Providing

an element of commercial floorspace also responds to demands for new, affordable and flexible business space in the Town. Any commercial element would also help to sustain the viability and maintenance of the building, including the heritage centre. buildings.

Project 1.E – Wider Community Building Optimisation Study

Detail – To commission and undertake a full building optimisation study of the existing community buildings within the Town (such as the Miners Chapel, Lafrowda Club, WI, Recreation Centre, Old Town Hall, Nancherrow Youth Centre, the Knut), to better understand their existing use and purpose, as well as current management and funding structure and any challenges faced.

This may identify opportunities to explore how groups might be brought together within key community spaces that are fit for purpose and which could serve a mix of functions if currently underutilised. This would focus management and funding efforts on key spaces that are of greatest value to the community. It would then identify any opportunities for increasing the use of community buildings that are underutilised and explore the opportunities to also provide other uses of value to the community such as affordable homes or new employment or business floorspace for example.

Reasoning – This responds to the issue of multiple venues for assembly and other purposes in the town, with often uncertain revenue and management to support short and longer term operation. It also responds to a shortage of development sites or conversion opportunities for other uses to better serve the community or provide

spaces for enterprise. It will enable the community to focus efforts in key locations and provide better communal spaces that can suit a range of activities.

This will free up other space in the Town to provide housing or employment opportunities, to meet needs and demands identified and using previously developed land and buildings.

Project 1.F – Opportunities for improved play and open space at the Recreation Park

Detail – To build on success of existing play facilities and new skate park, to improve range of activities in the Recreation Park. This could include

additional play equipment such as climbing wall or zip wire, as well as some covered space for young people to ensure the open space remains attractive to all and useable throughout the year. There is also opportunity for new planting and landscaping, including improved accessibility and edible planting opportunities within the recreation ground which could be something for children of the town to take ownership of.

Reasoning – To respond to ideas from the local youth who place great value on the recreation ground and outdoor / play space and this would provide greater activity and use of the space.

The introduction of more landscaping and planting in this space would encourage interest in the community and environment from the young people, to learn about importance of food production or planting for biodiversity and there is opportunity to link up with local schools or community groups to help manage this space.

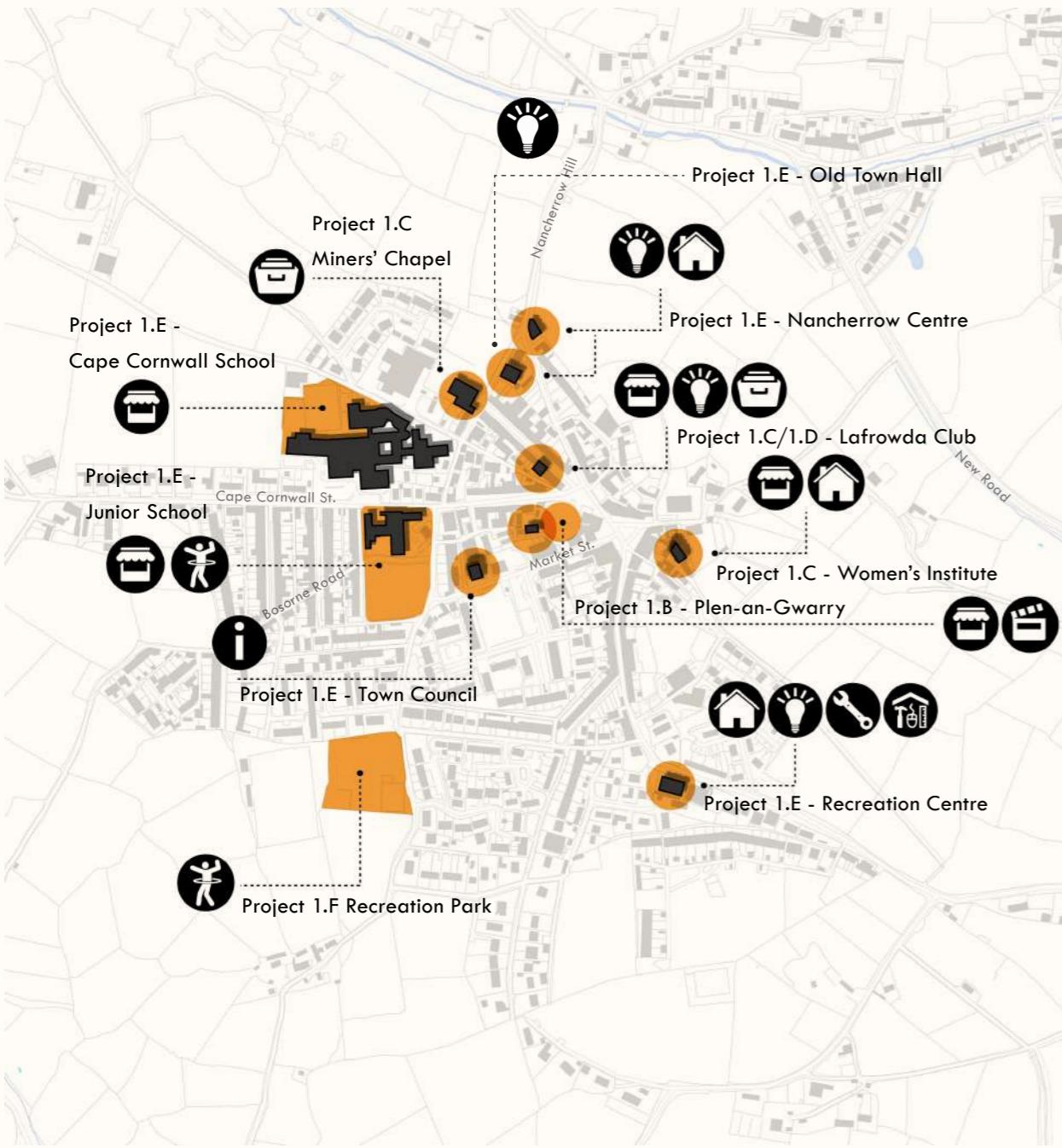


Lafrowda Club Building



Nancherrow Youth Centre

Plan showing existing community uses and potential alternate use



Key

- | | | | |
|--|-------------------|--|---------------------|
| | Housing | | Tourist information |
| | Market Space | | Outdoor cinema |
| | Coworking space | | Employment space |
| | Archives / museum | | Maker space |
| | Play space | | |



1. Outdoor cinema screening
2. Enhance the active playspace offer
3. Ensure outdoor spaces remain accessible to all
4. Opportunity for flexible indoor market space

2. To provide the ability for residents and visitors to access the town easily

Understanding the opportunities

St Just provides a range of shops and services that residents of the Town and surrounding parishes use on a day-to-day basis. It is the largest town, outside of Penzance, in the West Penwith region with an estimated population of 5,015 people in the St Just Parish. The Town also attracts a number of visitors and tourists each year, either staying in the Town or surrounding area and who use the Town as a base during their stay. In July 2022 there were on average, 1,503 visitors to the Town a day. It is therefore a popular destination and access to the Town and the quality of the arrival experience and the ease of movement for all throughout is extremely important.

There is currently free parking in the Town for residents and visitors alike. This includes long stay free parking within the main car park on Market Street, as well as intended short stay parking within Market Square and Bank Square. Parking is also unrestricted in the surrounding streets within the Town. Many people value the free parking and the ability to quickly stop and pick up or access whatever they need as they pass through.

The Town is served by existing public transport services, including First Bus local services and the Tin Coaster. There are also a number of local people already trying to access the town on foot or by bike. There is an appetite within the Town to reduce

reliance on private car use where feasible and encourage more active means of travel.

What are the risks for the future?

There is increasing conflict between parking pressures for residents and visitors, all trying to access the same spaces in the Town and the main car park is often full. This leads to increased on-street parking around the Town, reducing ease of movement for vehicles and pedestrians and cyclists, as well as the quality of the historic streets and environment. The use of the space around the main car park is not efficient and lacks activity. There is also an issue with enforcement of existing parking within Market Square and Bank Square which can lead to congestion, worsened by impacts of on street servicing and delivery arrangements for the local shops, often by large HGV's. There is limited walking and cycling infrastructure in the Town to further encourage use of these more active modes of travel and in places like Fore Street, the pedestrian experience is constrained by narrow pavement and busy road. As the Town becomes more popular pedestrians will expect easier crossing points of the main roads and more areas that are not dominated by traffic/loading in which to spend time, their likelihood of returning will be influenced by the quality of the environment they experience.

What does a successful future look like?

- A strategic transport and parking plan is implemented which ensures sufficient parking for residents and visitors, encourages walking and cycling and takes vehicle pressure away from the main areas where pedestrians congregate
- Streets are pleasant for pedestrian and cyclists to use with less dominance of car parking and vehicle activity
- Parking is managed in a way that residents have access to a parking space but are encouraged to think about using other means of travel for day-to-day local needs
- Shared mobility and public transport opportunities are accessible and convenient to all
- Improved walking and cycling connections are provided between key areas of the town
- There is improved signage and wayfinding around the Town

Possible Projects

The Possible Projects identified below start with those which are more strategic in scale and nature, related to a more fundamental shift in arrival experience and approach to parking that seeks to separate visitor and resident spaces in the longer term, as well as then proposals to encourage alternate or active modes of travel as opposed to reliance on private cars.

