

ST JUST PENDEEN NEIGHBOURHOOD PLAN

HOUSEHOLD SURVEY JUNE 2019

POTENTIAL DEVELOPMENT SITES: MAP RESPONSES AND INTERPRETATION

Maps are at the end of this document. For the decision on the use of this evidence, please see the separate Steering Group statement on its approach to development sites.

1. Copies of the maps showing our agreed settlement boundaries for each settlement (see Appendix 1 below) were sent out as part of the questionnaire. Respondents were asked to mark a tick in any field/plot on the maps which they thought suitable as a future development site. They were also asked to indicate any sites which they thought might be suitable as car parking areas - either permanent or temporary/seasonal.
2. The baseline for the survey is 2,553 households (current electoral register). 994 surveys were returned. Of these 334 included marked up maps. (See Appendix 2: initial analysis of maps.)
3. Eight maps which did not include ticks, or which were otherwise deemed to be invalidly marked were set aside and not included in the total.
4. Large-scale paper maps for each settlement were marked up to show the total number of ticks relating to each plot/field. In the case of large fields (for example to the west of Carnyorth or adjacent to St Just Rugby Club), it was not clear which areas of these plots were considered as suitable for development or parking, and the whole field was treated as having been marked up.
5. A 'development sites' and a 'car parking' GIS shapefile were created from the valid results and the number of ticks was recorded in each case. This information is contained within a column in the attribute table for each shapefile.
6. The numbers of ticks exhibited a wide numerical spread: from single ticks to 150 plus ticks for any given plot in the case of possible development sites. To allow the results to be displayed in a comprehensible fashion, they were broken down as a series of ranges which were added to a further column in the attribute table. The seven ranges selected were as follows: 1, 2-5, 6-10, 11-25, 26-50, 51-100, 100+. Each range was assigned a display colour. For parking areas, the five ranges were as follows: 1, 2-5, 6-9, 10-20, 20+. These are displayed as differing-sized solid circles on the mapping. (In both cases these ranges could be readily adjusted if required.)

Interpretation

- A small number of respondents had ticked virtually every plot on some maps.
- Plots attracting either 1 tick or 2-5 ticks were in the majority.
- One tick on a plot indicates that only one person, or approximately 0.3% of those who returned marked up maps favoured that plot for development. This represents around 0.1% of all returned questionnaires and less than 0.05% of all those sent out originally. Ten ticks equate to 3% of those returning marked-up maps or 1% of returned questionnaires or 0.1% of those originally sent out. (In the event of a decision to proceed with site allocation, it would have been necessary to agree a disregard criterion covering the low numbers).

- It should be noted that the survey asked for responses relating to areas which respondents knew well, which would have tended to limit the number of responses for any plot.
- A small number of possible development sites were chosen by a large number of respondents, and a very small number by nearly half the respondents. These were principally to the east of the Gews site and behind Fore Street in St Just.
- In some cases, plots were identified by some respondents as possible development sites and by others as preferred car parking sites. This was most noticeable to the east of St. Just in the plots which were most favoured for development, perhaps suggesting that some residents felt that developing them as car parks would be preferable to their being used for further housing development.
- There did not appear to be any clear evidence for the collusive marking up of maps to favour a family member/friend/local developer.
- Of the identified plots, a number would be discounted as potential development sites for one or more of the following reasons:
 - they are underlain by extensive, often shallow mine workings
 - they are owned by the National Trust, which would be unlikely to allow development on them
 - at least some which are close to designated or significant heritage assets, or are considered to impact on the historic environment, or are towards the coastal fringe would be objected to by the WHS, the AONB, the NT
 - the same may apply to developments which would negatively impact on the coherency of the local Conservation Areas
 - they are remote from any existing vehicular access
 - they are public open spaces such as school playing fields or graveyards
 - such proposals would run counter to the Cornwall Local Plan.
- One of the highest percentage responses in the main questionnaire related to development in the green spaces between settlements. There was a very large majority in favour of these remaining undeveloped. This would also, therefore, be likely to discount some identified plots.
- A small number of cases, respondents had expressed a preference for development within a back garden. Given that the responses were anonymous it could not be determined whether this was their own garden or one of their neighbours.
- Rather than identifying specific development sites it would be possible to use the results of the mapping exercise to suggest which areas would be most acceptable locally (at least by those who returned marked up maps) and incorporate this in a policy.

