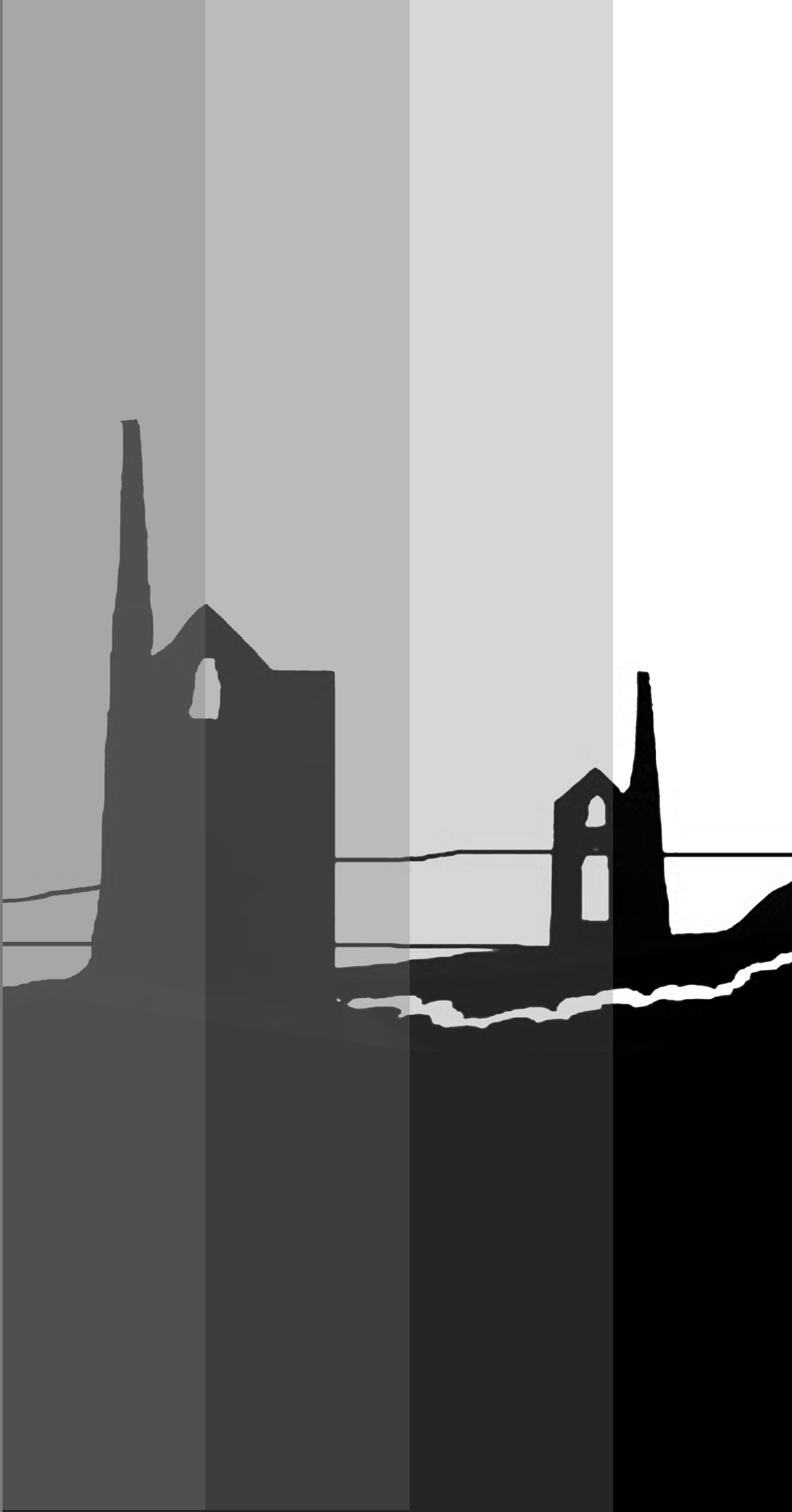




'HAVE YOUR SAY' REPORT



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Introduction

This document is the analysis of the initial community consultation exercise conducted for the St Just and Pendeen Neighbourhood Development Plan. The consultation, titled “Have Your Say”, was conducted in a variety of ways. Every dwelling in the Parish was leafleted and people were invited to attend engagement events at a number of different locations. Assemblies were held in the three schools in the Parish to explain the Neighbourhood Development Plan process. The children were then invited to fill in the response forms.

