St Just-in-Penwith Parish

Neighbourhood Plan

SETTING / AIMS / POLICIES

St Just & Pendeen
Neighbourhood Plan

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Neighbourhood Plan

www.stjustandpendeen-np.org.uk

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This draft plan is for pre-submission consultation (Regulation 14 of the Neighbourhood Planning Regulations 2012)

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St Just-in-Penwith Parish Neighbourhood Development Plan

3. Preparing the Plan

1. Starting with three public meetings in December 2017 - January 2018, drafting the plan has been based on repeated consultation with residents - first through the Have Your Say events in 2018, through the development of questions from the priorities and concerns expressed in those events, to the Household Survey in June 2019. The survey had 99 questions and produced the very high response rate of 39% of households in the parish. This provided the mandate for the team to work out the policies in this draft plan and Appendix 3 shows how the results for each item in the Household survey have been used. The work has been carried through by community volunteers, initially in three task groups for Built Environment, Natural and Historic Environment and Community Engagement, but joining after the Household Survey into one unified team. We have gathered extensive evidence to support the policies. Advice on drafting has come from stakeholders, and from the Neighbourhood Planning team at Cornwall Council, who have provided a technical check on the wording of the policies. Our website has all the evidence we have collected to support the policies, and explanations of how we have worked on key issues such as housing. It is now for residents to give their views in the forthcoming six week period of consultation on the draft.

2. What happens next? Following a careful review of the results of the consultation and redrafting policies as residents require of us, the Plan will be submitted to the Town Council for signing off, and then formally submitted to Cornwall Council, with various accompanying documents to show that we meet legal requirements. This will include consultation with external bodies. Once Cornwall Council is satisfied that it meets requirements, it will go to an independent examiner who may require changes. Finally, when this phase is completed, there will be a referendum on the plan, organised by Cornwall Council.

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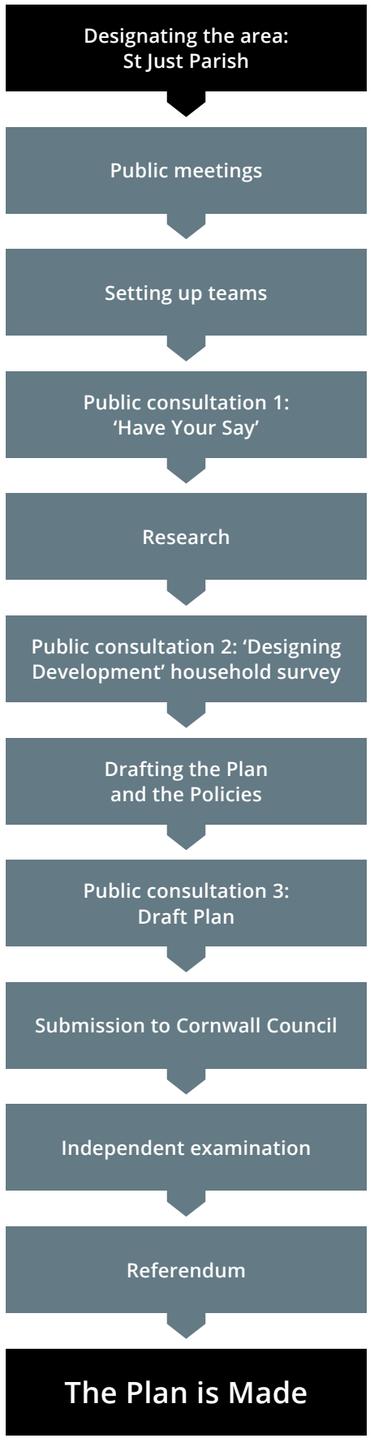
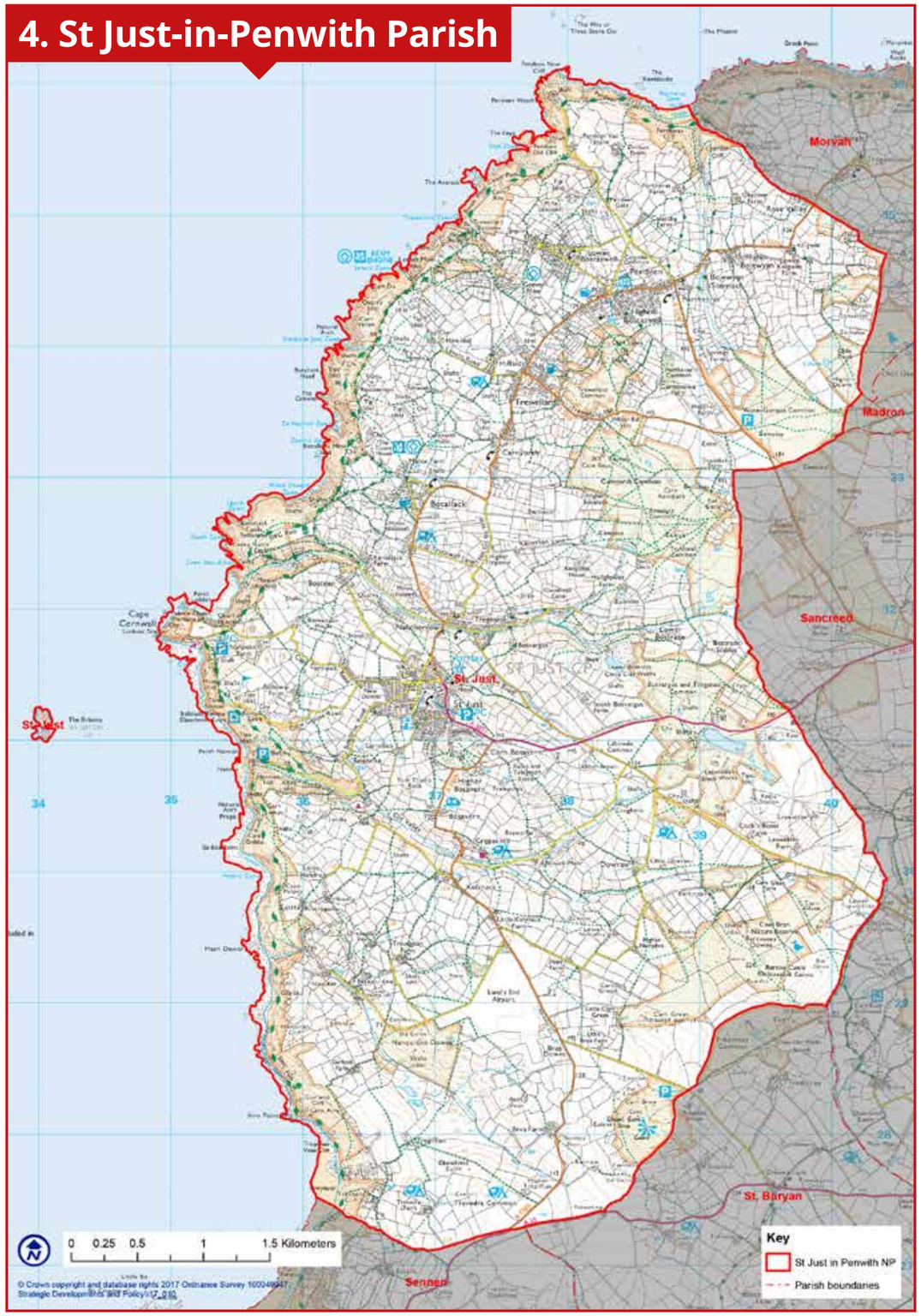


4. St Just-in-Penwith Parish



5. This is our Parish

3. Cornwall's most westerly parish, St. Just has a distinctive character, shaped by a special combination of its location, topography and history. Set between the West Penwith moors and the rugged west and north-west facing coastline, the influence of the sea and the Atlantic climate it brings are ever present. The natural history of the Parish reflects this. Whilst trees are almost wholly confined to the stream valleys traversing the area, the cliffs in spring are ablaze with thrift, sea centaury, wild thyme and sea campion, and heathers cover the local moors. Choughs and Peregrine Falcons are once again commonly seen on local cliffs and migrating birds often make landfall here. The local skies are dark and rich with stars. St Just is the only town in the Parish, but the historic industrial settlements between St Just and Bojewyan Stennack are all Conservation Areas, and most of the farms in the Parish have been worked since the Medieval period; many have pre-Conquest or prehistoric origins. People have settled in this area for at least 3,000 years, and in that respect, like the rest of West Penwith, the landscape has been a long time in its shaping.

4. For centuries, St Just was a remote backwater, barely visited by outsiders. However, the large-scale exploitation of its mineral riches during the 19th century was to turn St Just, formerly a hamlet consisting of little more than a parish church, a medieval open air theatre (the Plen an Gwary) and a handful of houses, into a thriving small town with a strong identity. Mining was the driver which saw a population of less than a thousand at the end of the 18th century swelling to nearly 13,000 only five decades later. The hundreds of houses needed by the rapidly growing mining population and their families were built in distinctive cottage rows along Fore Street and on the former downs to the west of the medieval parish church. Shops, banks, inns, non-conformist chapels, a National School, a market house, a post office and a Literary and Philosophical institution soon followed, creating an entirely new town in the far west of Cornwall. Houses were built to serve the new iron foundry at Tregeseal, whilst other settlements: Truthwall, Botallack, Carnyorth, Trewellard, Pendeen, Boscaswell and Bojewyan Stennack, were established close to local mines. In the 1840s, such had been the rise in the local population that a new parish - Pendeen - was created out of the northern part of St. Just, a new Anglican church being built there entirely through the efforts of local miners. The resultant settlement pattern is historically important and contributes considerably to local identity. For much of the 19th century the local mines and their workforce thrived, but by the 1870s copper and tin production were globalising, assisted to no small degree by technical developments pioneered in Cornwall, and by the experienced Cornish miners who had emigrated to virtually every continent on the globe, where their skills were in great demand. By the mid-1890s almost every mine in the Parish had closed; huge numbers of local miners had no choice but to emigrate in search of work and many cottages were abandoned. It was nine lean decades before the population again reached those late 19th century levels. A few local mines survived, indeed thrived. Geevor was the most notable example, becoming the largest local employer throughout much of the 20th century, but even it was forced into closure in 1991 following the worldwide crash in tin prices in 1985. Over 400 men were made redundant, and the impacts on the local economy, businesses and community were cruel.

5. Despite this, St Just has become established as a sustainable urban centre in West Penwith. Though local people increasingly have to travel to Penzance and beyond to find work, the local community has proved itself to be strong, and capable of adapting to change. There is now an established annual cycle of activities, with events traditional and new such as St Piran's Day, the Lafrowda festival and Feast. Medieval and modern theatre is staged in the Plen, local artists have become nationally renowned and St Just has developed a thriving music scene. High speed broadband is now readily available, favouring remote-working businesses, and the local airport provides ready links to the Isles of Scilly. The community is diverse, supportive and strongly networked. Residents believe strongly that it is a good place in which to live and work. Furthermore, over the last two decades, the area's values have become recognised by discerning visitors, who value its coastline, its industrial sites, its natural history and the welcoming nature of its community.

6. There have, of course, been some downsides to the opening up of St Just to outsiders - the prices of what had previously been locally-affordable traditional miners' cottages have risen far beyond what most local people can afford; many have recently been purchased as second homes or have been converted to holiday lets, causing concern to many local residents. The town can still fulfil the community's everyday needs in spite of competition from supermarkets in Penzance and new outlets have been opened in the form of cafes, galleries and shops selling local crafts and tourist items. In the other settlements shops have been lost. The area's popularity with visitors has brought employment to local people as well as pride that outsiders value what the area has to offer - Geevor, Cape Cornwall, Levant and Botallack, the inclusion of St Just in the Cornish Mining World Heritage Site and the particular appeal of the local landscape are now firmly established on the international tourist map. Local businesses with an attractive offer for visitors for can do well here.

7. However, no matter how attractive and historic the area is, as the saying goes 'you can't eat scenery' (or archaeology), and both affordable homes and well-paid, locally-based jobs need to be made available if coming generations can continue to be able to afford to live and work here. The challenge faced by this Neighbourhood Development Plan is therefore to facilitate development which will benefit the local community whilst preventing erosion of the character of the local landscape with which local people so strongly identify and which visitors find so attractive. The policies in our Plan represent the aspirations of our community to achieve this.

6. St Just Parish: Facts and Figures

Demographic profile

8. The Parish has an estimated population of 5,015. (Figures in this section, unless otherwise stated, are as reported in Community Insight, October 2019, and are usually based on the 2011 census, updated where possible.) 790 are under 16, and 1,415 are aged 65 or over, giving it an older age profile than is the average in England as a whole. It has 2,553 households (based on the electoral register). 2,542 were recorded as paying council tax. There are 540 pensioner households and 420 single-person households. About two-thirds of householders are owner-occupiers. Average household income is lower than the national average. A significant proportion of households experience deprivation in relation to income or health. A higher proportion than the national average claim disability-related allowances. 350 households (nearly 15%) are estimated to be living in fuel poverty. 14% of households do not have central heating compared to 3% nationally.

9. Services

- **Water and sewage:** the Parish's biological wastewater treatment capacity is assessed as 6,154 population equivalent and is estimated to be at 92% of capacity. South West Water estimate that predicted future demand for water can be met from current infrastructure coupled with decreases in leakages and water consumption.
- Our survey showed that a majority found **broadband** strength sufficient for their needs.
- **Health:** there is a GP practice in St Just with a range of services. Morrab surgery (Penzance) provides a branch surgery in Pendeen. The nearest urgent care centre is West Cornwall Hospital, Penzance.
- **Education:** there are two primary schools and one secondary. St Just Primary School is one form entry, with a whole school number of 210, and in 2018/19 had 182 on roll. It was oversubscribed for 2019 entry (but of those refused, none lived in its designated area). Pendeen Primary School is 0.5 form entry, with a whole school number of 119, and in 2018/19 had 97 on roll. Cape Cornwall School (secondary) is four form entry, with a whole school number of 580, and in 2018/19 had 280 on roll (all school figures supplied by Cornwall Council). There are two nursery / pre-schools: The Ark in Pendeen and Brambles in St Just.
- **Transport:** bus services are provided by First Kernow. Some localities do not have a year-round service. Car ownership is higher than the national average. Nearly half of car owners use their cars to travel to work, with an average distance to work of around 10 miles.

10. Economic activity and employment

Economic activity of those aged 16-74 is 67%, close to the national average of 69.9%. However only 26% are in full-time work (national average 39%). A higher proportion of people than the national average is in part-time work (15.6% compared to 13.7%) or self-employed (19.4% compared to 9.8%). The sector providing the most jobs for residents is Retail, followed by Health and Social Care and Education. For jobs based in the Parish, the Hotel and Catering sector is the most important, followed by Manufacturing and Education. The Agriculture sector has the largest number of businesses based in the Parish, followed by Hotel and Catering and Construction.

7. Consulting our Community

11. The Community Engagement Group (CEG) first met on 22nd February 2018. The group consisted of twelve community volunteers whose objective was to engage with the whole Parish to explain the purpose of a NDP and what this would entail. A website was created and members of the group designed branding and a logo. To communicate with residents, the group used social media (Facebook and Twitter) and local press and media (the Cornishman newspaper, the Outreach parish magazine, and Coast FM radio). **Reports of the outcomes of all our consultation activities are on our website evidence page**.

12. The next stage was to hold a community consultation event. Two identical **Have Your Say** events were organised, one in Pendeen on the 13 June and one in St Just on 19 June 2018. The events were widely advertised and every home in the Parish received a leaflet about the consultation. Schools were given leaflets for pupils to take home to parents. A-boards, posters, banners and signs were put up the week before the event to raise awareness. Display boards explained what the Plan was all about. Team members were on hand from 10am until 8pm to talk to the community and answer questions. Those attending were given a questionnaire asking three simple questions: What is special about the area that you live in? What could be improved in the area that you live in? What would you like to see included in the Plan? Completed questionnaires could be posted into a box in the venue or in two community post boxes, which were left in situ for two weeks. Members of the CEG attended schools and gave presentations to pupils during assembly. They also set up a stall on Lafrowda Day. They attended community fun day events at the Rugby Club and the Cricket Club in St Just, ensuring that all demographics were consulted. 350 questionnaires were completed and the responses were collated by the CEG. Teams covering the built environment and the natural and historic environment were tasked with the formulation of specific questions for the next stage of consultation, based on the Have Your Say responses.

13. These questions were then grouped together into the next community consultation, the **Defining Development** household survey. The survey consisted of 99 questions to be answered by every household in the Parish (including second homes but excluding holiday lets). The household survey was widely advertised using social media (reaching some 5,124 persons), the local press and a poster campaign. The survey had an eye-catching logo and branding that was used on the posters and banners and all media. On Saturday 15 June 2019, 2,665 surveys were delivered, reaching every household in the Parish. They were collected a week later, with respondents also having the option of leaving them at drop-off points. An amazing 999 surveys were returned, representing 39 % of all delivered. The results of this survey were used to formulate the policies in the plan.

14. The team has also used ongoing opportunities to keep residents informed and ask for feedback. These include a regular column in the Outreach magazine, press releases, attendance at a series of Sustainable Pendeen events, and the use of the Facebook page.

15. Alongside the above we identified major stakeholders (employers, voluntary sector organisations and other interested parties) and organised interviews with each. We used the meetings to gather relevant information and understand their views about what would help or hinder their aims and activities. The stakeholders were the National Trust (who also advised on the Tin Coast Partnership); LiveWest, the largest housing association operating in the area; Laurence Associates representing some local landowners; Land's End Airport; Warrens

Bakery; Penwith Landscape Partnership; Land's End Peninsula Community Land Trust. We also met staff from Cornwall AONB, the Cornish Mining World Heritage Site, and Cornwall Community Land Trust for advice drawing on their experience of neighbourhood planning. A note of each meeting was agreed with the interviewee and published on our website. We also commissioned Cornwall Wildlife Trust to produce maps and other information about the Parish showing natural environment designations, habitats and other significant information for protecting wildlife.

16. We have consulted interested parties on two specific policies: owners of community spaces in respect of policy AD6, and landowners in respect of policy AD7.

17. The third and formal public consultation, to last 6 weeks, will be in October/November 2020. It will be widely advertised by hand delivering an announcement leaflet to every home in the Parish. The leaflet will contain summaries of the policies, information on where to view the plan, how to ask for explanations on any of the policies, and how to comment. Bearing in mind the limitations imposed by Covid 19, we aim to ensure that every household will be given an equal opportunity to participate. We will post links to the draft plan on relevant websites and social media sites. For members of our community unable to access the plan on-line, we will make hard copies available, and hand deliver copies to those unable to collect them. We will also visit members of the public to collect their written comments, for those who are unable to post them.

