

Summary of public consultation

St Just in Penwith rural priority parish
May 2010



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In March 2010, St Just Town Council adopted the consultation document known as "Appraisal of Potential Rural Exception Sites for Local Needs Affordable Housing – St Just in Penwith Rural Priority Parish". The document identifies 11 sites around the town of St Just and nearby Tregeseal that were appraised for their suitability for the provision of local needs affordable housing. It identifies each site as being either high, medium or low suitability for affordable housing development based on criteria including impact on landscape, highway access and access to facilities.

The document went to public consultation from the 30th March 2010 until the 30th April 2010 whereby members of the local community were invited to attend an exhibition event at the St Just Town Council Chambers on the 30th March and were asked to complete a questionnaire and return it to Cornwall Council by the end of April. The questionnaire included a map of the town identifying all of the assessed sites and asked members of the public to rank their 3 preferred sites and give the reasons for their choice. In addition, respondents were asked to suggest any additional sites that were not assessed and to make any further comments they felt necessary.

In total 277 people attended the exhibition. 185 questionnaires were given out and 60 responses were received. At the public exhibition, a large map illustrating all of the possible sites around St Just was displayed and members of the public were asked to indicate their opinion on the suitability of these sites by placing coloured stickers on the relevant sites. Unfortunately, some chose to abuse this process so the map and the information on it was disregarded as it was felt that it did not provide a fair representation of the communities opinion as a whole. The information and the table below sets out the community's response to the questionnaire.

Summary

60 questionnaires were completed and returned and the responses are summarised below.

- **The most favoured site is 6a with 31% of all first, second and third choices;**
- **The second most favoured site is 6b with 27% of all first, second and third choices;**
- **The third most favoured site is 5b with 11% of all first, second and third choices;**
- **The fourth most favoured site is 11 with 7% of all first, second and third choices.**

Although some people did vote for site 9 as one of their three preferred sites, it was the most contentious site with many specifically objecting to its development for affordable housing. The reasons given are identified in the table below but primarily relate to the ownership of the access through Old Foundry Close which is jointly privately owned by the dwellings on this cul-de-sac.

Traffic

The overwhelming response was that the western side of the town should not be developed for any further housing due to its very constrained vehicular access and the danger that additional traffic generation would cause to pedestrians in this area. Most felt that it would be preferable to limit new development to the east of the town on the cluster of sites 6a, 6b and 5b and to a lesser extent, site 11.

Re-shaping the Town

It was also apparent that the community feel that it would be logical to build around the town centre as it is actually on the eastern edge of town where the remainder of the town has historically grown in a westerly direction. Respondents suggested that this imbalance could be addressed by building up against the eastern edge of the town centre, on sites 6a, 6b and 5b, thereby providing housing with good pedestrian links to the shops and facilities, identified as a particular concern to the elderly and young families.

New dwellings and their occupants

Several respondents asked exactly how many affordable dwellings were required to meet the need and said that the new housing should only be for people from the town/West Cornwall and should not be allocated to people from outside of the area, in particular outside of Cornwall. Many were specifically concerned that the new housing should not be allocated to 'problem families'.

Sustainability (Jobs and transport)

Many respondents were concerned about the provision of additional housing in St Just as they feel that there are not enough jobs in the town to sustain the occupants of the housing. Several suggested that new business premises should be included in any new housing development and several also suggested that building new housing in St Just, where people have to commute elsewhere to work, is unsustainable. Similarly, people suggested that new affordable housing development should be located elsewhere in towns such as St Ives and Hayle as these places have better public transport including rail links.

Protecting historic St Just

An overwhelming feeling of pride for St Just was apparent in the responses. Many people commented on its history and the quality of the landscape around the town which they feel should be preserved and protected. Several people were concerned about developing within the Area of Outstanding Natural Beauty and the World Heritage Site. A few people said that any development would harm the character of St Just and that this would make it a less attractive town to live in and visit. Many people said that they support the provision of local needs affordable housing but that it would have to be of high quality design that respects the historic fabric of the town.