The changes at the local scale, in terms of reconfiguration of parking spaces within the town centre and the greening of local

streets and implementation of greater pedestrian and cycle infrastructure, is dependent on successfully reducing overall parking and congestion pressures in the town and dealing with the strategic issue and opportunities identified

Project 2.A – Park and Stride

Detail – At a strategic scale, there should be an exercise to explore any opportunity to move visitor parking outside of the Town and create a new ‘Park and Stride’ experience. Visitors would park on the edge of the Town and be encouraged to walk or cycle into the Town either via existing streets or via existing public footpaths that connect into Market Square or by the church. The visitor arrival experience could be a positive part of experiencing St Just, increasing the exploration and experience of the Town and providing a greater understanding of its surrounding landscape and setting, rather than simply driving straight into the centre.

This could seek to make additional use of land, including that currently used for temporary parking when events are held in the town or land that is intended to be brought forward for development in due course, providing significant community benefit and contributing to the enabling case to support the wider development opportunity

Reasoning – This will improve the arrival experience for visitors, allowing them to park on the edge of the town and experience the views to and across the town to within its stunning setting. Importantly, this would also improve accessibility and parking experience for local people, by freeing up parking space in the Town and within the main car park.

The ability to introduce parking permits for residents would help to manage the space and if charged for, even on a small scale, it would create some additional funding opportunity for investment back into the local community or to create funds for management.

Project 2.B – Improving the main car park and opportunity to create a ‘Mobility Hub’

Detail – Improved visitor parking through the creation of a Park and Stride facility could create the opportunity to reconfigure space within the main town centre car park to improve the layout and efficiency of the space, including opportunity for landscaping and greening within this space, providing greater connection with other green spaces such as the Plen or the playing fields along Market Street.

The Vision suggests the central area including the bus station and car park could, in time, become a new mobility hub, responding to changing travel demand patterns over time, including opportunity for electric vehicle charging spaces, bicycle hire and improved bus station facilities. The mobility hub could include a new shared car club for St Just and even electric cycle hire.

Reasoning – The creation of a mobility hub responds to the town’s aspirations to be forward thinking and in helping the town remain resilient and to respond to climate change, including the provision of electric vehicle charging, car club and cycle hire opportunities to reduce reliance on multiple private car ownership. There is a current lack of electric vehicle charging space in St Just which may be constraining the take up of these vehicles locally as well as the opportunity to attract visitors travelling

in electric vehicles. The hub could even be expanded to include other ‘services’ that the community could share/hire to support the development of a circular economy.

There is opportunity to link to the cycle hire initiative currently being explored by the Tin Coast Partnership and to link to and promote local walking and cycling trails as a further activity for residents and also visitors as an attraction from the town.

Project 2.C – Opportunities within Bank Square and Market Square

Detail – To improve the experience within Market Square, to reduce the dominance of vehicles moving and parking in this important commercial and community hub, whilst retaining access and free short-stay parking here. To also provide opportunity for larger area of pedestrianised space for businesses to spill out onto and for people to stop and enjoy the hustle and bustle of the square, as well as improved crossing and ease of movement across the Square between shops and services. There is opportunity to share space within the Square to provide opportunity for flexible outdoor market or event space at certain times of the year, with mechanisms to make it easier to close off parts of the Square to traffic as needed.

Similarly to reconfigure and improve the crossing points around Bank Square, and maximise footways for pedestrians and opportunities for additional street planting and public realm, creating an attractive setting for the square in which people will continue to stop and enjoy the Plen and other facilities here.

Reasoning – There is an emphasis on retaining the existing ease and amount of parking in the town squares as appropriate, whilst also improving the ease and

safety of the pedestrian experience when spending time or moving around these squares, enhancing them as spaces in which to spend time and experience social interaction and to stop and support local businesses. Providing additional pavement space along the northern, sunny side of the Square will support businesses here with additional spill out space for more seating, as well as improving pedestrian connectivity to Bank Square and linking up businesses such as the Dog and Rabbit Cafe or the Jackson Gallery with the centre of the town more strongly. This will also provide opportunity for more landscaping and greening and planting within the street spaces, for example by St Just in Bloom.

There is also opportunity with space for pop up events or stalls associated with a high visibility outdoor market to promote activity in these areas.

Project 2.D – Traffic calming on Fore Street

Detail – The Plan suggests an additional give-take arrangement could be implemented on Fore Street, to formalise the existing informal arrangement in which vehicles wait to allow others to pass where the road is only wide enough for one car. This would help to naturally manage the flow of traffic, and complements proposals promoted by Cornwall Council. Where the road is formalised as single carriageway, this provides opportunity to widen pavements, including at existing building pinch points, to make this more continuous along Fore Street and provide improved crossing points, enhancing an important pedestrian route into the Town.

Reasoning – This provides opportunity to widen the pavements along Fore Street where the existing road is only one way, improving the experience for and safety of

pedestrians moving along the street. It will encourage people to walk along this route, improving accessibility and footfall for local businesses here.

Project 2.E – Signage and Wayfinding

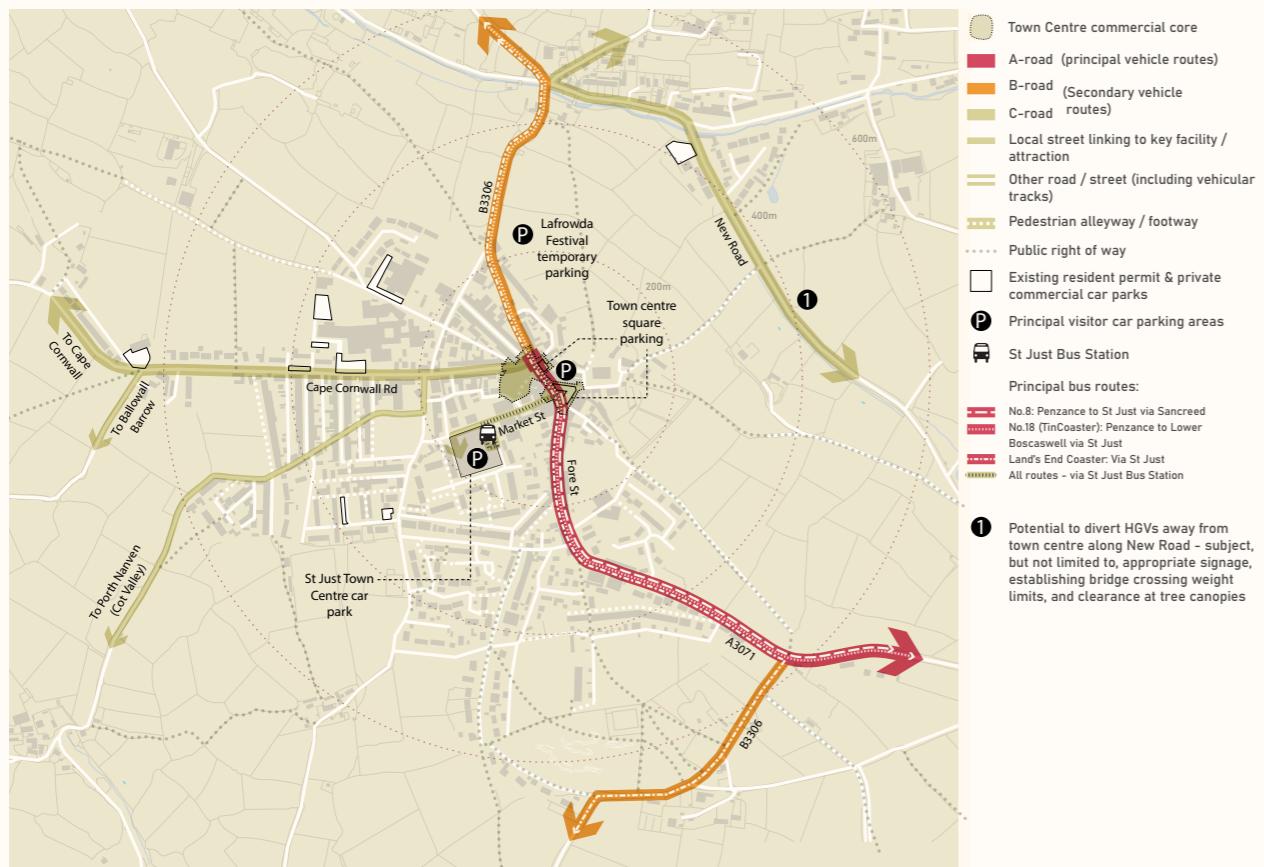
Detail – To create a series of defined walking trails around the Town which are promoted, which could be themed around: Arts – linking up local galleries; Heritage – linking up and providing information on historic buildings and spaces within the Town; or Landscape connections – to promote access to Carn Bosavern Rocks or towards the coast or Cot Valley

Along these routes there would be other opportunities to signposting to other local businesses on-route, but with a focus on showcasing some of the assets that make the Town unique.