APPENDIX 1: PREPARATION OF MAPS SHOWING SETTLEMENT BOUNDARIES

- Digital copies of the Ordnance Survey Master Map data for the parishes of St Just and Pendeen were supplied to the Neighbourhood Plan team by Cornwall Council, under St Just Town Council's existing licensing arrangements. Using QGIS software these were overlain with shapefile data indicating the extents of the Conservation Areas (CA) for St

Just, Truthwall/Botallack/Cresswell Terrace, Carnyorth/Falmouth Place, Trewellard and Pendeen/Boscaswell/Bojewyan Stennack.

- It was agreed during group discussions that the CA boundaries did not fully reflect the current extents of the settlements, as they omitted some areas of the settlement not deemed to be of sufficient historic character for inclusion in Conservation Areas, did not include recently built housing, and in some cases the boundaries cut across gardens and other curtilage associated with properties.
- Members of the group were issued with paper copies of the settlement maps and carried out a walk-around survey of each of the settlements, during which the maps were marked up to show the situation in 2019. Public open spaces were also recorded.
- The information gathered during this process was used to produce a settlement boundary shapefile and another showing public open spaces. These were taken back to the group, and following discussion of their detail and some minor amendment, they were agreed as being accurate. The settlement boundary mapping was subsequently used in the questionnaire as the means by which respondents could (if they wished) indicate plots of land in which they would favour development.

APPENDIX 2: INITIAL ANALYSIS OF MAPS

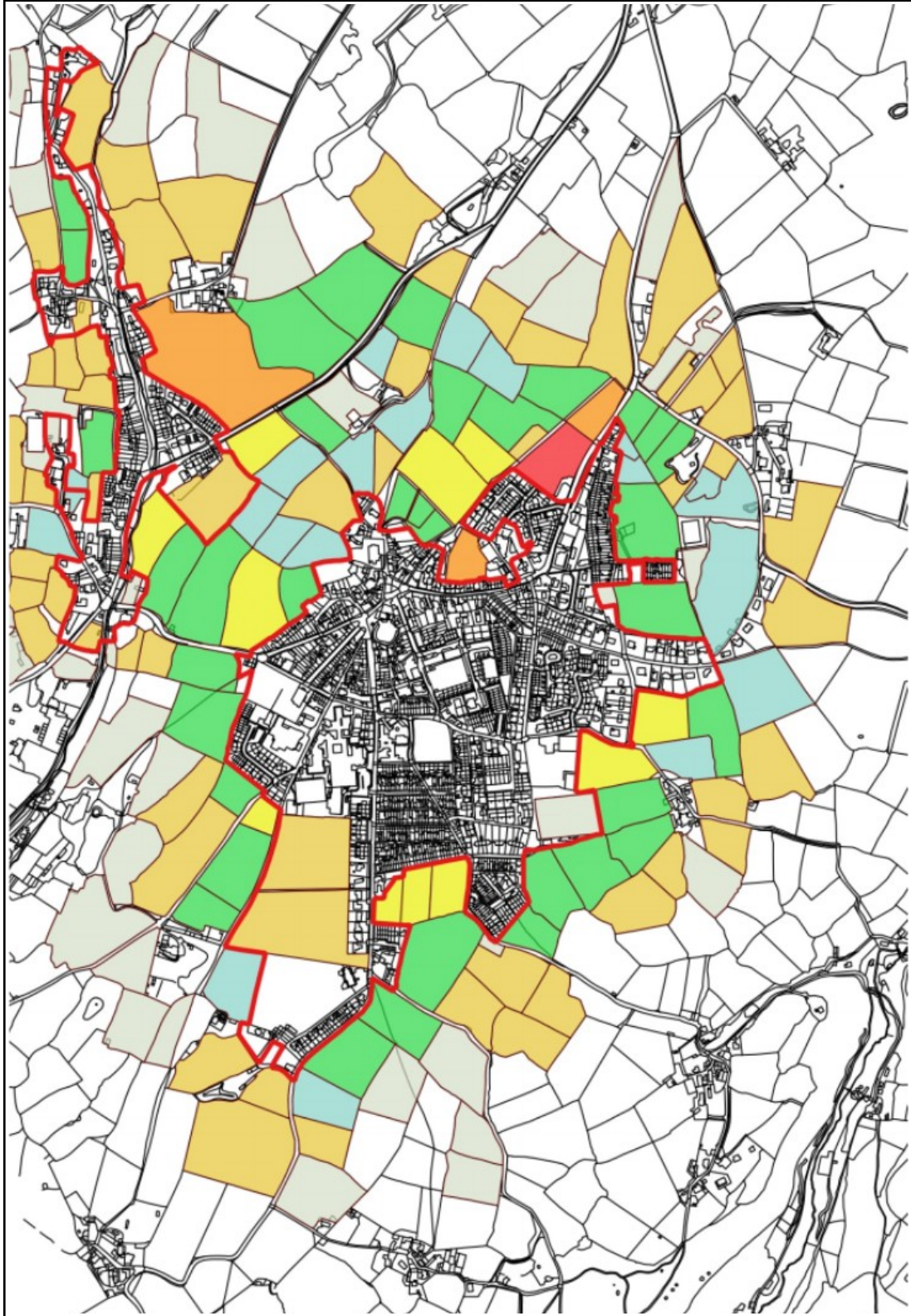
1. The maps section was separated from the main survey for each returned questionnaire and sorted. 334 responses included marked up maps. Each map return was marked with the broad residential location of the respondent (e.g. Pendeen). 8 map returns were considered 'spoilt' i.e. the respondent had written comments on but not marked specific areas, or had marked the maps in such a way as to make it impossible to know which specific areas they considered suitable for development, or had given an ambiguous answer such as a large X covering multiple plots.
2. The team used large-scale versions of the maps in the survey as the basis on which to record responses. Each tick in the return was recorded on the relevant field/plot on the map to enable the number of ticks to be counted. 'P's for parking were entered in the same way.
3. The ticks and 'P's were then counted and total numbers for each field entered on another set of large-scale maps. Where maps overlapped care was taken not to double-enter where respondents had marked the same plots on adjoining maps.

