

ST JUST PARISH PLAN 2021 to 2030

Our Parish Context

This Parish Plan is being prepared by the Town Council, alongside the preparation of a Neighbourhood Plan that it is hoped will be adopted by Referendum during 2021/22. It should therefore be read in conjunction with that emerging and then finalised plan, as that sets out the history of the area, the demographic profile and details of local services and basic economy details.

This plan will set out the wider aspirations for the Parish to 2030, which includes the town’s high street. Funding will likely come through various sources, including grant funding and the Parish Precept but as needs are more clearly defined and agreed within the community, there could be opportunity to attract and utilise Community Infrastructure Levy on new Developments or direct community/ business funding.

This plan should not start with a blank sheet because back in 2007 the Land’s End Area Forum (LEAF) produced a Community Action Plan to 2025, under the Market and Coastal Towns initiative. This involved significant community engagement within and beyond the St Just Parish. More recently, residents of the Parish completed a survey for the Neighbourhood Development Plan (NDP). This demonstrated that many issues still resonate in our community, suggesting a more specific plan is needed to ensure matters are addressed.

The screenshots show the problems identified in the LEAF Community Action Plan, through a survey to residents and other events running throughout 2005 and 2006 and reported in 2007.

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Problems Identified by Consultation and Research

The main issues identified by local people and stakeholders, through the consultation process are laid out in the table below.

The table identifies the source of the evidence either through community consultation undertaken as part of the area Healthcheck, through data from the results of the Community Survey, or through the analysis of that data. The table also illustrates how the particular issue links to the community 'Vision' for the area, (as described on pages 12-13).

Finding the evidence that highlights the problem

In the chart below, we have detailed the specific pieces of consultation (with reference numbers) that have highlighted a particular problem. The main sources of evidence referred to are:

- LEAF MCTI Household Survey in 2005
- Partial analysis of survey undertaken by Perfect Moment 2007
- Area Healthcheck (an amalgum of information collected from various sources such as strategic documents produced by local authorities) 2005-6
- Children and Young People's Surveys in 2006

What are the problems?	How do we know? Where is the evidence?	Link to Vision
Economic Well-being		
1. Shortage of suitable employment locally	1. LEAF MCTI Survey: QA12, QC1 Analysis: 5.2, 6.1 and 6.2, Area Healthcheck: EC1 & 8TA	2, 4, 5, 6 and 7
2. To encourage tourism without spoiling the character of the area	2. LEAF MCTI Survey: QN1, N2e – N8 Analysis: 1.2, 5.11, 5.12, 6.2	1, 2 and 3
3. Difficulties in starting or expanding own business	3. LEAF MCTI Survey: Q B7a, Q8, QV11 – V15 Analysis: 5.2 and 5.12, Area Healthcheck: EC1, EC4, EC6	2, 4, 5 and 6
4. Need for locally provided education and training	4. LEAF MCTI Survey: Q P14 – P17, QC7 – C6 and QO12 Analysis: 5.3, 5.2, Area Healthcheck: EC3	6
5. Loss of local shops (current range of accessible shopping provision available locally is limited)	5. LEAF MCTI Survey: QD1, D3, D7 – D14a Analysis: 5.4, 6.1 and 6.2, Area Healthcheck: EC2	2, 4, 5, 6 and 7
Home and Housing		
6. Shortage of affordable housing (rented and shared/owned) for local people	6. LEAF MCTI Survey: QF1 – F13 and QU1 – U6 Analysis: 5.5, 6.1 and 6.3, Area Healthcheck: EC2	3, 4, 5, 6 and 7