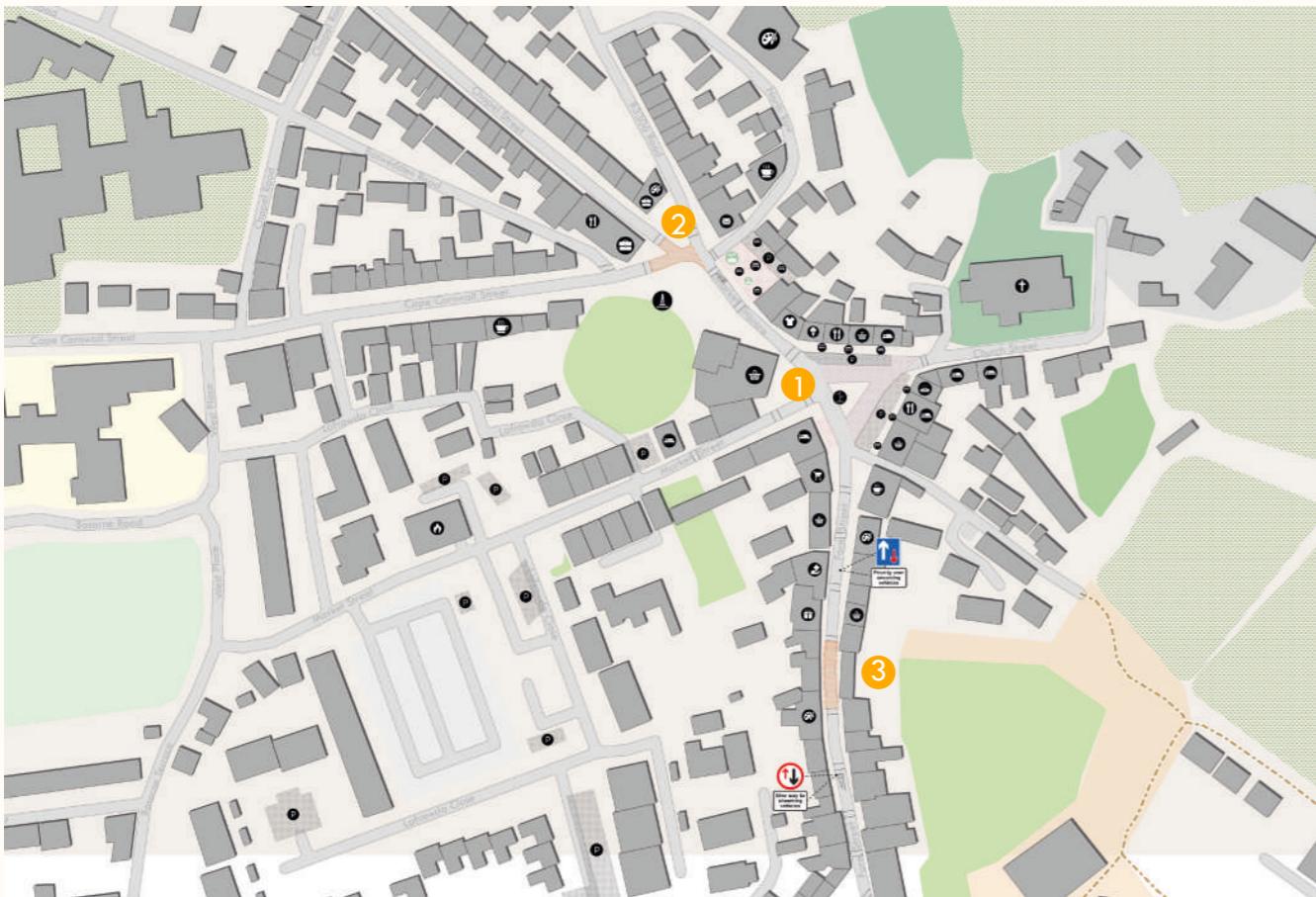
Reasoning – To demonstrate what is in the Town, in addition to the businesses in the heart of the town around Market Square which attract the most footfall. This encourages people to spend time in and to fully explore St Just and everything the Town has to offer.

Encouraging visitors to spend longer in the town will increase expenditure and the mix of cultural history with urban and rural landscapes will address the wider tourism objectives of year round activity for visitors.

Existing Access - Context Plan

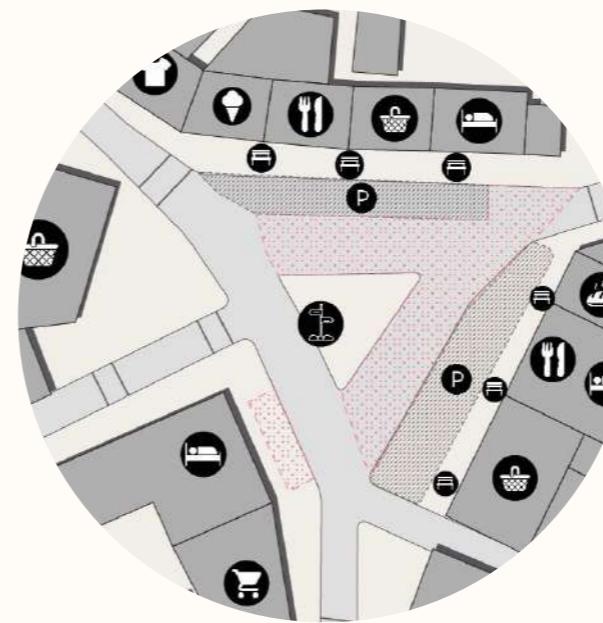


Town Centre Enhancements



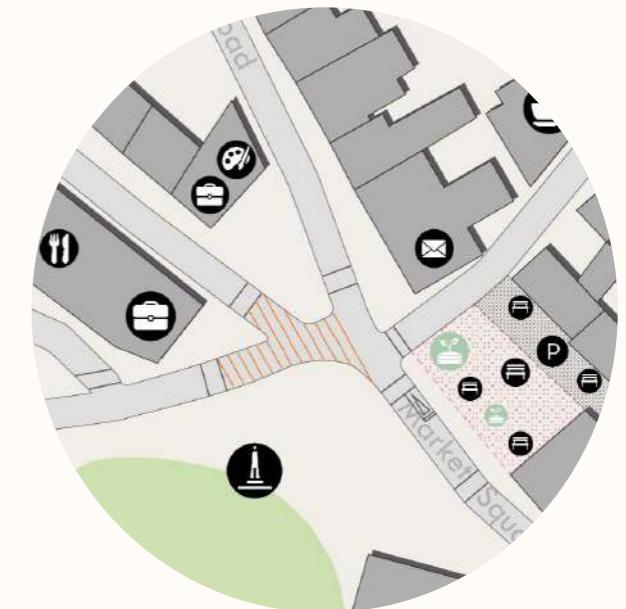
1. Market Square

- Widen pavement to the north of Square by c. 2m to provide additional public space and spill out / seating areas for businesses
- Retain existing parking arrangement
- Adapt surface treatment of the road within the 'triangle' to feel like more of a shared space, which could be used as market or event space
- Enhance carriageway surfacing between the corners of the road between Moomaid / Co-op to formalise a crossing point
- Provide informal loading bay outside the Commercial to be utilised for delivery and servicing. To be designed in a way that forms part of public space when not in use



2. Bank Square

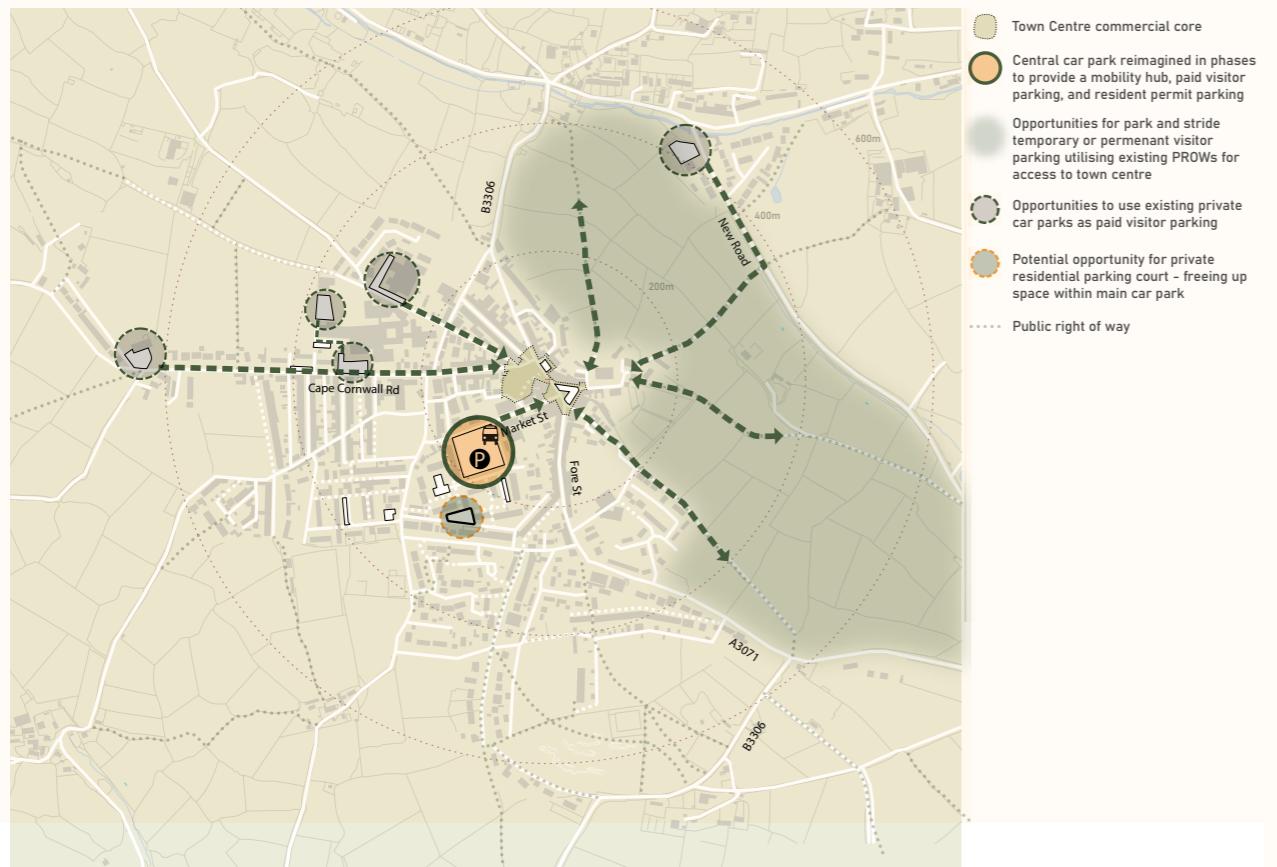
- Amend parking arrangement to move the spaces to the rear of the square and create more shared space and public realm for people to enjoy and better link this space between Market Square, Bank Sq and N Row. Helps to activate all sides of the square.
- Raised table crossing at the junction and define crossing points to improve movement and priority for pedestrians