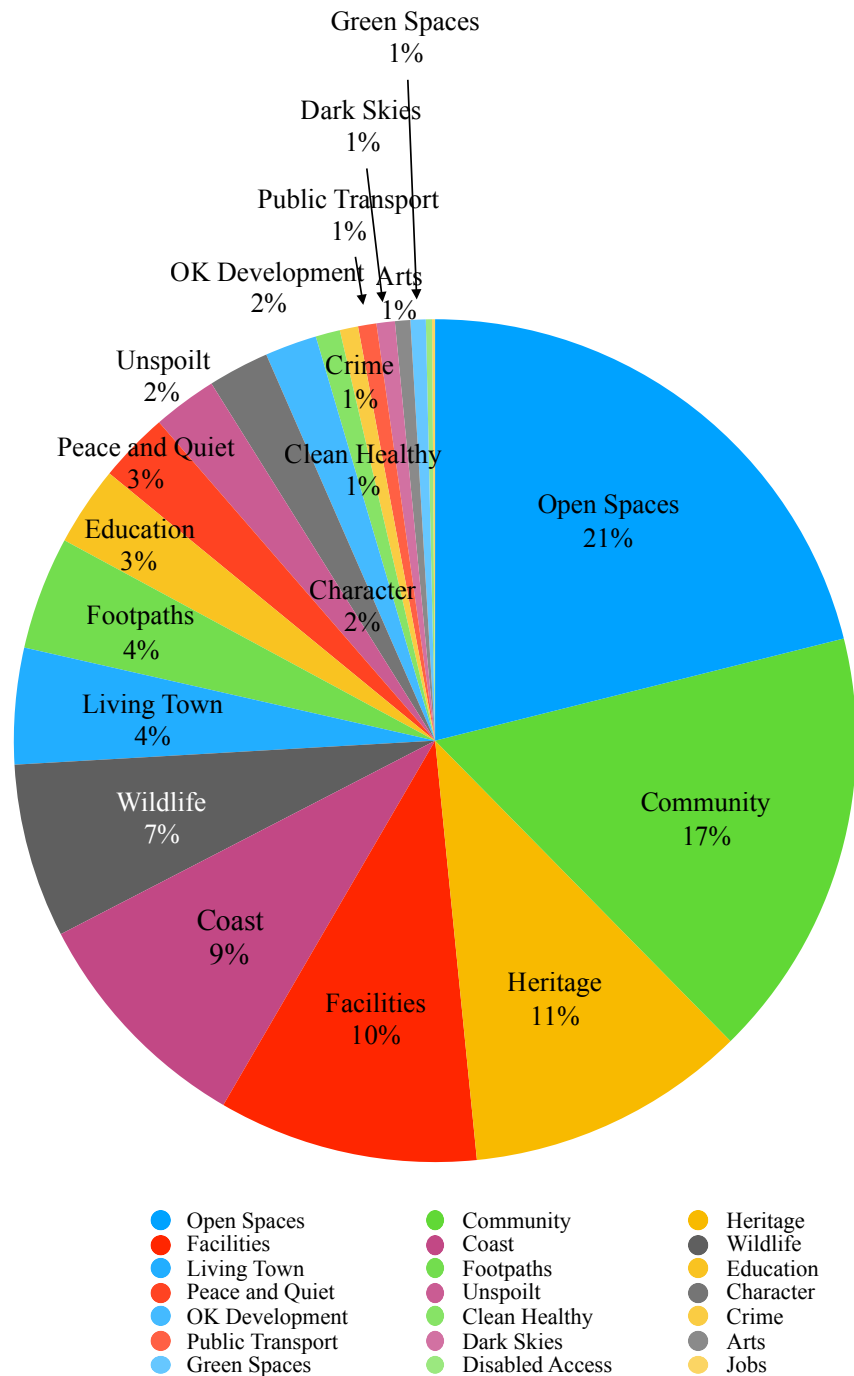
This report reflects the range of issues raised in the responses submitted. We have grouped together responses of a similar type; it provides a snapshot of opinion but does not contain every comment made in the process. Any apparent imbalance between the number of responses from St Just, Pendeen and the other communities reflects the different sizes of those communities.

The results of the initial consultation process will inform the next stage - the formulation of a detailed and specific questionnaire to be delivered to all households in the Parish. The information gathered from this will inform the final plan.

The Neighbourhood Development Plan process is being run by a committed group of community volunteers. The Steering Group for the Plan reports to St Just Town Council, which is responsible for the plan-making process, and ‘Have Your Say’ was undertaken on behalf of the Town Council. The information in this document will now guide this group as the process moves to the next stage ensuring that the final plan is truly reflective of the views and opinions of the wider community of St Just and Pendeen Parish.

What do you like about St Just Parish?

In the first part of the initial consultation, participants reflected upon their vision of St Just Parish and considered its current strengths and essential characteristics that contributed to its sense of place and identity. They were asked to identify the positive aspects of the area: what they would like to see preserved?



See Appendix i

The most common response was **‘open spaces’** with **21%** of responses mentioning it. Most responses in this category simply registered this as ‘open spaces’ or some similar brief wording, but those that elaborated mentioned:

"The sea and the coast."
"Open moorlands."
"Views to the land and the sea."
"Coastal fringe remains unspoilt."
"Beautiful coast and countryside."
"Green space."

