

ST JUST PENDEEN NEIGHBOURHOOD PLAN

STEERING GROUP 21 January 2019

STAKEHOLDER CONSULTATION DECEMBER 2018 – JANUARY 2019

This document contains the agreed notes of the first round of stakeholder consultation, with Live West (2 interviews), National Trust, Penwith Landscape Partnership, Lands End Airport, Warrens, and Lands End Peninsula Community Land Trust. We have agreed with Cornwall Wildlife Trust that formal consultation with them will be held over until a meeting is arranged to inform the work now underway with B/N/H/EG. We have not yet received a response from Sanctuary Housing or Geevor, and will pursue this.

LIVE WEST

Simon Jones, New Business Manager (Cornwall) - 6th December 2018

Neighbourhood Plan: Steve Hall (Chair), Judith Summers (Secretary)

1. SJ's role covers period up to the point where a new development is 'in contract' (land purchased, builders contracted). Main focus is on responding to section 106 requirements and exception sites (little infill left and what there is, is unlikely to be affordable).
2. St Ives 'H2' policy restricting new builds to those with local connection (as defined in #106) may have a negative impact on the delivery of affordable homes". Why? Land parcels in St Ives usually carry a high value and owners wish to develop profitable schemes. Because locals usually cannot afford the costs of new builds, the package in a development of private (high value) houses and affordable houses is unlikely to work. Eg in a 30 unit development, current policy allows 50% open market houses which cross-subsidise affordable houses. The possible result of H2 is therefore that development may stop and in turn land values may be affected. H2 is also likely to keep house prices in the old town high. Also, a builder might build H2 houses speculatively: these are likely to be bought by locals selling their previous home, perhaps as a second home, again keeping prices up.
3. LW use CC information on housing needs. The categories of need do not necessarily tell the full story. Why? (1) priority is given to local connection; (2) the numbers of beds applicants are deemed to need may not reflect circumstances, eg pregnancy or intention to start a family, meaning that additional bedroom will be needed in the future.
4. In planning developments, LW is keen to work with local representatives to get realistic view of needs. Important to consider community viability, and enabling local services to keep going.
5. No current plans for St Just parish. LW owns some small plots but unlikely to be

cost-effective for developing. Noted that building costs are higher in West Cornwall – transport, lack of competition.

6. Rural exception sites: NP process might lead to TC deciding on need say for two exception sites in different parts of the parish over the next x years, identifying possible sites and asking LW to build on them. This would require owners to willing to sell at that price point. Landowners might be invited to bid for their land to be used. Schemes would be for at least 20 units – eg 4 flats, 6x3 beds, 10 x 2 beds.
7. What should we include / not include in the NP?
 - avoid `musts' which raise costs
 - avoid measures likely to raise ongoing costs, eg for maintenance, because these cannot be reflected in the capped rents and service charges can't be added
 - similarly tenants cannot be charged for green bolt-ons even through these save them money
 - look carefully at requirements for `authentic' materials – how do we avoid pastiche?
 - take a balanced approach to requirements
 - decide whether any shared ownership properties should be affordable in perpetuity (probably not as this impacts on mortgage providers' decisions – owner needs to be able to sell at market value)
8. Bungalows in affordable developments: need to be 2 bed so they take up twice the space of a 2 bed house and cost proportionately more to build – but produce only one rent, which is set at the same level as a house. So the current market does not facilitate building one-storey homes for older people. .
9. LW may be able to offer informal advice when NP plan gets to `drawing boundaries' stage as to which sites might be suitable for development.

Tracey Harvey, Neighbourhood Manager – 30th November 2018

Neighbourhood Plan: Steve Hall (Chair), Judith Summers (Secretary)

1. Local properties can be difficult to let because of high costs, eg no mains gas so heating costs (in older properties or those not refurbished) are higher. Other factors are the type of property (eg no garden); the benefit system (rents may not be affordable for tenants). It's been difficult to let in Lafrowda Close and some properties for older people (people do not necessarily want to downsize).
2. Affordability is complex and includes transport, living costs, gardens, access to value shops.
3. New properties are cheaper to heat – air-source systems, insulation.
4. The new bidding system may lead to an increase in number of applicants.
5. Issues for the NP:
 - levels of need/want: `waiting list' is too limited a term
 - what do people want of a modern home?

- Importance of providing for a diverse community in developments – mix of open market, affordable buy, affordable rent.
6. Noted community dimension of work of social landlord – funding for ‘smart tenants’ initiative to support costs of training and getting into work.
 7. Let TH know if concerns or issues for Live-West arise through consultation (subject to individual confidentiality).

NATIONAL TRUST 3rd December 2018

Neighbourhood Plan: Steve Hall (Chair), Rob Chadder (Vice-Chair), Judith Summers (Secretary), Paul Kelly

National Trust: Ian Marsh, General Manager, West Cornwall.