3. Fore Street

- Proposed vehicle give - take arrangement which formalises existing waiting arrangement and improves the flow of traffic
- This provides opportunity to widen footways at existing building pinch points, improving this important pedestrian route
- Use material treatment on road surface where pavement is enhanced to denote an informal crossing point

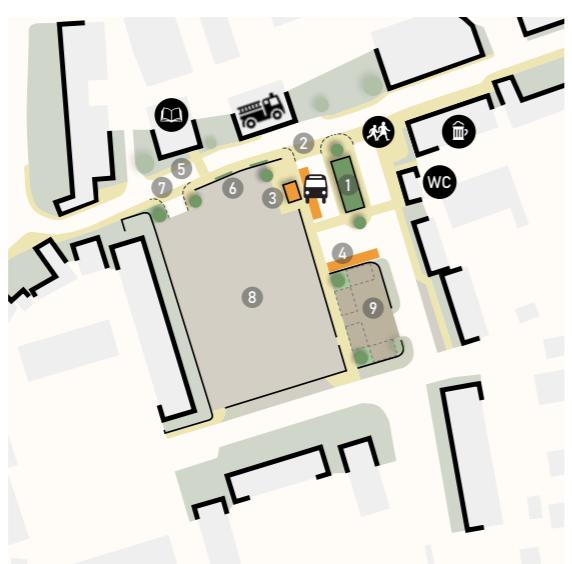
Strategic Approach to Parking



Plan showing phased approach to the Main Car Park

Town Centre Car Park - Short Term
Proposals

- 1 Mobility Hub with green canopy - to incorporate bicycle parking, Car Club / EV parking, parcel collection, e-cargo bike share, and travel information
- 2 Shared surface crossing - buff or grey carriageway surface dressing
- 3 Bus stop and shelter retained
- 4 Coach / bus layover bay
- 5 Crossing to Library / Tourist Information Centre
- 6 Landscape greening to frontage - Planters alongside wall - Small trees to entrance areas and existing bicycle parking (bicycle parking moved to mobility hub)
- 7 Car park entrance radii reduced improving crossing conditions for pedestrians
- 8 No changes to main car park
- 9 Car Club / Permit* parking only (12-15 spaces approx) - greening to non parking areas



Parking - Wider Phasing Strategy

Step 1 - Introduce new modal options

To include:

- Mobility Hub project as described
- Informal seasonal Park & Stride on town outskirts

Step 2 - Optimise Parking

To Include:

- Delivery of several micro residential car parks in neighbourhoods
- Formalisation of Park and Stride
- Parking management in main car park (potentially short term at the front, long term at the back and additional permit spaces)

Parking optimisation may in the future provide opportunity to further green the main car park as parking spaces are provided elsewhere, and expand EV charging.

**Town Centre Car Park
Phased concept
proposal**



1. Opportunity for outdoor market space at certain times of the year
2. Mobility hub to promote different modes of travel, including new cycle-hire facilities
3. Edge of town 'Park and Stride' within landscaped setting

3. To encourage a resilient and more self-sufficient St Just

Understanding the opportunities

Climate change is a global issue of importance, which is recognised in St Just and there is already a strong local commitment to tackling this. There are numerous examples of local initiatives seeking to address the town's self-sufficiency and role in addressing and preparing for climate change. For example, Bosavern Community Farm and the Climate Change Action Group mean that people are actively engaged in conversations about how the community can help to sustain St Just and keep the town resilient in the face of a changing climate, promoting conversations and activity in terms of local food production, biodiversity enhancement and planting opportunities and

There is opportunity for the Town to become increasingly self-sufficient in terms of food production and renewable energy generation as well as in driving the development and investment that it wants to see to ensure that the commercial and community health of the town is sustained and to help reduce carbon emissions.

It should be noted that the opportunities and possible projects identified under 'Objective 2 – improving access to the town', and which seek to promote more sustainable means of travel and reduce reliance on private car use, will also contribute to Objective 3.

What are the risks for the future?

There is a need for more sustainable energy generation and to improve security and resilience of the Town. This is a key objective within the Neighbourhood Development Plan to encourage the use of renewable energy and support the development of community energy projects.

The St Just Energy and Carbon Audit (June 2019) is a good starting point for understanding current energy demands in St Just and the opportunities that could exist for carbon savings. The report found that the Parish produces nearly 27,000 tonnes of CO₂ a year (2016) from the local energy demand. There is potential for solar electricity in the area, with open space potentially available, albeit there are issues around landscape and heritage sensitivity which would require appropriate mitigation. It is unlikely that larger scale wind turbines would be supported in the AONB and the Cornwall Climate Emergency Development Plan Document (draft Feb 2021) currently does not identify St Just as an area suitable for wind energy. The present renewable electricity supply is from roof mounted PV and some small wind turbines which together produce under 3% of local electricity demand but it is clear there is an appetite to increase reliance on such renewable energy sources.

There is a need for more housing within the Town that is not only affordable but also sustainable and efficient to run, especially in the face of the current cost of living crisis. Infrastructure to support delivery of sustainable housing should be supported.

There is also a desire to maximise planting and food growing opportunities to ensure local production that the Town can rely on. Greening and planting within the streetscene will also encourage biodiversity and opportunity for nature and wildlife to thrive.

What does a successful future look like?

- St Just becomes at least partially energy self-sufficient, benefiting local people in terms of stability of energy supply and reduced bills.
- Projects contribute to a reduction in carbon emissions
- Infrastructure is designed to play a positive role in place-making and providing resilience for a changing climate
- Buildings are energy efficient, utilising a fabric first approach and utilising suitable standards such as whole life carbon assessment
- Green spaces provide multi-functional, safe and attractive places for play, recreation, food growing, socialising, biodiversity and sustainable drainage and are well connected to the wider network of spaces
- Space is created specifically for nature delivering biodiversity gain

Project 3.A – Community Energy Generation

Detail – Greatest opportunity is for community solar generation – either via a larger solar farm plot or small scale solar on existing buildings.

There are also opportunities for heat pumps for existing buildings in order to reduce carbon emissions and operational costs.

Reasoning – To improve the town's reliance on renewable energy generation and to provide stable energy supply and lower bills for local people. A solar farm likely to be less obtrusive in the surrounding landscape and can be mitigated in terms of visual impacts through appropriate screening.

Project 3.B – Biodiversity and Community Planting Project

Detail – To identify spaces within the town that could be used for new biodiverse planting – to encourage delivery by local community groups or the schools. To provide education and information about what is planted there and what this encourages in terms of nature and biodiversity enhancements.

Reasoning – To develop an understanding of the need for biodiverse planting and how this can help nature recovering. To educate the community and young people to get involved and help manage these spaces.

Becomes something the Town is known for and another 'attraction in the town' wildflower gardens, incidental spaces all being maximised.

Project 3.C – Community Allotment or growing space

Detail – To identify land within walking and cycling distance of the Town that could be used for new communal allotment space.

