

# **St Just-in-Penwith Neighbourhood Development Plan**

## **Basic Conditions Statement**

**Table of Contents**

Introduction..... 3

Statement of General legal Compliance ..... 3

Contribution to the Achievement of Sustainable Development..... 4

    An Economic Role ..... 5

    A Social Role..... 5

    An Environmental Role ..... 5

    Achieving Sustainability..... 6

Having regard to national policies and guidance..... 11

General conformity with the strategic policies of the development plan for the area ..... 11

Compatibility with EU Regulations ..... 11

Prescribed conditions and prescribed matters. .... 11

Comprehensive Impact Assessment Implications ..... 11

Conclusion..... 12

Appendix 1 – Designation of Neighbourhood Area ..... 13

Appendix 2 – Parish Map (boundary marked by red line)..... 13

## Introduction

Only a neighbourhood plan that meets each of the ‘basic conditions’ and other legal tests can be put to a referendum and, if successful, be used as the basis for determining planning applications.

This document shows how St Just-in-Penwith Neighbourhood Development Plan meets the requirements of each legal test.

There are five basic conditions that are relevant to a neighbourhood plan. These are:

1. The plan must have regard to **national policies** and **guidance** issued by the Secretary of State; this includes the NPPF, Ministerial Statements and other government guidance and legislation
2. the ‘making’ of the neighbourhood plan **contributes to the achievement of sustainable development**
3. the ‘making’ of the neighbourhood plan is in **general conformity with the strategic policies** contained in the Cornwall Local Plan Strategic Policies and its supporting documents
4. the ‘making’ of the neighbourhood plan does not breach, and is otherwise **compatible with EU obligations**
5. **prescribed conditions are met** in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

## Statement of General legal Compliance

This draft Plan is submitted by St Just-in-Penwith Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the St Just Neighbourhood Development Plan (NDP) Steering Group, with the support of St Just Town Council.

The whole parish of St Just-in-Penwith has been formally designated as a Neighbourhood Area through an application made on 3 March 2017 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Cornwall Council on 24 March 2017. A copy of the formal notice of designation is here: [St Just in Penwith Designation Decision Notice](#)

The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and the Neighbourhood Planning Act 2017.

The draft Plan identifies the period to which it relates as 2021-2030. The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The draft Plan relates only to the parish of St Just-in-Penwith as shown on the map in Appendix 2. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

### **Contribution to the Achievement of Sustainable Development**

There are three elements to sustainable development: economic, social and environmental. These require the planning system to ensure that development performs a number of roles:

- an economic role - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

The Vision for the St Just-in-Penwith Neighbourhood Development Plan states:

*St Just Parish is proud of its heritage, the unique character of the town and settlements which make it up and its community spirit. Through the Neighbourhood Development Plan we will foster a vibrant and diverse community that:*

- *has at its heart good quality housing to meet the needs of the current and future local population*
- *supports businesses and enterprises and contributes to a sustainable rural economy to support those living locally*
- *respects and values our natural and historic environment*
- *is visionary and progressive in its approach to developing and supporting individual and community initiatives that make it sustainable and resilient to the effects of climate change.*

Its aim is: *to provide a framework for St Just Parish to grow in a way that enhances the economic, environmental and social sustainability of the area without compromising the distinctive character of the landscape and built environment and of the many communities within the parish boundary.*

The Plan sets as an overarching objective:

*Climate change and renewables: to promote an economically, socially and environmentally sustainable and resilient community, increasing our ability to cope with global shocks such as economic downturns, rising energy prices and climate breakdown, through our strategic objectives.*

To respond to this aim and overarching objective, the Plan sets five strategic objectives covering the core policy areas identified through public consultation:

- *Affordable housing and other housing development: to promote housing development which focuses on local needs for affordability, size and tenure*

- *Appropriate development: to ensure that development is appropriate in scale and character to its setting and to balance local needs with preserving and protecting our unique natural and historic environment and landscape, strongly supporting existing designations*
- *Building design and outdoor space: to ensure that the design of buildings and the outdoor spaces around them is energy efficient, environmentally sustainable and respects or enhances their settings*
- *Renewable energy: to encourage the use of renewable energy and support the development of community energy projects*
- *Commercial Development: to enable commercial development which respects its setting and provides employment opportunities and additionally to provide resilience in the farming sector.*

This plan promotes sustainable development as detailed below.