1. West Cornwall NT portfolio: East Pool, Godolphin, Trengwainton, Levant; 5000 acres coast and countryside; 44 holiday lets; 5 farms. Covenants over properties not owned by the NT: some 1400 acres and hundred or so buildings. People: 70 employees, 300 volunteers.
2. Tin Coast partnership for St Just and Pendeen: aim to manage tourism for sustainability – eg integrated transport network, better visitor information; improving supply chains. Coastal Communities Team status. Tourism growth is occurring incrementally, with a trend towards outdoor spaces. Objective not to increase tourism but increase year round employment. Partnership not a statutory body. Note the imbalance of tourism in the local economy: CC study estimated 50%.
3. Nt developments? No specific expansion plans. Improving visitor experience and information a big task for 2019. No plans for re-purposing buildings. Gradually increasing year-round employment: now 12 ft working or based locally.
4. Suggested issues for the NP:
 - how to manage increasing levels of tourism and make tourism contribute sustainably to local economy; boosting tourism year-round and thus contributing to more sustainable jobs
 - renewables from disused mine workings, attracting new businesses (NT waiting for the right opportunity, partner)
 - to take a position on resumption of mining should the economics change (eg high prices for lithium)., and bearing in mind the timescale chosen for the NP. NT could not allow detriment to landscape on its properties, but modern techniques could enable non-damaging extraction
 - sustainable solutions to communications problems, eg parking, park and ride
 - supporting increase in the supply of ‘beds’ for tourism (eg through repurposing of buildings, change of use)

- avoid being over-restrictive as to development: parish is a post-industrial landscape and community needs economic development to enable it to thrive as a diverse area / economy and support for entrepreneurship.
- therefore a creative, high-quality approach to design: aiming for site-specific appropriateness, 'spirit of place' (IM to send an example illustrating a modern design response to building on a historic site)
- support farming by enabling diversification

5. Other points:

- consult informally with WHS and AONB prior to statutory consultation
- Heritage Kernow board (CC strategic partnership for historic environment) looking at methodology for distinctiveness studies (eg Cornish hedge) - this would support NP
- farming: NT concern with habitat eg hay meadows, Levant smallholdings; position statement on farming
- NT expertise on engine houses (impact of conversion); coast management; common land. Would this help to identify community assets?

6. NT would be willing to comment prior to community questionnaire, and to advise on boundaries at a later stage in the process.

Documents provided:

Tin Coast Destination Management Plan

PENWITH LANDSCAPE PARTNERSHIP 4th December 2018

Neighbourhood Plan: Steve Hall (Chair), Rob Chadder (Vice-Chair), Judith Summers (Secretary) PLP: Pattie Richmond, Programme Manager; Nicole Broadhurst,, Community Coordinator – local landscape character assessment; Katie Giles, Digital and Communications Officer

1. PLP is not involved in the planning process but established to address broader issues of land use, threats and risks, and to influence how things should go (see website for details).
2. PLP will be able to contribute to the NP evidence base through Parish-based local landscape character assessments (LLCA); work on rights of ways and access, particularly to ancient sites (with a map of proposals). LLCAs will tell us what is considered to have value, backed by ecological information and historical records. To start early 2019 for StJust; draft report autumn 2019. LLCAs will be owned by Parish groups but also made available through the Virtual Landscape Hub, due to be in use by summer 2019.
3. Also relevant is PLP work with farmers eg use of traditional methods, wildlife

corridors, flora, possibly rebuilding hedges and upskilling. PLP seeks to bring in new volunteers, with a younger age profile, and has a training budget to give volunteers marketable skills. There is also a budget to pay contractors for eg clearing paths – focussing on tracks and paths that connect sites in the landscape.

4. Aim is not to increase footfall but encouraging members of the local community and existing visitors to see and especially understand more; and to engage people in caring for the landscape on a continuing basis.
5. 'Buildings in the landscape' strand to support farmers in using farm buildings to generate business but in ways that preserve character. Background information gathered for this would be useful for NP (see also CC guidance on use of historic buildings).
6. Issues for NP:
 - which buildings we need to preserve and what would be appropriate conversion (LLCA will help with this)
 - PLP would want to try and actively encourage protection and conservation of the positive landscape features arising from the LLCA
7. PLP willing to look at draft questions to public (next stage of public consultation provisionally June 2019). PLP has a strong and growing social media presence. NP will publicise relevant material and activities on its website.

Documents provided

PLP staff team contact details

PLP project groups

PLP full project table

Access to non-confidential sections of Landscape Conservation Action Plan (prior to publication on Virtual Landscape Hub)

LANDS END AIRPORT 7 December 2018

Neighbourhood Plan: Steve Hall (Chair), Judith Summers (Secretary)

Isles of Scilly Steamship Company: Christopher Pearson, Airport Manager

1. Lands End Airport is prospering and self-sustaining, following major investment in the new terminal and runways. There are no plans to change the aircraft. There have been no changes to flight paths over the last 21 years or more; the choice of runway is primarily dictated by surface wind. The airport offers a lifeline service in winter, including contracts for the Royal Mail, medicines, blood transfusions, flying perishables and newspapers etc in. This could in principle be affected by competition. The impact of the new helicopter service flying out of Penzance cannot yet be judged.
2. The airport handles approximately 65,000 passengers a year. Accommodation limitations on the Scillies impose a cap on numbers.