Suggested locations could include land to the north of the town, behind Gews Farm Estate, which could be a community benefit linked to any future development proposals. Or this could be linked to land by the Recreation Park (see project 1.G) or behind the Youth Centre, to generate interest from young people and activity on the southern fringes of the Town

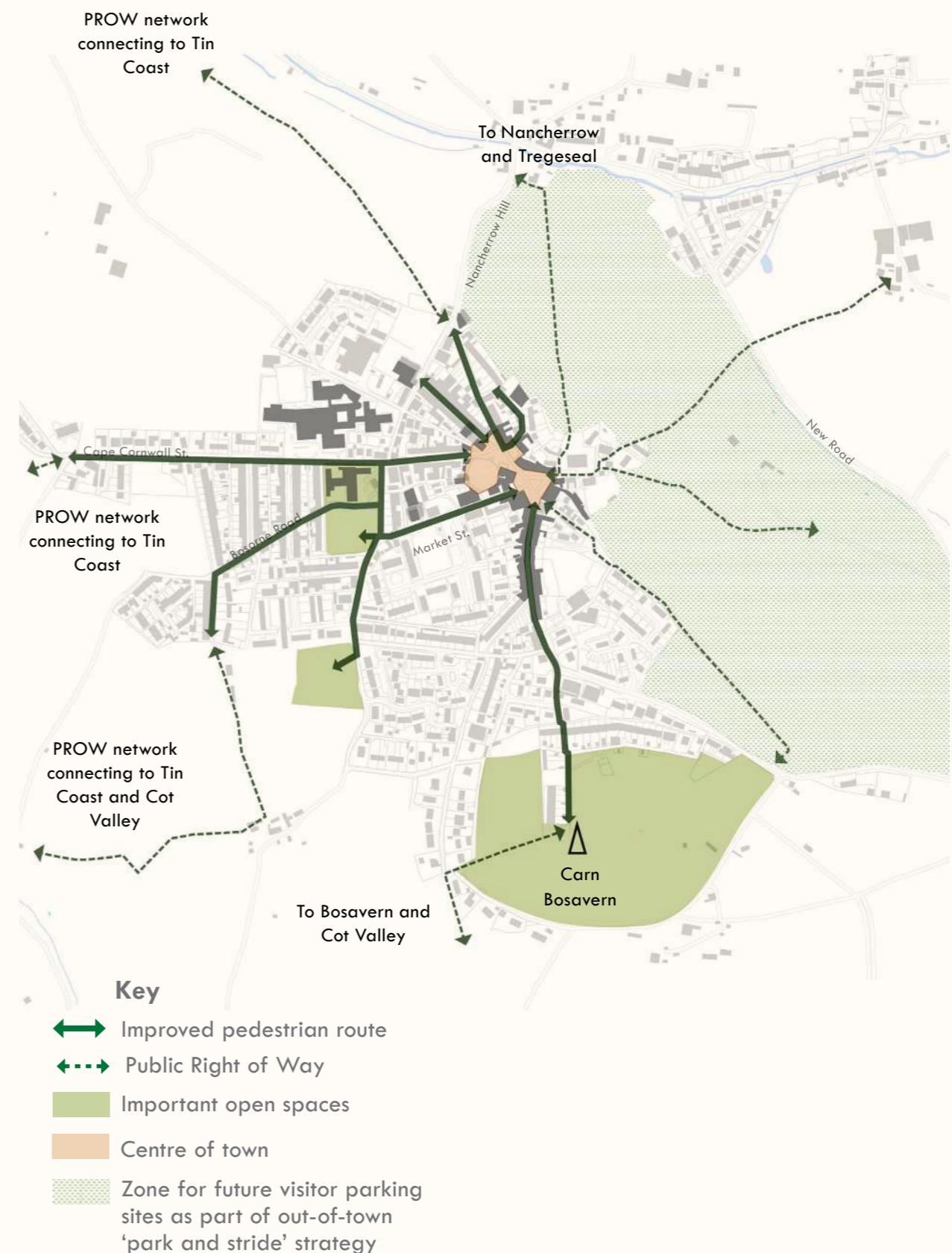
Reasoning – This would build on the success of the activity at Bosavern Community Farm and the demand for more allotment space in the Town. It would encourage more people to engage and provide opportunity for local food production.

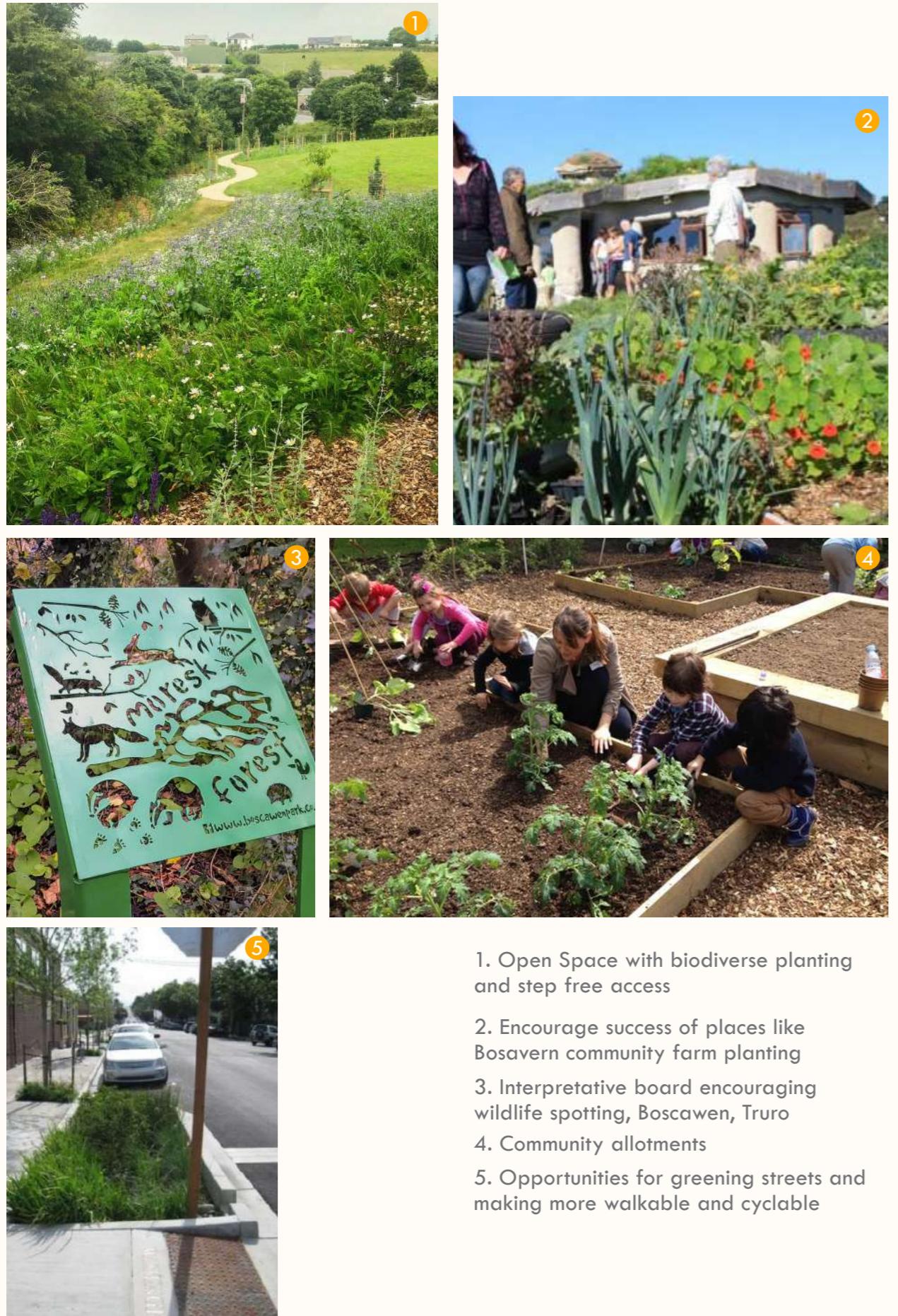
Project 3.D – Creating more ‘liveable’ streets and neighbourhoods

Detail – Addressing traffic and parking issues under Objective 2 will help to reduce the number of people driving through the town and around surrounding residential streets. The intention is this would create nicer environments for people to walk and cycle about the town.

Reasoning – Calmer streets with more space for walking and cycling will encourage people not to use their car to access local services. It could also create opportunity for additional street planting, or pavement widening where parking pressures could be reduced over time.

Plan showing landscape connectivity and opportunities to help address climate change and improve self-sufficiency





4. To strengthen and enhance the locally-led economy

Understanding the opportunities

St Just is made up of great local businesses that support each other, as was evident during the Covid pandemic and through a quick and engaged response to initiatives such as the Daisy Chain. All businesses are largely local or independent, providing a unique offer for both local people and visitors alike.

There is limited retail or other business vacancy in St Just and demand for space in the town appears to be strong, with two recent commercial properties to let already under offer. There is evidence of new business moving into the town and the flexible employment space within Bank House has been a success. There is a demand for additional affordable and flexible workspace within St Just. Spider Eye is a great example of a local technology business making it work in the Town. As more people work from home in the post-pandemic era, there becomes greater flexibility in where people choose to live or even visit, with many looking to places like St Just which offers a great quality of life and access to services, and there is opportunity to capitalise on those looking for shorter term or flexible shared workspaces that enable this way of life.

This also aligns with key objective in the Neighbourhood Development Plan that seeks to enable commercial development which respects its setting and provides employment opportunities.

It should be noted that the opportunities and possible projects identified under 'Objective 1 – sustaining the local community', and which seek to enhance the mix of uses and also the functionality and operation of existing floorspace within the town, will also contribute to Objective 4.

What are the risks for the future?

It is important to ensure that the Town remains commercially resilient and competitive. At present, existing businesses work well together helping to support and encourage business and trade between all. Given the importance of all existing businesses in contributing to the unique commercial offer, the Vision considers the Town holistically, with ideas around improving connectivity, wayfinding and encouraging access and footfall throughout the whole Town. It has not been considered necessary to define primary or secondary retail areas in a town of this scale, instead recommending proposals to support a range of businesses in all locations of the Town.