### **An Economic Role**

The plan promotes economic development by:

- supporting the growth of new business without detracting from its environmental and historic assets; this includes small / single person enterprises, such as crafts workshops, which have a long tradition in the Parish
- supporting the capacity of local farms to generate income through diversification, including tourism
- enabling the re-use of disused buildings which form part of the historic assets
- protecting the assets of the World Heritage Site and the Area of Outstanding Natural Beauty and the distinctive character of the Parish, all of which are critical to the area as a tourist destination.

### **A Social Role**

The plan promotes the sustainability and well-being of the community by:

- prioritising affordable housing, in response to the low average level of income and local people's need to be able to continue living in the Parish
- encouraging work with community land trusts and alternative routes to housing to achieve this
- supporting the continued availability of community facilities
- ensuring that outdoor space in new developments is used to meet residents' needs
- building resilience to climate change by policies for renewable energy and the environment, and encouraging community-led renewable enterprise
- recognising the value residents place on the landscape, historic and natural environment of the Parish, including the distinctive settlement pattern.

### **An Environmental Role**

The plan respects and seeks to preserve and enhance the natural and historic environment of the Parish by:

- ensuring respect for the AONB, WHS, conservation areas and other designations in the Parish
- ensuring that housing and commercial developments conserve and enhance natural and historic environmental assets, including biodiversity and the local traditional vernacular in building

- protecting landscape characteristics and quality

The plan fosters resilience and sustainability by:

- enabling increased use of renewables
- ensuring that new buildings use sustainable materials and renewable energy sources, and are energy- and resource-efficient
- ensuring that new developments provide sufficient parking to avoid street congestion but are also provided with walking and cycling routes to services and amenities.

### Achieving Sustainability

The Sustainability analysis table below indicates how each of the policies in the Plan help to achieve sustainable development.

### SUSTAINABILITY ANALYSIS

<i>Policy</i>	<i>Economic implications</i>	<i>Social implications</i>	<i>Environmental implications</i>
AH1 Community-led housing	Opportunity to use local skills	Contributes to meeting community needs for affordable housing; encourages community-building; helps local people to stay in the Parish	
AH2 Provision of affordable housing within the settlements		Contributes to meeting community needs for affordable housing integrated into existing settlements; helps local people to stay in the Parish	
AH3 Provision of affordable housing on rural exception sites		Contributes to meeting community needs for affordable housing; helps local people to stay in the Parish	
AH4 Other affordable routes to homes	Opportunity to use local skills	Contributes to meeting community needs for affordable housing via different models; encourages community-building	
AH5 Housing for older people		Meeting an identified local need for affordable housing for older people	
AH6 Open market housing		Meeting evidenced demand for some open market housing	

		which is integrated into existing settlements	
AD1 Scale of future developments		Future developments will be proportionate to the scale of the existing settlements, enabling residents to integrate and use services more easily	Future developments are proportionate to the scale of the existing settlements and do not adversely impact Conservation areas or the AONB
AD2 Conservation Areas		Improves quality of life for residents	Future developments will respect and safeguard the character of the Conservation Areas
AD3 Heritage impact		Improves quality of life for residents	Potential negative impacts of development on heritage assets will be assessed and mitigated
AD4 World Heritage Site	Environmental assets which contribute to the local tourist economy will be protected	Improves quality of life for residents	The historic environment of the WHS area will be preserved
AD5 Redevelopment of derelict or redundant historic buildings	Redevelopment of derelict/redundant buildings will contribute to the rural economy, in particular the farm economy, by enabling their residential or commercial use		Enables derelict/redundant historic buildings to be redeveloped in ways which preserve them and do not adversely impact their setting
AD6 Community spaces		Maintaining community facilities will benefit the community and encourage cohesion	
AD7 Open spaces between settlements			The historic character of the landscape and settlement pattern will be respected and wildlife corridors maintained.
AD8 Panoramas, vistas and views	This protects visual assets which are an important part of the appeal to tourists and thus contribute to the local tourist economy.		This safeguards the visual character of the Parish, expressing its geology, natural environment including moorlands, and its historic roots.