The next was most frequent response was **‘community’**, with **17%**. Again, many respondents simply stated ‘community’, but specifics mentioned included:

"Cultural heritage very important - community identity."
"Independent community cohesion."
"Size of community to make sure everybody knows everyone."
"Good community events."
"Thriving community."
"Local events like Laftrowda."
"Family life."
"A town that can still surprise!"
"St Just has a heart around which everything blossoms."

The third was most common response was **‘heritage’** with **11%**.

This included specific reference to industrial, architectural, farming, cultural and spiritual heritage, as well as the single word ‘heritage’.

" Old miners' cottages/terraces, farm houses and engine houses, how it would look have looked before any new builds."

" Wildlife, carns, farmland, standing stones and granite buildings."

" Unique spiritual heritage stretching back to Neolithic times."

" Historical, beautiful and natural."

" Special Cornish character of small fields, hedges and traditional stone buildings."

" Steeped in history and folklore."

" Industrial archaeology."

" AONB, World Heritage site."

The importance of local **‘facilities’** was identified in **10%** of responses, specifically the Library, parks, community spaces and outdoor facilities. The 0 - 18 age group in particular focussed in large numbers on the park.

" Library and playground."

" Community spaces outdoor and indoors."

" Fabulous shops in central location."

" Wonderful small independent shops."

" Local Library is a Godsend."

" The park."

The next highest scoring response was **‘coast’** with **9%**. This concerned the coastline, beaches and sea views.

"Rugged coast (shame NT are sanitising it though)."

"Boat Cove beach."

"The sights and beaches."

"...coast wild and unspoilt."

"Views from the town to the coast."

7% of responses highlighted **‘wildlife’**. Respondents identified the ecologically rich environment in St Just Parish as important to them.

"Wildlife and vegetation."

"Hedgerows bursting with life."

"Diverse wildlife and rugged environment."

"The abundance of wildlife."

"Biodiversity."

4% of responses mentioned the importance of our area being a vibrant

‘living town’. Responses referred to local shops and businesses and the perception that St Just Parish is still an area with an active year round economy and community that is not just a tourist town.

"Small independent local businesses."

"Community is alive, shops, library, surgery, schools etc keep it alive and vibrant."

"The inclusive friendly small village feeling."

"Working town not reliant on tourism."

The network of local **‘footpaths’** was seen as an important means of accessing the countryside and coast in **4%** of responses. Many responded with a simple one word ‘footpaths’ response. While appreciating this access, some commented on the need to improve the maintenance of the paths.

"The coastpath, beaches and footpaths."

"Access to land for walking etc."

‘Education’ was seen as positive by **3%** of responses, which was identified as of a good standard. People appreciated that there was a secondary, primary and pre-school provision.

"Children's care."

"St Just Primary School."

"Primary and secondary school in one town."

‘Peace and quiet’ was appreciated by **3%** of responses, suggesting a link between this and health and wellbeing.

"The tranquility of the area."

"Peaceful, quiet, friendly."

"Views, open spaces, peace."

The **‘unspoilt’** nature of the area (both town and countryside) was highlighted in **2%** of responses. It elicited a single word responses in the majority of cases. However, some elaborated adding the following comments:

" Environment and it's biodiversity, clean air."

" Strong protection of our open green spaces."

" It is not built up, it remains rugged and untouched and feels like it has been that way for generations."

" The basic town area has changed little over the years."

‘Character’ was highlighted in **2%** of responses. These identified a feeling of character unique to our area, consisting of buildings, community, creativity, environment and history.

" Unique mix of people from all backgrounds."

" Sense of place."

" Buildings characteristics."

" Authenticity."

" A town that punches well above it's weight."

" Simple old fashioned villages."

‘OK development’ was mentioned in **2%** of responses. These were appreciative of the style and scale of existing development in St Just Parish and felt it had not detracted from the area.

"Keeping the traditional styles."

"Unspoilt by tourism (which thrives) or overdevelopment (especially retail)."

"Comparatively low development."