There are few commercial vacancies at present and without new development opportunities coming forward, there is little opportunity for new businesses to find premises in the Town, including affordable start up workshops or flexible workspace which was considered to be in demand.

The impact of parking and traffic on the local business environment and complexities around access and servicing to premises could be a deterrent if existing pressures for parking space and competing highways uses are not better managed.

Local businesses are also threatened by the availability and affordability of homes in the local area, which impacts on staffing and recruitment, with people not being able to find or afford somewhere to live in the town.

What does a successful future look like?

- Diverse range of businesses are retained across the Town
- Innovative, quality, affordable business and employment space is available for those who need it in prominent and accessible locations
- Businesses are supported by necessary infrastructure to operate efficiently and successfully from the Town
- A strong and supportive business network and community is encouraged

Project 4.A – Re-establish chamber of commerce or similar

Detail – Re-establish a formalised group to discuss operations within the Town and how businesses can best work together and support each other to sustain the economic success of the town (links to Community Builder – Project 1.A). To discuss and agree local initiatives and ideas that will encourage spending and investment in the Town to ensure benefits are shared by all.

Reasoning – To bring businesses together and build on a common purpose of making sure the Town remains accessible and affordable to a range of businesses and employers and to help ensure that spending in the town is captured in local investment and return to the community..

Project 4.B – Protecting existing commercial premises

Detail – Existing policies in the Cornwall Local Plan and St Just Neighbourhood Development Plan already seek to protect against the loss of commercial and business use. Opportunity to strengthen policy in the NDP to link to marketing evidence required to justify any loss of commercial premises to housing, to align with adopted Cornwall Local Plan and influence any future local plan review.

Reasoning – To ensure that existing business space and shops and services cannot easily be converted to housing, importantly holiday lets or similar, to help sustain St Just as an important economic hub with a diverse commercial offer and business and employment opportunities.

Other suggested projects and initiatives within the Vison will also help to ensure that the Town remains a successful and attractive place from which to do business. For example, opportunities to provide additional flexible workspace in the Town helps to encourage and sustain new business, addressing issues around parking and mobility around the Town means people will continue to visit St Just and spend time here supporting local shops and services etc.

Project 4.C – New employment sites

Detail – To identify and promote land within and around the Town that could be developed to include new employment floorspace, meeting demand for workspace and workshops. The opportunity here is to provide workspace with the brand, quality and environment that is also likely to attract high skill and high value jobs that could bring a wider economic benefit to the town as seen with Spider Eye and Richard Gowan Associates.

Reasoning – To provide additional opportunities for those who want to live and work in the area to have access to and be able to afford space. To help retain a local and economically active population, including young people, who want to stay in the area.

To allow existing businesses to grow and provide opportunities for new businesses to start or to move into the area. This is part of the wider restructuring of the post mining economy and the need to provide higher value year-round employment.

Project 4.D – Additional flexible business space

Detail – Through suggested projects such as the community building feasibility study (Objective 1) to identify spaces within the Town which could provide additional flexible business or office space.

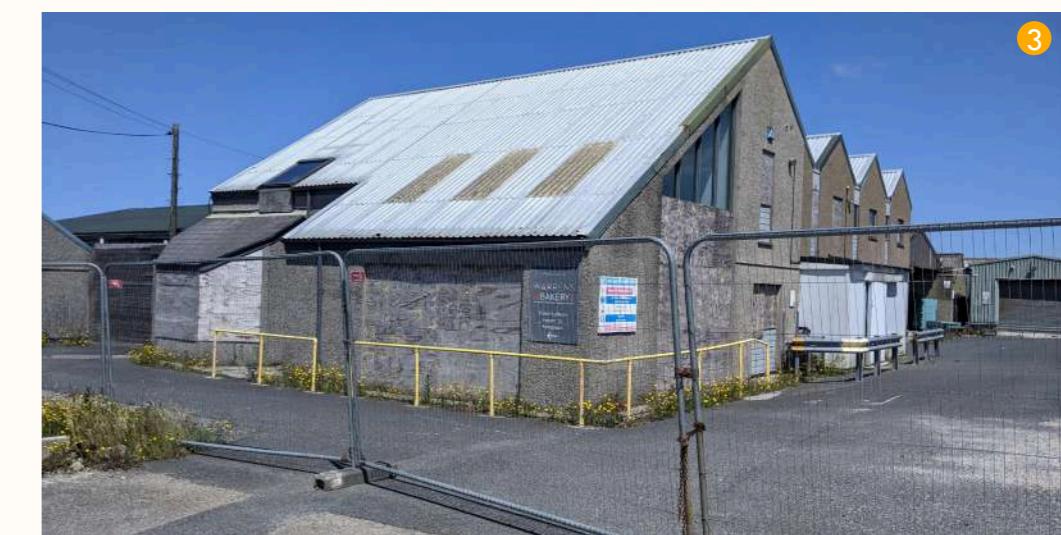
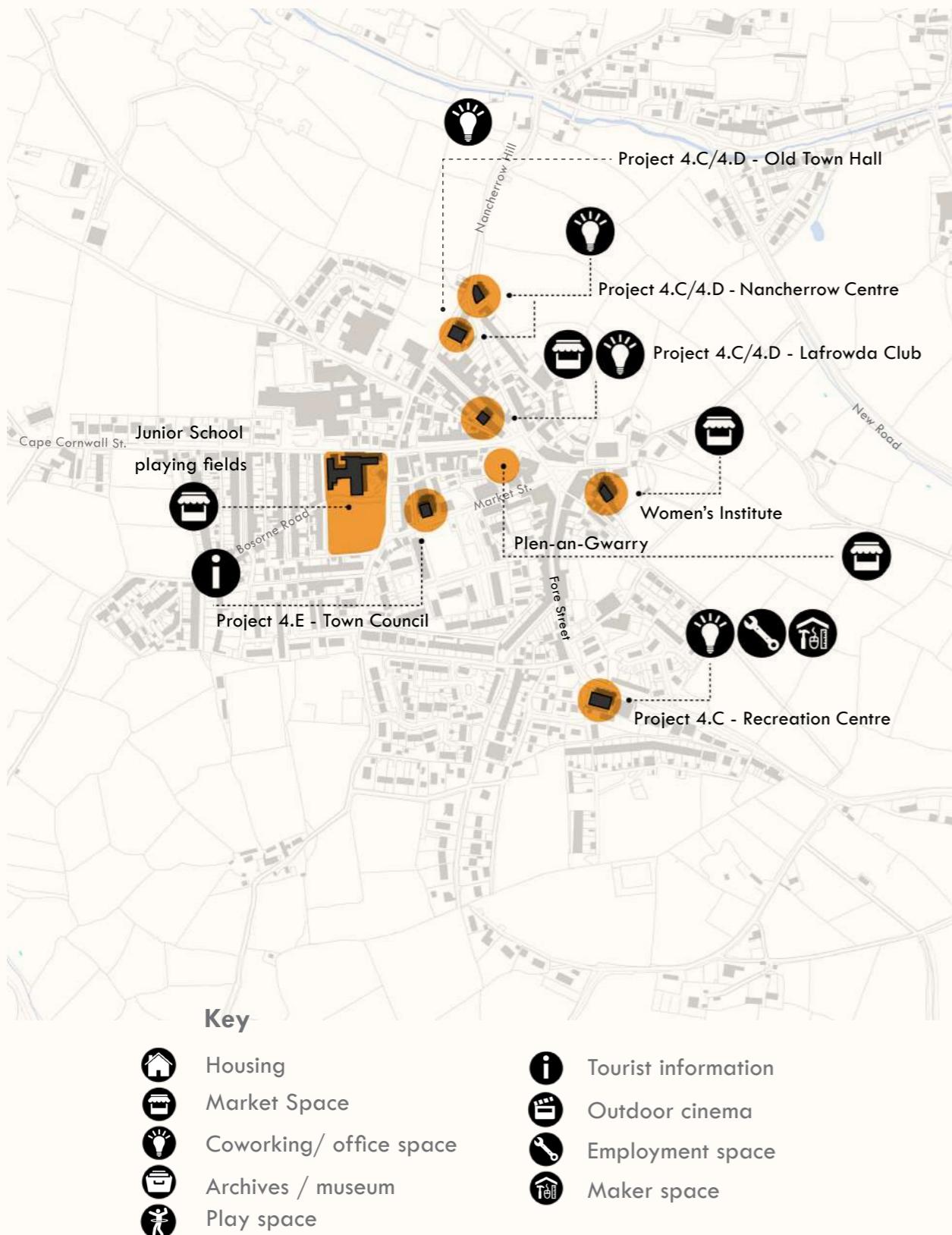
Reasoning – Ensure the town remains attractive as a place from which to do business, ensuring existing buildings remain in active use and generating spending and investment in these buildings, as well as the wider town. Growing the business base and allowing local entrepreneurship will retain investment and talent in the town

Project 4.E – Visitor and tourist information

Detail – To provide dedicated space for visitor information boards within existing community buildings (e.g. the Plen, the Library, or future opportunity within the Lafrowda Club) or an existing business premises that may be willing to host, in order to provide greater access to information about what's in the St Just in terms of shops and services, but also the buildings or open spaces of interest or the connections with the surrounding area and landscape. There is opportunity to better link up with the promotion of the Town and the information already available on the Tin Coast Partnership app.

