

Where can I view the St Just Parish Neighbourhood plan?

Online - The following websites have a link to the plan: St Just and Pendeen neighbourhood plan website, the Town Council website and Cllr Sue James website.

Facebook - The St Just and Pendeen neighbourhood plan Facebook page has a link to the plan.

If you cannot access the internet, and no-one can access it for you, you can request a paper copy. Please call this number **07500 507550** leaving a message with your name, phone number and address, we will return your call.

I have a question?

If an explanation is needed on any of the policies, you can contact us in the following ways:

Email us at: stjustpendeenceg@gmail.com

Call us on: **07500 507550** and leave a message, we will return your call.

How can I comment?

You can comment on any of the NHP policies in the following ways: By emailing us at stjustpendeenceg@gmail.com

Those without internet access should write to The Town Council at St Just Library, Market St, St Just, TR19 7HX.

If you are unable to get to a post box, just leave an answerphone message on **07500 507550** and a member of the team will visit you to collect your written comments.

Please quote the policy number, and then provide your views and any suggestions of amendments that you would like to see.

We welcome both positive and negative comments to ensure that the plan truly reflects the views of the community.

All comments must be received by Monday 23rd November 2020.

What will happen to my comments?

All public comments will be responded to by the team. Comments will be collated and considered and, if appropriate, amendments will be made to the plan.

St Just & Pendeen Neighbourhood Development Plan

VOICING YOUR VIEWS

- > You've had your say and completed the survey.
- > Now it's up to you to read the plan.
- > Then we need your comments to finalise the document.
(Voice your views - see last page for details)

A parish referendum will be held as the last stage.



Neighbourhood Development Plan - Policies

All the policies in the plan have been developed using responses and feedback from the community, particularly from the Defining Development Neighbourhood Survey. Your comments are now invited.

Affordable Housing and Other Housing Development

- › Permanently affordable housing projects with direct community benefits are encouraged.
- › Maximising the proportion of affordable housing in proposed developments, fulfilling local need, including for older people.
- › Affordable homes built with open market homes should match in style and must be tenure blind.
- › Support open market housing for full time occupation, appropriate to local need.

Appropriate Development

- › Proportionate to size and character of existing settlement.
- › Maximum of 20 units on previously undeveloped land.
- › Conditions for proposed developments in conservation areas.
- › Developers to assess impact on historic environment and mitigate negative impacts.
- › Proposals to develop within the World Heritage Site to follow WHS guidance.
- › Conditions for redevelopment of derelict or redundant historic buildings.
- › Protection of community and recreational facilities.
- › Protection of the green spaces between settlements.

- › Protection of panoramas, vistas and views.
- › Maintaining and enhancing public rights of way.
- › Support for biodiversity and conservation within proposed developments.
- › Support for tree planting and proposed allotment sites.

Building Design and Outdoor Space

- › Building and design criteria for new buildings emphasising sustainability.
- › Energy efficient with sufficient outdoor space and parking.
- › Preservation of historic shop fronts, trees and Cornish hedges.
- › Conditions on lighting to reduce light pollution.

Renewable Energy

- › Support for renewable energy schemes that benefit the local community.
- › Support for solar and wind energy schemes that don't adversely impact on the environment.

Commercial Development

- › Support for commercial development that incorporates sustainability and does not adversely impact on the natural and historic environment.
- › Resist conversion of existing retail or commercial premises to residential.
- › Support for sustainable tourism related development that provide local jobs.
- › Support for appropriate development on farms which contributes to economic sustainability.

A Neighbourhood Development Plan is the community's opportunity to influence future planning decisions.