The table below illustrates the results of the public consultation exercise by site

Site	Reasons Given in support of developing site	Reasons Given Against Developing Site	Other Comments	Ranked 1st by %	Ranked 2nd by %	Ranked 3rd by %	Overall Ranking by %
1a				0%	0%	0%	0%
1b		• Landscape impact		0%	0%	0%	0%
1c	• Near amenities • No flood risk	• Landscape impact		0%	0%	0%	0%
2a	• Good position	• Landscape impact		0%	0%	1%	1%
2b	• Good access • Near Amenities • Improve site appearance • Little impact on town views	• Access roads not suitable		0%	1%	0%	1%
2c	• Good access • Near Amenities • Improve site appearance • Little impact on town views	• Landscape impact • Access roads not suitable		0%	0%	1%	1%
3				0%	0%	0%	0%
4	• This side of St Just already spoiled from Pendeen direction so sympathetic scheme could improve this			0%	0%	1%	1%
5a	• Adjoins 6b • Near amenities • Keeps all development in 1 area • Logical side of town to develop to make centre more central			1%	1%	1%	3%

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5b	<ul style="list-style-type: none"> Keeps development to east of town Direct pedestrian access to town Low visual impact 	<ul style="list-style-type: none"> Landscape impact Would hide historic town behind modern housing 	<p>Only if 6A & 6B developed</p> <p>Could accommodate a small development</p> <p>Should not affect existing properties</p> <p>Subject to good architecture and planning</p>	0%	1%	10%	11%
6a	<ul style="list-style-type: none"> Good access Near amenities Improve site appearance Logical extension to east of town Low flood risk Pedestrian permeability to town Keeps traffic out of west of town Low landscape impact 	<ul style="list-style-type: none"> Landscape impact high when entering town Would hide historic town behind modern housing 	<p>Should be developed with 6b</p> <p>Building design and materials should be appropriate to historic townscape</p> <p>Protect views of historic core of town centre</p> <p>The number of dwellings needs to be limited</p> <p>Eastern ½ should remain undeveloped</p>	16%	14%	1%	31%
6b	<ul style="list-style-type: none"> Near amenities Improve site appearance Pedestrian permeability to town Good access Adjoins 6A Low flood risk Minimal visual impact Keeps traffic out of town Logical to extend east side of town Offers rear entrance to Fore street for servicing (refuse etc) 	<ul style="list-style-type: none"> Landscape impact Would hide historic town behind modern housing 	Subject to high quality design	11%	15%	1%	27%

Site	Reasons Given in support of developing site	Reasons Given Against Developing Site	Other Comments	Ranked 1st by %	Ranked 2nd by %	Ranked 3rd by %	Overall Ranking by %
7a		<ul style="list-style-type: none"> • Access major problem • Danger to young families 		0%	0%	0%	0%
7b		<ul style="list-style-type: none"> • Access major problem • Danger to young families 		0%	1%	1%	2%
7c	<ul style="list-style-type: none"> • Good access • Near amenities • Improve site appearance • Little impact on town • No additional traffic through town 			2%	0%	1%	3%
7d	<ul style="list-style-type: none"> • Logical expansion of town • Good access • No additional traffic through town 	<ul style="list-style-type: none"> • Development would spoil approach into town & harm AONB & Conservation Area • Too elevated to blend with town 	<p>Subject to good design</p> <p>Could accommodate a small development but should not affect existing properties</p>	3%	0%	1%	4%
8a	<ul style="list-style-type: none"> • Minimal visual impact • Opportunity to improve appearance of site • Little neighbour impact 			1%	0%	1%	2%
8b				0%	0%	0%	0%

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Site	Reasons Given in support of developing site	Reasons Given Against Developing Site	Other Comments	Ranked 1st by %	Ranked 2nd by %	Ranked 3rd by %	Overall Ranking by %
9	<ul style="list-style-type: none"> • Low visual impact • Good access • Good pedestrian access to town • Ease traffic load in St Just 	<ul style="list-style-type: none"> • Too small • Access is private land • Loss of privacy to existing housing • Danger to children playing in street • Public footpath too steep • Public footpath does not link directly to site • Acts as soak away for fields above • Entrance to site too narrow for emergency vehicles 	<p>No employment in this area</p> <p>Part of town in Conservation Area</p>	0%	2%	2%	4%
10		<ul style="list-style-type: none"> • Too far from amenities 		0%	0%	2%	2%
11	<ul style="list-style-type: none"> • Good access • Low visual impact • Extension to existing housing • Large site • Good pedestrian access to town • No extra traffic through town 	<ul style="list-style-type: none"> • Prone to flooding 		3%	1%	3%	7%

Are there any other sites that should have been considered?