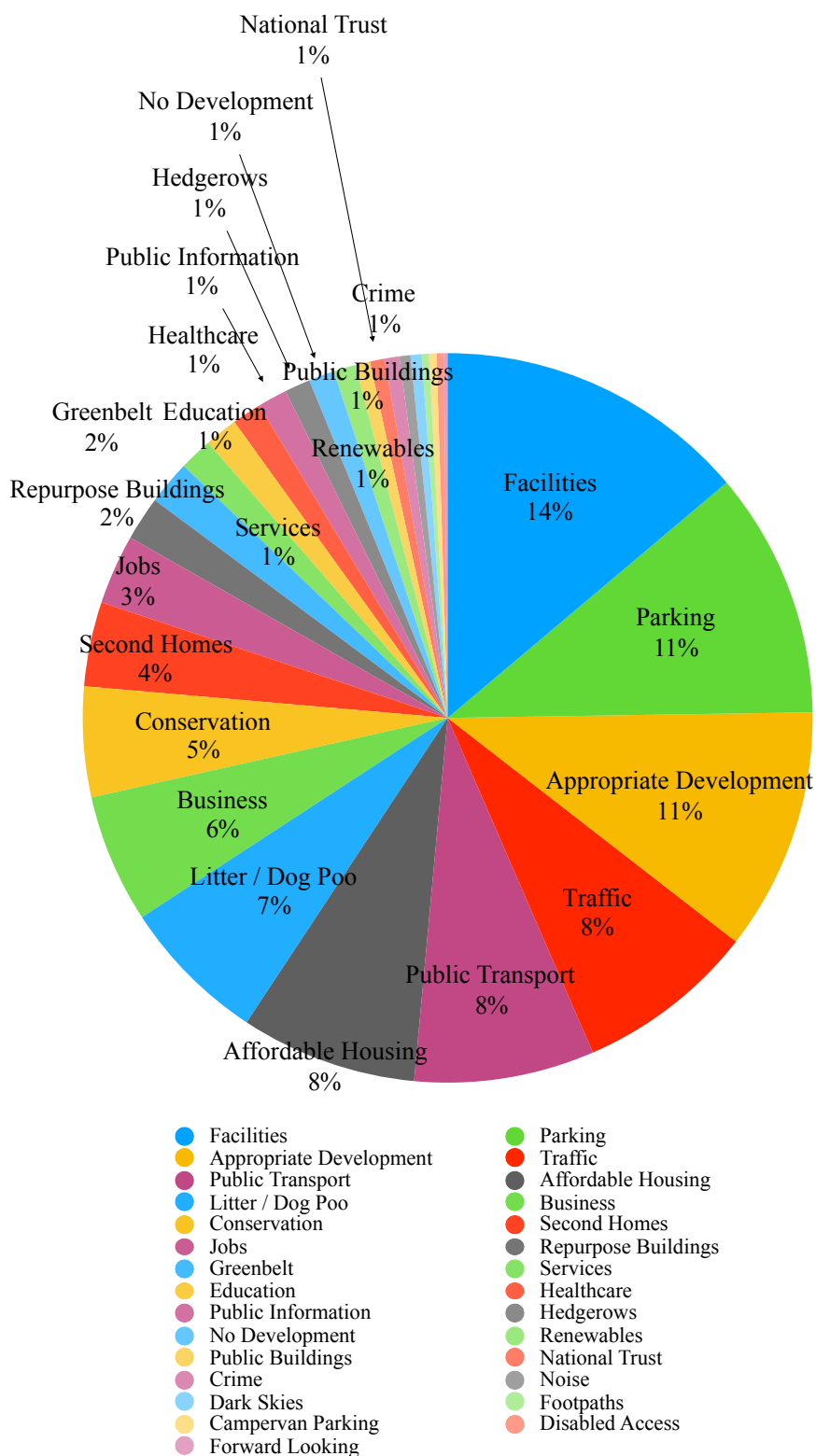
"We are one of the only coastal towns not to have developed right down to the coast."

The following responses were very low frequency (1% or less) and mentioned by relatively few participants:

- Arts 1%
- Public transport 1%
- Low crime 1%
- Clean and healthy 1%
- Dark skies 1%
- Jobs less than 1%
- Disabled Access less than 1%

What could be improved about St Just Parish?

The next question asked participants to identify areas that needed improvement. How they feel the area could benefit from any future changes.



See Appendix ii

‘Facilities’ 14% of responses highlighted the importance of maintaining and improving existing facilities such as schools, doctors’ surgeries, Library, public toilets, recycling facilities and refuse collection. Facilities specifically for children and teenagers were identified by younger people as an issue. The skate park was a major issue for our 0 - 18 respondents, along with a desire for a swimming pool and more play equipment.

" More facilities for children."

" Need a communal garden."

" Public toilets."

" Nature areas."

" Library opening times improved."

" Better recycling facilities."

" Better youth opportunities/ facilities."

" Parks and public play areas."

" Improve the skate park."

" A zip wire in the park."

" Improvement of pedestrian access to facilities."

The next most common answer was **‘parking’** with **11%** of responses mentioning it.

Respondents from all areas answered this, with specific issues being raised by residents in both St Just and Pendeen about the provision of parking in their neighbourhoods. It was also an issue for respondents who lived in other areas.

Many answered with the single word parking (sometimes multiple times on the same response sheet!). Specific points mentioned were:

" More car parks in parish."

" Second car park behind Nancherrow."

" Free parking for residents in library car park ' residents' permits'."

" Parking to East of St just for visitors - chargeable."

" Parking for locals not people going to the Scillies."

" Parking /parking spaces has become a real issue and this will only get worse with increased visitor numbers."

" Please sort out the parking! People are using the shoppers' carpark as a park & ride facility for the bus to St Ives & worse."

" Another car park."

" Off road parking."

" New housing must have parking spaces."

" Free town car parks maintained & extended where possible."