Reasoning – To promote and support all businesses within the Town, even those that may not be in as prominent a location as the main squares. This also provides an opportunity to showcase and celebrate the remarkable heritage and context of St Just making it clearer and easier to experience through information and signage. Locating the visitor hubs within existing buildings or business will encourage people (footfall) to this space and also saves on resource and funding for the management of this space.

Plan showing existing community buildings and those identified as potential to deliver additional commercial space



5. To ensure everyone has access to good quality housing

Understanding the opportunities

The Town is a popular place to live and there is continued demand for housing premises in and around St Just. It is apparent that it is a place that people want to live and that they are proud of. The delivery of new homes, in sustainable location, and which meets the needs of local people in terms of size and affordability would likely be supported. This also aligns with a key objective in the Neighbourhood Development Plan, seeking to promote housing development which focuses on local needs for affordability, size and tenure.

It is acknowledged that the opportunities and possible projects identified under 'Objective 1 – sustaining the local community' and which start to identify opportunity for new or repurposed floorspace in the town to provide alternate uses, will also contribute to Objective 5.

What are the risks for the future?

Rising house prices and availability of housing stock is impacting on the number of available homes for local people or those wishing to move and live in St Just on a full time basis. This is meaning more people face having to move out of the area to access housing, particularly affordable housing for which there is significant demand.

There is also a threat to both existing and future local businesses and employers if they cannot employ or retain staff due to a lack of available housing in the local area.

What does a successful future look like?

- Homes are affordable and cater for a broad demographic and are capable of being adapted to changing demands.
- Homes are spacious and of high quality
- Homes are delivered for local people
- Buildings are well designed using high-quality materials which enhance the local character and help raise the overall built quality of the Town

Project 4.A – Larger scale housing development

Detail – There are no allocated sites in or around the Town to develop new housing. There are however development proposals in the pipeline related to edge of Town sites and these should be supported where appropriate, having regard to landscape and environmental impacts, heritage impacts and other important material considerations, and where they meet the test for rural exception sites having regard to policies in the Cornwall Local Plan and Neighbourhood Development Plan. Whilst it is currently the case that sites come forward under the exceptions policy, this does not encourage joined up planning. It would be beneficial if a larger site was identified and allocated so that it could be planned and delivered comprehensively rather than on a piecemeal basis. This may include providing key worker housing.

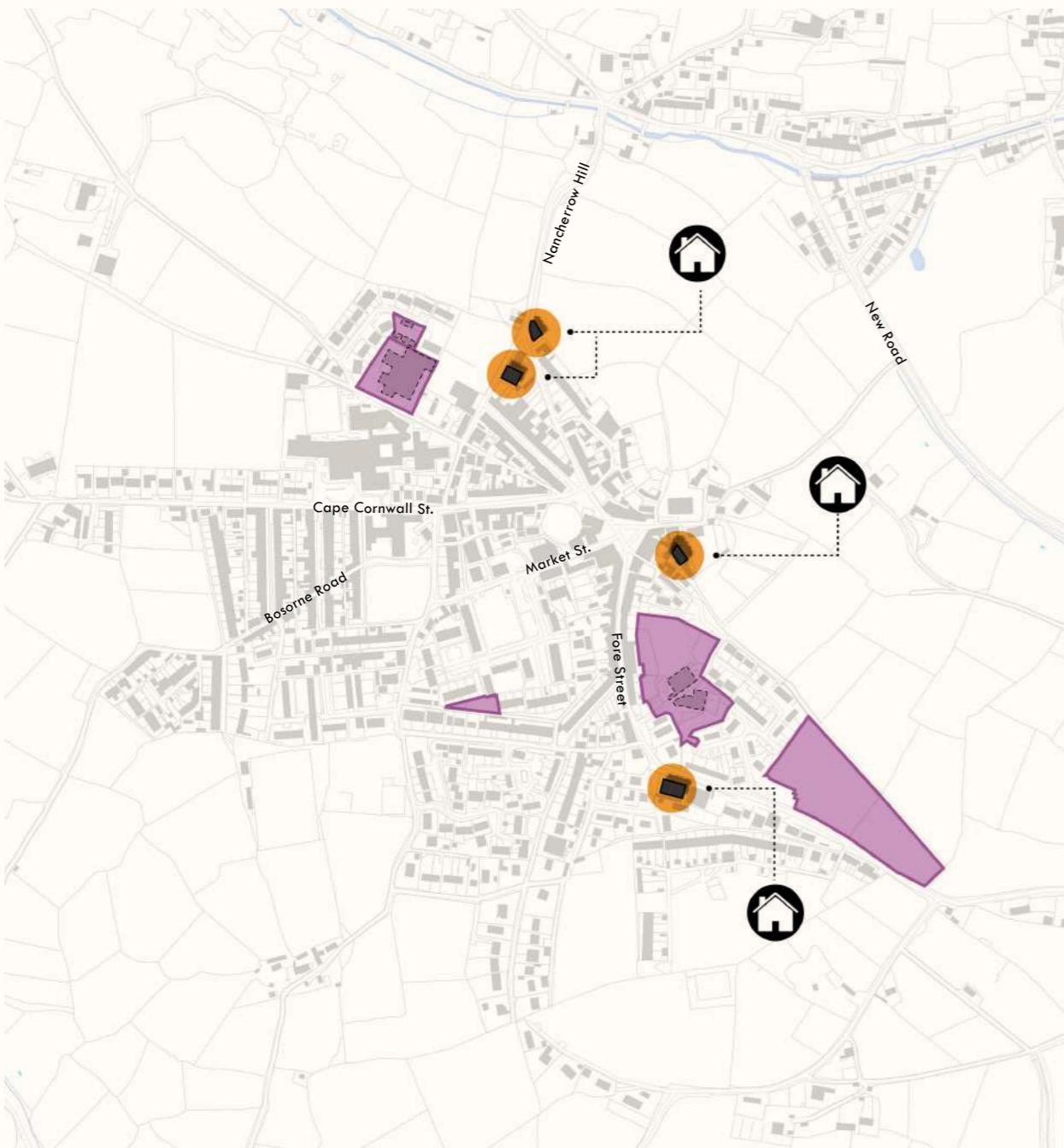
Reasoning – To deliver more homes for local people. There is demand for affordable housing in the local area with 98 households registered Cornwall housing Help to Buy SW who register those looking to buy and affordable home show that there are 15 households in housing need with a local connection to St Just. Ensuring people have opportunity to live in the town will help to sustain local businesses and provide opportunity for all, including young people, who wish to stay in the Town. Feedback indicates that a lack of suitable housing can make recruitment difficult if people have to move to the area

Project 4.B – Infill Housing

Detail – To support housing on appropriate previously developed land and sites within the Town boundary, having regard to policies in the Cornwall Local Plan and Neighbourhood Development Plan..

Reasoning – To make the most of previously developed land within the settlement boundary where possible. Small infill sites still make an important contribution to delivering housing, and could promote opportunity to work with innovative development partners such as Live West or Agile Homes.

Plan showing potential housing development opportunities



Key

Existing community building - to explore any opportunity for future housing delivery

Potential site for housing development identified through initial conversations



1. Existing traditional terraced housing style which should influence material palettes e.g. stone, slate, rendered finishes

2. Example of how local and traditional materials can be modernised in new development

3. Existing Live West estate, opportunity to make more of the land around this. Already utilising air source heat pumps

4. Contemporary architecture could have a place in new development, to promote efficiency and sustainable design

5. Edge of settlement opportunities for new housing, to be sensitively designed and landscape and visual impacts addressed.

Delivery and Implementation Plan

This Plan demonstrates the benefits and outcomes to be realised from the projects identified and that contribute to the wider Vision - ensuring that St Just remains a sustained and successful place for the future. This Plan aims to provide a tool from which to identify future priority projects in order to take advantage of funding and other delivery mechanisms and to ensure that growth and development in the Town is contributing to a shared Vision.

The Plan gives the community the tool to drive the development and investment that it wants to see.



1. To sustain an energetic and engaged community

Project 1.A – Role for a ‘Community Builder’ (Medium Term)

Mechanism: To explore with the Tin Coast Partnership (TCP) and link with the role for a Community Interest Company promoted in the draft Destination Management Plan. Explore opportunity for funding for a paid position of a community builder / manager who is responsible for St Just and wider Tin Coast area, via the TCP or Cornwall Council as appointing body. Avoiding duplication by building on existing initiatives will make better use of resources and increase the chance of securing funding.

Project 1.B – Improve accessibility and functionality of the Plen an Gwarry (Short Term – trial and pop up event Medium Term – investment in the space and formation of wider cultural events programme)

Mechanism: Opportunity for Good Growth Shared Prosperity Funding bid – Culture and Heritage-led Regeneration and Skills. This could include partnering with the TCP as part of a wider proposed cultural events programme to achieve funding for delivery of investment in these spaces and encouragement of new activities in historic buildings and assets in St Just and the wider region. Further funding bid opportunities until August 2023 and minimum grant award of £150,000, so partnering as part of a wider cultural investment strategy and event programme would be helpful.