8. The Context for this plan: Cornwall Local Plan, other plans and designations in the Parish

18. Cornwall Local Plan 2010-2030: our plan sits within the Cornwall Local Plan (CLP), which conforms to the national guidance set out in the National Planning Policy Framework (NPPF). It cannot override the policies established in either document, but it builds on them as appropriate for our Parish. Our plan does so for the following CLP policies:

Policy 2: Spatial strategy
Policy 4: Shopping services and community facilities
Policy 5: Business and tourism
Policy 6: Housing mix
Policy 7: Housing in the countryside
Policy 8: Affordable housing
Policy 9: Rural Exception sites
Policy 10: Managing viability
Policy 12: Design
Policy 13: Development standards
Policy 14: Renewable and low carbon energy
Policy 15: Safeguarding renewable energy
Policy 16: Health and wellbeing
Policy 22: European Protected Sites - mitigation of recreational impacts from development
Policy 23: Natural Environment
Policy 24: Historic Environment
Policy 25: Green Infrastructure
Policy 26: Flood risk management and coastal change
Policy 27: Transport and Accessibility
Policy 28: Infrastructure

19. Area of Outstanding Natural Beauty (AONB): our Parish is wholly within the Cornwall AONB area. The Cornwall AONB management plan for 2016-21 has 17 local policies for West Penwith of which 13 cover our Parish. Our plan seeks to support and reinforce the protections and benefits offered by the AONB and relevant policies set out in its management plan, including the protection of ancient field systems (policy 7.10).

20. World Heritage site (WHS): a large part of our Parish lies within the Cornish and West Devon Mining Landscapes World Heritage Site. St Just mining district demonstrates five of the seven WHS Outstanding Universal Values (OUV). These include traditional industrial worker housing and urban infrastructure, miners' smallholdings and their associated fields, as well as engine houses, mine spoil dumps and other industrial structures. The first aim of the WHS Management Plan 2013-2018 is 'to protect, conserve and enhance the historical authenticity, integrity and historic character of the Site for current and future generations'. Our plan seeks to support and reinforce this aim.

21. Conservation areas: Bojewyan, Pendeen, Boscaswell, Trewellard, Carnyorth, Botallack and Truthwall, Nancherrow and Tregeseal, and St Just are all designated conservation areas. To define their particular characters and significant elements, there is an appraisal for St Just and draft appraisals for the other areas.

22. The coastline is defined as a Heritage Coast. The coastal strip is designated as a Site of Special Scientific Interest (SSSI), adjoined by special protection areas (SPA). There are a large number of County Wildlife sites, County Geology sites and Regionally Important Geological and Geomorphological sites (RIGS) within the Parish. There is a Cornwall Wildlife Trust nature reserve.

23. The National Trust is a significant landowner within the Parish, particularly within the coastal zone. Management plans for its properties seek to preserve the particular qualities of the landscapes it cares for and to minimise development which would have a negative impact on them.

9. Housing Statement

24. The Parish has not been given an individual housing target but lies within the 'West Penwith Community Network Area Residual', which covers West Penwith excluding Penzance. In 2017, Cornwall Council's Local Plan Housing Implementation Strategy to 2030 set an allocation of 1,000 houses for the area: https://www.cornwall.gov.uk/media/30981649/cornwall-local-plan-housing-implementation-strategy-2017-pdf.pdf In 2019 Cornwall Council's update reported completions: 555; planning permission not started/under construction: 441; windfall on sites of less than 10 homes 2024-3: 180. This shows that the area is more than on track to meet its target.

25. However, there is unmet need in this Parish for affordable housing in particular. The Housing Needs Survey carried out in October 2019 found that in addition to the then 79 households on the Homechoice Register there were an additional 28 'hidden' households requiring homes, and that there were unmet needs relating to disability and age. In July 2020 85 households were registered on the Homechoice register for affordable houses to rent (30 of these being in bands A, B and C). It is not known whether the increase from October 2019 reflects the inclusion of some of the `hidden' households or is net growth. Of the July 2020 total, 29 residents were aged 55+; this includes 13 people in category 2 (who are unable to manage steps or stairs or can only manage 1 or 2 steps) and one in category 3 (wheelchair user). There is also need for 'intermediate' homes for sale and shared ownership: the registered number for this at December 2019 was 12 (prior to the Help to Buy South West register being taken over by Help to Buy South). The Housing Needs survey also showed 10 respondents interested in self-build.

26. Affordability is a challenge for many local households, who may not be able to meet the affordability criteria which are set by Cornwall Council. The Housing Needs Survey showed that over half the respondents wishing to buy could not afford to buy an averagely priced two-bedroom house in the Parish allowing for a price set at 80% of market value. 31% of the respondents wishing to rent could afford no more than £400 per calendar month and a further 19.5% no more than £500 pcm. The Survey also showed that 47% of households in housing need sought to move to a more affordable home.

27. Information on need or demand for open-market housing is very limited. New build properties appear to sell quickly and one local estate agent has described the market as 'buoyant, with sales mainly to primary residents' (August 2020).

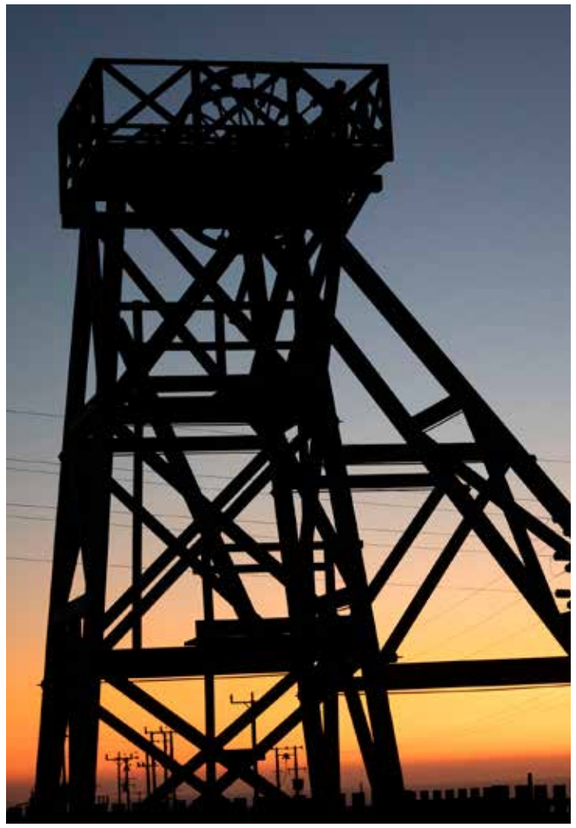
28. In the light of the information above, the Plan prioritises the use of Rural Exception Sites as the most appropriate form of development within the Parish (other than infill sites). This is in accordance with Cornwall Local Plan Policy 9: 'Development proposals on sites outside of but adjacent to the existing built-up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported' and with the AONB's Management Plan policy MD5 'Support local developments that enable the needs of local people to be met, in terms of affordable housing, employment and gypsy/traveller sites'. A statement discussing the options for development and explaining how this approach was reached is on our website: St Just Pendeen NP Steering Group decision on development sites 28 Oct 2019. Policies AH1 - AH4 address the priority for affordable housing and include provision for different routes to affordable housing such as self-build. Policies BD3 'Energy efficiency and renewables' and RE1 'Community-led renewable energy' specifically address the need to reduce fuel bills.

Second homes

29. Second homes and holiday lets are a concern for many residents. 35% agreed and 37% strongly agreed that 'development sites should be allocated specifically for local only occupation'. Prioritising affordable housing through rural exception sites is a response to this view.

30. Cornwall Council's council tax database estimated that there were 196 second homes at 1 September 2020 (out of 2,585 properties with a council tax band). For business rates, as of 2 September 2020, 117 properties out of 316 with a rateable value were holiday lets. Internet research in August 2020 gave a similar figure of 110 properties. The Cornwall Council totals equate to 11.5% of homes being second homes or holiday lets. As there is no longer a council tax discount for second home ownership, this may be assumed to be an underestimate. The 2011 census showed that 14.9% of households had 'no usual occupants', but this includes second homes, holiday lets, and temporarily short- or long-term unoccupied homes. Cornwall Council's October 2009 mapping, which estimated the number of second homes from Council Tax data, showed the proportion of second homes from Trewellard south to Escalls as being 6-10%, and from Trewellard to the northern boundary as being 0-5%. In all there is no fully reliable information about the number of second homes, nor about growth in that number, but it suggests that growth is slow compared to other localities in Cornwall. By comparison, figures from the 2011 census for some localities which have included a principal residence policy in their made plans are: St Ives and Carbis Bay 25% of dwellings not occupied by a resident household; Crantock 21%; Polperro 25%; Fowey 26.5%.

31. In preparing the plan, the guidance from Cornwall Council on principal residence policies was carefully considered: https://www.cornwall.gov.uk/media/40350102/principal-residence-policies.pdf It was decided not to include a principal residence policy at this point for two main reasons: (1) the shortfall in data which the guidance indicates would be required to support the policy; (2) a policy could not be found which addressed the potentially unforeseen impacts of second homes on the community. The Town Council has recorded its opposition to a principal residence policy. The Town Council is recommended to keep this issue under review, particularly when up-to-date information on the growth of second homes is available from the next census. In the public consultation we are seeking the views of residents on this issue.



10. Climate Change and Renewables

32. Climate Change is a critical issue for us all and the policies throughout this NDP are designed with the aim of mitigating and adapting to these changes and fostering community resilience. At the forefront of our policies is the principle that tackling climate change and promoting renewable energy should be community-led. Our Household Survey showed that the community supported the production of renewable energy in the Parish, the idea that we should become self-sufficient in renewables production and introducing a community-based renewable energy scheme. Community ownership of energy supply can bring direct benefits to residents and the local economy and potentially an end to fuel poverty. St Just and Pendeen Community Energy Group has been set up with this aim in mind.

33. The policies are designed using the principle of energy hierarchy as a guide to minimise environmental impact. This means in the first instance to support measures to reduce consumption, then secondly to maximise efficiency and thirdly to use a renewable energy supply. Many of these policies have the added benefits of reducing fuel and water bills, ensuring a healthier lifestyle and cleaner air and contributing to a collective lowering of carbon emissions.

34. The Government Committee on Climate Change report recommends that, in order to meet the UK's net zero target by 2050, extensive electrification, particularly of transport and heating, supported by a major expansion of electricity generation through renewables is required. Research shows there is a wide variety of engineering and technological solutions available to transform our energy supplies and the costs of such solutions have reduced significantly in recent years. For example, between 2010 and 2020 the cost of onshore wind has fallen by 23% and the cost of solar photovoltaic electricity has fallen by 73%. There are multiple benefits that effective action can bring to communities. Some measures will require a Cornwall-wide policy, such as the use of off-shore wind energy, which is supported by our community. Meanwhile we must continue to make the necessary changes in our work and home lives to reduce our carbon emissions. Information on the St Just Town Council Climate Action Committee is on the Town Council website https://www.stjust.org/

11. Vision, Aims and Objectives

Vision

35. St Just Parish is proud of its heritage, the unique character of the town and settlements which make it up and its community spirit. Through the Neighbourhood Development Plan we will foster a vibrant and diverse community that:

- has at its heart good quality housing to meet the needs of the current and future local population
- supports businesses and enterprises and contributes to a sustainable rural economy to support those living locally
- respects and values our natural and historic environment
- is visionary and progressive in its approach to developing and supporting individual and community initiatives that make it sustainable and resilient to the effects of climate change.

Aim

36. To provide a framework for St Just Parish to grow in a way that enhances the economic, environmental and social sustainability of the area without compromising the distinctive character of the landscape and built environment and of the many communities within the parish boundary.

Overarching objective: climate change and renewables

37. To promote an economically, socially and environmentally sustainable and resilient community, increasing our ability to cope with global shocks such as economic downturns, rising energy prices and climate breakdown, through our strategic objectives.

38. Strategic objectives

- **Affordable housing and other housing development:** to promote housing development which focuses on local needs for affordability, size and tenure.
- **Appropriate development:** to ensure that development is appropriate in scale and character to its setting and to balance local needs with preserving and protecting our unique natural and historic environment and landscape, strongly supporting existing designations.
- **Building design and outdoor space:** to ensure that the design of buildings and the outdoor spaces around them is energy efficient, environmentally sustainable and respects or enhances their settings Renewable energy: to encourage the use of renewable energy and support the development of community energy projects.
- **Commercial Development:** to enable commercial development which respects its setting and provides employment opportunities and additionally to provide resilience in the farming sector.

STRATEGIC OBJECTIVE 1: POLICIES FOR

Affordable Housing and Other Housing Development

www.stjustandpendeen-np.org.uk

St Just & Pendeen Neighbourhood Plan

Affordable Housing and Other Housing Development

Strategic Objective 1: Policies for Affordable Housing and Other Housing Development

Policy AH1 Community led housing

39. Why this policy? The Parish Housing Needs Survey (HNS) shows that 52% of respondents specifically supported community-led housing projects. Information on what respondents in the HNS consider they could afford for either rent or a deposit show the need to keep prices low and consider alternative models of provision. The Parish Household Survey (June 2019) showed support for community building projects (Q99: Support 41%, strong support 14%). Stakeholder advice supports the intention of working with a diversity of providers. Community-led housing is the preferred way of meeting needs because it will secure the highest proportion of affordable homes and assist in keeping prices low.

40. Objective: To encourage community led housing.

Policy AH1
Proposals will be encouraged from community groups, land trusts, and registered affordable housing providers and developers working individually or in partnership which:

1. can demonstrate a direct benefit to the local community by using different routes to affordable housing to provide affordable housing in perpetuity, and

2. are delivered through infill or as part of the affordable housing mix on rural exception sites.

Policy AH2 Provision of Affordable Housing within the settlements

41. Why this policy? The need for Affordable Housing is shown by the HNS. 85 applicants were on the Homechoice Register in June 2019. 12 households seeking an affordable home to buy in the Parish were registered in December 2019 on the Help to Buy South-West Register (this register ceased in December 2019 when Help to Buy South took over: former applicants were not notified of this change and the requirement to re-register so this figure represents the latest figure available. Taking the respective figures of 79 and 15 in October 2019, the HNS shows additional 'hidden need' of 28 households. The Household Survey supports development specifically for affordable housing (Q91: 37%, support, 26% strongly support). Stakeholder interviews with LiveWest representatives have also emphasized needs for modern housing.

42. Objective: To enable development in the settlements (other than rural exception sites) which contributes to meeting the need for affordable housing.

Policy AH2
Proposals for developments other than rural exception sites which will partly or wholly provide affordable housing will be supported if they can demonstrate that they:

1. fulfil an identified local need

2. contain a justifiable balance of open market housing with affordable housing providing a mixture of tenure which reflects local need and meets the Cornwall Local Plan target levels of affordable housing identified in Policy 8. The affordable housing element should be delivered as a tenure-blind development as defined in MHLG's Design Guide, and

3. provide for the highest possible proportion of good quality affordable housing units to rent or to buy. Reference should be made to the Cornwall Housing SPD in deciding the scheme details. https://www.cornwall.gov.uk/media/37814118/final-housing-spd-april-2019-print-version.pdf

Policy AH3 Provision of Affordable Housing on rural exception sites

43. Why this policy? The HNS shows a total of 122 households seeking to rent or buy affordable homes in the Parish. 89% of respondents supported affordable housing led development. A significant majority of those wishing to buy could afford a property costing less than £156,000, which is lower than the current average lowest quartile of local house prices. The Household Survey also supported development specifically for affordable housing (Q91: 37% support, 26% strongly support) and for local connection occupation (Q93: 35% support, 37% strongly support). Advice from Cornwall Community Land Trust emphasises the importance of setting a maximum land cost.

44. Objective: To support proposals for rural exception sites to meet the need for affordable housing in the Parish.

Policy AH3
In accordance with Policy 9 of the Cornwall Local Plan, proposals for rural exception sites will be supported if they:

1. meet the specific needs identified for the Parish and restrict occupation of affordable homes to those in housing need and with a local connection in line with Cornwall Local Plan policy 9 and its adopted local connection policies

2. make provision for 100% affordable units, subject to the inclusion of open market housing only if this can be demonstrated as being essential to enable delivery of the development, and present a detailed assessment of the financial viability of the scheme which ensures delivery of the maximum number of affordable housing units, and

3. are based on land cost which conforms with paragraph 102 of the Housing SPD.

Affordable Housing and Other Housing Development

Policy AH4 Other affordable routes to homes

45. Why this policy? The Housing Needs Survey (HNS) shows 49% of participants specifically supported self-build projects. Information on what respondents in the HNS consider they could afford for either rent or a deposit show the need to keep prices low and consider alternative models of provision. Ten HNS respondents were interested in self-build and 34% of Household Survey respondents supported it (with 46% expressing no preference - Q92).

46. Objective: To encourage other affordable routes to home ownership (as defined in the NPPF Annex 2).

Policy AH4
Proposals will be encouraged from community groups, land trusts, and registered affordable housing providers and developers working individually or in partnership which:

1. can demonstrate a direct benefit to the local community by using different routes to affordable housing such as self-build, in accordance with the NPPF definition of "other affordable routes to home ownership", to provide affordable housing in perpetuity, and

2. are delivered through infill or as part of the affordable housing mix on rural exception sites.

Policy AH5 Housing for older people

47. Why this policy? The proportion of residents aged 65+ is 28% compared to the England national average of 18%. Pensioner households make up 24% of the total number (nationally 20%). Many older people in the Parish live in traditional properties which are not suitable for people with disabilities or health conditions and are expensive to heat. The HNS found 11 households requiring ground floor or older persons' accommodation.

48. Objective: To provide for the needs of older members of the community.

Policy AH5
In order to reflect the needs of the community, well-designed housing intended for occupation by older people with a local connection and in housing need should be included as part of the overall development mix, in the form of accessible and adaptable ground floor apartments, adaptable upper floor apartments and bungalows.

Policy AH6 Open market housing

49. Why this policy? The HNS shows a 13% requirement from participants without a housing need expressing a preference for open market housing. 10% of participants could afford to buy at over £200,000. The Household Survey shows support for smaller-scale development: 25% support developments of up to 5 houses, 25% up to 10 houses and 34% up to 20 houses (Q97). Recent small-scale building developments have demonstrated a demand for open market housing for local families. An element of open market housing may also be necessary in order to achieve affordable housing.

50. Objective: To support proposals for small developments of open market housing stock of a residential nature which meet the identified needs of the Parish.

Policy AH6
Proposals for open market housing will be supported if they:

1. demonstrate a mix of property suited to the specific needs identified for the Parish

2. are suitable for full-time occupation in their design, and

3. are sited in accordance with Cornwall Local Plan Policies 3.3 and 3.4.

STRATEGIC OBJECTIVE 2: POLICIES FOR

Appropriate Development

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Strategic Objective 2: Policies for Appropriate Development

Policy AD1 Scale of future developments

51. Why this policy? The 2019 Household Survey showed that residents recognise the need for growth and development but with a limit on the scale of new developments (Q97). Only 14% of respondents thought that developments of more than 20 houses would be acceptable. 26% supported developments of up to five houses only; 25% of up to ten houses; 34% of up to 20 houses (all % figures rounded down). A limitation on the size of developments will also ensure that they are proportionate to the size of existing settlements and do not adversely impact Conservation Areas or the landscape qualities of the AONB.

52. Objective: To ensure that housing developments are proportionate in scale to the existing built environment.

Policy AD1
Developments should be of a scale which is proportionate to the size and character of the existing settlement in which they are to be sited or which they would adjoin and conforms to AONB guidance. The size of the development should in no case be greater than 20 units and no further development will be permitted adjacent to the site that would make the total number of units in the combined development in excess of 20 for the duration of this plan. The only exception to this limit would be for sites on previously developed land within existing settlement boundaries. In such cases the development footprint must not exceed that of the previously developed site, including curtilage developments where these would visually encroach into the undeveloped space.