3. The airport is an important contributor to the local economy. It employs 60-70 people, with a high proportion of well paid, high-skilled jobs, including 27 pilots. Many live locally. Passengers use local B&Bs before /after flying and B&B availability is vital when flights are cancelled; there is a shortage of beds locally – particularly in the peak season. As a user of local businesses, the company is keen to support development.
4. Sufficient parking space is offered at the airport for summer traffic, plus the new park and ride service from Trereife. Passenger numbers correspond to parking numbers, so it is questionable whether the airport impacts to any great extent on St Just parking. Also, passengers are encouraged to book parking (at a discounted rate) when booking their travel tickets and a high proportion do so. Some farms neighbouring the airport also offer parking. However, `overnighters' as above may affect parking.
5. The airport is informed on a statutory basis of any planning applications which might affect it, and this is considered to provide enough safeguarding.
6. The airport is a brownfield site. The company may be interested in making land available for workshops. Trinity House already has a base at the airport.

WARRENS BAKERY 10 December 2018

Neighbourhood Plan: Steve Hall (Chair), Rob Chadder (Vice-Chair) Judith Summers (Secretary)

Warrens Bakery: Jason Jobling, Director & Chief Operating Officer

1. Warrens Bakery is growing rapidly, with some 58 outlets in direct ownership, and extending more widely through franchising shop outlets. It has about 560 employees overall in the bakeries (including the Plymouth factory) and shops. The group also includes Cornish Seasalt, Cornish Seaweed and Great British Crisp Co. Warrens Bakery aims to stay in St Just: this is key to their heritage and business model.
2. Warrens employs 140 people on this site, with about 95 in the bakery itself, about 70% living locally. There is a wide range of jobs and skills. There is less and less seasonal work and they do not expect the numbers to go below this.
3. Currently the high street environment is difficult. If the business grows, it will do so on this site. There is an extant planning permission for the site.
4. Warrens Bakery also brings in business to St Just, eg local accommodation for reps.
5. Access is manageable although car parking by residents/visitors can be a problem. There is no alternative route. Maintaining access should be considered in the plan.
6. Additional parking space for employees could be addressed in the future by making `park and ride' arrangements with landowners.
7. Site security: the site is currently open: there may be a requirement to fence

securely. Requirements for the character of boundary walls/fencing could impact on this.

LANDS END PENINSULA COMMUNITY LAND TRUST (CIC)

11 January 2019

Neighbourhood Plan: Steve Hall (Chair), Judith Summers (Secretary)

LEPCLT: Sue James (Chair) Sharon Brolly, Delia Webb

1. The Trust was formed from community groups interested respectively in housing and allotments/food. Outcomes so far have been the Bosavern Community Farm (the Trust leased the land while funds were raised) and 8 dwellings at Moorland Close. The Trust had aimed to sell these at a discounted price but the Help to Buy scheme prevented that as it does not apply to affordable housing and lenders required 20% deposit. Five (with one to follow) are now owned by Cornwall Council.
2. The Trust knows of a CC owned site in Lafrowda Close which formerly had planning consent for three properties, now expired. It was not possible to make a viable project before expiry, because of the cost of moving a water pipe. Container housing might be practicable on such a site. Self-build might be another option. The Trust holds the information on where the services are, and the original consent details.
3. Currently the Trust is supporting two projects:
 - St Just recreation ground (currently owned by CC), with the aim of replacing the skate park equipment and generally improving the recreation ground facilities.
 - Pendeen Community Cemetery Project: on a site behind the Centre of Pendeen to be donated by the landowner; currently undergoing preparatory tests. The public has raised £4k for these. This would be the first community cemetery in the country.
4. These projects provide a model with wider relevance: the Trust acts as an umbrella (establishment as a trust, governance, bank account etc) for community-led projects which may then become independent. As a charity it can bid for funds (unlike local authorities).
5. Trust representatives noted that there was a need for quality rented homes for single people and young families. It might also be worth exploring the idea of an extra care housing community to assist older residents in living independently for longer. They mentioned an example of a CLT setting up a development for older people with community facilities (although not wardened). Finance is a problem, although there is a revolving loan fund from Cornwall Council. If need was identified through the NP process, the Trust could support taking this forward.
6. Trust representatives expressed concern about the impact of high housing costs on the age balance.
7. How might the NP help or hinder?
 - Commissioning a housing needs analysis; the evidence base
 - A requirement that future development which is not providing homes for local

people should pay community infrastructure levy for local benefit (but need to check out if this can be done and consult on how it should be used to sustain the community)

- The increased risk of flooding in Tregeseal should be addressed – we need to create mitigations in areas prone to flooding
- Advice on whether planning permission is required to create hard standing from gardens.

ENDS