

ST JUST PENDEEN NEIGHBOURHOOD PLAN

Indicative mapping for the undeveloped open spaces between the defined settlements in St Just parish

St Just and the smaller settlements along the B3306 to Bojewyan Stennack are of considerable historic interest. Prior to the last decades of the 18th century, St Just was little more than a typical West Penwith churchtown composed of a few houses clustered around the church and the nearby Plen an Gwary, whilst the other settlements consisted of little more than individual farmsteads and associated agricultural cottages. The rapid and large-scale expansion of the mining industry locally during the early 19th century saw the development of St. Just into a small planned town with a developed infrastructure and rows of new terraced artisans' houses, whilst entirely new settlements were created in the landscape to its north close to mines such as Wheal Owles, Botallack, Carnyorth, Levant and Pendeen Consols.

By and large, both St Just and the new industrial settlements retain much of their original character, and as a result have been awarded Conservation Area status. However, over recent decades, new dwellings have been constructed in and around these settlements, and as a result, in some cases only one or two undeveloped agricultural enclosures now separate them from one another. Local people notably strongly identify with where they live, and, it was felt, would not like to see any further erosion of the distinct identities of the individual settlements through development between them which might eventually result in them becoming linked up.

Question 86 of the St Just Neighbourhood Plan public questionnaire asked local people to consider the statement: 'Green spaces between settlements and hamlets should be protected'

The results were as follows:

Strongly disagree: (0.60% of respondents) - 6

Disagree: (0.80%) - 8

No preference (7.04%) - 70

Agree: (25.35%) - 252

Strongly agree: (66.20%) - 658

On the basis that 91% of respondents either agreed or strongly agreed with the proposition posed in Question 86 and that two thirds of respondents strongly agreed with the proposition, a policy (AD3) was developed in response.

The St Just Neighbourhood Plan Team considered that mapping should be also be produced to indicate those areas within which development would not be considered appropriate in accordance with the policy derived from Question 86.

Following a discussion concerning which settlements within the parish it was considered ought to remain as discrete entities, it was decided that these should be limited to those which had been conferred Conservation Area status, but for the purposes of the mapping the settlement boundaries to be used should be those defined in a previous mapping exercise (See Household Survey: Map Interpretation Report: Appendix 1 Preparation of Maps Showing Settlement Boundaries – on the Plan website). These settlements were (from south to north):

- St Just
- Tregeseal/Nancherrow
- Truthwall

- Botallack
- Cresswell Terrace
- Falmouth Place
- Carnyorth
- Trewellard
- Pendeen
- Lower Boscaswell
- Bojewyan with Bojewyan Stennack

An Ordnance Survey MasterMap extract supplied under licence by Cornwall Council was used as the base mapping and the multi-polygon GIS shapefile delineating the settlement boundaries was superimposed onto this.

Using QGIS software, a further multi-polygon shapefile was then created defining the currently undeveloped plots of land bordering the roads linking these settlements or otherwise separating them from one another. As the maps were intended to be indicative, in almost all cases the whole of each road-fronting agricultural enclosure was delineated, rather than simply working to an arbitrary depth back from its frontage onto the road. However where the road frontage plots were very substantial this approach was deviated from to some degree (notably to the west of the B3306 between Falmouth Place and Carnyorth where the adjoining enclosure is a very large one and extends a long way back from the road). The undeveloped areas between the settlements also contribute to their settings: see the Historic England guidance on the significance of the settings of heritage assets:

<https://historicengland.org.uk/advice/hpg/heritage-assets/>

It should be stressed that the areas mapped in this fashion are intended to be indicative rather than definitive or prescriptive, and that their boundaries may be subject to discussion and review. It is felt, however, that they represent the broad areas within which, should future development occur, erosion of the distinct identities of the settlements would inevitably result.