Analysis carried out by: Richard Gowan, Adam Sharpe, Dave Stevens, Dot Stevens, Judith Summers, Jill Taylor

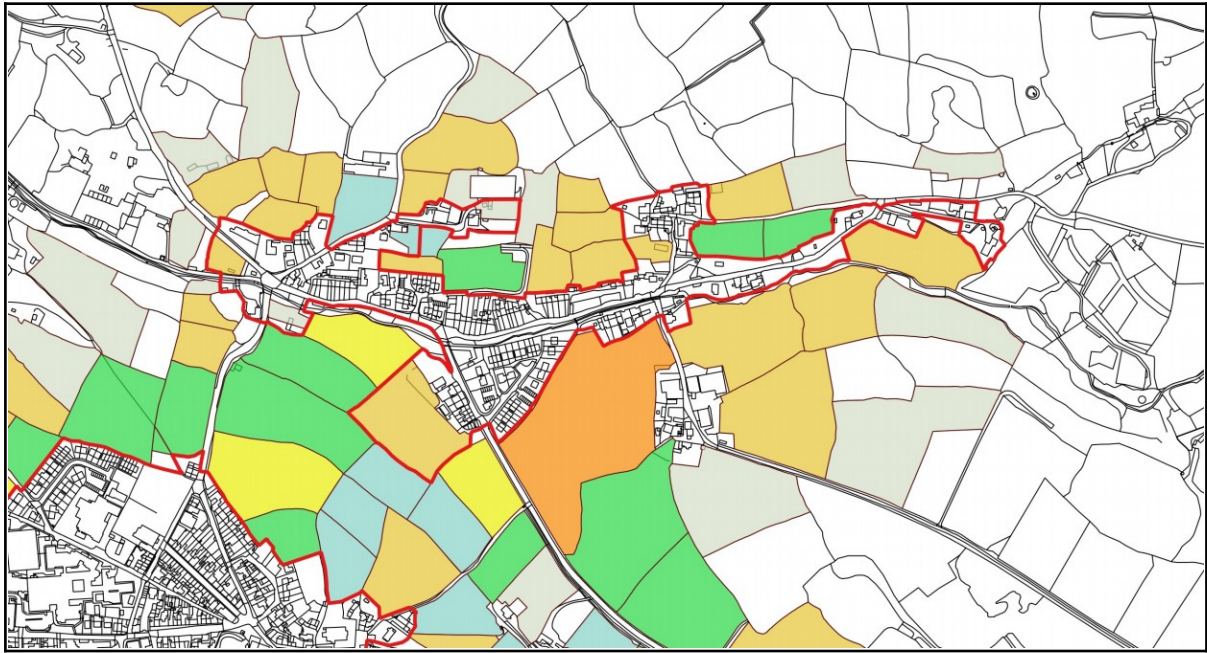
MAPPING CONVENTIONS

The following conventions have been used on the following maps, which summarise the questionnaire responses for development suitability. Note that, as explained above, each field/plot has been treated as a single entity for this study, as it was unclear from the responses whether a tick in the plot was intended to indicate whether it was considered that it should be developed in whole or in part. Existing settlement boundaries are shown in red.

