

**ST JUST PENDEEN NEIGHBOURHOOD PLAN
OPEN SPACES BETWEEN SETTLEMENTS POLICY AD7
CONSULTATION WITH LANDOWNERS: REPORT SEPTEMBER 2020**

- 24 landowners of areas covered by the draft maps of the open spaces were identified and contacted by email or post. The letter is in the Appendix below.
- Replies were received from an agent acting on behalf of 4 landowners. In addition the agent made a number of observations based on his own knowledge. Details of all the sites referred to are included in the list below.
- Where a response is listed as 'agreed' below the illustrative maps of the areas which might be affected by the policy were revised accordingly.
- The revised maps are in the evidence database.

TABLE OF COMMENTS AND RESPONSES

<i>Area identified in landowners'/ agent's comments</i>	<i>Response</i>
Properties to eastern side of Lighthouse Road, Portheras Cross – contiguous with built form and parallel to football club	Agreed: forms part of settlement - previously developed
Land to west of Centre for Pendeen – has planning permission for cemetery	Agreed: will not be considered as part of open spaces
Land adjacent to 31 Boscawell Village = planning approved for 6 houses	Agreed: as above
Land at Hillside Trewellard – approved for 2 dwellings	Agreed: as above
Land to SW of 21 Carnyorth Hill – approved for 2 dwellings	Agreed: as above
Land on Wheal Owles Lane Truthwall – (a) planning permission for 4 dwellings, partly constructed (b) Land with two residential caravans beyond this site	Agreed: as above
Warrens site southern edge of Truthwall	Agreed: forms part of settlement - previously developed
Land between Pendeen and Bojewyan with planning permission	Agreed: will not be considered as part of open spaces
Land between New Road Tregeseal and St Just Church (adjacent to Venton East Lane)	Not agreed: there is no extant planning permission for this land
Land to NW of existing Rugby Club ground (planning permission in preparation) In addition: the land is bordered by housing on its western side and the club to the east. there is further housing on the opposite side of the road, so there is a case to be made that this would amount to a rounding off on this side of the river.	Not agreed: as above. In addition it is not agreed that this amounts to rounding off.

Trewellard – land including frontage to B3306, subject to pre-app for rural exception site	Not agreed: as above
Warrens site St Just	Not part of open spaces between settlements (lies within St Just)

Other comments from the agent

- If no site allocations are proposed, the settlement boundaries leave little room for new development in a parish where there is a clear need for more housing (and, arguably, other forms of development). *Response: (1) we are not proposing development boundaries but are providing descriptive maps of settlements as they currently are; (2) our housing strategy is to focus on rural exception sites as a means of prioritising affordable housing; (3) policy CD1 provides for commercial development.*
- In view of the potential misunderstanding as to whether 'settlement boundaries' constituted 'development boundaries' it would be better not to have used the demarcation but simply to show the 'green gaps' as coloured areas? *Response: we think it is helpful to decision-makers and to local people to show where the actually existing settlement edges lie but have made clear in the explanatory wording that the settlement maps show existing boundaries for information and that the 'green gaps' maps are illustrative.*
- If the intention of that policy is to preclude any form of development within these areas, that has the potential to impact on the ability of [xx] to undertake the development needed to facilitate the lawful use of his land. It also raises a wider point that other necessary development within these gaps, particularly that required for agriculture, could be unreasonably prevented. *Response: (1) the policy wording has been modified to enable some flexibility while preserving the principle of open spaces between settlements; (2) the policy would not in any case preclude agricultural development within the existing policy framework.*

APPENDIX: LETTER TO LANDOWNERS

23 June 2020

Dear Landowner

St Just Pendeen Neighbourhood Plan – Consultation with Landowners

We are writing to everyone who we believe owns land in the open spaces between settlements in the Parish, between St Just and Bojewyan.

We are proposing to include the following policy in the plan:

Open Spaces between settlements

Proposals for development which would result in the partial or total loss of the existing undeveloped spaces between historic settlements which serve to retain and safeguard their individual identities and characters will not generally be supported, including curtilage developments where these would visually encroach into the undeveloped space.

This is in response to the feedback in the household survey for the parish which we conducted in June 2019. 39% of households responded (an exceptionally high return rate). 25.3% of respondents supported and 66.2% strongly supported the statement: 'Green spaces between settlements and hamlets should be protected'.

The open spaces have been mapped as those between: St Just and Nancherrow/ Tregeseal; Tregeseal and Truthwall; Truthwall and Botallack; Botallack (Cresswell Terrace) and Falmouth Place; Falmouth Place and Carnyorth; Carnyorth and Trewellard; Trewellard and Pendeen (Jubilee Place); Pendeen and Lower Boscaswell; Pendeen (Portheras Cross) and Bojewyan Stennack. You can view the maps via our website Evidence page:

<https://www.stjustandpendeen-np.org.uk/reference-library/>

They are in the section 'Open spaces between settlements: draft maps for consultation', together with an explanation of how they were prepared. The mapping does not constitute a designation of the property concerned. It is provided to illustrate where we believe the open spaces to be, based on our mapping of the existing settlement boundaries.

We expect to be going to formal public consultation in the autumn on the draft plan. However, we wish to give you the opportunity of commenting now *in respect of land you own*.

We will need to include details of responses in the evidence for the Plan, but we will not identify respondents by name without their permission.

We apologise if this has been sent to you in error. We'd be very grateful if you could pass this on to the right person or to any other landowner whom you know may be affected.

Please send any reply to steering@stjustandpendeen-np.org.uk

Yours sincerely

Judith Summers, Secretary. Neighbourhood Plan Steering Group