" Control traffic and parking too many cars."

" Better and more parking in St Just."

" Policing of the parking. Stop parking on double yellow lines."

" Parking enforcement in St Just."

" More car parking to free up space on the road through Pendeen."

Some of the issues that emerged from this included a strong expression of concern and debate about

‘appropriate development’. 11% of responses highlighted this. This section has been split into four separate headings to help illustrate clearly the range of themes revealed during the consultation.

Type of Housing:

"Eco building."

"Green sustainable design."

"More 4 bed houses to rent."

"Support eco build."

"Single storey houses for older people."

Location:

"All new development on a strict infill policy or on brown land only. No new development on farmland. No more Cornish hedges to be removed."

"No large scale concreting over farmland. Re-using previously developed land where possible"

"Consideration should be given to access to new developments."

"Less ribbon development so not all areas joined up."

"Built, if any are to be built, parallel to existing housing."

"New development should be to East of town."

"Off road parking should be compulsory in new development plans - all new build should have outside space."

"Repurpose existing buildings"

"Not on green belt."

"Be aware of not building on flood sites."

"No new building to West of town."

"Don't obscure views of buildings."

"Build a new hamlet all in one place."

"No more housing being squeezed into inappropriate small spaces."

"Converting more redundant buildings for habitation."

Appearance:

"Sensible sympathetic development e.g. doesn't need to be granite."

"Keep development appropriate to history and heritage of the area."

"Clear planning restrictions re granite facing of new homes, scale of buildings in keeping with those immediately surrounding."

"More character on new buildings. Cornish granite."

"Keeping the character of the architecture."

"A height restriction for new build properties - high new houses overpower smaller cottages."

"Would be concerned if housing developments followed the predictable path of standard housing; box, triangle, bit of granite. In trying to develop housing in this style is just to dilute the character of the area."

"No pebbledash homes."

"Standard of building design should be improved - too many poor granite faced houses/box type housing."

Scale:

"No big estates."

"Developments should be small. Not large sprawling estates."

"Appropriate sized houses. We have too many large houses."

"Low level of sympathetic new builds."

Another area that elicited a strong response was **‘traffic’** with **8%** of all responses. Respondents from Boscawell, Pendeen and St Just identified the same range of issues.

"Parking permits on street for local residents, visitors only use car parks."

"Make Fore Street one way (other way through Tregeseal)"

"One way system to alleviate pressure on Fore Street."

"Better Traffic controls and speed limits."

"Traffic calming measures."

"Pedestrianise St Just Square."

"Lower Boscawell desperately needs double yellow no parking to help buses turn."

‘Affordable Housing’ for local people was seen in **8%** of responses as an important issue to highlight. This included attainable quality rental options, both private and social.

"For local people."

"For young people and families."

"Social housing."

" Affordable houses needed."

" More affordable housing - rented particularly."

" Improved in quality of private rented."

‘Economic Development’ was flagged up. This was categorised into three areas: considerations about the provision of jobs, the encouragement of local business opportunities and provision of additional business services. **3%** of respondents mentioned job provision, **6%** mentioned business and **1%** highlighted commercial services needed in the area.

" Geevor - development of the buildings at the top of the entrance. Should these be made into small businesses."

" More gift shops."

" More fast food/chain shops."

" Creative industrial estates."

" Support micro business."

" Creation of jobs alternative to tourist industries."

" A star planetarium."

" Business development to bring employment to local people."

" More opportunity to work in well paid jobs."

" More high quality employment for younger generation."

" Restriction on commercial development (large supermarkets)."

‘Conservation’ 5% of responses identified the importance of protecting natural and historical features.

" Less development of Botallack Mine by NT."

" Restriction on development near conservation areas."

" Enhancement of biodiversity."

" Protection of flora and fauna."

" Environment strategy."

" Protect Cornish hedges - don't destroy for new developments."

4% of responses recorded concerns about **‘second homes’**. This included restrictions on new build second homes. A few responses wanted an increase in the number of second homes and holiday lets built.

" Controls over second homes."

" No new build second homes."

" Responsibility from those with second homes in the area (extra taxation)."

" A restriction on the number of 2nd homes/holiday lets in the area."

‘Repurpose buildings’. 2% of responses supported the change of use for under used public buildings and neglected properties. It was felt that many buildings in the parish were currently standing empty with some being badly neglected. Many of those buildings/dwellings were historic and characterful. They should where possible be renovated or converted to provide additional housing, ensuring that all buildings in the conservation area are preserved.

" Acquire old buildings/unused buildings and refurbish."

" Encourage refurbishment of properties left to go derelict and fall apart. Compulsory purchase if owner unwilling to comply."

" No demolition of historic dwellings to replace to modern."

" Converting more redundant buildings for habitation."

" Old buildings can be done up if they don't affect the wild life."

" Better use of community buildings eg: Chapel."

The importance of protecting **green belt** land and maintaining open space between settlements was raised during the consultation. 2% of responses referred to this.