Policy AD2 Conservation Areas

53. Why this policy? The Parish contains eight Conservation Areas: Bojewyan, Pendeen, Boscaswell, Trewellard, Carnyorth, Botallack/Truthwall, Nancherrow/Tregeseal and St Just. The number of such areas reflects the history of the Parish, around the original churchtown of St Just, and to the north as mining settlements developed. The integrities of the Conservation Areas are essential to the WHS and the landscapes of the parish (Conservation Area Appraisals). 78% of residents strongly support preserving the historic environment of the Parish (Household Survey Q12). 75% strongly support the principle that the impact on the historic environment should always be considered when development is proposed (Q13). 77% strongly support the principle that it is important to protect the local landscape from developments that would change the character of the Parish (Q15).

54. Objective: To protect the character and historic significance of the designated Conservation Areas within the Parish.

Policy AD2
Development in or adjacent to any of the Conservation Areas within the area covered by the Plan must take account of the character of the historic built environment within the area surrounding the proposal site and must:

1. demonstrate that the development would preserve or enhance the particular character of the Conservation Area, as described in the relevant Conservation Appraisal produced by Cornwall Council

2. provide a Heritage Statement/Heritage Impact Assessment for all development proposals which have the potential to impact on heritage assets within Conservation Areas, or on their settings. Such statements should conform to the guidance set out by Historic England and should outline the significance of any heritage assets which may be affected and any adverse impacts that the development may have on heritage assets

3. demonstrate that the design of the proposal is based on these findings, set out how the proposed development will contribute to the character and setting of the relevant heritage asset(s)

4. describe those mitigation measures which have been agreed with the Local Planning Authority as being appropriate where the potential for negative impacts is identified and cannot be avoided, and

5. within Conservation Areas, preserve previously undeveloped open spaces which contribute to the character of the conservation area.

Policy AD3 Heritage impact

55. Why this policy? The Parish contains 49 Scheduled Monuments and 87 Listed Buildings. Eight of its historic settlements are Conservation Areas (draft Conservation Area appraisals for Bojewyan, Boscaswell, Botallack and Truthwall, Carnyorth, Nancherrow and Tregeseal, Pendeen, Trewellard; appraisal for St Just). A major portion of the Parish is within Area 1 of the Cornish Mining World Heritage Site (WHS). There are also a substantial number of currently undesignated but significant archaeological sites, historic buildings and areas of landscape, these being recorded in the Cornwall and Scilly Historic Environment Record: https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/cornwall-and-scilly-historic-environment-record/ Preservation of the Historic Environment was strongly supported in the Household Survey. 18% support and 78% strongly support the principle that preserving the historic environment of the Parish is important (Q12). 20% agree and 75% strongly agree that when development is proposed the impact on the historic environment should always be considered (Q13), and 15% agree and 77% strongly agree that it is important to protect the local landscape from developments that would change the character of the Parish (Q15). The WHS emphasises the importance of heritage impact assessment.

56. Objective: To reinforce existing protections and to extend recognition within the planning system to cover potentially important but currently undesignated sites and landscapes within the Parish. This is to ensure that siting and design of new development will be on a scale and of a type which respects elements of the historic environment which provide local distinctiveness and minimises impact on their surroundings and the wider historic landscape.

Policy AD3
Proposals for developments within the Parish which have the potential to impact on heritage assets or their settings will only be considered where:

1. the developer has demonstrated that potential impacts on the historic environment have been professionally assessed and understood to an appropriate standard of quality through a Heritage Statement/Heritage Impact Assessment

2. the statement/assessment considers potential impacts on the settings of both designated and undesignated elements of the historic environment and the potential for impacts on Historic Landscape Character (HLC), as mapped by Cornwall Historic Environment Service, Cornwall Council, and

3. the developer can demonstrate how potential negative impacts which cannot be avoided are to be appropriately and adequately mitigated.

Policy AD4 World Heritage Site

57. Why this policy? St Just and the northern part of the parish fall wholly within Area 1 of the Cornish Mining Landscapes World Heritage Site inscribed in 2006. The area demonstrates five of the seven attributes of the WHS' Outstanding Universal Value (OUV). The Cornish Mining WHS is a material consideration in planning decisions. The designation is recognised as being an important contributor to the Parish's tourist economy. The Household Survey showed 78% strongly supporting the principle that preserving the historic environment is important (Q12); 75% strongly supported the principle that where development is proposed the impact on the historic environment should always be considered (Q13); 28% agreed and 65% strongly agreed that the special character of the Parish landscape brings income into the community.

58. Objective: To ensure that development conforms with WHS guidance and does not negatively impact on any components of the Site contributing to its Outstanding Universal Value.

Policy AD4
All applications for development within Area 1 of the Cornish Mining World Heritage Site must demonstrate that they:

1. follow the guidance set out in the current versions of the WHS Management Plan and the WHS Supplementary Planning Document, and

2. will not negatively impact on components of the Cornish Mining World Heritage Site, including those that are currently undesignated, which contribute to its Outstanding Universal Value (OUV).

Policy AD5 Redevelopment of derelict or redundant historic buildings

59. Why this policy? The Parish contains a number of derelict or currently under-used historic industrial, agricultural and other buildings such as field barns, non-conformist chapels or Sunday Schools and small back-street workshops. Some are within urban settings while others, such as former field barns or buildings which formerly had industrial uses, are sited in the rural landscape. The latter tend not to have access to public highways and some (for example engine houses) are highly visible and historically significant landscape features. The household survey showed strong support for preserving the historic environment (Q12,13, 15, see Policy AD3). 49% supported and 14% strongly supported the conversion of unused farm buildings for residential use (Q95); 41% supported and 9% strongly supported their conversion for business use (Q96). The WHS supports appropriate re-purposing of existing buildings.

60. Objective: To ensure that buildings which are significant historically or make potentially important contributions to the local landscape are only redeveloped in ways which avoid negative impact and wherever possible enhance them and ensure their survival.

Policy AD5
Where the re-use of a redundant or disused historic building for residential, business or other use is proposed, the developer must commission a Historic Building Record (HBR) in advance of any significant alterations and demonstrate by means of a Heritage Statement/Heritage Impact Assessment or equivalent that:

1. the proposal represents the only economically viable means by which the historic building can be preserved (where its loss through ongoing deterioration would otherwise be inevitable), and

2. re-use would secure the preservation of the building in an appropriate fashion, and

3. the proposal as a whole (including the provision of infrastructure such as new or upgraded access) would have either a neutral or positive impact on its setting.

Policy AD6 Community spaces

61. Why this policy? In the Household Survey, 16% of residents supported the principle that future development proposals should take account of whether local facilities and services are sufficient, and 79% strongly supported it (Q6). 38% supported and 32% strongly supported the view that there should be more facilities for children and young people (Q9). 36% supported and 23% strongly supported the view that there should be more facilities for older people (Q10). Q8 of the survey demonstrates the levels of use of local facilities including open spaces, and shows that many are well-used and that residents wish to see them maintained. Residents attach a high level of importance to their community (Q5: 28% support, 68% strongly support). This policy reflects these views by seeking to ensure that present community facilities should continue to benefit the community when they are no longer viable for their present use. A list of Community Spaces and Facilities is in our evidence base.

62. Objective: To encourage the continuing use of community facilities for community benefit.

Policy AD6
Proposals dealing with the partial or total loss of community facilities (buildings and recreational spaces), must demonstrate that:

1. an alternative site has been sought for the existing community use to a standard at least of equivalent benefit, and that

2. an alternative community use has been actively sought for a period of 9 months.

Policy AD7 Open spaces between settlements

63. Why this policy? The open spaces between the defined boundaries of the historic settlements and conservation areas are considered to be significant. These have been mapped as the spaces between: St Just and Nancherrow/ Tregeseal; Tregeseal and Truthwall; Truthwall and Botallack; Botallack (Cresswell Terrace) and Falmouth Place; Falmouth Place and Carnyorth; Carnyorth and Trewellard; Trewellard and Pendeen (Jubilee Place); Pendeen and Lower Boscaswell; Pendeen (Portheras Cross) and Bojewyan Stennack. These open spaces reflect the historic pattern of development within the Parish and significantly contribute to the characteristic appearance of the landscape of the Tin Coast, as well as maintaining the firm sense of individual identity for each settlement. In the Household Survey 25% supported the principle that green spaces between settlements and hamlets should be protected and 66% strongly supported it (Q86). The WHS considers it important to keep each settlement distinct and avoid linking or encroachment (Report June 2019). The spaces also provide natural wildlife corridors. See Appendix 2 for maps showing existing settlements. A statement on the methodology used to describe existing settlement boundaries and prepare the maps, and maps illustrating the current open spaces between settlements are in the evidence base.

64. Objective: To preserve the distinction between each settlement from St Just north to Bojewyan Stennack, so as to preserve the historic settlement pattern and the distinctive landscape character of the Parish.

Policy AD7
Proposals for development which would result in the partial loss of the existing undeveloped spaces between historic settlements which serve to retain and safeguard their individual identities and characters, or that would realise the partial or complete coalescence of the individual historic settlements, will not be supported, including curtilage developments where these would visually encroach into the undeveloped space.

Policy AD8 Panoramas, vistas and views

65. Why this policy? The topography and historical development of the Parish have created important panoramas, vistas and views. Views both of and from the settlements contribute to the special character and quality of coast, countryside, moorland, built environment and townscape making up this part of the AONB and incorporate both historic settlement patterns and undeveloped spaces between and around them (AONB West Penwith Statement of Significance). They have been celebrated by artists and underpin the economically valuable appeal of the area to visitors, as well as contributing to the strong sense of local identity. 15% of residents agree and 77% strongly agree that it is important to protect our local landscape from developments that would change the character of the Parish (Household Survey Q15). 28% agree and 65% strongly agree that the special character of the landscape brings income into the community (Q14).

66. Objective: To preserve existing panoramas, vistas and views as an essential element of the landscape, and historical identity of the parish.

Policy AD8
Development should not compromise those panoramas, vistas and views which characterise the parish and must demonstrate that:

1. the development would not negatively impact views and vistas which are of significant historic or environmental importance, and that

2. it would preserve or enhance the character and quality of key views, vistas and panoramas.

Policy AD9 Rights of way and footpaths

67. Why this policy? The Parish has a legacy of footpaths, bridleways and rights of way stemming from the pre-industrial era. This was greatly expanded by paths which came into being during the mining period. These are part of the Parish's character and are an important amenity for residents and visitors. The Tin Coast Partnership notes its 'fantastic network' of footpaths (Destination Management Plan introduction). A high proportion of residents regularly use the footpaths and rights of way (Household Survey Q18: 19% agree, 71% strongly agree) and there is strong support for preserving the historic character of the Parish (Q12,13,14,15).

68. Objective: To preserve the amenity value provided by the complex network of footpaths, bridleways and rights of way in the Parish, and enhance means of access and reduce dependence on motor vehicles.

Policy AD9
Proposals will be supported which maintain and enhance access to the local footpath network. Where a public right of way crosses a proposed development site, the proposal must either retain the current course of the right of way or incorporate a diversion that would not adversely impact on residential amenity or the safety of the general public.

Policy AD10 Biodiversity

69. Why this policy? Biodiversity is an important feature of the Parish. The coastal strip is designated as a Site of Special Scientific Interest (SSSI), adjoined by Special Protection Areas (SPA). The Parish contains County Wildlife sites, and a Cornwall Wildlife Trust nature reserve. Mapping commissioned for the Plan from ERCCIS demonstrates the diversity of habitats. 78% of residents strongly support the principle that native wildlife and biodiversity is important (Household Survey Q16), and 79% strongly agree that the impact of development on the natural environment must be considered (Q17). 78% support the principle that where rare species exist they should be protected (Q23). The policy takes account of the CPRE report on Biodiversity loss July 2019; Wildlife and Countryside Link's Principles for Successful Biodiversity Net Gain Policy May 2019 https://www.wcl.org.uk/ and Cornwall Council's Planning for Biodiversity Guide 2018 and Net Gain Target https://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf. Developers are advised to consult the Cornwall Council Shoreline Management Plan https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/coastal-erosion-and-shoreline-management/shoreline-management-plans/shoreline-management-plan-2011-smp2/

70. Objective: To conserve or enhance the rural and semi-rural nature of the plan area; to protect or enhance existing valuable habitat, consistently within the constraints of landscape, amenity and economic activities of the plan area; to maximise biodiversity for environmental, ecological and amenity benefits.

Policy AD10
Proposals for development must:

1. be designed to conserve biodiversity and demonstrate how long-term biodiversity net gain will be achieved

2. demonstrate how the development will conserve or enhance the natural environment, including trees, woods, orchards, green corridors, natural streams, ponds and any areas of habitat supporting a high level of biodiversity

3. commission a wildlife survey of the proposed development site prior to making a proposal. If rare species are identified, the proposal should demonstrate how the habitat will be protected and enhanced or how mitigation measures will offset any assessed harm

4. provide for appropriate tree planting, selecting types of tree that will thrive in their intended position to ensure that they preserve, complement and enhance the character of the landscape

in the event of unavoidable loss of mature tree woodland or Cornish hedges, hedgerows and stone wall in the local style, and

5. provide appropriate mitigation such as replanting of mature trees and repositioning hedges.

Policy AD11 Tree planting and new woodland

71. Why this policy? This policy supports Cornwall Council's Forest for Cornwall scheme and its aim of increasing resilience to climate change. It would contribute to an increase in the range of local habitats (see maps provided by ERRCIS). The Household Survey shows support for tree-planting and protection of woodland areas (Q21, Q22).

72. Objective: To encourage an increase in the area of wooded habitat for amenity and for environmental reasons.

Policy AD11
Proposals will be supported to plant new areas of suitable species of trees in locations where the impact can be shown to be appropriate and where no harm to the character and appearance of the area would result.

Policy AD12 Allotments

73. Why this policy? The Household Survey showed support for more community allotments (Q24). Opportunities to grow your own and to provide fresh and affordable food contribute to the physical and mental health of the community and reduce food miles.

74. Objective: To allow local people the opportunity of growing their own food and contribute to the sustainability of the community.

Policy AD12
Proposals for areas to be developed as allotment sites will be supported, where they do not have an adverse visual impact on the character and appearance of the area in which they are to be sited. If the area is sited on a steep gradient, landscaping must be included in the development to mitigate soil-loss through run-off.

STRATEGIC OBJECTIVE 3: POLICIES FOR

Building Design and Outdoor Space

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St Just & Pendeen Neighbourhood Plan

Building Design and Outdoor Space

Strategic Objective 3: Building Design and Outdoor Space

Policy BD1 Building design

75. Why this policy? Preserving the character of the built environment and sense of place is important to residents and is intrinsic to the values of the AONB and WHS (AONB CC9, WHS Management Plan description of St Just Mining Area). The Household Survey shows residents' support for preserving the historic environment (Q12). Responses to Q77 show that residents support the use of the following finishes: timber facing (support 31%, strongly support 24%); slate hanging (39% support, 22% strongly support); local granite (31% support, 55% strongly support). They do not support the following finishes: pebbledash (24% strongly oppose, 25% oppose); metal sheet cladding (25% strongly oppose, 24% oppose). Residents support the principles that new or replacement roof finishes should be appropriate for the style of the property and surrounding street scene (Q79: 41% support, 43% strongly support) and that traditionally styled new buildings should have chimneys which complement the style (Q80: 39% support, 30% strongly support). Residents supported the principle that where new boundaries are created they should be in the style of existing boundaries in the area (Q20: 22% support; 69% strongly support. Residents also considered that the use of contemporary designs was acceptable provided they complement the historic character of the local built environment (Q68: support 37%, strongly support 33%). The National Trust supports a creative high-quality approach to design.

76. Objective: To enable development which respects the existing character of the built environment and surrounding landscape and creates a sense of place but provides scope for innovation and new design.

Policy BD1
New buildings should be designed to meet the following criteria:

1. Building design intended to replicate the local traditional vernacular should reflect existing traditional styles and features.

2. The use of good quality, sustainable natural materials such as local granite, glass, wood and slate is preferred and will be supported. Developers should also evidence how they have future-proofed the appearance of new developments, replacement buildings, conversions and extensions by the use of materials which will weather well and be climate resilient

3. Cornish hedges, hedgerows and stone walls in the local style should be used for boundary treatments

4. Creative, innovative and contemporary design proposals for new developments, replacement buildings, conversions and extensions will be encouraged, where their impact on the character and appearance of the local area is not assessed as being harmful, and

5. Proposals for new developments, replacement buildings, conversions and extensions should match the proportions of local vernacular buildings.

Policy BD2 Building construction

77. Why this policy? This policy complements policy BD1. The Household Survey shows that residents support the principle that new buildings should be designed and sited to be resilient to extremes of weather (Q66: 32% support, 61% strongly support), and that there should be emphasis on the recyclability of the materials used (Q67: 32% support, 46% strongly support). Residents support the use of roof-based solar panels (Q63: 31% support, 46% strongly support) and the provision of car charging points (Q70: 35% support, 20% strongly support). The Sustainable Pendeen initiative also shows public support for sustainability in building. Cornwall Council has advised that there are a large number of private water supplies in the Parish which should be protected from any surface water or agricultural run-off risk.

78. Objective: To ensure high standards of sustainability in the detailed design, and the choice of materials to be used for new developments.

Policy BD2
Proposals meeting the following construction requirements will be supported:

1. New developments, replacement buildings and conversions should use solar PV/thermal panels in accordance with Cornwall Renewable Energy Planning Advice, unless other renewable sources can meet energy needs

2. Developers should evidence that new developments are designed, sited and orientated to optimise passive solar gain

3. Fast charging plugin points for low emission vehicles of at least 7kw should be installed at all new developments. Larger developments with communal car-parking should provide sufficient rapid car charging points

4. Developers must avoid the use of impervious hard landscaping which leads to excess run-off and flood risk; finishes such as pervious brick or matrix paving should be used instead. See https://www.rhs.org.uk/advice/profile?pid=878

5. Developments of new buildings, replacement buildings, conversions and larger extensions should use the EA surface water flood risk map to enable developers to design their SUDS schemes in harmony with local water flows: see https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcodes and https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/sustainable-drainage-systems

6. Opportunities to design in attractive features that encourage biodiversity, such as ponds and wetlands, should be fully exploited and will be supported.

Building Design and Outdoor Space

Policy BD3 Energy efficiency and renewables

79. Why this policy? The Household Survey shows strong support for production of renewables in the Parish (Q59: 31% support, 52% strongly support) and for ensuring that new buildings are energy efficient (Q64). Average household income is lower than the national average (Local Insight, October 2019) and affordability is a challenge for those seeking to buy or rent (Housing Needs Survey October 2019): this policy will contribute to reducing fuel and water costs. This policy draws on Cornwall Council's Climate Change Development Document Scoping Report 2020.

80. Objective: To ensure that new developments and alterations and extensions to existing buildings are designed for high energy efficiency and that future energy needs are met by on-site renewable sources and to reduce the demand on the mains water supply.