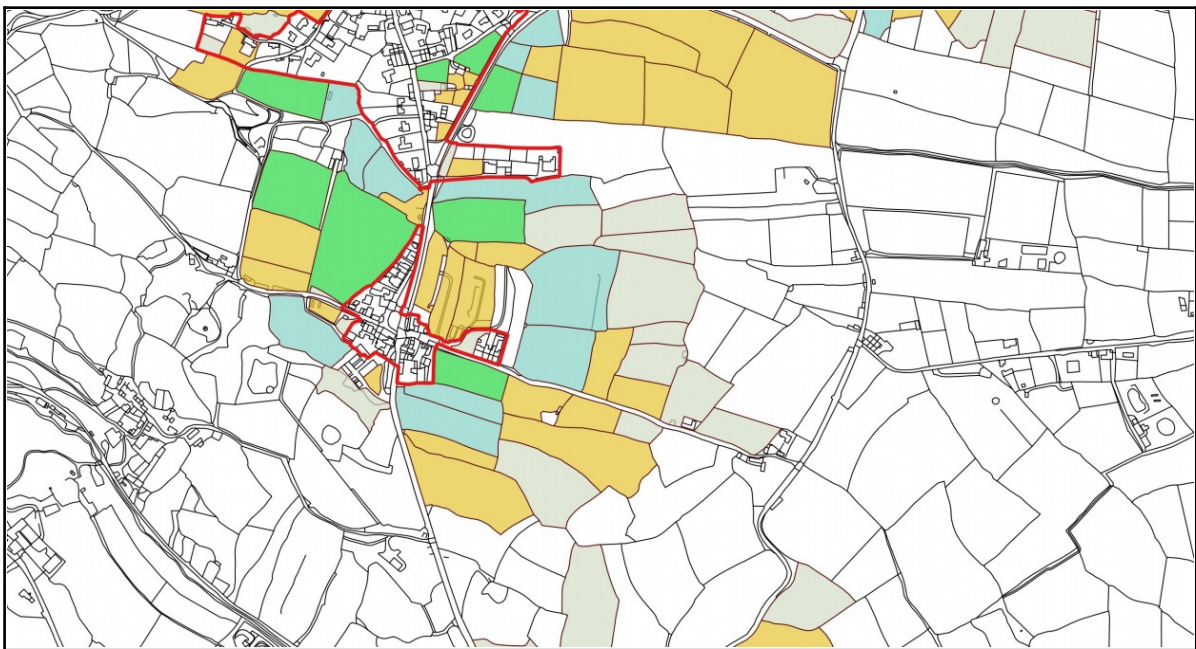
1 tick – Grey (143 plots)
2 – 5 ticks - Pale Brown (167 plots)
6 – 10 ticks – Pale Blue (60 plots)
11 - 25 ticks – Green (74 plots)
26 -50 ticks – Yellow (16 plots)
51- 100 ticks – Dark Orange (3 plots)
101+ ticks – Red (1 plot)
Total = 464 plots



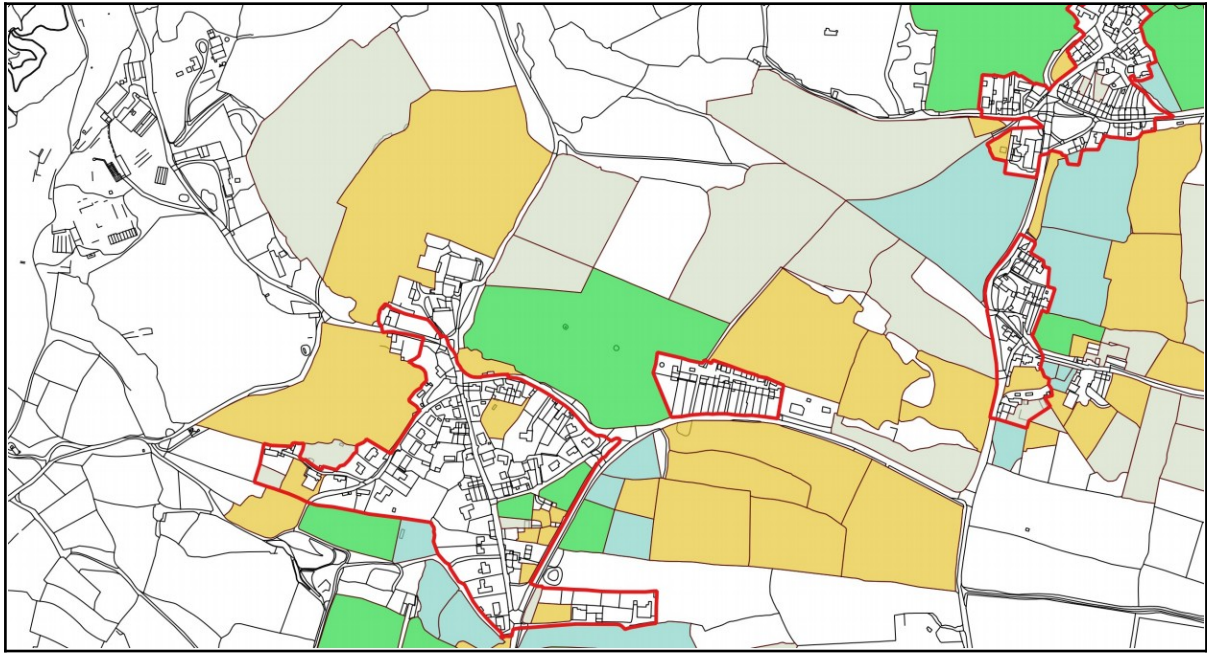
Map 1: St Just development site suggestions