" Do not build on it or near it."

" Retain green space."

" Maintain boundaries and green space between settlements."

1% of responses identified **renewables**. A number of people highlighted the need to maximise for sustainable development and harnessing renewable energy sources.

" More renewables (eg solar panels and wind turbines) on land which can't be developed."

" Support eco build."

Dark skies. A small number (**0.5%**) of responses expressed a desire to restrict light pollution and see the stars.

" Restrict outdoor lighting."

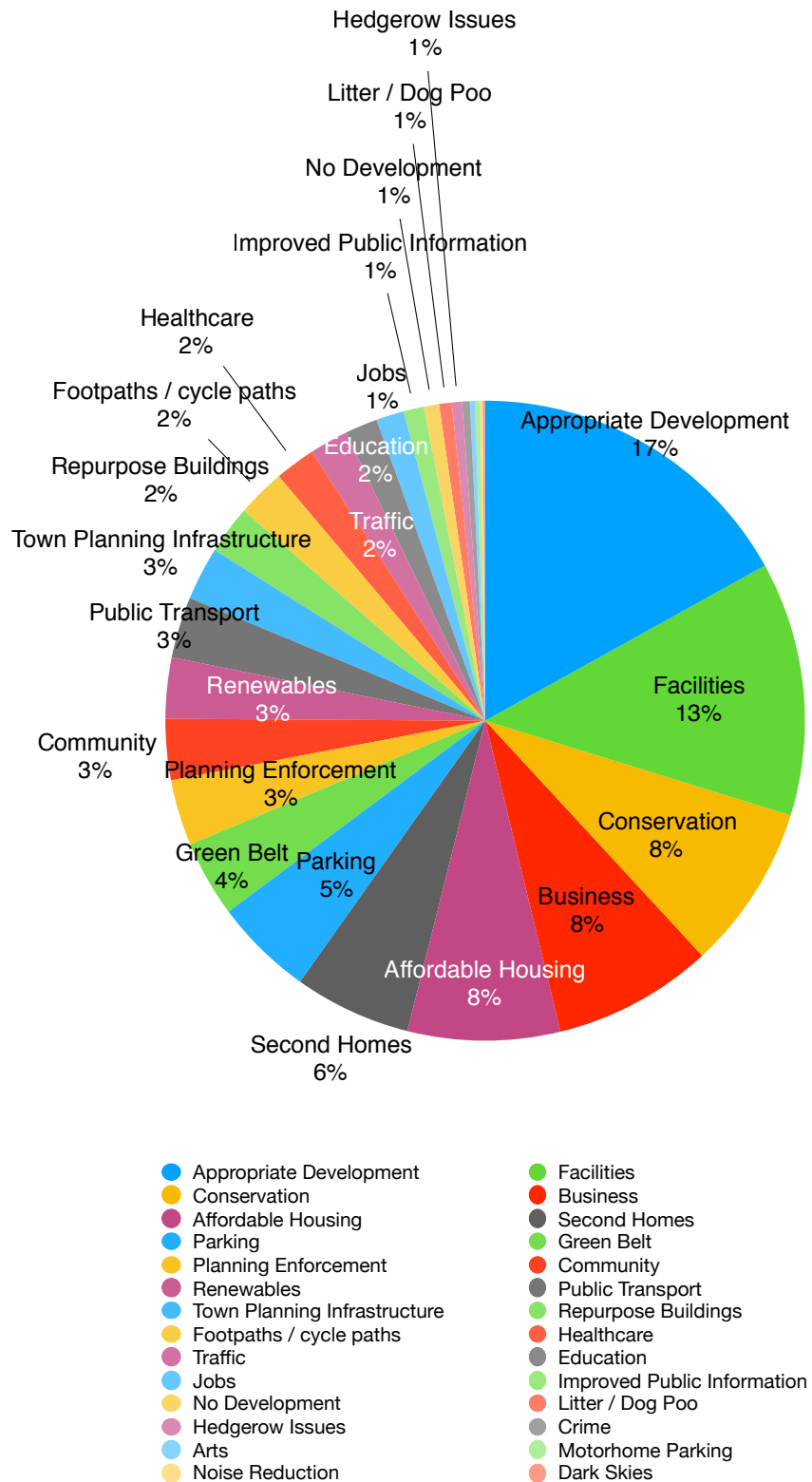
" Turn off street lighting so we can see the stars."

Can't be influenced by plan, but of concern to respondents:

- Public transport
- Education
- Healthcare
- Provision of public information
- Hedgerow / verge maintenance
- National Trust
- Crime
- Noise concerns
- Footpath maintenance
- Camper van parking
- Disabled access
- Litter / dog poo
- Improvement in public services
- Education
- Be forward looking!

Section THREE - What do you want in the plan?

The final question in the survey asked what participants wanted to see covered in the Neighbourhood Development Plan.