Policy BD3
New buildings, replacement buildings and conversions should be designed to follow the energy hierarchy (ie reduce consumption, maximise efficiency, supply through renewables) and to meet the following criteria:

1. to be as energy efficient as possible, incorporating measures such as loft and wall insulation and energy efficient glazing
2. any new development should provide at least 20% of energy needs from on-site renewable sources
3. to incorporate water re-use and recycling and rainwater harvesting to reduce demand on mains water supply
4. alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards, and
5. the retrofit of heritage properties is encouraged in order to reduce energy demand and to generate renewable energy where appropriate, provided it safeguards historic characteristics and development is done with the engagement and permissions of relevant organisations.

Policy BD4 Outdoor space in housing developments (private and communal)

81. Why this policy? The Household Survey shows support for ensuring that developments have high quality outdoors space, access and amenities. Residents agree that new buildings should have: sufficient off-street parking (Q69: support 35%, strongly support 55%), links to pedestrian walkways (Q71: 44% support, 23% strongly support); pavements and kerbstones separating them from the road (Q72: 46% support, 34% strongly support); gardens (Q73: 40% support, 35% strongly support); outside space for drying washing (Q74 46% support, 38% strongly support); outside off-pavement space for storing refuse and recycling containers (Q75: support 48%, strongly support 44%). Residents agree that biodiversity should be encouraged around new developments (Q76: support 36%, strongly support 50%).

82. Objective: To provide appropriate outdoor space in developments for household and communal use, for both practical purposes and recreation, and to provide safe walking links to the surrounding settlement and the countryside.

Policy BD4
Proposals will be supported which meet the following standards with regard to private and communal outdoor space:

1. Private developments should allocate an area of outdoor space that exceeds the footprint of the building (excluding parking provision). The space should be designed to be used for a mixture of practical and recreational uses
2. Communal developments should allocate as much space as necessary to ensure that every person living there can enjoy the space for both practical and recreational activities. Developers allocating communal outside space should demonstrate what arrangements are in place for the space to be maintained in perpetuity
3. Outside space, whether private or communal, should be designed with enough space to accommodate within the development curtilage, an area in which to dry laundry, an area in which to store waste and recycling containers and an area in which to store cycles. Communal developments should ensure that cycle storage areas and waste and recycling areas are in separate areas of the development curtilage
4. Favourable regard will be given to proposals which also consider the allocation of an area that would enable residents to grow their own food
5. Attractive features should be included such as green living roofs, communal green open spaces and landscaping, where trees and pollinator-friendly flowers and shrubs are planted
6. Kerbs and pavements should be used to provide a safe walking space between the building and the road
7. Developments of 5 or more houses must include easily accessible links to bus stops, amenities, footways and cycle paths/routes. They should also include provision for communal outdoor play, whether equipped or unequipped, that meet the most up to date standards for open space, set by the Local Planning Authority
8. Replacement dwellings, conversions and extensions will be supported where they maintain the outside space requirements in point 3 and preferably enhance habitat connectivity by retaining trees and green corridors.

Policy BD5 Traffic and parking

83. Why this policy? The Household Survey showed that residents are concerned about parking pressures. Residents consider that there should be additional car parking (Q32: 36% support, 25% strongly support), and temporary summer parking (Q34: 41% support, 20% strongly support). The majority of households own either one or two vehicles (Q25) and nearly half used a car to travel to work (Q37). Only a minority consider public transport provision good (Q47: 31% agree, 7% strongly agree). The Tin Coast Partnership has identified traffic congestion and parking as a challenge locally. There is therefore a need to ensure adequate provision for parking within new developments.

84. Objective: To mitigate harmful impacts of development on traffic and parking congestion.

Policy BD5
All new development proposals must:

1. provide a minimum of one off-street parking space for homes with one or two bedrooms and an appropriate number of parking spaces for homes with three or more bedrooms

2. ensure that the development will not add to existing traffic congestion and will not reduce the current on-street parking capacity

3. include on street parking, allocated parking spaces and visitor parking spaces within the development curtilage.

Policy BD6 Historic shop fronts

85. Why this policy? Although many former shops within St Just and the settlements along the B3306 closed during the last century and have been converted to dwellings, a considerable number of these, together with historic shops which now house other commercial undertakings, still retain their original road frontage fenestration. These give particular character to St Just and its satellite settlements, enable aspects of their historic development to be read, and provide potential opportunities for the establishment of future road-facing businesses. Residents support the maintenance of traditional features when shops are developed (Household Survey Q81: 45% support, 33% strongly support).

86. Objective: To preserve the inheritance of traditional shop fronts as a characteristic feature of the settlements in the Parish.

Policy BD6
Proposals for the alteration of traditional shop fronts within the settlements covered by the Plan must demonstrate that such proposals will not result in adverse impacts on them, and that they are sympathetic to the character of their frontage and built form, as well as their settings. The retention and repair of the original detailing of historic local shopfronts will be encouraged.

Policy BD7 Trees and hedges

87. Why this policy? Cornish hedges and hedgerows act as a focus for wildlife, contributing to wildlife corridors and to biodiversity more generally, and are major components of the outstanding rural environment and the identity of the Parish, as the Tin Coast Destination Management Plan states. Trees provide habitat and environmental benefit, and tree planting would support the aims of the Forest for Cornwall. There is strong public support for the preservation of Cornish hedges (Household Survey Q19: 17% support, 79% strongly support); for tree-planting (Q21: 22% support, 70% strongly support); and protecting woodland areas (Q22: 19% support, 76% strongly support).

88. Objective: To protect and retain existing trees, Cornish hedges and hedgerows.

Policy BD7
Proposals that have an adverse effect on trees, Cornish hedges, hedgerows and stone wall in the local style will not generally be supported. Proposals for development will be supported which:

1. retain and incorporate existing trees and woodland into the site layout and design

2. if there is any negative impact on trees, demonstrate how this will be mitigated. This could incorporate tree planting, and a tree planting plan would be required as part of the approval process for any development of more than five dwellings

3. retain and incorporate existing hedgerows, dry-stone walls and Cornish hedges into the site layout and design, and

4. where this is not possible the construction of replacement hedges must result in a net biodiversity gain.

Policy BD8 Reducing light pollution

89. Why this policy? The parish has a significant dark sky landscape, as a result of very low levels of light pollution. Public consultation on the proposal for an International Dark Sky Reserve (in which the Parish would be completely within the Core Zone) showed strong support, with identified benefits for quality of life, health, wildlife, tourism and energy efficiency (Dark Skies Initiative Report of stakeholder and public engagement, January 2020; see also Household Survey Q16 protecting native wildlife and biodiversity; Q52 support for encouraging tourism).

90. Objective: To support the West Penwith International Dark Skies initiative by minimising light pollution from new developments.

Policy BD8 Proposals for development will be supported where it is demonstrated that:
1. if external lighting is required, it protects the night sky from light pollution through: (i) the number, design, specification and position of lamps; (ii) full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; (iii) limiting the correlated colour temperature of lamps to 4000 Kelvins or less, and (iv) movement sensors
2. there is provision to reduce light spill, and
3. In the case of development proposals for 5 or more dwellings, a lighting impact assessment has been carried out with appropriate lighting design solutions to minimise light pollution.

STRATEGIC OBJECTIVE 4: POLICIES FOR

Renewable Energy

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St Just & Pendeen Neighbourhood Plan

Strategic Objective 4: Renewable Energy

Policy RE1 Community led renewable energy

91. Why this policy? The Household Survey shows that 31% of residents support and 52% strongly support the production of renewable energy in the Parish (Q59). 32% support and 41% strongly support the principle that the Parish should become self-sufficient in renewables production (Q60). 35% support and 32% strongly support a community-based renewable energy scheme (Q62). Encouraging renewable energy supplies contributes to the national renewables target and using a community-led approach could assist in reducing local fuel bills. 350 households (nearly 15%) in the Parish are estimated to be living in fuel poverty (Local Insight October 2019). The Committee on Climate Change's Net Zero report states that generating all our electricity from renewable sources and decarbonising our society will also require our transport and heating systems, currently largely reliant on fossil fuels, to be electrified. The Committee on Climate Change estimates this could result in a doubling of electricity demand. Overall the CCC predicts we need to quadruple the supply of low-carbon electricity by 2050. Whilst all renewable technologies will be encouraged, onshore wind and solar technologies are the two most efficient sources of renewable power for community led renewable energy schemes available for our Plan period.

92. Objective: To encourage renewable energy supply secured both at individual level and through a community-owned renewable energy scheme.

Policy RE1

Development proposals for renewable energy schemes will be supported where they are either

1. integrated, so that the energy generated can be supplied directly to domestic, commercial and other buildings in the Parish, thereby reducing energy consumption, or

2. fully or partly owned by local residents, businesses or the community through an appropriate community enterprise.

Policy RE2 Solar energy

93. Why this policy? The Household Survey shows that 31% support and 46% strongly support the use of roof-based solar panels (Q68). Observation shows that there is already extensive use of PV arrays across the Parish. Support for 'solar farms' is less strong: 24% support, 20% strongly support, and 30% express no preference. (Q63). However, as noted above, solar energy will be an important and efficient source of renewable power for the Plan period.

94. Objective: To encourage future solar development at an individual level or through a community owned energy scheme, having due regard to landscape character and proportionate in size and scale to the location.

Policy RE2

Applications for the use of solar power will be supported in the following circumstances:

1. Proposals for rooftop solar and solar thermal arrays will normally be supported (where planning permission is required)

2. All proposals must take due account of the AONB and WHS designation

3. Proposals for ground mounted solar arrays will normally be supported provided that they ensure that the following impacts are avoided, mitigated or managed:

- Landscape and environment: the proposal must demonstrate that unacceptable adverse impacts on the local landscape and environment would not result from the proposal (Applicants should refer to Cornwall's Renewable Energy Planning Advice including Annexes 1 and 3, and Historic England Guidance)
- Residential amenity: the proposal must not have an unacceptable adverse visual impact on residential amenity or result in unacceptable impacts on highways and rights of way

4. Proposals for ground mounted solar arrays must demonstrate how they will achieve additional benefit from the scheme, in particular how land beneath and surrounding the area will be managed

5. Proposals should demonstrate how management will result in a net increase in the ecological value of the site and a broadening of biodiversity. High-grade agricultural land should not be proposed for such sites

6. Proposals should follow best practice guidance in relation to solar array design, maximising the potential for renewable energy generation alongside net biodiversity gains and agricultural activity

7. Proposals must show how land will be returned to its former use at the end of the project.

Proposals will not be supported where, together with an existing array, it would lead to a visual concentration of solar PV and have a significant detrimental impact on the character of the wider landscape. Due weight will be given to the contribution of the proposal to cutting greenhouse gas emissions and decarbonising the energy system.

Policy RE3 Onshore wind energy

95. Why this policy? 26% of residents support and 27% strongly support onshore wind energy development, with 28% expressing no preference (Household Survey Q63). Wind power is potentially a very important source of renewable energy for the Parish. A number of wind turbines are already in operation; https://www.cornwall.gov.uk/media/6012204/Wind-turbine-operational-west.pdf It is recognised that practical, physical and other constraints as well as important landscape and heritage designations will limit the scale and number of potentially appropriate developments. Proposed developments must demonstrate (at application stage) that they meet the criteria set out in Policy RE3 and use the Cornwall Renewable Energy Planning Advice Annex 1, Appendix 1 Landscape Sensitivity and Strategy Matrices for areas CA02 and CA0 to inform their impact assessments:

- **The Landscape Strategy for CA02:** West Penwith North and West Coastal strip is for a landscape without wind farms with the exception of very occasional Band A turbines associated with existing buildings. There may, however, be distant views of wind energy development outside the LCA, which may be perceptible under conditions of good visibility.
- **The Landscape Strategy for CA03:** Penwith Central Hills is for a landscape without wind energy development (except for occasional Band A scale single turbines linked to existing buildings e.g. farm buildings) and no turbines in the unenclosed moorland.

96. Objective: To open up the opportunity for appropriately scaled wind energy development at suitable sites within the Parish, including smaller domestic turbines, whilst protecting residential amenity.

Policy RE3

Proposals for wind turbines within the area identified as potentially suitable for wind energy development in Map 11 Potential Wind Development Area (Appendix 2) will be considered against the following criteria. Proposals should address the planning impacts of the scheme in accordance with guidance in the Cornwall Renewable Energy Planning Advice and ensure that the potential harmful impacts on the following are appropriately avoided or mitigated:

1. Residential amenity: through noise generation, shadow flicker or overbearing visual impact
2. Safety: highways, principal overhead power distribution networks and public rights of way
3. Landscape and visual impact: proposals should have particular regard to the sensitivity of the landscape in relation to wind turbines, demonstrate that they respond to the AONB Management Plan and follow the advice in Cornwall Council's Renewable Energy Planning Advice 2016, Appendix 1: Landscape Sensitivity and Strategy Matrices CA02 and CA03
4. Ecology: proposals should protect and enhance biodiversity and contribute to biodiversity net gain, following the Advice Note: Biodiversity Net Gain in Cornwall
5. Heritage impact: all applications must be informed by proportionate historic environment assessments and demonstrate that harm to historic assets, including their settings, is avoided and that applications accord with the WHS Management Plan
6. Cumulative impact: proposals for wind turbines will not be permitted where, together with existing and approved turbines, they will lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape, using Cornwall Council's Renewable Energy Planning Advice, Annex 2: Cumulative Impact Assessment Advice
7. Impacts on traffic operations, radar and navigational installations and the safe operation of Lands End Airport
8. De-commissioning: proposals must show how once the development reaches the end of its operational life, it will be removed and the site remediated, though plans will be considered for the future repowering of both new and existing sites in line with the NPPF
9. When considering such proposals, regard will be given to the wider social, economic and environmental benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.

STRATEGIC OBJECTIVE 5: POLICIES FOR

Commercial Development

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St Just & Pendeen Neighbourhood Plan

Strategic Objective 5: Policies for Commercial Development

Policy CD1 Commercial development

97. Why this policy? The Household Survey shows that 43% of residents support the view that business development should be encouraged in the Parish, and 22% strongly support it (Q50). However, when development is proposed, 18% agree and 78% strongly agree that the impact on the historic environment should always be considered (Q13) whilst 17% agree and 79% strongly agree that the impact on the natural environment should always be considered (Q17). Residents disagree with the use of previously undeveloped land for development sites (Q88: disagree 27%, strongly disagree 41%) and support the use of previously developed land (Q89 support 55%, strongly support 24%). Commercial developments will therefore be primarily located as infill, or reusing redundant buildings, or redeveloping existing sites or premises, and will be environment-friendly. Of 212 business owners responding to the survey, only 10 had a workforce of more than 25 (Q53) and support for small enterprises or self-employment models is therefore expected to be important.

98. Objective: To support commercial development of a form which is not detrimental to the natural or historic environment or to local amenity and is demonstrated to meet high environmental standards.

Policy CD1
Proposals for commercial development and premises for business or other development such as infrastructure or necessary utilities (where they require planning permission) will be supported provided they demonstrate that:

1. the development does not involve building on a greenfield site unless there are no suitable, available, or deliverable opportunities to re-use existing buildings or previously developed land (including buildings and land already in commercial use)

2. the development does not entail building on good quality agricultural land (grades 1,2, 3a) or, where reasonable alternatives can be identified, grade 3b agricultural land

3. the development does not involve building on or immediately adjacent to land subject to statutory and non-statutory designations for wildlife, heritage or geological value or a semi-natural habitat

4. the development would not have significant harmful impacts on the natural and historic environment of the area or the built environment of the settlement as demonstrated by a Heritage Statement / Heritage Impact Assessment, and an environmental impact assessment where appropriate

5. there is appropriate protection for any rare or significant species identified through a wildlife survey, or that adequate mitigation measures to offset any assessed harm have been designed into the proposal (as in policy AD9)

Policy CD1 continues over ›

6. the development does not cause a new or exacerbate an existing pollution problem, including chemical, light, noise and smell pollution
7. adequate provision can be made for the disposal of foul and surface water drainage to the satisfaction of the local planning authority
8. the development respects the character of the settlement and any adjoining residential properties
9. the development attains a recognised standard such as the Building Research Establishment Environmental Assessment Method (BREEAM) `Excellent' standard and provides on-site renewable energy generation or connection to a renewable or low carbon community energy scheme, that contributes to a further 20% reduction in residual carbon emissions
10. any extension or additions to an existing complex are sympathetic in terms of scale, design and materials
11. the development has regard to the Local Landscape Character Assessments and does not require development on visually exposed sites
12. the proposal would not occupy an area subject to risk of flooding as identified by the Environment Agency
13. adequate parking and electric charge points are provided for within the design proposal
14. the development can be shown not to impact on traffic congestion, street parking or road safety within the Parish, and that access roads to the area proposed for the development were free-flowing pre-development, and have the capacity to remain free-flowing and cope with the extra volume of traffic post-development.

Policy CD2 Commercial development landscaping

99. Why this policy? This policy is intended to put into effect relevant requirements of the Appropriate Development and Building Design policies in this plan (AD9, AD10, BD7).

100. Objective: To ensure that commercial developments are landscaped in ways which respects the local environment.

Policy CD2 Proposals must show that the development is suitably landscaped, including:
1. a mix of appropriate soft and hard landscaping, retaining existing trees, hedgerows and Cornish hedges or with provision for mitigation and replacement if necessary, and
2. appropriate landscaping and screening for external storage areas.

Policy CD3 Conversion of commercial premises

101. Why this policy? There is a high level of support for local shops: 81% of residents shop regularly in the Parish (Household Survey Q7). The survey also shows support for business development (Q50) and encouraging tourism (Q52), for which local services are essential. The Tin Coast Partnership emphasises the importance of spending money locally and maintaining services. This policy is not intended to apply to conversion of holiday lets to permanent residences, as this would improve the housing supply.

102. Objective: To ensure that the existing level and range of retail and service outlets (other than holiday lets) is retained and that new provision would meet the interests of a sustainable local economy.

Policy CD3 Applications to convert existing retail or commercial premises other than holiday lets to residential use will normally be resisted unless there is strong evidence that the premises are not commercially viable. Applications for alternative retail /service outlets and expansion of existing outlets will be supported where:
1. the scale and nature of development will be appropriate to the size and character of the immediate surroundings
2. the business will not adversely affect the locality and the amenities of residents
3. the development will be within existing settlement boundaries.

Policy CD4 Tourism-related development

103. Why this policy? 42% of residents support and 31% strongly support the encouragement of tourism (Household survey Q52) but residents also consider that the impact of such developments on the historic and natural environment must be considered respectively: (Q13 18% agree, 78% strongly agree: Q17 17% agree, 79% strongly agree). The AONB Management Plan section for West Penwith includes the aim of seeking a reduction of the visual impact of tourism.

104. Objective: To ensure that tourism-related proposals make a sustainable contribution to the local economy, for instance through farm diversification which would result in enhanced viability and have no negative impact on the local environment.

Policy CD4 Tourism-related development proposals, including camp sites, caravan parks, chalet developments and others such as those intended to enhance farm viability, must:
1. demonstrate that they would be sustainable, contribute to the local economy and provide employment opportunities for local people, and
2. provide at a minimum design and access statements demonstrating that they would not have a negative impact on the local historic or natural environment or landscape.