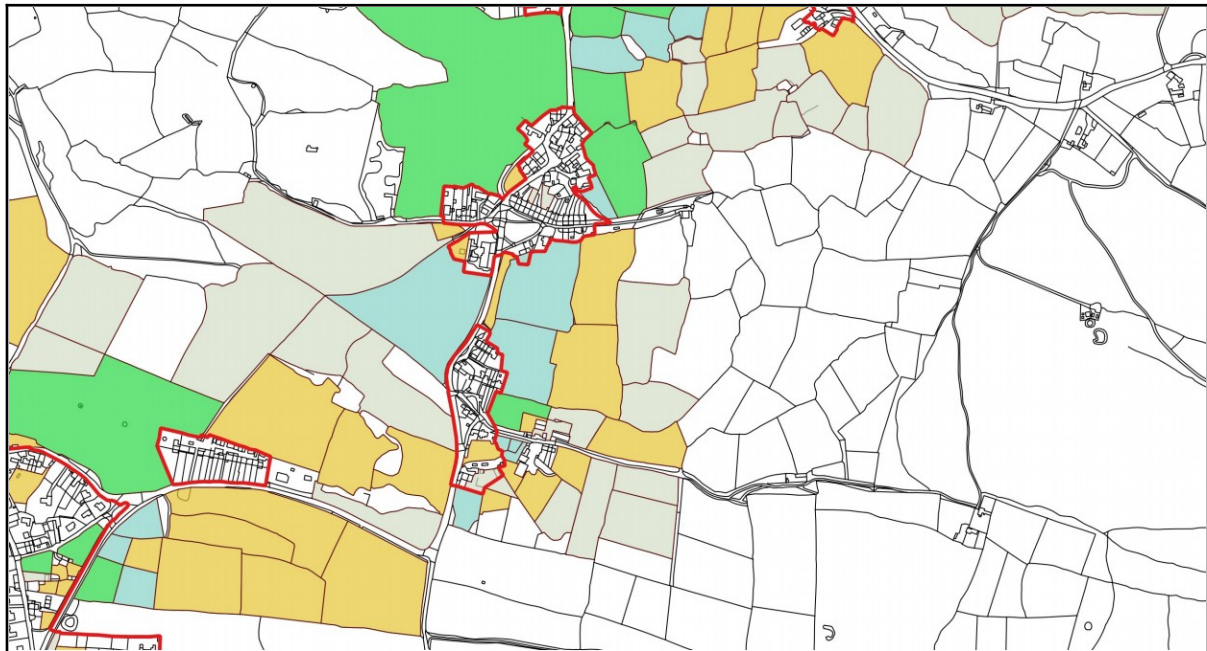
Map 2: Tregeseal development site suggestions