AD9 Rights of way and footpaths		The footpath network is valued by residents for exercise and socialising and helps to reduce vehicle use.	The footpath network is part of the historic assets of the parish, reflecting pre-industrial and industrial period patterns of working and living
AD10 Biodiversity			Conserves and enhances biodiversity across the Parish
AD11 Tree planting and new woodland			Encourages tree planting to extend the range of habitats in the Parish and resilience to climate change
AD12 Allotments	Opportunities to grow our own help residents in a low-wage economy	Encourages more opportunities for people to grow their own, contributing to the health of the community and reducing food miles	
BD1 Building design			Development will respect the historic environment and local vernacular tradition
BD2 Building construction			Building construction will prioritise sustainability through the choice of materials, energy sources, flood prevention and biodiversity
BD3 Energy efficiency and renewables	Reducing fuel poverty in the Parish	Reducing energy costs will help those on low wages and in fuel poverty and enable them to continue living in the community	Reducing energy use is necessary to respond to climate change. Buildings will be energy efficient and meet energy needs on site as far as possible
BD4 Outdoor space in housing developments (private and communal)		Provision of outdoor space in developments will enable healthier living circumstances for residents, including children. Location to enable access to amenities will reduce dependence on private cars	



BD5 Traffic and parking	Avoiding over-crowded streets helps retail	Sufficient parking within the development will reduce over-crowding of narrow street and the consequent effect on traffic	
BD6 Historic shop fronts	Preserving the traditional appearance of retail outlets adds to the tourist experience and may encourage more spending locally		Shop fronts are a feature of the historic environment within the conservation areas
BD7 Trees and hedges			Cornish hedges and traditional stone walls are an important element of the historic environment and provide valuable habitats
BD8 Reducing light pollution	This policy contributes to the West Penwith International Dark Sky Park proposal, which is expected to encourage tourism.		Maintaining low levels of light pollution is valuable for biodiversity
RE1 Community led renewable energy	Community-led schemes for renewable energy will help reduce energy consumption and costs to residents and create employment opportunities	Community-led schemes for renewable energy will build networks and encourage cohesion.	Using renewables is necessary to respond to climate change.
RE2 Solar energy	Solar energy may potentially provide energy for sale to the grid	Reducing energy costs will help those on low wages and in fuel poverty	Using renewables is necessary to respond to climate change. Provides for avoiding or minimising adverse environmental impacts
RE3 Onshore wind energy	Wind energy will contribute to meeting the energy needs of the Parish, particularly outside the main settlements, and on farms		Using renewables is necessary to respond to climate change. Respects the landscape sensitivity of the Parish and provides for avoiding or minimising adverse environmental impacts
CD1 Commercial development	Appropriate commercial development, particularly for small	Increased employment within the Parish will reduce commuting	Discourages development on good-quality agricultural land

	enterprises or self-employment, is needed for the economic viability of the Parish and to create employment locally	journeys and enable families to continue to live in the Parish	and includes environmental protection
CD2 Commercial development landscaping			Landscaping of developments is required to respect existing features and avoid impact on the local environment
CD3 Conversion of commercial premises	Maintaining and where appropriate increasing the range of retail outlets and commercial premises will contribute to the local tourism economy and to the viability of the community through job opportunities and access to retail	A vibrant local economy will enable families to continue to live in the Parish	
CD4 Tourism-related development	Tourism related development will contribute to the local economy and enable farms to remain more viable through diversification		Proposals will be required to show that they would not adversely impact the environment and landscape
CD5 Employment opportunities	This policy specifically encourages developments which increase employment opportunities and reduce commuting. It will help to encourage the tradition of crafts in the Parish and the use of new skills.	Increased employment and self-employment will enable families to continue to live in the Parish and lessen commuting	
CD6 Farm sustainability	This policy supports the economic sustainability of farms by enabling appropriate development and conversion of traditional buildings to other uses	The policy supports the farming community in the Parish	The local vernacular style and historic environment of farm sites will be preserved

### **Having regard to national policies and guidance**

All the policies in this neighbourhood development plan have been drafted with consideration of the national planning policies set out in the NPPF and associated guidance.