Commercial Development

Policy CD5 Employment opportunities

105. Why this policy? Residents support business development (Household Survey Q50: 43% support, 22% strongly support). A higher proportion of residents than the national average is self-employed (Local Insight 2019) and this policy intends to support development which reflects that pattern. The Tin Coast Destination Management Plan aims for long-term sustainability and recognises the need to strengthen and diversify the local economy, and the National Trust also notes the need to create a sustainable local economy.

106. Objective: To facilitate the creation of employment opportunities which enable the widest possible range of residents to both live and work in the locality and minimise the need to travel to work.

Policy CD5
Proposals for development to provide employment opportunities in or adjacent to settlements will be supported provided that the proposals do not harm residential amenity, do not adversely impact upon road safety, and minimise landscape, heritage and environmental impact.

Policy CD6 Farm sustainability

107. Why this policy? The local farm economy can be precarious and the farming community needs to be able to respond to change and to diversify in ways which are appropriate to the local setting. The Household Survey shows that residents support the principle of converting unused farm buildings for residential use (Q95: 49% support, 14% strongly support) and for business use (Q96: 41% support, 9% strongly support, 34% express no preference). This would contribute to strengthening the farming economy and facilitate the aim of the Penwith Landscape Partnership of supporting farmers in using redundant buildings. The National Trust also advocates diversification as a means of supporting farming.

108. Objective: To contribute to farm sustainability by enabling appropriate developments.

Policy CD6
Proposals for development on farms which contribute to their economic sustainability will be supported in the following cases:

1. provision of non-residential structures (barns, shelters and workshops) where they are in keeping in scale and style, appropriately sited and their use can be clearly justified through business planning

2. conversion of existing traditional farm buildings on farm sites for commercial or residential use where it can be shown that the existing provision no longer meets needs or where there is a clear business justification for adaptive re-use, and which preserves the historic layout of the site.

This policy does not apply to the conversion or demolition and replacement of temporary buildings, including large portal-frame ones.

13. Sustainability Appraisal

109. In order to ensure that the plan considers environmental, social and economic issues, the St Just NDP Steering Group commissioned a light touch Sustainability Checklist (SC). This considered the St Just NDP Vision, Objectives and Policies against 19 key sustainability objectives:

1. Climatic Factors
2. Waste
3. Minerals and Geo-diversity
4. Soil
5. Air
6. Water
7. Biodiversity
8. Landscape
9. Maritime
10. Historic Environment
11. Design
12. Social Inclusion
13. Crime and Anti-social behaviour
14. Housing
15. Health, Sport and Recreation
16. Economic Development
17. Education and Skills
18. Transport and Accessibility
19. Energy

110. The SC was a means of checking whether there were any negative impacts and if so, of identifying ways of mitigating them, to enhance positive outcomes for St Just. The SC document can be found alongside other supporting information on the website.

14. Community Infrastructure Levy

111. St Just Parish wishes to take full advantage of whatever benefits accrue from Community Infrastructure Levy (CIL) or Section 106 funding (S106) or successor arrangements. CIL is intended to address the cumulative impact of development and our priorities for the use of CIL respond to those of residents. Priorities are:

- **to increase public car parking spaces, including the use of summer car parks when pressure is greatest**
- **traffic improvements, including bus stops at Carn Bosavern and Lower Boscaswell**
- **to improve recreational and sports facilities for children and young people**
- **promote community energy schemes (see policy RE1) and support households in cutting energy costs**
- **in circumstances where the above cannot or do not apply, priorities determined by the Town Council.**

112. S106 agreements address site specific issues required to make the development acceptable in planning terms. The above list of community priorities should be borne in mind when S106 agreements are made.

References

113. Parking: 61% of residents thought there should be additional parking in St Just (Household Survey Q92,) and 34% in Pendeen (Q93). 62% thought that there should be temporary summer parking for visitors (Q94).

Traffic improvements: priorities advised by the Town Council, from feedback from residents.

Recreational and sports facilities: 71% of residents thought that there should be more facilities for children and young people (Q9).

Community energy schemes: 73% of residents supported the aim of self-sufficiency in renewables energy production, 68% supported a community-owned renewable energy scheme (Q62).

15. Recommendations to the Town Council

114. The Household Survey raised some important issues which are outside the scope of this Plan. This section makes recommendations to the Town Council for progressing these. It also makes recommendations on steps the Town Council might take to support the policies in the Plan.

- **Parking:** whilst the survey reveals an urgent need for this problem to be addressed, it is not within the remit of the Plan to designate sites. The Town Council is urged to consider further options, including the possibility of temporary summer parking. It is hoped that the Town Council and Planning Officers will take into account the need for residences to have parking provision before planning permission is granted (policy BD5).
- **Housing Schemes:** we recommend that the Town Council acts proactively, using policies AH3 and AH4 on affordable housing, to encourage community land trusts or other appropriate partners to bring forward affordable housing schemes. (See also Housing Needs Report para. 5.2.8).
- **Climate change and resilience:** the survey shows support for local renewable energy production and the idea of a community-based renewable energy scheme. We recommend that the Town Council gives active support to establishing a community enterprise to achieve this and, if necessary, initiates action to do so (see policy RE1).
- **Planting to build resilience:** the survey showed support for planting trees and improving biodiversity generally as part of a strategy to fight Climate Change. In addition to bearing this in mind when discussing planning applications, we recommend that the Town Council consider opportunities for actively encouraging planting of trees and pollinator plants (see policies AD9, AD10).
- **Principal Residence Policy:** we recommend that the Town Council reviews whether this policy is needed when more evidence of the level of second home ownership is produced in the next Census; and also that the Town Council (or the successor body to the Neighbourhood Development Plan Steering Group) collects evidence on the impact of second home ownership on the community.
- **Community Assets and Green Spaces:** responses to question 8 of the Household Survey shows how much the community values the legacy of public buildings and the amenities in the Parish. The Town Council is responsible for designating community assets and green spaces. We recommend that the Town Council review the responses to consider whether any of the buildings or amenities should be designated as community assets or green spaces.
- **Future development and local facilities:** the survey demonstrated concern that development is permitted without taking into account the need for additional facilities such as school places, health services, green open spaces, and access to shops and services. We recommend that the Town Council continues to take these needs into consideration when development applications are made.

16. Implementation, Monitoring and Review

Implementation

115. Implementation of the Plan will be on-going. Responsibility for determining planning applications rests with the Local Planning Authority, Cornwall Council, which is therefore responsible for applying the policies. St Just Town Council will play a crucial role in ensuring that the Plan is successful. As the Qualifying Body for St Just Parish NDP, St Just Town Council will put in place mechanisms for ensuring that the Plan is being followed and endeavour to work with Cornwall Council in testing the continued conformity of St Just and Pendeen Parish NDP policies with local and national planning policies.

Monitoring and review

116. It is proposed that the Town Council establish a sub-committee to monitor the implementation of the Plan, the membership to include councillors, former members of the NDP Steering Group (to ensure continuity of experience) and newly recruited members from the community. The following monitoring plan will be adopted by the Council:

1. Twelve Month Review (2022/3): the Plan will be reviewed one year after it is 'made'. The purpose of review will be primarily to assess the extent to which the Plan's objectives have been implemented in practice and the contribution of the policies and projects contained within it towards meeting those objectives.

2. Three Year Review (2024/5): the Plan will be reviewed after three years. As above, the purpose of the review will be primarily to assess the extent to which the objectives have been achieved in practice and the contribution of the policies contained within it towards meeting those objectives.

3. End of Plan Period Review (2028): at least two years prior to the expiry of the Plan (2030), a full-scale review will be undertaken to gauge the success of the plan in meeting its objectives and to put in place a succession plan for St Just Parish.

4. Should any of these reviews identify that any changes (be they amendments or additions) are required, St Just Town Council will liaise with Cornwall Council on how best to do this. This may include a need to review, redraft, consult and possibly hold a referendum on the proposed changes, following national legislation on Neighbourhood Planning.

17. Acknowledgements

117. Following large public meetings, over 100 people have been involved at various stages of formulating the Plan, all as volunteers. We thank all of them. We thank St Just Town Council, to which the voluntary team has reported. We also thank officers of Cornwall Council who have provided advice and support throughout the process. Most of all, we thank our community, who have participated in large numbers in our survey and consultations, and whose opinions have shaped the Plan.

Appendices

Appendix 1: Evidence Index

▲ **Section Of The Plan**

✱ **Policy Evidence Source:** All on our online Evidence Library at https://www.stjustandpendeen-np.org.uk/reference-library/ unless otherwise stated. References to Cornwall Local Plan (CLP) and Supplementary Planning Documents (SPDs)on Cornwall Council Website. References to National Planning Policy Framework (NPPF) and other HMG documents on uk.gov website.

▲ **Section 7: St Just Parish: Facts and Figures**
✱ Community Insight October 2019
Email communication from Cornwall Council (not stored) South West Water sewage and water information April 2019

▲ **Section 10: Housing Statement**
✱ CC LP Housing implementation
Strategy 2017 and update report 2019
Housing Needs Survey October 2019, updated information from CC August 2020
St Just Pendeen NP Steering group decision on development sites 28 October 2019
St Just Town Council decision 21 September 2020
Cornwall Council data on second homes ownership and holiday lets September 2020.

▼ **All policies** ✚ Household Survey June 2019

▼ **AH1 Community-led housing**
✚ Housing Needs Survey October 2019
Stakeholder interview: CCLT January 2019
NPPF para 561 and Annex 2
CLP policy 6

▼ **AH2 Provision of Affordable Housing within the settlements**
✚ CC LP Housing implementation
Housing Needs Survey October 2019
Stakeholder consultation report January 2019: LiveWest interview
NPPF 60,61,63, 74; CLP policy 8
CC Final Housing SPD April 2019
AONB Management Plan 2016-2021 policy VC7
MHLG Design Guide p.36

▼ **AH3 Provision of Affordable Housing on rural exception sites**
✚ Housing Needs Survey October 2019
Stakeholder interview CCLT January 2019
NPPF 77,78,79; CLP 9
CC Final Housing SPD April 2019 102

Appendices Continued

Appendix 1: Evidence Index

KEY ▼ All policies ✚ Household Survey June 2019

▼ AH4 Other affordable routes to homes
✚ Housing Needs Survey October 2019
NPPF 61 and annex 2
CLP 6

▼ AH5 Housing for older people
✚ Housing Needs Survey October 2019
Local Insight October 2019
NPPF 61
CLP 6, and para 2.25

▼ AH6 Open market housing
✚ Housing Needs Survey October 2019
NPPF 61,77,78
CLP 3.3, 3.4

▼ AD1 Scale of future developments
✚ NPPF 72
CLP 2.1 (B), 24
AONB Management Plan CC9, MD5, MD9

▼ AD2 Conservation Areas
✚ Conservation area summaries (with links to further documents) for Bojewyan, Pendeen, Boscaswell, Trewellard, Carnyorth, Botallack/ Truthwall and Nancherrow/Tregeseal;
Conservation area appraisal for St Just.
NPPF 185, 200
CLP 3.3, 3.4, 24
AONB Management Plan MD9

▼ AD3 Heritage impact
✚ Stakeholder interview: WHS June 2019
NPPF 185-202
CLP Objective 10a, Policies 2.1, 24;
AONB MD9, NH7, NH10, PP1, MH4, VC2, IC2, PP2, CC13, CC9, WP 7.15
Cornwall Historic Environment SPD (under revision).
See also Cornwall Council Historic Landscape Character (HLC) mapping https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/cornwall-and-scilly-historic-environment-record/historic-landscape-character/and the Cornish Distinctiveness Project https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/

▼ AD4 World Heritage Site
✚ WHS Management Plan and SPD
Stakeholder interview WHS June 2019
NPPF 200
CLP 2.1
AONB IC2, NH10

▼ AD5 Redevelopment of derelict or redundant historic buildings
✚ Stakeholder interview WHS June 2019
NPPF 189-200
CLP 2.172-2.187 and policies 7.3,24
AONB MD9, NH4, NH7, NH10, PP1, MH4, VC2, IC2, PP2 Cornwall Historic Environment SPD (under revision).
See also: Joint English Heritage/Cornwall Council guidance on the re-use of Methodist and Non-Conformist Chapels in Cornwall https://historicengland.org.uk/images-books/publications/guidance-methodist-nonconformist-chapels-cornwall/heag257-methodist-and-nonconformist-chapels/
CC Sustainable Building Guide https://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/sustainable-building-guide/

▼ AD6 Community spaces
✚ NPPF 92
CLP 4.4
List of Community facilities

▼ AD7 Open spaces between settlements
✚ Stakeholder consultation report June-July 2020: WHS interview. Mapping open spaces between settlements statement
Open spaces between settlements maps
Preparation of settlement boundaries note
NPPF 134, 200
CLP 2.187
AONB MD9, VC2

▼ AD8 Panoramas, vistas and views
✚ NPPF 170,172
CLP 2.1, 23
AONB WP 7.15.
Cornwall Council Landscape Character Assessments areas CA02, CA03

▼ AD9 Rights of way and footpaths
✚ Tin Coast Destination Management Plan (introduction)
NPPF 185
CLP 24
AONB MP RA1
Footpaths: https://map.cornwall.gov.uk/website/ccmap

▼ AD10 Biodiversity
✚ ERRCIS maps
NPPF 170,174, 175
CLP Objective 10a, 2.166, 2.167, 23, 25
AONB WP 7.12, WP7.17
CPRE report on Biodiversity loss July 2019
Wildlife and Countryside Link's Principles for Successful Biodiversity Net Gain Policy May 2019
https://www.wcl.org.uk/

▼ AD11 Tree planting and new woodland
✚ ERRCIS maps
NPPF 148
CLP 23.

▼ AD12 Allotments
✚ NPPF 91
CLP 16

▼ BD1 Building design
✚ WHS Management Plan
Stakeholder interviews January 2019: National Trust
NPPF 72c, 125,127
CLP 12
AONB WP 7.10, CC9
Cornwall Design Guide 7

▼ BD2 Building construction
✚ Sustainable Pendeen homes event report November 2019
NPPF 150, 151
CLP 14
Cornwall Design Guide 7
Cornwall Renewable Energy Planning Advice

▼ BD3 Energy efficiency and renewables
✚ Community Insight October 2019
NPPF 150, 151, 152
CLP 14,15
Cornwall Renewable Energy SPD
Cornwall Climate Change DPD Scoping Report 2020.

▼ BD4 Outdoor space in housing developments (private and communal)
✚ NPPF 127, 174
CLP 13, 16,27
Cornwall Design Guide 7
AONB WP.02

▼ BD5 Traffic and parking
✚ Tin Coast Destination Management Plan
NPPF 102, 108
CLP 13 27
HM Government Building Regulations 2010: Approved Document B, Volumes 1 and 2, section B5 in volumes 1 and 2: Access and facilities for the fire service: 2006-2016

Appendices Continued

Appendix 1: Evidence Index

KEY ▼ All policies ✚ Household Survey June 2019

▼ BD6 Historic shop fronts
✚ NPPF 185
CLP 24

▼ BD7 Trees and hedges
✚ Tin Coast Destination Management Plan
NPPF 174, 185
CLP 23
AONB MD9

▼ BD8 Reducing light pollution
✚ Dark Skies stakeholder and public engagement report January 2020 and proposal map
NPPF 180
CLP 23
Cornwall Design Guide 7.7
AONB MP CC7 and Statement of Significance for West Penwith

▼ RE1 Community led renewable energy
✚ Committee on Climate Change's Net Zero report https://www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/
NPPF 152
CLP 14

▼ RE2 Solar energy
✚ NPPF 151
CLP 14
Cornwall Renewable Energy Planning Advice, including Annex 1, Appendix 1

▼ RE3 Onshore wind energy
✚ https://www.cornwall.gov.uk/media/6012204/Wind-turbine-operational-west.pdf
NPPF 151
CLP 14
Cornwall Renewable Energy Planning Advice including Annex 1, Appendix 1
Potential Wind Energy Development Area with Key (Map 11 below)
Policy RE3 constraints mapping justification

▼ CD1 Commercial development
✚ NPPF 83,84
CLP5
AONB MD6, PP7
BREEAM: https://www.breeam.com/

▼ CD2 Commercial development landscaping
✚ See policies AD9, AD10, BD7

▼ CD3 Conversion of commercial premises
✚ Tin Coast Destination Management Plan priorities 4,5
NPPF 83
CLP 5

▼ CD4 Tourism-related development
✚ AONB Management Plan WP7.16
NPPF 84 / CLP 5.3

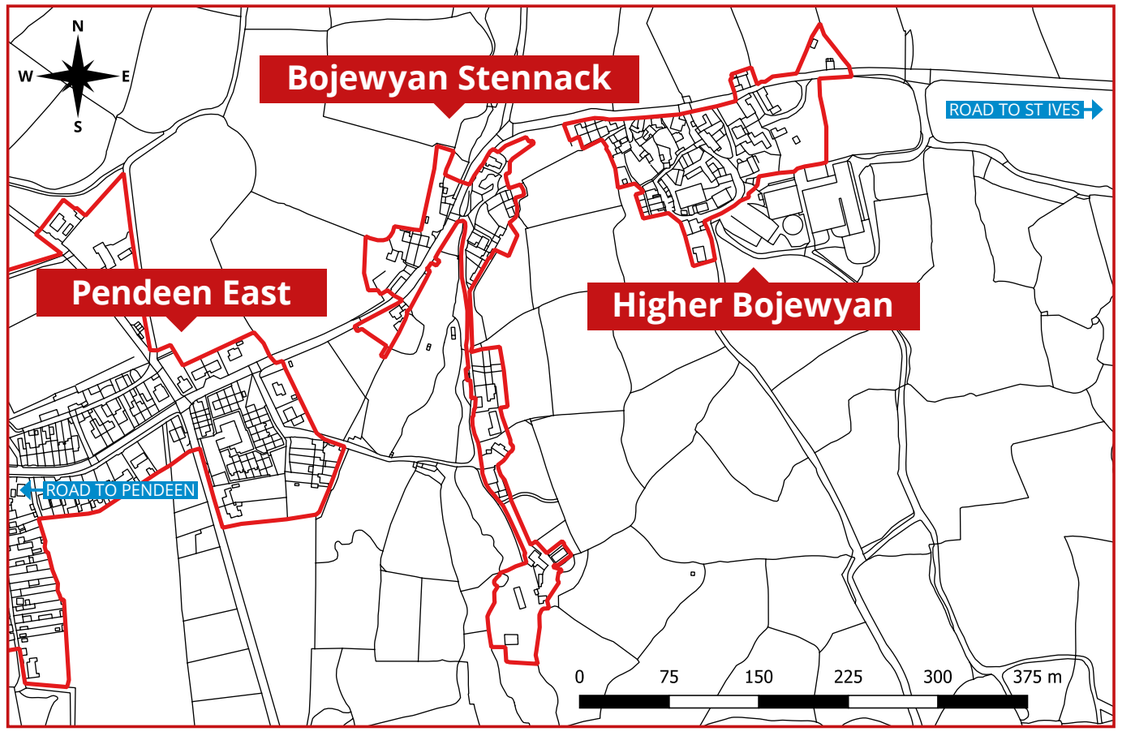
▼ CD5 Employment opportunities
✚ Community Insight October 2019
Tin Coast Destination Management Plan 2.1, 2.4
Stakeholder interviews January 2019:
National Trust / NPPF 8
CLP Objectives 1 and 5, Policy 5.