...table continued overleaf

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What are the problems?	How do we know? Where is the evidence?	Link to Vision
Social and Community Life		
7. Not enough influence or involvement with local community decision making	7. LEAF MCTI Survey: Q11 – L10 Analysis: 5.9 and 6.4, Area Healthcheck: SC4, SC6	3, 5, 6 and 7
8. Community spaces unsuitable or under threat (limits cultural activities)	8. LEAF MCTI Survey: Q R3 – R14 Analysis: 7, Area Healthcheck: SC6	3, 5, 6 and 7
9. Not enough safe places for children to play and young people to go	9. LEAF MCTI Survey: Q M10, M12, M13, Q01, Q8, QP1 – P17 and Q01 – Q113 Analysis: 5.10, 6.4 and 6.7, Area Healthcheck: SC5 LSP Children and Young People's Survey	3, 4, 5, 6 and 7
10. Low levels of aspiration and high levels of dissatisfaction with the area among young people	10. LEAF MCTI Survey QP2 – P17 Analysis: 6.4, Area Healthcheck: EC3	6
Natural Environment		
11. To preserve and protect the natural environment	11. LEAF MCTI Survey Q022, I1 – I7, K5 – K9	1, 3 and 5
12. Access to sustainable energy/technologies	12. LEAF MCTI Survey: Q17 and QK3 – K9 Analysis: 7	1, 2, and 5
13. Gaps in recycling provision	13. LEAF MCTI Survey: Q022 Analysis: 7	1 and 5
Transport		
14. Access to local transport (particularly for young people) is poor, (for locals and visitors)	14. LEAF MCTI Survey: QG1 – Q13, QP7 – P11 and QP16 – P17 Analysis: 5.6, 5.13, 6.1 and 6.6, Area Healthcheck: TA1	3, 4, 5, 6 and 7
15. Inappropriate use of local roads (large coaches/ speeding/visitor parking)	15. LEAF MCTI Survey: Q024 – Q25a, Q26, QR1 – R2 and Q75 Analysis: 7, Area Healthcheck: TA3	1 and 4
Health and Welfare		
16. No access to NHS dental care	16. LEAF MCTI Survey: QH2 – H4, QH7 and H10 Analysis: 5.7 and 6.7	1, 3, 4, 5, 6 and 7
17. Not enough local delivery of healthcare	17. LEAF MCTI Survey: QH7 and H10 Analysis: 5.7, Area Healthcheck: SC3, TA2	1, 2, 3, 5, 6 and 7
18. The needs of 'hard to reach' groups in the area not fully assessed	Further research is needed to target the needs of specific groups	1, 3, 4, 5, 6 and 7

The Vision in the LEAF document was *to build a community that ...:*

- *Respects its very special environment and heritage*
- *Takes advantage of advances in technology*
- *Gives affordable, local access to health services*
- *Creates well-paid sustainable jobs*
- *Offers support for micro and small businesses*
- *Encourages expansion and diversification*
- *Embraces all who live here, including the young, elderly and frail*
- *Welcomes those who come to us, whether as visitors or to live*
- *Gives access for all to quality sports, arts and community facilities*
- *Gives access to education, training and leisure facilities for all*
- *Provides housing to meet everyone's needs*
- *Offers a variety of local shops and produce*
- *Ensures that we all have access to appropriate transport*
- *Involves the community in decision-making*
- *Offers us sustainable future*
- *Offers us a high quality of life*
- *Fosters a culture within which the young are valued and may flourish*
- *Provides opportunities to develop skills and learning*
- *Supports and values families*
- *Provides local services for support*
- *Keeps crime rates low*
- *Fosters good neighbours.*

Since the above list was produced, Farmers Markets did form (in Pendeen then St Just) but have not started since the pandemic and a community farm is flourishing, celebrating its 11th year. The Parish has allotments now, at the Community Farm and Kenijack.

Whilst some local shops have changed hands and re-purposed, it is still possible to buy most essential items within the Parish, which local residents really appreciated and supported more during the recent lockdowns due to the Pandemic. The Town Centre of St Just has butchers, bakers, green grocers, chemist, Co-Op and a convenience store, a hardware and pet shop, newsagents and post office, sitting alongside a hairdressers and a beauty salon, 2 cafes, a thriving local ice cream shop, craft, art and gift shops. In the centre of the town there are also 4 pubs, 3 of which sell food. A little out of the centre of the town is a further cafe, hairdressers and beauty salon. The town currently has 3 empty shops.

Also since the Market and Coastal Towns initiative, the Gews Estate has been built, providing much needed rented homes but a recent Housing Needs Survey shows that more homes are needed. The Town Council are also aware that the Cemetery in Pendeen is full and the establishment of a community cemetery is at an advanced stage, subject to final funding being secured. In terms of our young people, the youth project at Nancherrow has struggled since Local Authority funding was withdrawn about 6 years ago and their skate park has been removed for safety reasons; it is hoped that work will start very soon to replace the skate park and the new management committee at Nancherrow will re-invigorate the youth programme.

Perhaps most significantly since that report, Cornwall Council along with St Just Town Council, and many other Parishes in Cornwall, have listened to the science and declared a Climate Emergency. This is on the minds of many residents, so must be reflected in our vision for their future.

Then there is the impact of the pandemic since March 2020, which still affects our community and the UK. In terms of Climate Change, there was a view that fundamental changes to the way we live our lives could not be made rapidly. The virus has shown people they can work from home, hold meetings remotely, shop locally, benefit from engaging with nature, and rural life in our small town is seen as more attractive and less remote than before. This plan needs to work with our community to *Build Back Better*, ensuring that St Just town and the wider Parish benefit from the vision and plans expressed in the Cornwall Council document *The Cornwall We Want: A Shared Vision for Cornwall's Future Recovery and Renewal*.

Out of the more recent survey and public consultation (pre pandemic), involving residents and businesses of the St Just Parish, the Neighbourhood Planning Steering Group formulated the following recommendations for the Town Council to address, as they are beyond the remit of the NDP:

Parking and congestion on residential streets: whilst the survey reveals an urgent (and on-going) need for this problem to be addressed, it is not within the remit of the Plan to solve. The Town Council is urged to consider further options, including the possibility of temporary summer parking and how to reduce vehicle use/ dependency. It is hoped that the Town Council and Planning Officers will take these matters into account when considering future planning applications (NDP policy BD5).

