

ST JUST PENDEEN NEIGHBOURHOOD PLAN

STAKEHOLDER CONSULTATION JUNE-JULY 2019

WORLD HERITAGE SITE 19 June 2019

*Present: Steve Hall (Chair),; Judith Summers (Secretary
Dave Slatter, WHS Planning Adviser*

1. Messages from the WHS:

- Important to raise awareness of WHS
- Refer to supplementary planning document on the WHS website, which contains a flow chart on how planning applications are dealt with; now working on flow chart of what happens prior to submission
- Issue is how WHS shapes development, how WHS may be part of the design process. Currently WHS is reactive – but wishes to be proactive. Those designing/promoting new build should assess how the proposal fits into the WHS context – how would that shape design: This then has to be balanced with competing factors.
- WHS aiming for CC to ask for a heritage impact assessment. Eg (1) making an engine-house a dwelling: building around the structure may disrupt the relic. Eg (2) old field patterns such as miners' small-holdings are very important. (See ICOMOS Guidance on heritage impact assessments for Cultural and Historic Properties.)
- WHS is a 'designated asset' – recognised in the National Planning Policy Framework as of highest significance and of international status. Need to understand the attribution of 'outstanding universal values' – St Just-Pendeen has 5/7. (See appendices of WHS Management Plan.)

2. Implications for NP:

- Should identify what's important- look at Conservation Area plans, look at existing body of work ('event record'); use CC Interactive Mapping (WHS working to get the historic record eg tithe maps onto the interactive site.)
- Is there a conflict between renewables policy and WHS concerns? Down to context eg is there an optimum location for wind turbines? Where would trees be appropriate?
- Use a compatibility matrix for writing policies and if there is a conflict consider how to mitigate. Heritage impact assessment may suggest a baseline for future development. (See above: DS working on an HIA template.)
- 'Understanding care' should inform design solutions; if there is a conflict, it's a question of the overriding public benefit.
- Repurposing buildings: it's a matter of how; scoping the context, setting as well as the quality of the building (eg importance of the mowhay as a feature in the farm landscape). Looking at character, 'legibility' of the history.
- We may wish to characterise each settlement in the NP (see Port Isaac NP). NB keeping settlements distinct is important for the WHS – linking/coalescing would be a problem. Encroachment outwards from lines of settlement also a concern. Look at Natural England approach re boundaries (view that an undeveloped parcel within a boundary is in effect allocated).
- Hayle NP good example to look at.

Documents provided

WHS Guidance note (updated)

WHS local map

Statement of Outstanding Universal Value for St Just Mining District (paper)

AREA OF OUTSTANDING NATURAL BEAUTY 19 June 2019

Present: Steve Hall (Chair), Judith Summers (Secretary), Vic Mouldsley

AONB: Jane Davies, Development Officer, Cornwall AONB Partnership

1. NP team briefed JD on current work on the NP and next stages.
2. Messages from AONB experience for the NP:
 - Desirable to make AONB count for something in the plan. Eg Mawnan Smith NP incorporates and strengthens references to the AONB and cross-references in their policies.
 - Key themes: protect and enhance (see below) the environment; impact of climate change; sustainable and environmentally friendly design. Brecon Beacons National Park has produced advice on design for sustainable development including renewables, biodiversity (eg bee bricks).
3. Is there a conflict with regard to renewables? AONB pragmatic: we need to look at alternative energy, done sympathetically. Issues arise where there is a visual or biodiversity impact. (eg AONB opposed proposal for offshore windfarm at Bosigran.) NP noted that potential conflicts might arise if renewables needed to be scaleable to be economic.
4. Land's End Airport: noted need for NP to understand planned development over next ten years to evaluate climate impact, traffic.
5. AONB Plan West Penwith local policies (see 'Local' chapter, section 7): work through these to consider how NP policies might be related, eg improving fishing facilities; protecting/restoring Cornish hedges; sympathetic conversion of engine houses. WP 7.15, 'resilient living, working landscape' critically important.
6. Housing: see St Mawes NDP for how they have tackled affordable housing. New materials: AONB would approach on merit, if linked to sustainability. The pattern of purchasers wishing to knock down and build new needs to be addressed.
7. Parking: issue for AONB is discretion: low impact, limiting signage.
8. AONB's role in planning: in practice AONB is consulted on issues considered contentious: they have not the resources to scrutinise all applications. AONB is getting heard more, with stronger support from members.
9. How can the NP address 'enhance'? We need to reflect on this, including the area outside the AONB boundary. Discuss with Planning Officer.

Contact : Jim Wood, AONB Planning Officer jim.wood@cornwall.gov.uk for more detailed advice, including new materials.

Documents provided

AONB Management Plan 2016-2021

LANDS END AIRPORT
EMAIL MESSAGE FROM CHRIS PEARSON, MANAGER, 26 June 2019

Dear Judith,

Thank you for your email.

It is difficult to state exactly what we will look like in ten years time. Overall, we expect the volumes of activity to be much as they are now – however there are many new variables on the horizon – such as the intended helicopter operation at Penzance, Brexit and the like. We are a niche Airport that flies almost exclusively to the Isles of Scilly – the limitations of our infrastructure prevent any other route/aircraft type operating. We operate a dedicated bus service from Penzance to the Airport which is popular with our passengers and also an additional car park near Penzance.

Environmentally, we pride ourselves by a number of activities. These include, but are not limited to:

1. As Airport Manager, I have attended an Environmental Management course.
2. The aircraft our main operator, Isles of Scilly Skybus, uses are classed amongst the most environmentally available – Category ‘A’ in terms of both emissions and noise.
3. We operate a bus service from Penzance to the Airport – reducing the number of car journeys.
4. Solar panels on the terminal building which provide a contribution to the national grid.
5. We have a wood burner to reduce the amount of electricity used for heating the building.
6. We sustain large (98 acres) grass areas of the airfield to maintain our green footprint.
7. We work with the Cornwall Wildlife Trust to preserve a rare species of orchid on the airfield during certain pollinating months.
8. The terminal and admin building are built using renewable timber.
9. We collect rain water in our emergency water supply which is then used for fire-fighting training and operational purposes.
10. We have an interceptor to capture fuel and chemical solutions on the apron.
11. Recycling systems in place for batteries, cardboard, ink cartridges, tyres, metal and waste oil.
12. We use eco-cleaning products in the toilets/ café and staff room areas.

I hope this is helpful,

Kind Regards,

Chris.

Christopher Pearson
Airport Manager/SATCO
Land's End Airport

From: Judith Summers <steering@stjustandpendeen-np.org.uk>
Sent: 23 June 2019 17:22
To: Christopher Pearson <cpearson@islesofscilly-travel.co.uk>
Subject: St Just Pendeen Neighbourhood Plan - Land's End Airport planning

Dear Chris

I hope you are well.

We are now moving to drafting the policies which will be at the heart of the Neighbourhood Plan. Following a recent meeting with the AONB we'd like to ask or sight of the ten year plan for the Airport, so that we can understand the improvements or developments planned for the period 2020-30 (which will be the life of our Plan). We are interested particularly in the anticipated volumes of activity and the impact on access to the airport, on noise levels and on the environment.

Best regards

Judith Summers