▼ CD6 Farm sustainability
✚ Stakeholder interviews January 2019: Penwith Landscape Partnership
NPPF 83
CLP 7, 21
Cornwall Council Climate Change DPD Scoping Report 1.2.8
AONB MD15, PP1, WP7.15

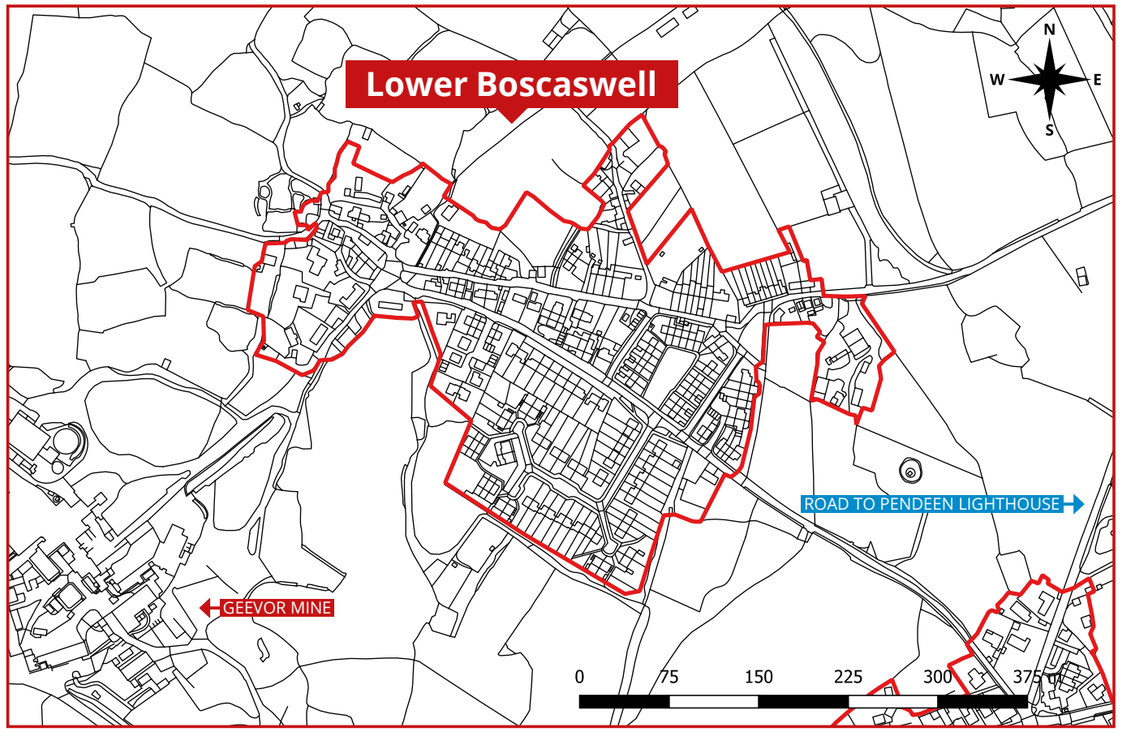
13. Sustainability appraisal
Completed sustainability checklist