See Appendix iii

This section asked participants what they wanted to see covered in the NDP. The various themes have been identified and quantified by percentage of responses.

Under each sub category specific themes have been identified to enable a more detailed understanding of community opinion.

- **Appropriate development** drew 17% of responses. The detail of these responses highlights a desire in the community to bring clarity and collective consideration to the provision of any new development in the Parish in terms of location, type, size, scale and style.

- **Facilities** drew 13% of responses. These referred to a desire to see an improvement in the quality and range of facilities available in the community, in particularly facilities for children.

- **Conservation** was highlighted in 8% of responses - preserving both the natural and historic environments were the key themes.

- **Business Provision** was identified in 8% of responses. This covered the importance of maintaining and developing local business provision. The younger respondents in particular wished to see a wider variety of businesses and shops, including chains.

- **Affordable Housing** received 8% of responses with specific mention of rental properties.

- **Second Homes** featured in 7% of responses. Most suggested restrictions to the number of new holiday homes and lets, including suggestions to not allow any new builds to be used as holiday homes. A small number supported the idea of increasing holiday let building.

- **Parking** received 5% of responses. These asked for additional parking provision for local residents as well as visitors.

- **Green belt** was an important issue in 4% of responses. This concerned both defining the boundaries between hamlets and protecting green spaces between hamlets.

- **Planning enforcement** was an issue in 3% of responses. These focussed on ensuring that planning regulations and policy should apply equally to all.

- **Community** was mentioned in 3% of responses. This included measures to maintain and strengthen it.

- **Renewable Energy** was an important issue in 3% of responses, which called for measures to see it encouraged.

● **Public transport** drew 3% of responses. These focussed on improving the services provided.

● **Town planning / infrastructure** was an issue 3% of responses. These wanted to see improvements in current provision as well as the development of an improved infrastructure in future.

● **Repurpose buildings** featured in 3% of responses.

● **Footpath / cycle-path** maintenance and improvement was important in 3% of responses.

Topics attracting 2% or less of responses:

- Healthcare
- Traffic
- Education
- Job creation
- Improved information
- Improvement in healthcare services / provision
- No development
- Litter / dog poo
- Hedgerow issues
- Crime
- Arts
- Motorhome parking
- Noise reduction
- Dark skies

Engagement Strategy

Through the summer a number of public engagement events were held in the Parish. The events, entitled 'Have Your Say' offered the community a chance to find out more about the concept of a Neighbourhood Development Plan as well as the opportunity to begin to voice their thoughts and opinions about the things that were important to them.

Objective:

To gather information from the public which will begin to inform the development of the plan.

Aims:

- To educate the public about the benefits of a Neighbourhood Development Plan.
- To give people a chance to talk about the issues important to them in regard to the Parish.
- To target as wide a demographic as possible.

Advertising:

Every household in the Parish received a leaflet (see appendix iv) informing them of the two main 'Have Your Say' events which took place in the St Just WI and Pendeen Parish Rooms.

Posters (see appendix v) were displayed in venues around the Parish advertising the events and ways of making contact with the Neighbourhood development plan committee.

A Facebook page, Twitter feed and website were developed. These were advertised on the posters and leaflets.

Post boxes were placed in two locations in the Parish: St Just Newsagents and Boscaswell Stores in Pendeen. This offered people not accessing social media and not able to attend events the chance to post their opinions or contact details should they wish to be contacted by phone.

Events were advertised in the local paper and on the local community radio station, Coast FM.

An article also appeared in the local newspaper 'The Cornishman'. This explained the process we were embarking on and advertised the Have Your Say events.

Events:

Displays offered people who attended the events the chance to learn more about the neighbourhood development plan process and the areas it can effect. Group members were available to answer questions.

A short questionnaire was developed (See appendix vi) with open ended questions designed to get people thinking about the issues important to them.

In order to target as many people as possible from all demographics, events were held in a number of locations:

- Pendeen Parish Rooms 13.06.2018
- St Just WI 19.06.2018
- Lafrowda Festival 21.07.2018
- Cape Cornwall School
- Pendeen Primary School
- St Just Primary School
- St Just Rugby Club Family Fun Day

Demographics

329 people completed the official Have Your Say questionnaire.

35 children from Pendeen Primary school, 42 children from St Just Primary School, and 48 children from Cape Cornwall School in St Just completed the schools' questionnaire.

The following stats are purely in relation to the official HYS questionnaire (329 people).

The number of participants who live in the area: 295

The number of participants who work in the area: 87

The number of participants who are 2nd home owners: 9

28 participants failed to provide this information.

Some participants both live and work in the area.

The ages of participants are as follows :

0 - 18 = 142 = 31%

19 - 30 = 14 = 3%

31 - 50 = 74 = 16%

51 - 70 = 171 = 38%

70+ = 47 = 10%

Total 454

6 people failed to complete this section.