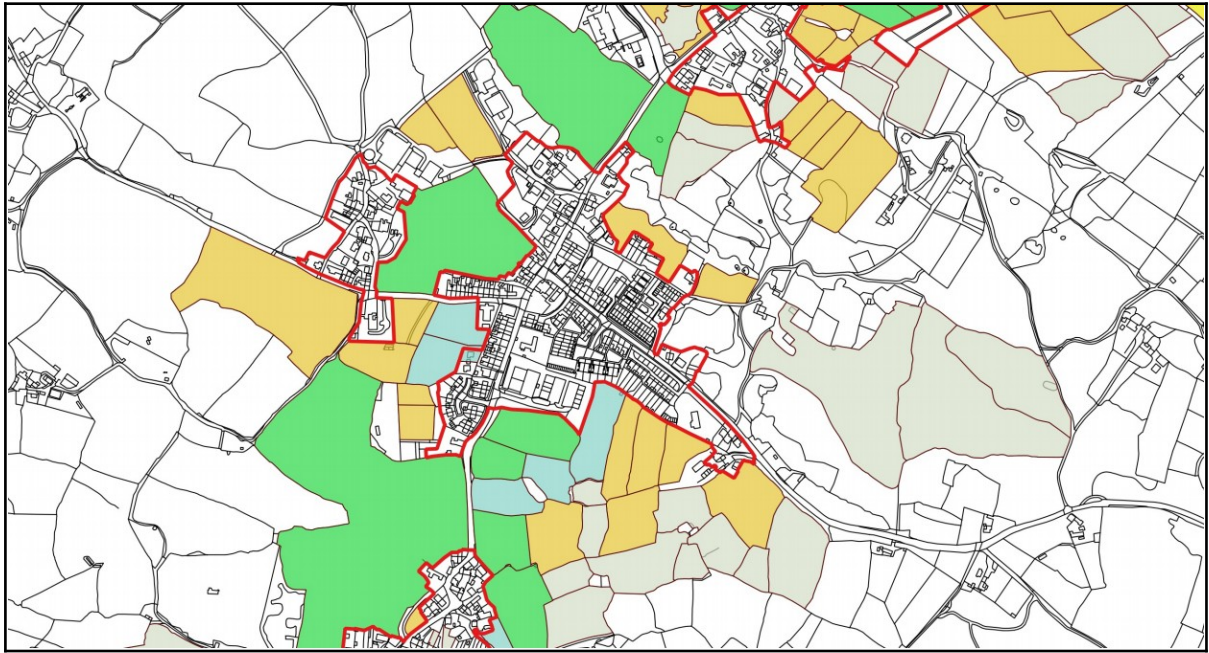
Map 3: Truthwall development site suggestions



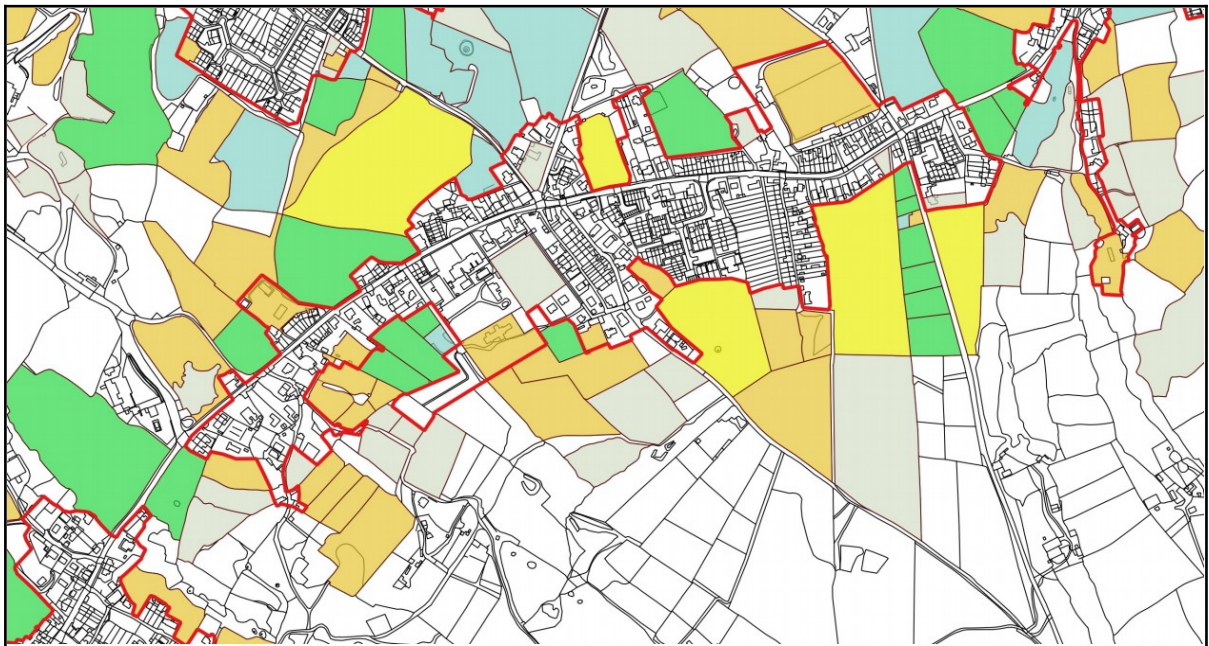
Map 4: Botallack development site suggestions