The detailed consideration of the St Just-in-Penwith Neighbourhood Development Plan policies in Appendix 4 demonstrates how each is in conformity with National Planning Policy and guidance.

### **General conformity with the strategic policies of the development plan for the area**

All the policies in this neighbourhood plan have been drafted with consideration of the local planning policies set out in the Cornwall Local Plan and associated guidance.

The detailed consideration of all policies in the St-Just-in-Penwith Neighbourhood Development Plan in Appendix 4 demonstrates how each is in conformity with Local Planning Policy and guidance.

### **Compatibility with EU Regulations**

The St Just-in-Penwith NDP Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment on 1 July 2020. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion concluded that 'based on the scale and location of development proposed in the draft plan, Cornwall Council is of the opinion that the St Just-in-Penwith Parish NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required' (Letter, 5 October 2020.) A copy of the screening opinion is at <https://www.stjustandpendeen-np.org.uk/stjnp/wp-content/uploads/2020/10/SEA-HRA-Screening-opinion-report-St-Just-in-Penwith-updated-29.9.20.pdf>

### **Prescribed conditions and prescribed matters.**

There are no relevant prescribed matters that this Plan needs to take into account.

### **Comprehensive Impact Assessment Implications**

The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons with a "protected characteristic" and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status.

This NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The Cornwall Local Plan provides for objectively assessed need, to meet the needs of all groups in the community.

The Cornwall Local Plan has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the

protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people.

In particular the economic strategy, overall housing target and affordable housing targets aim to ensure appropriate jobs and housing is available to meet local needs. Failing to provide sufficient housing will impact most on disadvantaged groups.

The NDP provides a strategy for the development of the neighbourhood area, and a range of policies, which will result in positive benefits for the local community. The key positive impacts are promoting sustainable development, protecting the historic, built and natural environment, providing employment and housing to meet local need and promoting community engagement and involvement in planning. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics. The Equalities Impact Assessment for the Plan is at <https://www.stjustandpendeen-np.org.uk/stjnpn/wp-content/uploads/2020/10/St-Just-NDP-EQIA.pdf>

## **Conclusion**

The St Just-in-Penwith Neighbourhood Development Plan has regard to National Planning Policy and is in general conformity with the strategic policies of the Cornwall Local Plan. The Plan is compatible with EU obligations and promotes sustainable development.

It is considered that the Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 (as amended) have been met. The Plan complies with Paragraph 8(1)(a) of Schedule 4B to the Act and should proceed to Referendum.

## Appendix 1 – Designation of Neighbourhood Area

See [St Just in Penwith Designation Decision Notice](#)

Include a copy of the confirmation of designation letter received from Cornwall Council, confirming that the area has been designated.

## Appendix 2 – Parish Map (boundary marked by red line)



NP St Just in Penwith map.pdf

## Appendix 3 – Screening Opinion and Decision

<https://www.stjustandpendeen-np.org.uk/stjnp/wp-content/uploads/2020/10/SEA-HRA-Screening-opinion-report-St-Just-in-Penwith-updated-29.9.20.pdf>

<https://www.stjustandpendeen-np.org.uk/stjnp/wp-content/uploads/2020/11/Screening-Decision-St-Just-in-Penwith.pdf>

## Appendix 4 – Policy Analysis

### DETAILED CONSIDERATION OF St JUST-IN PENWITH NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES:

This table sets out how each policy reflects the aims of local and national policy and supports the achievement of sustainable development.