Appendix i

Section One Responses

Open Spaces	180	OK Development	17
Community	141	Clean Healthy	8
Heritage	92	Crime	6
Facilities	85	Public Transport	6
Coast	77	Dark Skies	6
Wildlife	57	Arts	5
Living Town	38	Green Spaces	5
Footpaths	37	Disabled Access	2
Education	26	Jobs	1
Peace and Quiet	23		
Unspoilt	21		
Character	20		

Appendix ii

Section Two Responses

Facilities	85	Healthcare	8
Parking	67	Public Information	8
Appropriate Development	66	Hedgerows	7
Traffic	49	No Development	7
Public Transport	49	Renewables	6
Affordable Housing	48	Public Buildings	4
Litter / Dog Poo	40	National Trust	4
Business	35	Crime	4
Conservation	30	Noise	3
Second Homes	23	Dark Skies	3
Jobs	19	Footpaths	2
Repurpose Buildings	12	Campervan Parking	2
Greenbelt	12	Disabled Access	2
Services	9	Forward Looking	1
Education	9		

Appendix iii

Section Three Responses

Appropriate Development	132
Facilities	100
Conservation	65
Business	63
Affordable Housing	60
Second Homes	46
Parking	39
Green Belt	30
Planning Enforcement	26
Community	24
Renewables	24
Public Transport	24
Town Planning Infrastructure	21
Repurpose Buildings	19
Footpaths / cycle paths	19

Healthcare	16
Traffic	15
Education	13
Jobs	11
Improved Public Information	8
No Development	6
Litter / Dog Poo	5
Hedgerow Issues	4
Crime	3
Arts	2
Motorhome Parking	2
Noise Reduction	1
Dark Skies	1

Appendix iv

Leaflets



ST JUST AND PENDEEN NEIGHBOURHOOD PLAN

We Can't Stop
CHANGE

But We Can

HAVE OUR SAY
COMMUNITY DROP IN

Pendeen Parish Hall
Wednesday 13th June, 10am-8pm

St Just Women's Institute
Tuesday 19th June, 10am-8pm

For more information find us on Facebook 
Email; info@stjustandpendeen-np.org.uk

Appendix vi

Have Your Say Form

Tell us what you think

ST JUST AND PENDEEN
NEIGHBOURHOOD PLAN

1. Do You:

☐ Live in the area

☐ Work in the area

☐ Second home owner

☐ None of above

2. What area do you live in: (eg Tregeseal)

3. Are You:

☐ Male

☐ Female

4. Are You:

☐ 0 -18

☐ 19 - 30

☐ 31 - 50

☐ 51 - 70

☐ 70+

St Just and Pendeen
Neighbourhood Plan

The St Just and Pendeen Neighbourhood Plan will shape the future of our community up until 2030, affecting everyone who lives and works in our area. We need to know what you think before we embark on the process of working out what the plan will need to cover. This is just the initial public consultation, to make sure that the plan develops to reflect the priorities of our community. Your views will continue to be sought throughout the process.

5. What things are special about the area you live in?

6. What things can be improved about the area you live in?

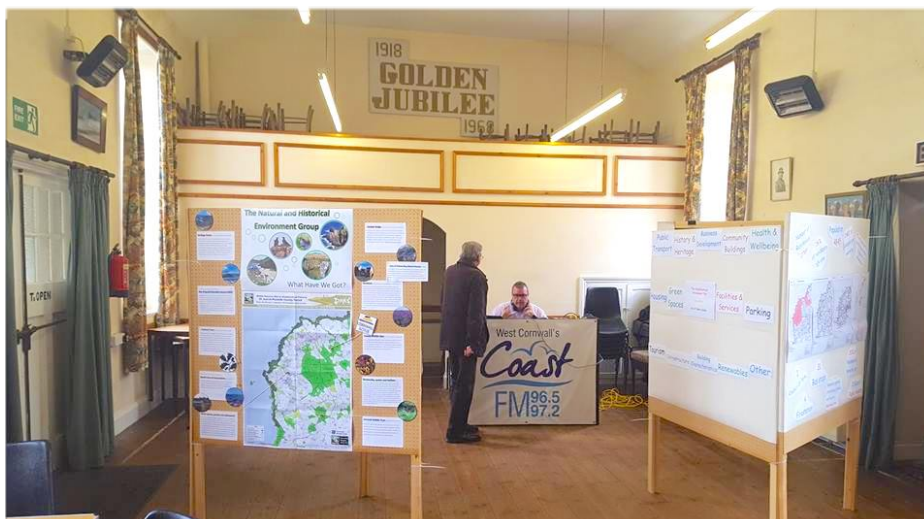
7. What would you like to see in the Neighbourhood Development Plan?

Thank you

32

Appendix vii

Events



Stay in Touch



info@stjustandpendeen-np.org.uk



St Just and Pendeen Neighbourhood plan



www.stjustandpendeen-np.org.uk

Thank you to everyone
who took part in the
'Have Your Say' events.

Intentionally left blank