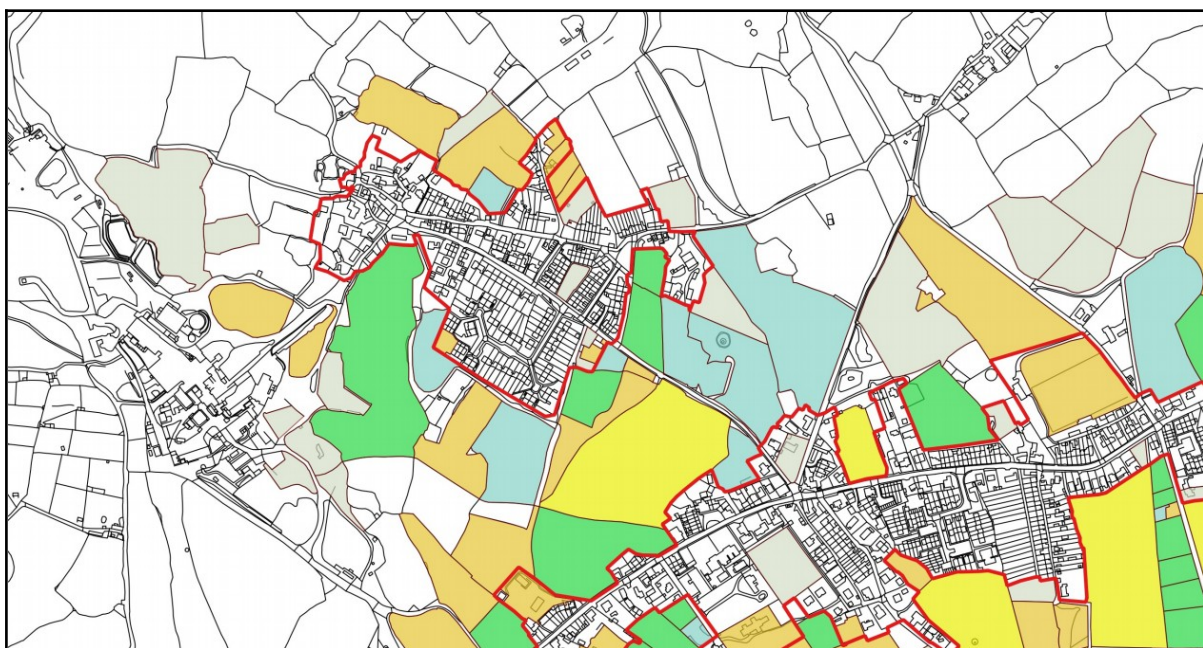
Map 5: Falmouth Place and Carnyorth development site suggestions



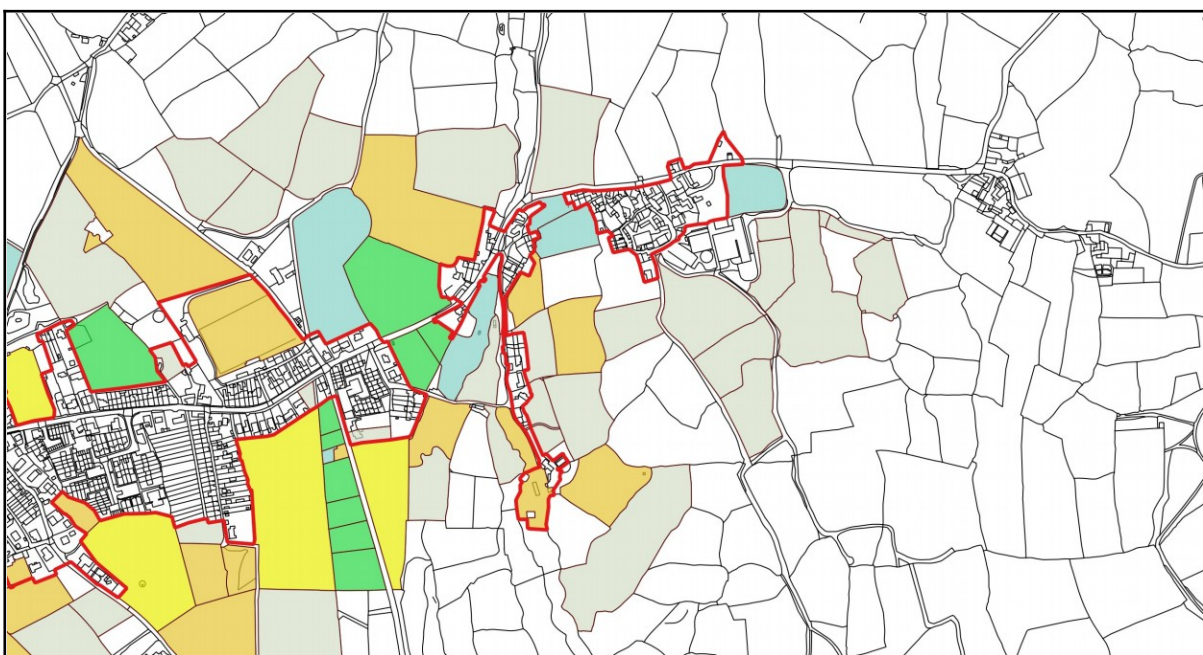
Map 6: Trewellard development site suggestions