In respect of outdoor cinema and screening equipment, some of the equipment is already locally available and may be loaned from relevant community groups in order to test demand and how events could run. This would further understand

improvements to access, surfacing and equipment that would be beneficial to help facilitate the use of this space consistently and throughout the year.

Project 1.C – Indoor / Outdoor Market Space (Medium Term)

Mechanism: Opportunity to link to any bid for Good Growth Shared Prosperity Funding bid – Culture and Heritage-led Regeneration and Skills in respect of investing in existing cultural and historic buildings in the Town (e.g. the Miners Chapel) to diversify the use of the buildings or to utilise existing open space (e.g. The Plen) or linked to the proposed enhancements and creation of shared surface within Market Square which could be closed off on certain times of the year / days of the month to facilitate an outdoor market. Further funding bid opportunities until August 2023.

Also opportunity to partner with independent consultancies or event management services, such as Miss Ivy Events (SW based), who specialise in delivering unique, high quality events, including things like local craft or other themed markets, in diverse and unique venues. They would help to advise on feasibility and viability of the use of spaces within the Town.

Project 1.D – Lafrowda Club (Medium Term)

Mechanism: Opportunities are already being explored through the Architectural Heritage Fund for initial investment in the building and creation of the heritage centre. Next round of project viability grant funding applications is proposed in October 2022.

could also be used to deliver an element of commercial floorspace, likely in the form of flexible or shared workspace or potential events space to be charged for and to generate revenue. This supporting commercial use would help to ensure the building and the operation of the heritage centre remains viable.

There is also opportunity to link to any Good Growth Shared Prosperity Funding bid – Culture and Heritage-led Regeneration and Skills which will support the conservation, use, and re-use of heritage assets. Further funding bid opportunities until August 2023.

Project 1.E – Wider Community Building Optimisation Study (Study - Short Term / Delivery – Longer Term)

Mechanism: Link to opportunity for funding through the Good Growth Shared Prosperity Funding, either current or future funding streams. To be driven by community builder. Responds to opportunities highlighted both through NDP survey and engagement in respect of this Vision, that there may be opportunity to repurpose some of the existing community spaces to provide alternate or more flexible use.

Project 1.F – Play and open space opportunities for young people (Medium Term)

Mechanism: Likely to be opportunity from smaller scale funding pots. Opportunity for additional National Lottery Funding, potentially through Community Fund (same way as the skate park) or the Awards for All funding stream which provides smaller scale funding (max. £10,000) but could support smaller scale community planting project or covered facility in recreation park to diversify the use of the

space for the community, particularly young people to whom the space is of great importance.



2. To provide the ability for residents and visitors to access the Town easily

Project 2.A – Park and Stride (Longer Term)

Mechanism: To identify out of town location and mechanism for securing development. Opportunities for early discussion with landowners considering development should be explored in order to influence scheme design, including bringing forward land for housing as an enabler for new visitor parking.

A pilot park and stride facility could be created on a seasonal basis to test viability and feasibility. For either a temporary or permanent solution planning permission would be required.

Project 2.B – Central car park enhancements and creation of a mobility hub (Medium – longer term)

Mechanism: Monitor funding streams available over time. Some funds generated by out of town visitor parking could be reinvested back into the car park. To work with TCP on funding opportunities.

Project 2.C – Enhancements to Market Square and Bank Square (Medium Term)

Mechanism: There could be opportunity through the Good Growth Shared Prosperity Funding – Town, Rural and Coastal High Street Development and Skills programme which focuses on projects that can regenerate existing retail centres and/or improve the productivity of business located on high streets. Improvements to the space around the squares, particularly Market Square, to provide more public space for people to sit and enjoy the shops and businesses.

Further funding bid opportunities until August 2023.

Project 2.D – Traffic calming on Fore Street (Medium Term)

Mechanism: Concept proposals included to demonstrate how a formalised ‘give take’ arrangement could work and help to manage existing traffic flows and provide additional pavement space along Fore Street.

For discussion with Cormac and Cornwall Council about this could be implemented and funded as part of future programme of highways works.

Project 2.E – Signage and Wayfinding (Short Term)

Mechanism: Opportunity to link up with TCP and work to upgrade and promote Explorer app and any opportunity to include incentives for local businesses to join and be ‘on the map’ as part of Tin Coast Membership.

There could be opportunity as part of any bid for funding Good Growth Shared Prosperity Funding bid – Culture and Heritage-led Regeneration and Skills and a proposal for cultural events and investment programme for St Just and wider region, to include proposals for creation of heritage or arts walking trails around the Town and any connections into the wider landscape.



3. To encourage a resilient and more self-sufficient St Just

- Project 3.A – Community Energy Generation (Medium Term)
- Project 3.B – Biodiversity and community planting project (Medium Term)
- Project 3.C – Community allotments (Medium Term)
- Project 3.D – Creating more ‘liveable’ streets and neighbourhoods (Medium Term)

Mechanism for each: It’s considered there would be opportunity to explore funding for these projects through joint funding bids. By identifying one site that could be used for partial energy generation and remaining planting and growing space.

There are a number of funding opportunities, organisations such as Community Energy England provide information on the changing opportunities for funding.

Potentially opportunity to seek funding through the CrowdFund Cornwall Climate Emergency which offers different types of smaller scale funding for environmental projects in Cornwall.

Alternatively through the National Lottery Climate Action Fund which is currently open – to fund projects that use nature to encourage more community-led climate action. Funding is significant and therefore larger scale and more comprehensive proposal is more likely to be successful.

This could also link to project 1.F in terms of any opportunity for planting or growing space within the recreation park, which

could be used to engage young people already using that space.

Could be the CLT or climate action community group to lead and put together a proposal for what could be achieved and site opportunities.



4. To strengthen and enhance the locally led economy

Project 4.A – Re-establish chamber of commerce (Short Term)

Mechanism: Build on expertise within existing Town Vitality Steering Group.

Project 4.B – Protecting existing commercial and employment floorspace (Medium Term)

Mechanism: Opportunity to strengthen existing policy (Policy CD3) in the adopted St Just NDP, by carrying out a review of the NDP to update policy wording as needed. This could link to Cornwall Council Local Plan Policy 5 (Business and Tourism) which requires proposals that would result in the loss of business space to demonstrate there is no market demand through active and continued marketing for at least a period of 9 months.

Specificity on the evidence need to demonstrate that the premises are not commercially viable will help to ensure that important business space cannot be lost to alternate uses easily and without justification.

Project 4.C – New employment sites (Longer Term)

Mechanism: As part of a review and update to the NDP, to consider allocating sites for new employment space, as well as encouragement of home working space in new houses through flexible planning policies.

Some potential sites have been identified by local businesses and there may also be opportunities as part of mixed use development.

There may be opportunities through the Shared Prosperity Fund (SPF) to assist in delivery.

Project 4.D – Additional flexible business space (Medium Term)

Mechanism: To create shared and flexible employment space, within new or existing buildings. See Prow Park, Newquay which delivered a number of very successful creative/flexible workspaces in a variety of new and existing spaces.

There may be opportunities through the Shared Prosperity Fund (SPF) to assist in delivery, as well as potential support for bring historic buildings into new use.

Project 4.E – Promotion of St Just facilities and visitor and tourist information (Short Term)

Mechanism: To link with the TCP investment in visitor and tourist information for the local area.



5. To ensure everyone has access to good quality housing

Project 5.A – Larger scale housing development (Longer Term)

Mechanism: At present, delivery of new housing sites on greenfield land and on the edge of, or outside, the settlement boundary would be subject to full planning permission. Proposals would likely need to comply with the Rural Exceptions policy set out in the Cornwall Local Plan (Policy 9) and NDP Policy AH2 – development whose primary purpose is to provide affordable housing to meet local needs and are clearly affordable housing led.

Other policies in the adopted NDP support community-led housing, affordable housing within the settlement boundary, as well as open market housing where appropriate and providing a mix of housing and for full time occupation.

However, there would be opportunity as part of a NDP review and update, to actively allocate land within or adjacent to the Town, considered to be suitable for new housing. This would align with aspirations of the Local Plan which states “Specific land allocations and strategic sites will be identified in the Allocations DPD and Neighbourhood Plans”. This would provide support for those developments in the pipeline to come forwards if there was an allocation at the local level. Land would be identified through a local ‘call for sites’ exercise or similar.

There is also an opportunity for larger scale housing and development sites to deliver on other community benefits, such as the provision of additional parking for the Town (linked to wider parking strategy) or provision of new open space for community planting or allotments, which would all help

to provide a case in support of development of new housing on greenfield land.

Project 5.B – Infill housing (Medium Term)

Mechanism: Whilst the adopted NDP goes some way to supporting delivery of new affordable homes on ‘infill’ sites, there could be opportunity to actively identify and allocate brownfield land or other potential development sites within the Town in the NDP. This would provide clarity as to the intended use of the space and set a policy position against which to bring forward the necessary planning applications.

Explore opportunities to continue to work with the local Community Land Trust to bring forward sites.

Once the principle of new housing sites is established, explore opportunities with innovative development partners such as Agile Homes, Live West etc.





APPENDICES

The following reports that summarise the work to inform this Vision and Implementation Plan are enclosed:

Appendix 1. Summary of Community Engagement

Appendix 2. Planning and background analysis

Appendix 3. Other key references