Policy	Promoting sustainable development			Commentary	NPPF	Cornwall Local Plan
	Economic	Social	Environmental			
AH1 Community-led housing	*	***		Contributes to social sustainability by prioritising the supply of affordable housing; smaller developments may facilitate the use of local skills	Part 5, Delivering a sufficient supply of homes: para 60 refers to determining need; para 61 refers to the range of housing needed for different groups; para 63 to	Policies 6, 8 and 9, address needs for affordable housing, including the specific needs of older people (see also para 2.25), and support different routes to achieve this. Policy 3 covers housing outside
AH2 Provision of affordable housing within the settlements						
AH3 Provision of affordable housing on rural exception sites						
AH4 Other affordable						

routes to homes					affordable housing in rural areas; para 64 to affordable housing; paras 77. 78 and 79 to rural housing.	the main towns (3.3) and in the AONB (3.4).
AH5 Housing for older people						
AH6 Open market housing						
AD1 Scale of future developments		*	*	Smaller-scale developments reduce impact on historic assets and landscape and foster integration of residents	Part 5, paras 68 and 69 refer to small/medium sites	Policy 2.1b requires the impact of development on the character and setting of settlements to be considered. Policy 3.3 refers to development of a scale appropriate to its size and role. 3.4 refers to the AONB context. Policy 24 refers to the maintenance of the character of conservation areas, and to avoiding negative impact to the authenticity and integrity of the WHS' OUV.
AD2 Conservation Areas	**		***	Preserves historic assets and the historic environment, particularly in the context of WHS attribution of OUV. These are essential to the tourism economy which is now a major source of income for the Parish.	Part 16 Conserving and enhancing the historic environment: paras 185 - 202 refers to conservation and the treatment of heritage assets; para 200 to development within conservation areas and WHS.	Objective 10a concerns enhancing and reinforcing local natural, landscape historic character; Policy 2.1 concerns respecting and enhancing
AD3 Heritage impact						
AD4 World Heritage Site						

						quality of place; Policy 24 specifically refers to the WHS.
AD5 Redevelopment of derelict or redundant historic buildings						Paras 2.172-2.187 describe the parameters for redevelopment of historic buildings. Policy 7.3 supports appropriate conversion and Policy 24 sets out the principles for this.
AD6 Community spaces		**		Community spaces/facilities are a highly valued benefit to the community and encourage cohesion	Part 8 Promoting healthy and safe communities: para 92 refers to provision of social, recreational and cultural facilities	Policy 4.4 refers to the importance of community facilities.
AD7 Open spaces between settlements			**	Respects the historic environment and settlement pattern and contributes to wildlife corridors	Section 16 Conserving and enhancing the historic environment	Para 1.68 refers to the need for settlements to have a form and shape and clearly defined boundaries and states that rounding off should not visually extend building into the open countryside. Policy 3.3 states that proposals should consider the significance or importance that large gaps

						can make to the setting of settlements and ensure that this would not be diminished. Policy 7 refers to housing development in open countryside.
AD8 Panoramas, vistas and views	**		***	Protects the visual expression of the special historic and natural environment of the parish. This is a key element of the tourism economy	Section 15 Conserving and enhancing the natural environment: Paras 170 (a) refers to valued landscapes; 172 o AONB.	Policy 2.1, respecting and enhancing quality of place, includes the character and importance of landscapes (b). Policy 23.2 refers to 'Cornish landscapes'.
AD9 Rights of way and footpaths		*	***	Protects a distinctive historic asset which is also important as a social amenity	Section 16 Conserving and enhancing the historic environment; para 185 refers to the conservation and enjoyment of the historic environment	Para 2.175 lists the historic communications network amongst the characteristics of the historic environment. Policy 24 refers to sustaining this environment, including non-designated assets.
AD10 Biodiversity			***	Conserves the biodiversity assets of the Parish	Section 15 Conserving and enhancing the natural environment: Paras 170, 174, 175 refer to biodiversity	Policy 23 covers Natural Environment (see particularly 23.4) and Policy 25 Green Infrastructure. Paras 2.166 and 2.167 refer to dealing with the