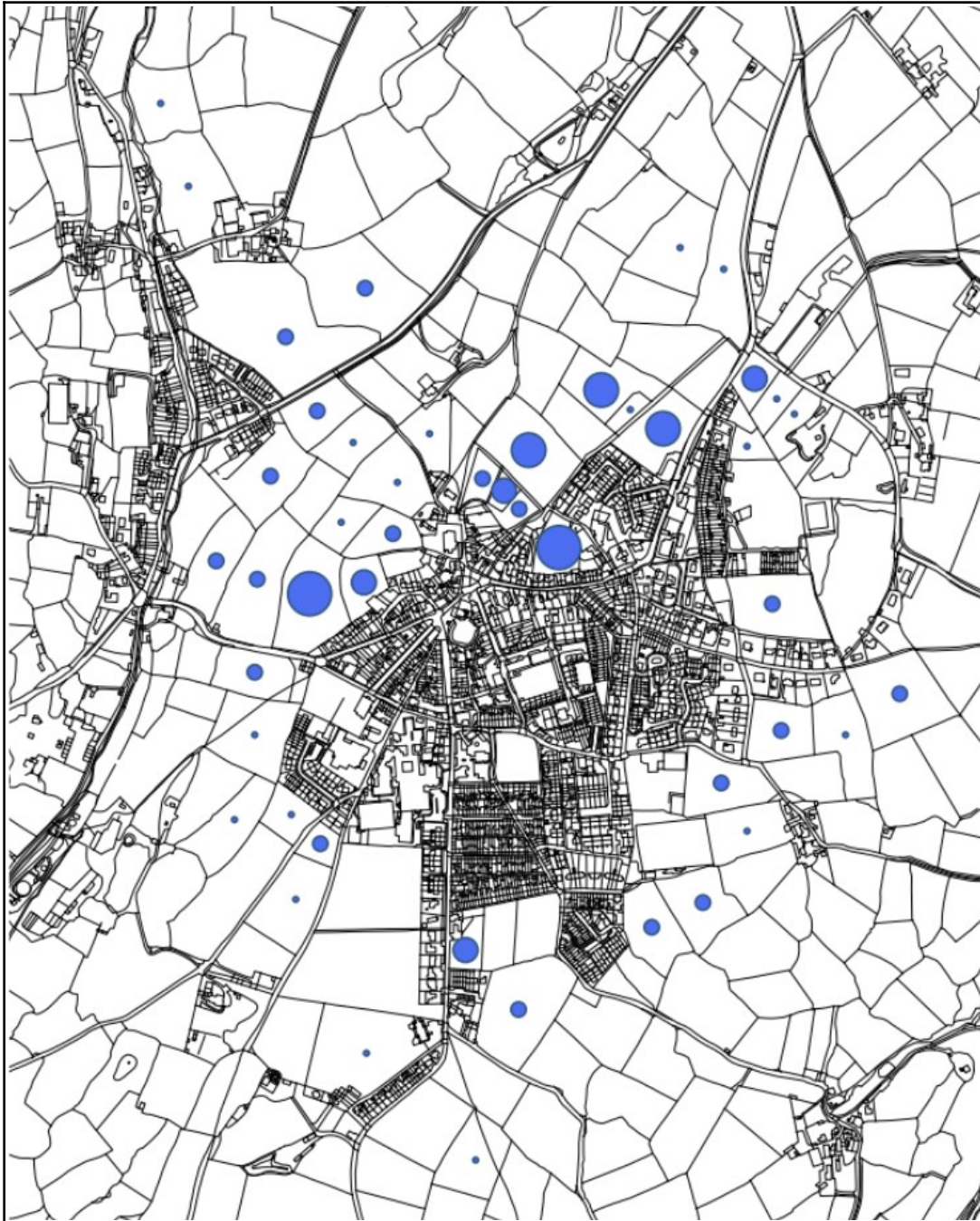
Map 7: Pendeen development site suggestions



Map 8: Lower Boscawell development site suggestions



Map 9: Bojewyan Stennack development site suggestions



Map 10. Respondents' suggestions for additional car parking locations around St. Just. The number of responses for any given plot are represented by one of five circle sizes. From smallest to largest these represent 1 response, 2 – 5 responses, 6 – 9 responses, 10 – 20 responses, 30+ responses.