Housing Schemes: we recommend that the Town Council acts proactively, using NDP 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 Survey https://www.cornwall.gov.uk/media/41095637/st-just-hns-report-draft-v12-final_appendices.pdf)

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 NDP 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 NDP 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 NDP 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 (possibly village greens).

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.

Common themes that have endured are:

- **Inappropriate parking is congesting our streets, due to a lack of more appropriate parking provision, particularly in the summer, and there is a dependency on personal car ownership;**
- **the lack of decent, affordable homes for local people to rent and buy, given that wages are lower than the National average and that many jobs are seasonal and/ or part-time;**
- **residents want to protect our natural and historic environment, community assets and green spaces and improve biodiversity;**
- **there is an appetite for more resilient and sustainable use and production of resources, with a desire for community renewable energy schemes;**
- **concerns that local facilities, such as work spaces, local shops, local health services are not keeping pace with residents needs;**
- **a desire for more local, year round employment opportunities.**

Sadly, the closure of the Warren's factory in the Town was a big loss, in terms of local year round employment. Evidence shows that a higher proportion than the National average are in part-time work but there is a lack of evidence on whether that is through choice or a lack of opportunity. We have many small and micro businesses within our community and have more than double the National average of self employed people. The LEAF document refers to the need to support our small businesses and, the creation of well-paid sustainable (suggestion of green) jobs. This might suggest we need more commercial premises, but there is a lack of evidence to determine what is needed to increase job opportunities within the Parish, and what the barriers might be. It is easy to access Housing Needs surveys but there has been no local survey of commercial/ business accommodation needs.

In terms of community spaces, the LEAF document was anticipating the loss of the Old Town Hall building, predicting that there would be a gap, in terms of a large space that some community groups needed. Whilst that loss did not happen, with the building now being in community ownership, the grade 2 listed Lafrowda Club building, in Chapel Street is the latest community concern, along with how the 2 vacated Warren's sites (St Just and Truthwall) will be re-purposed, now in commercial developer hands.

The next section will consider questions raised by local surveys, over time.

Issues To Be Considered and Addressed, if can be funded

1) **Parking/ reducing street parking on congested streets:** Should the Town Council be securing land to provide residents' parking and/ or summer visitor over-flow parking? Or, should we be taking steps to enable residents to give up their 2nd car (perhaps supporting low cost electric bike/ electric car hire) and enabling visitors to arrive by car but then travel more sustainably?

2) **The need for office and other work spaces and how this might increase local jobs paying at least the Living Wage Foundation, Living Wage:** Should the Town Council consider the appointment of a Sustainable, Business Improvement Officer (SBIO), to assist the Town Council to identify commercial premises needs, barriers to existing businesses expanding and how we might increase local (green) jobs for local people?

3) **Houses are built in the Parish but local housing needs are not being met:** Should the Town Council become a more active partner to our local Community Land Trust, LiveWest and other housing associations to deliver homes to meet our residents identified housing needs?

4) **There is recognition of the need to expand renewable energy production albeit within the constraints of the Landscape/ Parish with AONB & WHS designations:** How might a Community Energy Company help the Parish meet its renewable energy ambitions? How might such an organisation most benefit residents of the Parish? Is there an existing Community Interest / Charitable or other Company/ Organisations that might be able to support a community energy scheme?

5) **Many community assets, whether buildings or green spaces are valued by our visitors and residents but many struggle to be self-sustaining or adjust to evolving needs/ demands:** Should the Town Council work with community groups that have assets (buildings and/ or land) to have an honest conversation that assesses which are essential to the future health and well-being of our most vulnerable, hard to reach and just about managing (financially) residents? Could the Council then work with those groups to make decisions on which could/ should become self-financing, which need on-going local tax-payer support and which might not be sustainable without review/ re-structuring?

6) **The need for an NHS dentist was identified by LEAF but has not happened and access to dentistry has become harder:** Should the Town Council look to work with other Town and Parish Councils in West Penwith, to secure/ fund a premises and equipment to employ a dentist, to provide NHS services? This might be to equip a room in an existing community or health building or any new commercial premises that might emerge. This would have to be considered as a partnership project with local health providers.

7) **As with other parts of Cornwall and the UK, there has been a loss of biodiversity over many years:** What part can the Town Council play in not only halting that decline but contributing to its reversal? Can the Town Council manage its own assets better and target funding and/ or support at community groups and businesses that do the same?

SMART objectives need to be developed for those that can be taken forward. Given the Town Vitality Fund opportunity, findings of that should be used by the Town Council to finalise this draft provisional plan for the Parish and produce an implementation plan.