AD11 Tree planting and new woodland			**	Extends habitat and contributes to resilience climate change	Section 14 Meeting the challenge of climate change, flooding and coastal change: para 148 includes the principle of resilience	impact of proposals on biodiversity.
AD12 Allotments	*	**		Contributes to the health of the community and to family budgets; reduces food miles	Section 8 Promoting healthy and safe communities: para 91© refers to allotments	Policy 16.5 refers to encouraging provision for growing one's own food.
BD1 Building design	*	*	***	Building design and materials will respect the environment and prioritise sustainability and energy efficiency. Lowering fuel costs will help those on low incomes.	Section 12 Achieving well-designed places: paras 125, 127 refer to local characteristics	Policy 12a and b, deals with place-shaping in regard to design character, responsiveness to setting and layout.
BD2 Building construction					Section 14 Meeting the challenge of climate change, flooding and coastal change Paras 150, 151	Policy 14 covers low-carbon and renewables.
BD3 Energy efficiency and renewables						
BD4 Outdoor space in housing developments (private and communal)		**		Adequate and well-planned open space contributes to healthier living.	Section 12 Achieving well-designed places: paras 127	Policy 13 deals with the design principles of movement (13.1c); the use of public space (13.2); provision for parking (13.3). Policy 27 deals with access to transport and
BD5 Traffic and parking	*	*		Sufficient parking in new developments reduces on-street parking	Section 9 Promoting sustainable transport paras 102 transport	

				and congestion.	issues; 105 parking	communication s routes and the need to avoid adverse impacts on the local road network.
BD6 Historic shop fronts	*		*	Preserves a feature of the historic environment which is economically attractive	Section 16 Conserving and enhancing the historic environment	Policy 24 refers to maintaining the special character and appearance of Conservation Areas and conserving historic townscapes.
BD7 Trees and hedges			**	Cornish hedges are important historically and to the landscape; trees and hedges contribute to the ecology	Section 15 Conserving and enhancing the natural environment: paras 174 Section 16 Conserving and enhancing the historic environment: para 185	Policy 23 refers to respect for traditional landscapes, including maintaining dark skies (23.2), maintaining the ecological network (23.3c), and avoiding loss of trees (23.3.e).
BD8 Reducing light pollution	**		**	Achievement of Dark Sky status will encourage tourism; low light levels at night supports biodiversity	Section 15 Conserving and enhancing the natural environment: Para 180: limiting impact of light pollution	
RE1 Community led renewable energy	**	**	***	Moving to renewables is essential to dealing with climate change, with adverse environmental impacts minimised. Community	Section 14 Meeting the challenge of climate change, flooding and coastal change Para 151 renewable	Policy 14 deals with Renewable and Low Carbon Energy.
RE2 Solar energy						
RE3 Onshore wind energy						

				energy schemes will potentially reduce costs and generate income and build cohesion.	and low carbon energy; Para 152 community initiatives	
CD1 Commercial development	**	*	*	Balances commercial development to improve the Parish's economy and opportunities for work locally with environmental protection	Section 6 Building a strong, competitive economy: paras 83, 84 supporting a prosperous rural economy Section 12	Policy 5.1c refers to the supply of business space in the countryside. Policies 23 Natural Environment, 24 Historic Environment, 25 Green Infrastructure are also relevant. Policy 21.d refers to the use of agricultural land (CD1). Policy 5.2 refers to the loss of business space (CD3).
CD2 Commercial development landscaping						
CD3 Conversion of commercial premises	*	*		It is important to maintain local business opportunities which contribute to the balance of the local economy and enable people to work and shop in the Parish	Achieving well-designed places: para 127 Section 15 Conserving and enhancing the natural environment: paras 170,172	
CD4 Tourism-related development	**		*	Tourism is a key income source in the countryside but should not adversely impact on the environment		Policy 5.3 deals with the development of tourism facilities.
CD5 Employment opportunities	**	**		Encouraging business and employment will strengthen the local economy and community and help to lessen commuting		Objectives 1 deals with business, enterprise and jobs, and Policy 5.1 with ensuring the supply of business space
CD6 Farm sustainability	**	*	*	Adapting traditional buildings to		Policy 7 supports the principle of

St Just-in-Penwith NDP Basic Conditions Statement

				new uses is important to sustaining the farming economy and community, while respecting the historic environment		appropriate housing development in the countryside and Policy 21 the best use of land and existing buildings.
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