Existing Settlement boundaries

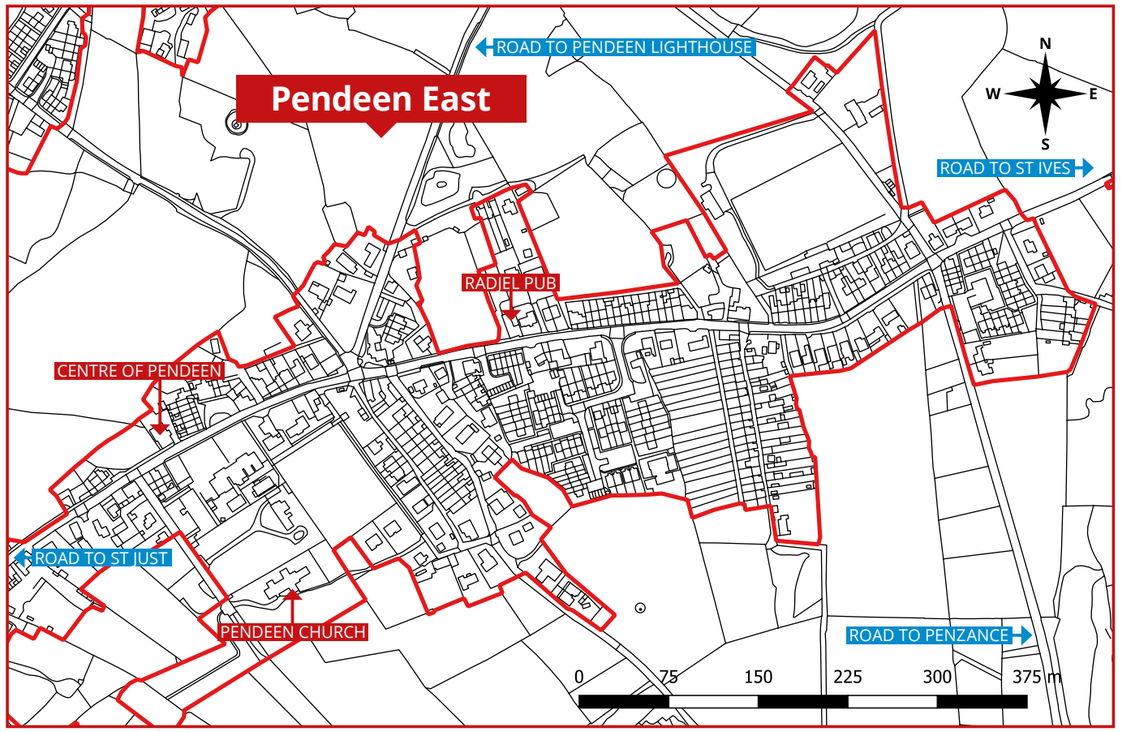
1. Bojewyan Stennack



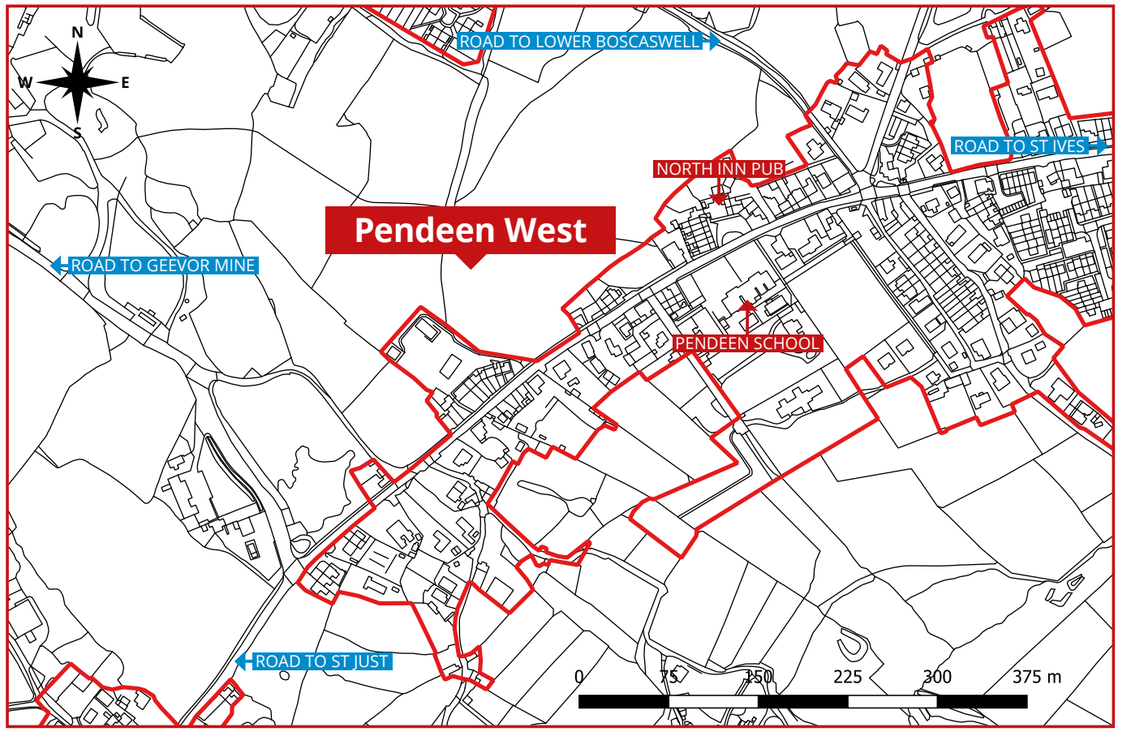
2. Lower Boscaswell



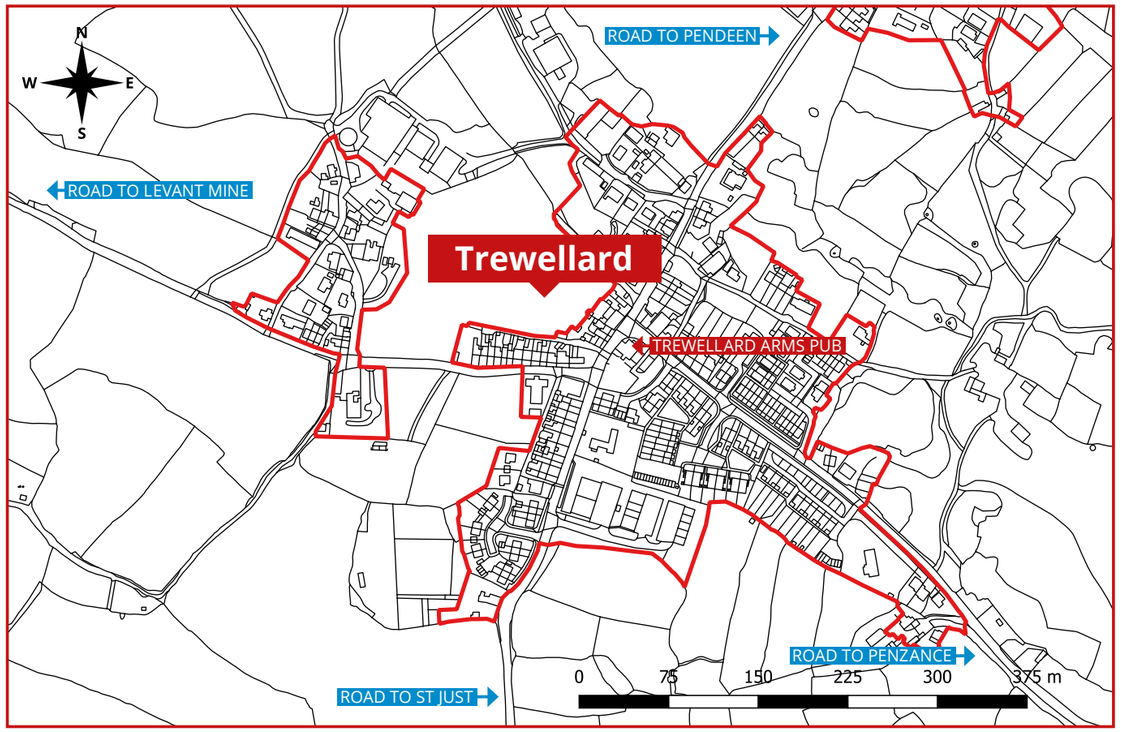
3. Pendeen East



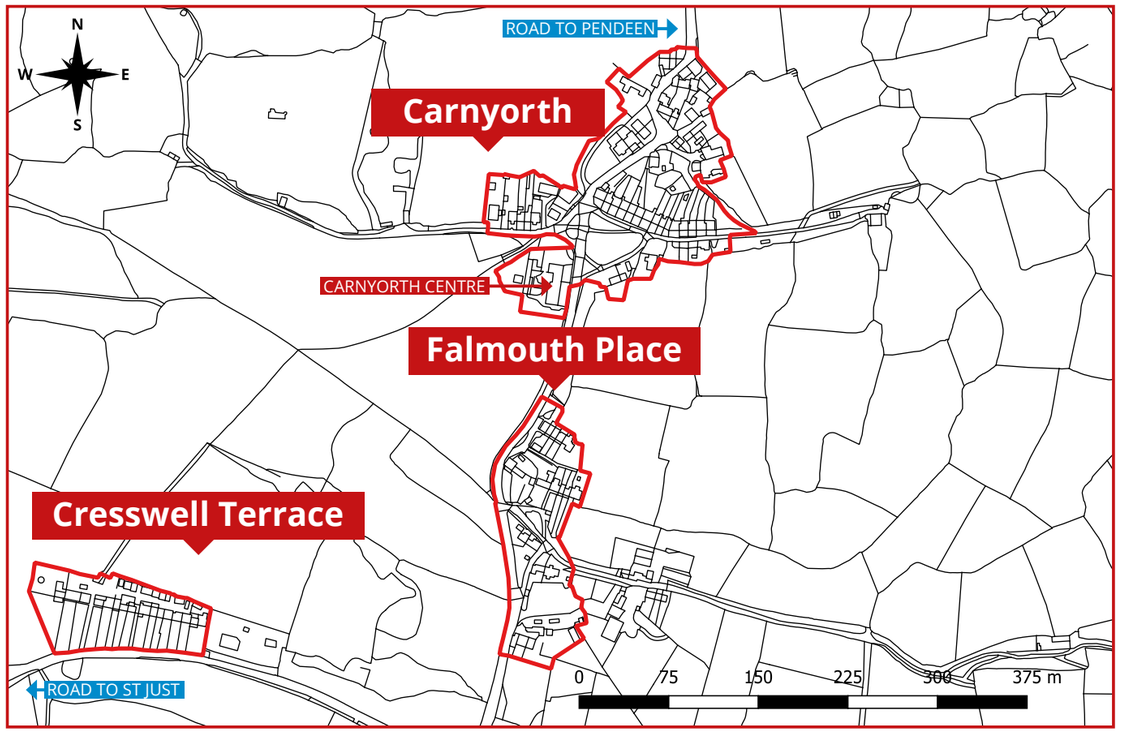
4. Pendeen West



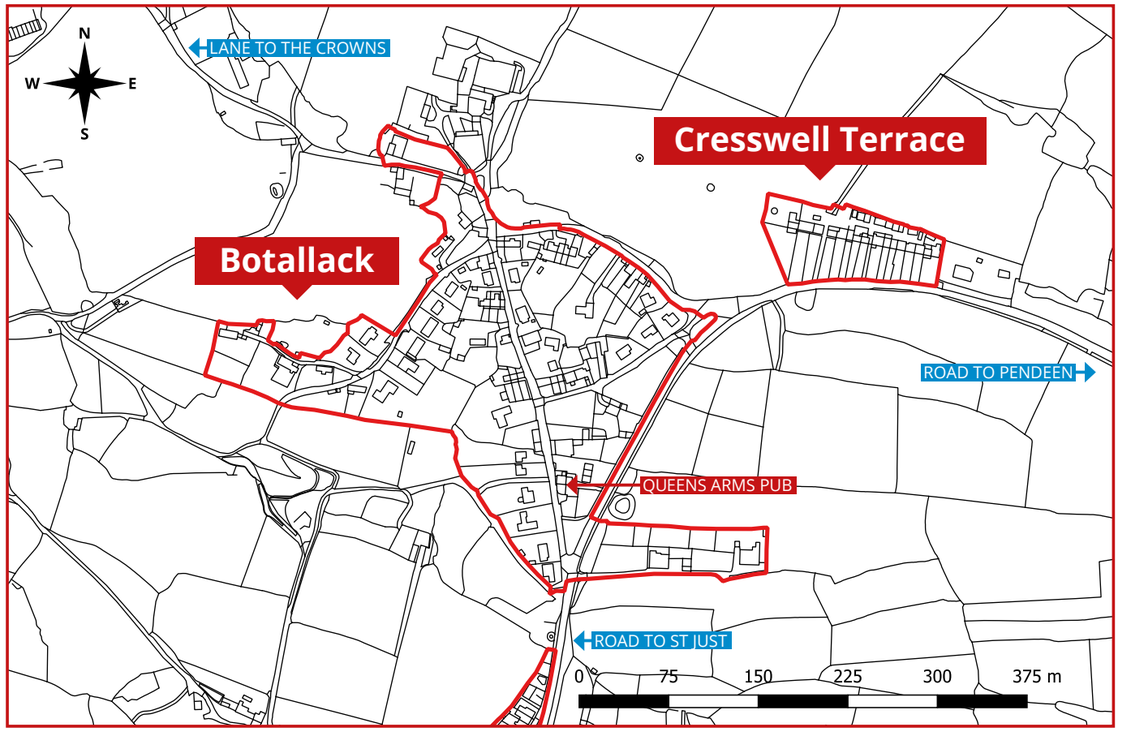
5. Trewellard



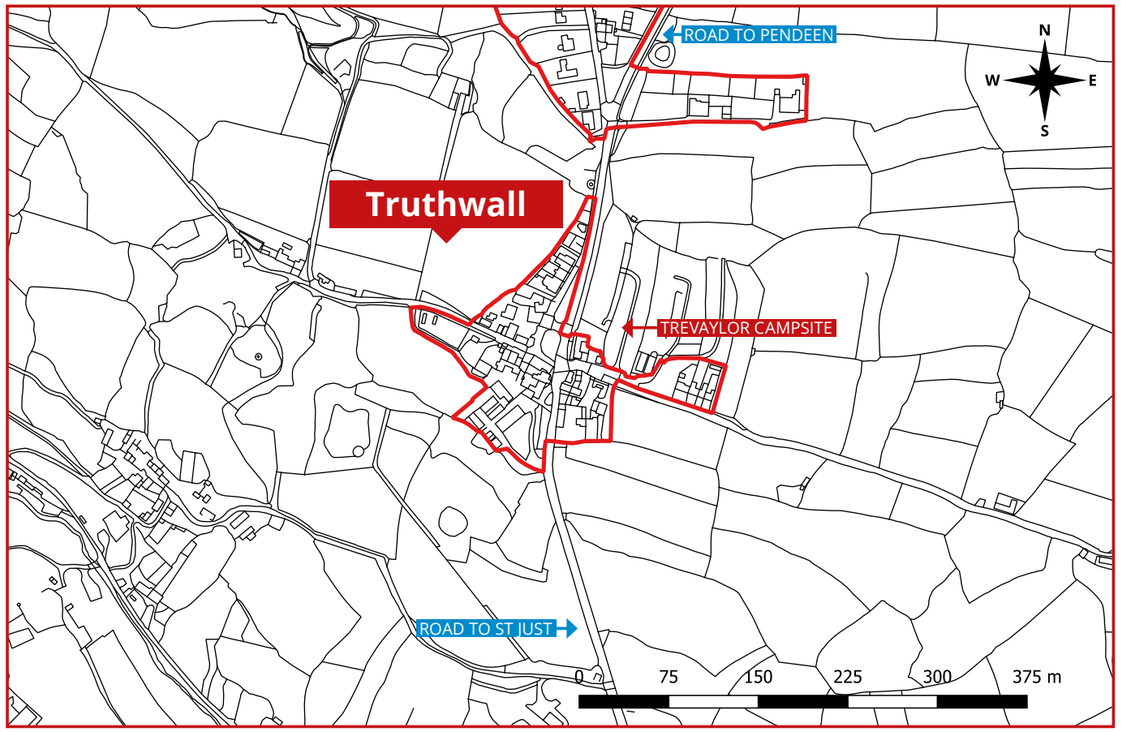
6. Carnyorth and Falmouth Place



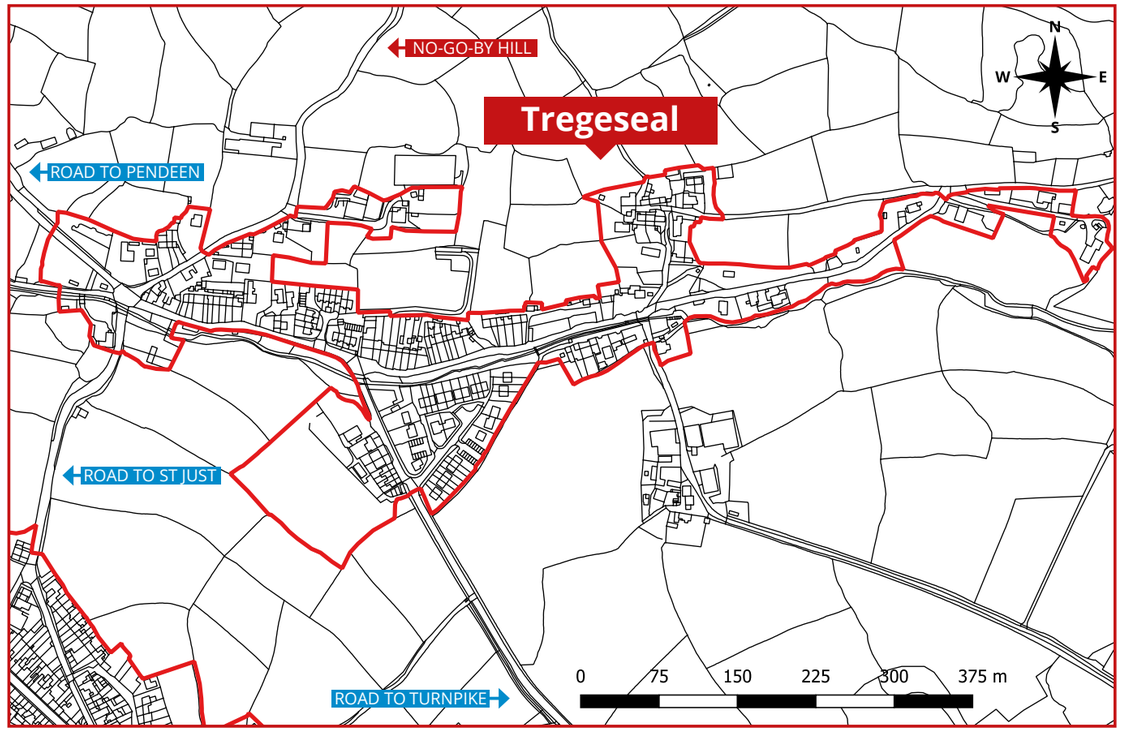
7. Botallack and Creswell Terrace



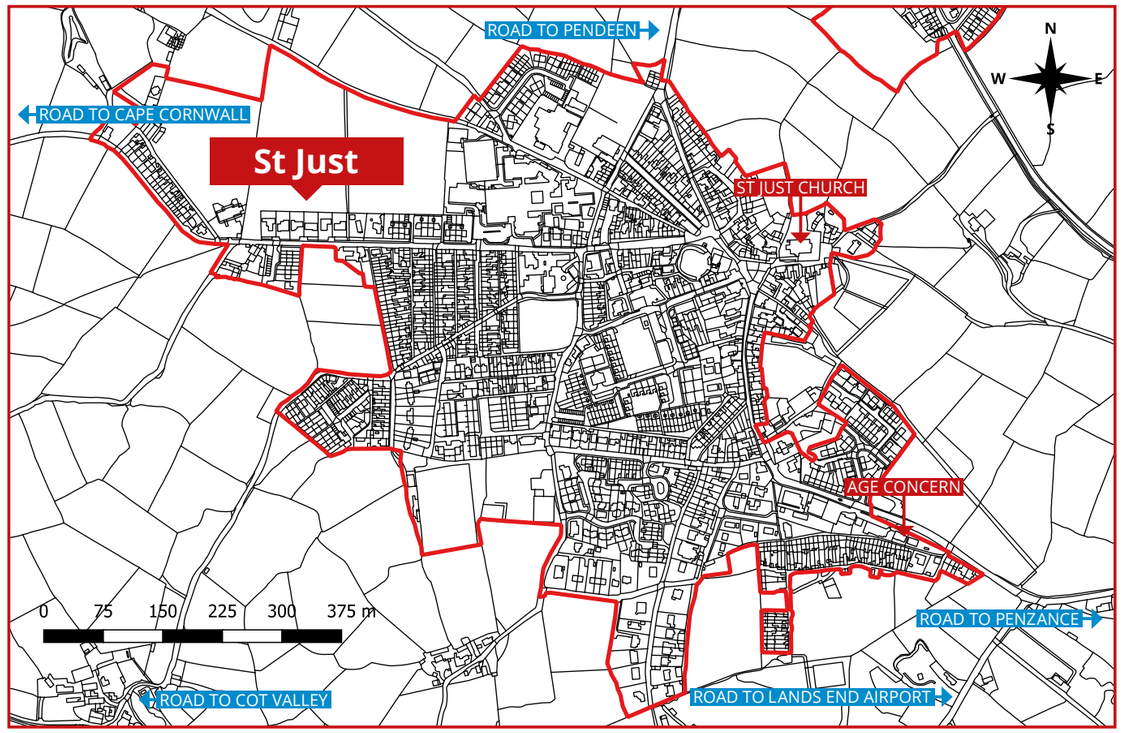
8. Truthwall



9. Tregeseal



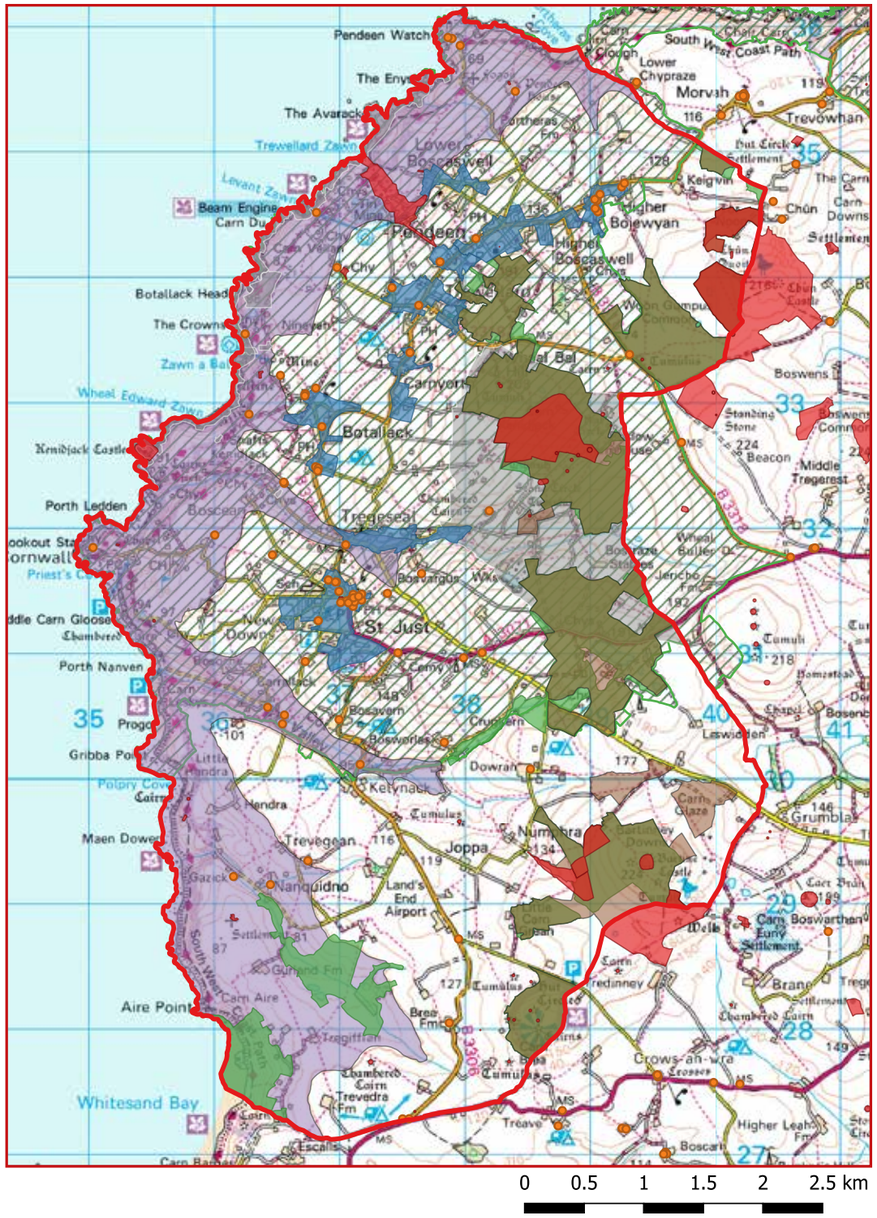
10. St Just



Appendix 2: Maps / 11. Wind Energy

KEY

- St Just parish boundary
- Listed Buildings
- Scheduled Monuments
- Conservation Areas
- St Just Moorland Areas
- St Just NDP County Wildlife Sites
- St Just NDP County Geology Sites
- World Heritage Site
- St Just Coastal Strip



Potential Wind Energy Development Area

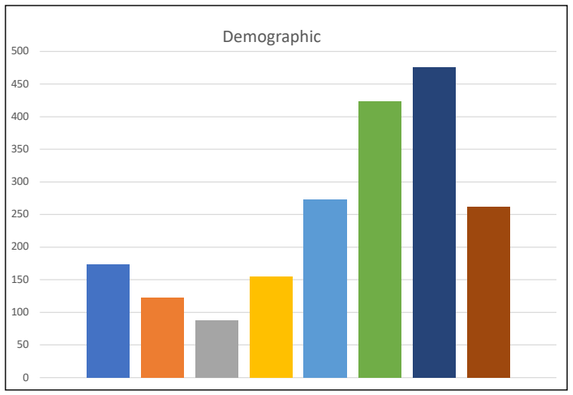
Appendix 3: Household Survey Results / How The Plan Responds

Preliminary data

After eliminating a small number of surveys as blank or spoilt we had returned 994 completed. This represented 1,974 persons.
The age demographic was as follows:

U15	173	8.76%
15-24	123	6.23%
25-34	88	4.46%
35-44	155	7.85%
45-54	273	13.83%
55-64	423	21.43%
65-74	476	24.11%
75+	261	13.22%

U15 15-24 25-34 35-44 45-54 55-64 65-74 75+



In what size households do they live

People in Household	Sum of U15	Sum of 15-24	Sum of 25-34	Sum of 35-44	Sum of 45-54	Sum of 55-64	Sum of 65-74	Sum of 75+
1			4	9	27	67	120	89
2	12	13	26	41	94	276	307	151
3	47	50	26	42	64	50	35	13
4	73	37	20	45	73	19	10	4
5	26	18	6	11	15	4	2	1
6	7	5	5	4		6		
7	2			2				
8	6		1	1				
Grand Total	**173**	**123**	**88**	**155**	**273**	**423**	**476**	**261**

316 of the 1,974 people are in single occupancy dwellings.

89 of the 261 (34%) in the 75+ age group live alone.

The largest group 920 (46%) live in households of 2.

Of the 994 responses, 958 declared the household as their main residence.

Reading the data

The marking of the questions was in the range -2 to +2 as follows :-

-2 Strongly disagree

-1 disagree

0 Neither agree nor disagree

1 agree

2 strongly agree

For questions where there was a numeric response e.g. distance travelled the responses were used as is.

For each question the data is shown in 4 ways

The score

At a glance the score shows the level of support for a statement. If all respondents strongly agreed then the score would be 1,988; if all strongly disagreed -1,988. Scores in the high hundreds show significant support or otherwise for a given statement.

The numbers of respondents in each category

The table of results reports the actual number of respondents in each category.

The percentage

This expresses the numbers of respondents as a percentage of the total.

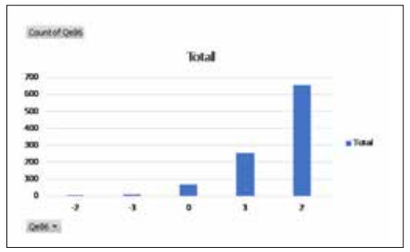
The bar chart

This is a very powerful visual aid to show the support or otherwise of a particular statement.

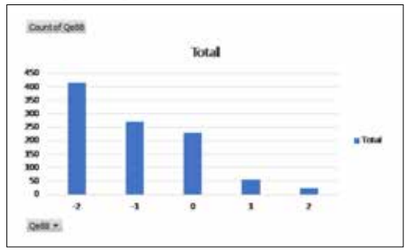
The horizontal axis is from -2 on the left to +2 on the right.

A bar chart heavily weighted to the right shows strong agreement whereas one weighted to the left strong dissent.

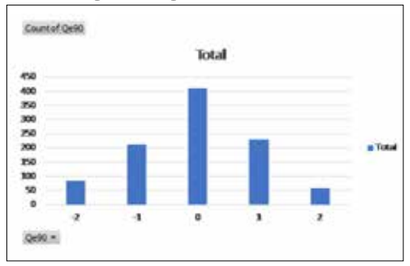
Strong Agreement



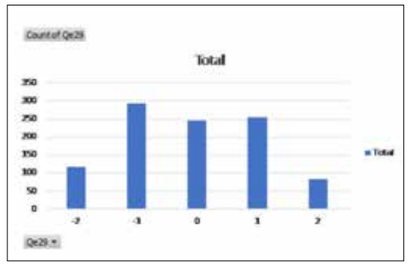
Strong Disagreement



No strong Feeling



Divisive Statement



Community

	Question	Score	Referenced	Policy
Q5	My community is important to me	1628	Aim	AD6
Q6	Future development proposals should take into account whether local facilities and services are sufficient	1720	To Town Council	AD6
Q7	I shop in the parish		Policy	CD3
Q8	Information on use and/or repurposing of community facilities	n/a	Policy	AD6
Q9	There should be more facilities for children and young people	967	To Town Council	AD6
Q10	There should be more facilities for older people	775	To Town Council	AD6
Q11	The broadband strength is sufficient for my needs	417	To Town Council	N/A

The Historic Environment

	Question	Score	Referenced	Policy
Q12	Preserving the historic environment of St Just and Pendeen is important	1733	Justification Justification Justification Justification Justification Justification	AD2 AD3 AD4 AD5 AD9 BD1
Q13	When development is proposed the impact on the historic environment should always be considered	1687	Justification Justification Justification Justification	AD2 AD3 AD4 CD1
Q14	the special character of the parish landscape brings income into the community	1564	Justification Justification	CD4 AD4
Q15	It is important to protect our local landscape from developments that would change the character of the parish	1672	Justification Justification Justification	AD2 AD3 AD8

The Natural Environment

	Question	Score	Referenced	Policy
Q16	The native wildlife and biodiversity is important	1741	Justification Justification	AD10 BD8
Q17	When development is proposed the impact on the natural environment should always be considered	1737	Justification Justification	AD10 CD1
Q18	I frequently use the footpaths and rights of way in the parish	1560	Justification	AD9
Q19	Cornish hedges should be preserved	1738	Justification	BD7
Q20	Where new boundaries are created they should be in the style of existing boundaries in the area	1585	Justification	BD1
Q21	The planting of trees should be encouraged	1613	Justification Justification	AD11 BD7
Q22	Woodland areas should be protected	1709	Policy Justification	AD10 AD11
Q23	Where rare species exist they should be protected	1733	Justification	AD10
Q24	I would like to see more community allotments	829	Justification	AD12

Parking and Transport

	Question	Score	Referenced	Policy
Q25	How many vehicles do you have in your household	N/A	Justification	BD5
Q26	I can usually legally park my vehicle(s) at or near my home out of season	1254	To Town Council	N/A
Q27	I can usually legally park my vehicle(s) at or near my home during the holiday season	1004	To Town Council	N/A
Q28	I can usually legally park my vehicles(s) at or near facilities (shops / doctors) out of season	861	To Town Council	N/A
Q29	I can usually legally park my vehicles(s) at or near facilities (shops / doctors) during the holiday season	-108	To Town Council	N/A
Q30	I am prepared to pay for a residents parking permit (Currently £50 a year)	-776	To Town Council	N/A
Q31	More car parking spaces should be created at the Lafrowda car park	421	To Town Council	N/A

	Question	Score	Referenced	Policy
Q32	There should be additional parking in St Just	685	Justification	BD5
Q33	There should be additional car parking in Pendeen	305	To Town Council	None
Q34	There should be temporary summer car parking for visitors	645	Justification	BD5
Q35	Coach parking provision is adequate	41	To Town Council	N/A
Q36	Visitors should pay a parking charge	58	To Town Council	N/A
Q37	Do you use your car to travel to work	N/A	Justification	BD5
Q38	If the answer above is yes, how many miles do you travel each day	N/A	To Town Council	N/A
Q39	Speeding traffic is a problem	796	To Town Council	N/A
Q40	I can walk safely between settlements where there are no pavements	-362	To Town Council	N/A
Q41	There should be cycle paths in the parish	240	To Town Council	N/A
Q42	The current level of street lighting is adequate	817	To Town Council	N/A
Q43	Street lighting should be turned off late at night	417	To Town Council	N/A
Q44	Bus stops are well located	768	To Town Council	N/A
Q45	Public transport should be taken into consideration when siting new developments	1368	To Town Council	BD4
Q46	Members of my household regularly use public transport	141	To Town Council	N/A
Q47	Public transport provision is good	61	Justification	BD5
Q48	I would be interested in a car share scheme	-341	To Town Council	N/A
Q49	There should be electric car charging points in public car parks	762	To Town Council	N

Business

	Question	Score	Referenced	Policy
Q50	Business development should be encouraged in the parish	740	Justification	CD1
Q51	Future business development should take into account the impact of traffic in the area	1351	To Town Council Policy	CD1
Q52	Tourism should be encouraged in the parish	934	Justification	CD3
Q53 to **Q58**	Relate to business only			

Sustainability and Renewables

	Question	Score	Referenced	Policy
Q59	I support the production of renewable energy in the parish	1326	Justification Justification	BD3 RE1
Q60	The parish should aim to become self sufficient in renewable energy production	1086	Justification	RE1
Q61	I support district heating based on renewable energy	893	Implied	RE1
Q63	I support renewable energy in the form of:		Section 10, Policies and justiifcations	
	Roof based solar panels	1185	Yes	RE2
	Solar farms	307	No	
	Offshore wind production	846	Yes	
	Onshore wind production	582	Yes	RE3
	Micro hydro production	775	Yes	
	Anaerobic digestion	671	No	
	A waste to energy incinerator	317	No	
	Geo-thermal energy	800	Yes by inference	BD3
	Ground source heat pump	952	Yes by inference	
	Tidal wave and tidal power	996	N/a	
	Air source heat pump	912	Yes by inference	BD3