Few respondents answered this question, but those answers received are summarised below:

- The two fields between 6A and 7D
- Artillery Hall in Chapel Road
- Entrance to Gews Farm Barns (small abandoned development)
- Geevor mine
- Hayle, Penzance or St Ives as transport links are better in these places.

Cornwall Council has been considering the possibility of developing affordable housing on a site at Moorlands Close in Pendeen which is outside of the area covered in this assessment. Any development of the Moorlands Close site would proceed independently of this process.

Any other comments

- Ensure that occupants are from west Cornwall and not troubled families from elsewhere.
- Question the number of houses required.
- Concern about building on land within the World Heritage Site and AONB
- Protect historic town and its landscape setting.
- Lack of jobs in St Just makes it difficult to even buy low cost housing. Every effort should be made to ensure that there are shared ownership housing for local people.
- Need more business premises and jobs. Building more houses where occupants have to travel to work is unsustainable.
- Future of Warrens Bakery should be discussed to identify opportunity to build on part of this site, maybe infill.
- No more insensitive Council style developments like at Pednandrea.

- Best sites are to the east of St Just. 6A, 6B and 5B would offer a natural rounding off of the town where the town centre is currently on the edge.
- Western area of St Just has reached saturation point for traffic making development in this area detrimental to the functioning of the town and dangerous to traffic and pedestrians.
- Would be nice to see a variety of finishes on new housing and for them to look like private housing rather than the 'granite' colouring seen in the sheltered bungalows by St Just car park.
- Playing fields should not be built on
- Would like more information on the number of houses the Council is proposing should be built.
- Sites 6a and 6b prominent and need careful design, not concrete boxes crammed in to maximise numbers.

What happens next?

This summary of the public consultation exercise was agreed and adopted by St Just Town Council on the 7th June 2010. It gives a clear indication of where the community of St Just would like to see affordable housing built and where it would not. It gives some very useful guidance on how the community feels such development can contribute to the town. On the basis of this community response, the next stages will be as follows:

1. Cornwall Council, in partnership with St Just Town Council, will approach the landowners of the three preferred sites which are 6a, 6b and 5b (as illustrated on the attached map)
2. Subject to stage 1, above, a short development brief outlining the development and urban design principles of these sites will be drafted and agreed between Cornwall Council and St Just Town Council. The community response concerning the historic context of these sites and the need to protect the important views across these sites towards the town will be integral to the principles contained within development brief.

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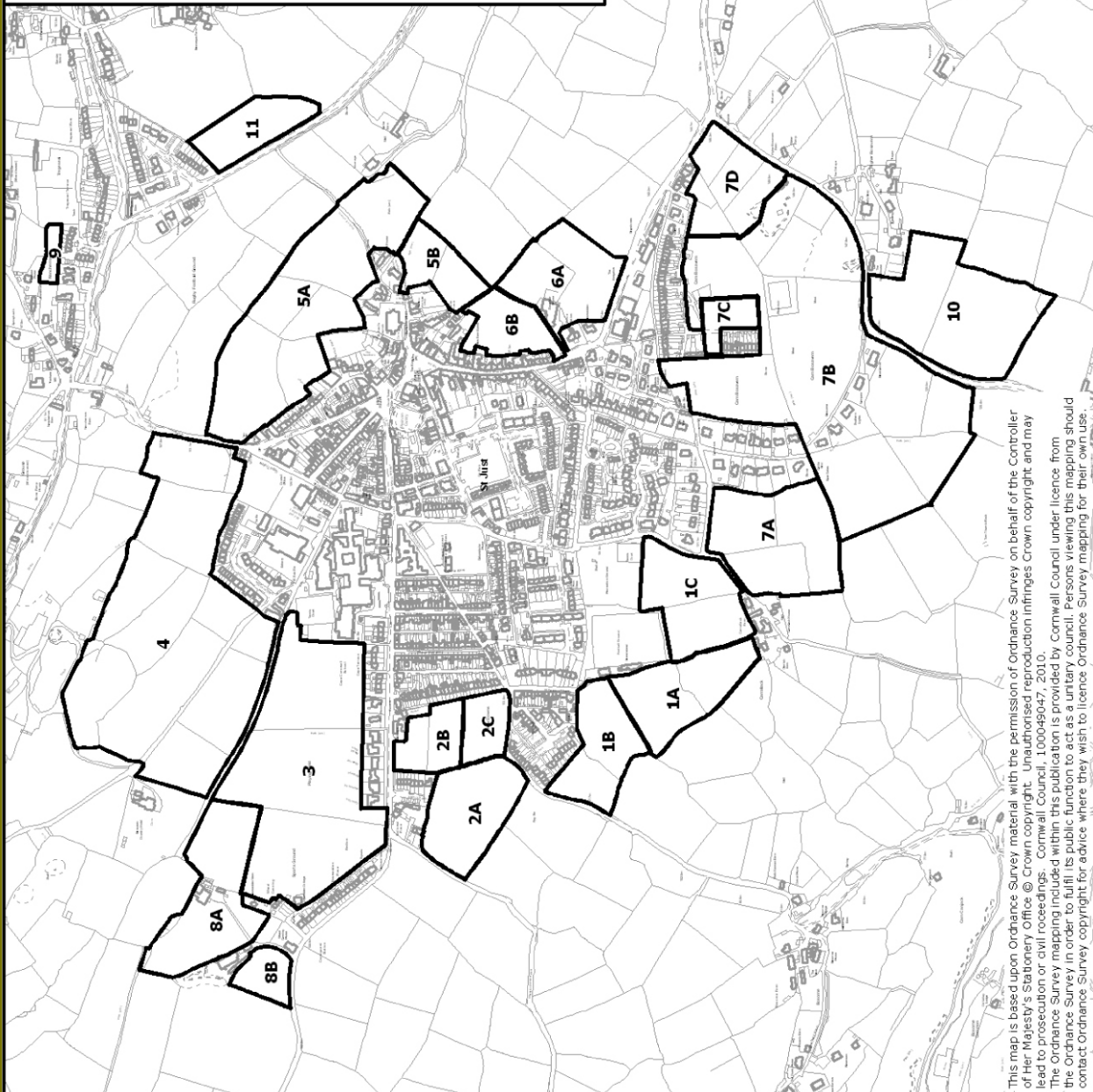
3. Cornwall Council, in partnership with St Just Town Council, will then talk with developers, housing associations and the Community Land Trust and will ask those interested to provide a draft scheme and layout based on the above mentioned development brief.
4. Cornwall Council and St Just Town Council will then hold a public exhibition where the draft schemes will be presented and the community will be asked for their feedback. The meeting will also be used to discuss with the community the criteria that will be used to ensure that occupants have a local connection.

**This meeting will be held
at the St Just Legion on
Tuesday 5th October 2010
between 3pm and 7pm.**

St Just

1A Site boundary and reference number

- Site 1A - Land to the west of the Football Ground
- Site 1B - Land to the south of Regent Terrace
- Site 1C - Land to the south of the tennis court
- Site 2A - Land to the south of Cape Close
- Site 2B - Land to the south of Cape Cornwall Road
- Site 2C - Land to the west of Pleasant Terrace
- Site 3 - Playing field and sports grounds
- Site 4 - Land to the north and west of Pednandrea
- Site 5A - Land to the east of Nancherrow Hill
- Site 5B - Land to the south and east of Church Street
- Site 6A - Land at the Slaughterhouse, Carn Bosavern
- Site 6B - Land to the east of Fore Street
- Site 7A - Land to the west of Carallack Terrace
- Site 7B - Land at Carn Bosavern
- Site 7C - Land to the north of the reservoir, Carn Bosavern
- Site 7D - Land to the west of the cemetery, Carn Bosavern
- Site 8A - Land at Wheal Cuning
- Site 8B - Land to the west of Wheal Cuning House
- Site 9 - Land at Old Foundry Close
- Site 10 - Land at Higher Bosavern
- Site 11 - Land at New Road, Tregeseal



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