Building Characteristics

	Question	Score	Referenced	Policy
Q64	New buildings should be energy efficient	1612	Justification	BD3
Q65	New buildings should be built using environmentally friendly materials	1465	Policy and justification	BD2
Q66	New buildings should be designed and sited to be resilient to extremes of weather	1534	Justification	BD2
Q67	An emphasis should be put on recyclability of the materials used for new buildings	1219	Justification	BD2
Q68	Contemporary designed dwellings would be acceptable within the parish provided that they complement the historic character of the area	844	Justification Justification	BD1 RE2
Q69	New buildings should have sufficient off-street parking	1441	Justification	BD4
Q70	New buildings should have electric car charging points	676	Justification	BD2
Q71	New buildings should have links to pedestrian walkways	872	Justification	BD4
Q72	New buildings should have pavements and kerbstones separating them from the road	1119	Justification and policy BD4.6	BD4
Q73	New buildings should have gardens	1078	Justification	BD4
Q74	New buildings should have outside space for drying washing	1218	Justification	BD4
Q75	New buildings should have an outside space off the pavement for storing refuse and recycling containers	1366	Justification	BD4
Q76	Biodiversity should be encouraged in and around new development	1368	Justification	BD4
Q77	I would be happy to see future developments include the following finishes:		Justification	BD1
	Green/Living roofs	850		
	Timber facing	604		
	Glass	347		
	Slate hanging	719		
	Render	207		
	Pebbledash	-529		
	Granite local	1400		
	Granite imported	-250		
	Metal sheet cladding	-557		
	Recycled cladding	183		

Building Characteristics

	Question	Score	Referenced	Policy
Q78	Window types should be appropriate for the style of the property and surrounding street scene	1230	Policy	BD1.5
Q79	New / replacement roof finishes should be appropriate for the style of the property and surrounding street scene	1231	Justification and policy	BD1.1
Q80	Traditionally styled new buildings should have chimneys that complement the style	910	Justification	BD1
Q81	Development of existing shops should maintain traditional features	1068	Justification	BD6
Q82	Conversion of shop premises into homes should be discouraged	373	Justification and policy	CD3
Q83	Conversion of ground floor residential spaces (in former shop premises) into business units should be encouraged	501	Covered by implication in CD3	CD3

Development Areas and Land Allocation

	Question	Score	Referenced	Policy
Q84	Development sites should be next to existing settlements	608	Housing statement	AH3 CD1
Q85	Development sites should be allocated within preferred development zones identified by this process (Neighbourhood Development Plan)	912	No - see Housing Statement	
Q86	Green spaces between settlements and hamlets should be protected	1548	Justification	AD7
Q87	Development sites should be allocated within the settlement boundaries	813	N/a - see housing statement	
Q88	Development sites should be allocated on previously undeveloped land	-1001	Justification	CD1
Q89	Development sites should be allocated on previously developed land	986	Justification	CD1
Q90	Development sites should be allocated within existing property boundaries e.g. gardens	-36	Cornwall Local Plan	No

	Question	Score	Referenced	Policy
Q91	Development sites should be allocated specifically for affordable housing	709	Justification Justification	AH2 AH3
Q92	Development sites should be allocated specifically for self -build construction	210	Justification	AH4
Q93	Development sites should be allocated specifically for local only occupation of the dwelling	994	Justification	AH3
Q94	Development sites should be allocated specifically for live work units	228	Covered by implication CD5 and AH1	AH1 CD5
Q95	Unused farm buildings should be converted for residential use	641	Justification Justification	AD5 CD6
Q96	Unused farm buildings should be converted for business use	437	Justification Justification	AD5 CD6
Q97	Any new residential development should be a maximum of [n] dwellings [choice of number bands]		Justification and Policy	AD1
Q98	I would support co-housing schemes (Multi occupancy living)	-55	Covered in justification and policy	AH4
Q99	I would support community building projects	578	Justification	AH1

Appendix 4: Glossary

We've had to use some technical terms and abbreviations in our plan. We're sorry about this, but sometimes it's been unavoidable. So what do they mean? If a term is in bold within a definition, there will be a definition in that section or in its alphabetical place in the glossary.

Air source heating. Air source heating transfers heat from the atmosphere to inside a building. In domestic heating use, heat is drawn from the outside air, upgraded using a heat pump, and released inside the building as hot air, to heat water-filled radiators or underfloor heating. They can also be used to heat domestic hot water supplies.

Affordable housing. This is **social rented**, **affordable rented** and **intermediate housing** provided to eligible households whose needs are not met by the market. Eligibility is determined by considering local incomes and local house prices. Affordable housing should remain at an affordable price for future eligible households or the subsidy can be recycled for alternative affordable housing.

› **Social rented housing** is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements, as agreed with the local authority or with the Homes and Communities Agency.

› **Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

› **Affordable rent** is subject to rent controls requiring a rent of no more than 80% of the local market rent (including service charges, where applicable).

› **Intermediate housing**. Intermediate housing refers to homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include **shared equity** (shared ownership and equity loans), other low-cost homes for sale and **intermediate rent**, but not affordable rented housing. Homes that do not meet the definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Agricultural land classification. A grading system to assess and compare the quality of agricultural land and its potential to support different land uses. ALC grades from 1, the highest, to 5, the poorest. **Best and most versatile agricultural land** is land given grades 1, 2 and 3a of the ALC.

Archaeological interest. There will be archaeological interest in a **heritage asset** if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. **Heritage asset**. A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The term is applied to both nationally designated and currently undesignated heritage assets.

Area of Great Landscape Value (AGLV). These are areas of land in England considered to have particular scenic value, and therefore given protection by local authorities. The designation was established under the Town and Country Planning Act 1947. If an area is designated as an AGLV, this can restrict development in the area if it would affect the distinctive character or quality of the landscape.

Area of Outstanding Natural Beauty (AONB). An Area of Outstanding Natural Beauty is an area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance by the relevant public body, Natural England. AONBs enjoy levels of protection from development similar to those of UK National Parks, but unlike them the responsible bodies do not have their own planning powers.

Biodiversity. Biodiversity is a measure of the variety of plant and animal life in a particular habitat. A high level of biodiversity is considered to be important, desirable and which should be conserved and, if possible, enhanced.

Biodiversity action plan (BAP). An internationally recognised plan addressing threatened species and habitats, designed to protect and restore biological systems.

BREAAM. BREEAM (the Building Research Establishment Environmental Assessment Method) is the world's longest established method of assessing, rating, and certifying the sustainability of buildings. The focus on sustainable value and efficiency makes BREEAM certified developments attractive property investments and generates sustainable environments that enhance the well-being of the people who live and work in them.

Building for Life 12 (BfL 12). Building for Life 12 is the industry standard, endorsed by Government for well-designed homes and neighbourhoods. It can help local communities, local authorities and developers work together to create good places to live, work and play.

Climate change adaptation. Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures. They are intended to limit harm or to exploit beneficial opportunities.

Climate change mitigation. Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation. The process of maintaining and managing change to a heritage asset in a way that sustains and, where possible, enhances its significance.

Community Infrastructure Levy (CIL). A levy enabling local authorities to raise funds for community infrastructure use from owners or developers of land undertaking new building projects. A proportion goes to the Town Council.

Community Land Trust (CLT). A non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community. CLTs balance the needs of individuals to access land and maintain security of tenure with a community's need to maintain affordability, economic diversity and local access to essential services.

Community Right to Build Order. An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or class of development.

Condition (planning). A requirement placed on a developer as part of a grant of planning permission to undertake specific works.

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Conservation Area (CA). This designation nearly always applies to an area (usually the core of a settlement) considered worthy of preservation or enhancement because of its special architectural or historic interest. The current legislation in England and Wales, the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70), defines the quality of a conservation area as being: 'the character or appearance of which it is desirable to preserve or enhance'.

Cornwall Local Plan (CLP). This was formally adopted on 22 November 2016. It provides a positive overarching planning policy framework for Cornwall and covers the period up to 2030. The Cornwall Local Plan replaces a number of policies from local plans produced by the former District and Borough Councils and Minerals and Waste Plans produced by the former County Council. Neighbourhood Development Plan policies cannot contradict or override those in the Local Plan. **Supplementary planning documents** (SPD) are documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. The local plan must fit within the **National Planning Policy Framework** (NPPF).

Dark Skies areas are where you can look at the night sky without the light pollution created by street lights, neon signs and industrial lighting. International Dark Sky Reserve status is currently being sought for West Penwith.

Decentralised energy. Local renewable energy and local low-carbon energy, usually but not always generated on a relatively small scale, and encompassing a diverse range of technologies including solar, wind and geothermal energy production.

Designated Heritage Asset. A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area deemed to be of international, national or local importance, for which change is controlled by legislation. The surroundings of a heritage asset are known as its **Setting**. The extent of a particular setting is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Impacts on the setting of a heritage asset may result from a development proposal and, in line with national guidance, setting impact assessments should generally be undertaken when any proposal is being developed.

Environmental Impact Assessment. A procedure to be followed for certain types of large-scale projects to ensure that planning decisions are made in full knowledge of any likely significant effects on the environment.

Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS). This body collates, manages and disseminates biological and geological information for use in research, conservation and sustainable development, working with local and national biological recorders and conservation organisations for the better environmental conservation of the county. ERCCIS provided the maps for this plan relating to the natural environment.

Geodiversity. The range of rocks, minerals, fossils, soils and landforms.

Geothermal power and heat. Deep geothermal power production and heating is currently being trialled in Cornwall. Paired boreholes up to 5 kilometres deep are drilled in parallel and water is injected down the injection well. The naturally hot rocks found at/in these wells heat up the water which is then extracted using the production well. At surface, the water's temperature is further upgraded using a heat pump, after which it can be used for power generation and/or district heating. The costs of such projects are high and therefore only suitable for development on a community scale, but are potentially a very sustainable source of power and heat and would be suitable for our area given our underlying granite geology.

Ground source heating. A ground source heat pump system harnesses natural heat from relatively shallow underground depths by pumping a mixture of water and anti-freeze around a ground loop pipe contained in one or more boreholes or laid in 'slinkys' at shallow depths below the ground surface. The water absorbs the naturally occurring heat stored in the ground. At surface it is fed through a heat exchanger, which extracts the heat and transfers it to the home heating system and/or hot water system.

Historic Environment Record (HER). HERs are information databases which provide access to comprehensive resources relating to the archaeology and historic built environment of a defined geographic area (for example Cornwall and Scilly). HERs contain details of local archaeological sites and finds, historic buildings and historic landscapes, ground and aerial photographs etc and are regularly updated.

Heritage Coast. These are defined areas of undeveloped coastline identified by the local authority which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors. Inclusion within a Heritage Coast can constrain some types of development.

Heritage Statement (HS)/Heritage Impact Assessment (HIA). These are reports produced by suitably qualified and experienced heritage sector bodies or individuals during the drawing up of planning applications. In order for these reports to be meaningful documents capable of informing planning officers and others charged with making decisions on planning applications, there is a requirement that local historic and archaeological databases (HERs) and other relevant sources of information such as historic maps and documents, information regarding designations, etc. are consulted and a site visit made so that the presence of or the potential for features of historic or archaeological interest within the site has been assessed, together with their actual or potential significance. The report also demonstrates (by means of a HIA) how the potential for impacts on these assets and their settings to occur as a result of the development has been assessed and the results of that process. The report may include suggested **mitigation** measures, but these are for guidance only, the conditions applying to any successful application being the responsibility of the planning case officer. HS/HIAs can be rejected if they are not felt to be sufficiently rigorous or demonstrate undue bias.

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Historic Building Record (HBR). This is a descriptive and analytical report relating to a historic building produced by a suitably qualified and experienced heritage sector body or individual. These are normally produced as part of conditioned **mitigation** following a grant of planning permission for alterations or repairs to a historic building, but may be submitted during the pre-planning process in support of an application. HBRs can be produced to a range of levels of detail and analysis, dependent on the significance of the building concerned and the degree of alteration proposed to it. The degree of detail required must be agreed with the planning case officer or Conservation Officer (as relevant). Detail of the range of levels of recording which may be required is set out in the Historic England publication **Recording Historic Buildings**.

Historic environment. This refers to all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. The components of the Historic Environment are known as **Heritage Assets**.

Historic landscape characterisation. The result of a process of rigorous analysis to determine those factors which shaped the landscape. The resulting mapping identifies, for example, those areas where the modern agricultural landscape is essentially prehistoric in origin, or where it resulted from wide-ranging changes during the later 18th and the 19th century (including the development of miners' smallholdings and settlements). In the last few years the original mapping has been considerably refined and is now very detailed. The importance of the approach is that it can be used predictively by planners to identify the likelihood of the presence of buried archaeological sites, even if these have not been previously identified on site.

Home-Choice Register. Cornwall Council generally determines local housing need at parish level through statistics generated by the Cornwall Home-Choice register. This is a comprehensive database operated by the Council of all those households that are seeking an affordable rented home in Cornwall.

Inclusive design. Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Infill. For the purposes of planning policies, infilling is defined as the filling of a small gap in an otherwise continuously built up building frontage that does not physically extend the settlement into the open countryside.

International, national and locally designated sites of importance for biodiversity. All international sites (Special Areas of Conservation, Special Protection Areas, and RAMSAR sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Kelvin. (re lighting in new developments). The Kelvin scale is the scientific scale used for temperature measurement. A Kelvin temperature can be arrived at by adding 273 degrees to the Celsius temperature. In relation to lighting, the higher the number of Kelvins, the whiter/bluer the light will be. Limiting the number of Kelvins in exterior lighting reduces light pollution.

Listed building (LB). A Listed Building is one that has been identified as having national, regional or local importance and has been placed on a statutory list maintained by Historic England. A Listed Building may not be demolished, extended, or altered without special permission from the local planning authority (Cornwall Council), which may, in some cases, consult the relevant central government agency. In the case of high grade Listed Buildings (Grades 1 and II*) consultation with and permission from Historic England is required before any alterations can be made.

Local Needs/Residence Connection (Affordable Homes). In the case of parishes: "Area Local Connection" means a connection with the Primary Area (normally the parish) or Secondary Area (normally adjoining parishes) as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council. This is demonstrated by: (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to advertising; or (b) being formerly permanently resident therein for a continuous period of five (5) years; or (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to advertising; or (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to advertising.

'Qualifying Person' requires the person(s) to have an Area Local Connection with: (a) Connection with the Primary Area in the first instance; or (b) If after a certain period (typically 28 days) no person with a connection with the Primary Area can be identified the connection cascades out to those with connections with either the Primary or Secondary Areas; (c) If no person satisfying the requirements of (a) or (b) has been identified within a certain period (typically 56 days) the connection cascades out to those with connections with the Primary or Secondary Areas or a County Local Connection.

Local planning authority. The public authority whose duty it is to carry out specific planning functions for a particular area. Since 1st April 2009, in Cornwall this body has been Cornwall Council.

Mitigation. The means by which negative impacts resulting from a development are neutralised, minimised or offset, in some cases by voluntary initiatives by the site developer, in others through conditions imposed by the Local Planning Authority.

National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of their communities.

Neighbourhood Development Plan (NDP). A plan prepared by a Parish/Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space. All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenities.

Open Market housing. Open market housing is constructed for sale on the open market, and as such is not subject to the price controls covering **Affordable Housing**.

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Planning obligation. A legally enforceable obligation entered into under a **Section 106 Agreement** to mitigate the impacts of a development proposal.

Pollution. Anything that affects the quality of land, air, water or soils which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land. This is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Principal Residences. These are defined as dwellings occupied as the residents' sole or main residence where the residents spend the majority of their time when not working away from home

Priority habitats and species. These are Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Renewable and low carbon energy. This term includes energy used for heating and cooling as well as for generating electricity. Renewable energy covers types of energy which occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions compared to the use of fossil fuels.

Rounding Off. This defines development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.

Rural exception sites. These are small sites which are given permission to be used for affordable housing in perpetuity on sites which would not normally be given permission for housing. Rural exception sites seek to address the needs of the local community by accommodating households which are either made up of current residents or which have an existing family or employment connection. Small numbers of market homes may be allowed within such developments at the local authority's discretion, for example where their construction and sale would be essential to enable the delivery of affordable units without grant funding.

Scheduled Monument (SM). A Scheduled Monument is a site or area that has been identified as being of national importance and has been placed on a statutory list maintained by Historic England. Scheduled Monuments are protected by law from demolition, damage or alteration without special permission from Historic England acting on behalf of the Secretary of State.

Section 106 Agreement. A planning obligation on a development under Section 106 of the Town and Country Planning Act 1990 (as amended). These are a mechanism intended to make a development proposal acceptable in planning terms which would not otherwise be acceptable and are focused on site specific **mitigation** of the impact of a development. They can:

- restrict the development or use of the land in any specified way; for example, that houses are affordable in perpetuity
- require specified operations or activities to be carried out in, on, under or over the land;
- require the land to be used in any specified way; or
- require a sum or sums to be paid to the authority on a specified date or dates or periodically. They can require payment for provision of a facility elsewhere if it isn't possible on the site.

Significance (for heritage policy). The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site investigations. These include a risk assessment of land potentially affected by contamination or ground stability. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

Site of Special Scientific Interest. Sites designated by Natural England under the Wildlife and Countryside Act 1981. A Site of Special Scientific Interest (SSSI) is a formal conservation designation for an area which is of national importance because of its fauna, flora or geological or physiological features; in other words, these areas have extremely high conservation value.

Strategic Housing Land Availability Assessment (SHLAA). A study to inform planning policy development and implementation in relation to the provision of new housing. This is a requirement of the National Planning Policy Framework (NPPF). However SHLAA assessments did not necessarily indicate that potentially available land was suitable for development.

Strategic Environmental Assessment. A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of developments which are likely to have significant effects on the environment. Draft Neighbourhood Development Plans are screened to see if full SEA is required.

SUDS. This abbreviation is used to refer to Sustainable Urban Drainage Systems - those which have been specifically designed not to cause problems in the wider landscape when in operation.

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Sustainable transport modes. Any efficient, safe and accessible means of transport with overall low impact on the environment, based on walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Tenure-blind development. It should not be possible in a tenure-blind development to distinguish between open market, affordable or rented housing on the basis of differences in design or the quality of the materials used in the construction of houses of these types or the location within the development.

Valuable habitat. Existing mature habitat that supports high biodiversity.

Wildlife corridor. An area of habitat which allows wildlife populations to move between otherwise separate locations.

Windfall sites. Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

World Heritage Site (WHS). A World Heritage Site is a structure or area which has been identified by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as having international cultural or physical significance. The most important components of a World Heritage Site are those which contribute to its **Outstanding Universal Value (OUV)**. In the case of the Cornish Mining World Heritage Site these are defined in its **Nomination Document**, and their best management is defined in its **Management Plan** and **Supplementary Planning Document (SPD)** drawn up by Cornwall Council.

The draft Neighbourhood Development Plan is produced and published by the Steering Group for the plan on behalf of St Just-in-Penwith Town Council.

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St Just & Pendeen
Neighbourhood Plan

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