

ST JUST IN ROSELAND PARISH - THE WAY FORWARD 2024

CONTEXT. This report is submitted by The Way Forward Coordinating Group to the St Just in Roseland Parish Council, who launched The Way Forward initiative in Feb 2024. It reflects the work undertaken by the Coordinating Group and the Working Groups and includes the relevant results of Community consultations.

RECOMMENDATIONS. It is recommended that St Just in Roseland Parish Council, at its meeting on 6 Jan 2025:

- a. Accepts this report as a fair record of The Way Forward initiative
- b. Agrees that the recommended proposals be taken forward in the manner outlined
- c. Agrees that, where indicated, individual proposals be brought forward for debate and voting at future Parish Council meetings
- d. Expresses any views Councillors feel appropriate on any proposals that are not scheduled to be brought forward to the Parish Council.
- e. Notes the associated 'Learning from Experience' report that seeks to reflect on the way The Way Forward was developed to benefit any similar work.

BACKGROUND

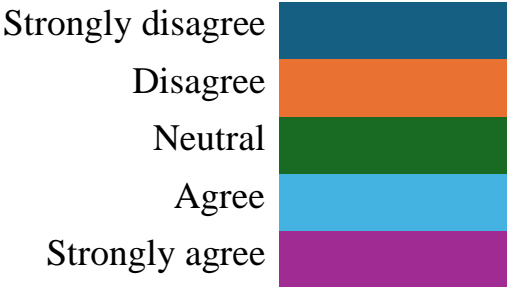
- Launched with a Public Meeting in Mar 2024 attended by over 180 people as a 2 Stage Consultation based on ideas developed by Working Groups based on St Just in Roseland Parish Plan 2004.
- Stage 1 in Sep: a written survey form delivered through every letterbox in the Parish. 131 responses = 14% return rate (within 'Membership Organisation' expected results)
- Stage 2 in Nov: weekend of 'drop in' sessions in St Mawes & St Just (42 responses).
- This report makes recommendations on which proposals have community support and how they should be taken forward. For the avoidance of doubt, The Way Forward Team makes no claim to act with authority to implement these recommendations. In many cases, these decisions are for the Parish Council who are invited to take note of the recommendations but are not bound by the results of work by The Way Forward.
- Various comments were offered, under various topics, on the impact of tourism and second homes. In addition to the 4/5 of responses that recognised the criticality of tourism to the local economy, it is worth noting that, in recent big (+£10ks), local fund-raising, 40% of Save Our Post Office donations and 60% of the Local COVID Hardship Fund came from those 'not normally resident'.
- **Conclusion.** Given Stage 1 response rate was within expected range, those topics with clear majority agreement can justify a claim to have community support. The low response rate to Stage 2 means that proposals can only claim a 'Community Mandate' where this is supported from Stage 1 or other indicators/ evidence.
- **Next Steps.** This report, along with the adjoining Learning From Experience paper, is submitted for the Parish Council to consider the recommendations above. Original thinking was to develop an update to 2004 Parish Plan but the 'statutory role' of Parish Plans been superseded by Neighbourhood Development Plans. The Way Forward does not seek to change the Roseland Neighbourhood Development Plan.

Summary of Proposal Recommendations (?? indicates proponent not yet identified)

	<u>Proposal</u>	<u>Recommendation</u>	<u>Next Steps</u>	<u>By Whom & (Proponent)</u>
1	Community Led Housing	Deliver	Design & Consult	Way Forward Housing Team
2	New Builds must be Main Residences	Adopt	Debate	Parish Council (AM)
3	Support for the Roseland Neighbourhood Development Plan (RNDP)	Use RNDP	Debate	Parish Council (AM/BW/AC)
4	Care Home	Proceed	Pursue Feasibility	JL
5	Bus Stops – Halwatha & St Just	Proceed	Consult Appropriate Authorities	Tpt WG (??)
6	Off road, traffic free cycle path St Mawes - St Just	Proceed	Engage NT	Tpt WG (??)
7	Better Footpath Signage St Just-St Mawes	Proceed	Debate	Parish Council (??)
8	Evening Minibus St Just - St Mawes	No Further Action		
9	Farmers’ Market	Deliver	Engage Harbour & Identify Participants	Shops WG (??)
10	Butcher’s Van/Stall	Deliver	Identify Butcher & Plan	Shops WG (AF)
11	Well-Being Strategy	Deliver	Draft	PSWBLL WG (HW)
12	Create ‘Clubs & Societies Directory	Deliver	Create	PSWBLL WG (HW)
13	New Activity Groups	No Further Action		
14	Establish a Mentorship Database	No Further Action		
15	Taster Sessions	No Further Action		
16	Action on Climate Change Emergency	Proceed	Draft Proposals	Env WG (??)
17	Environmental Policy Resolution	Adopt	Debate	Parish Council (??)
18	Form an Environmental Group	Proceed	Test Appetite & Draft ToR	Env WG (??)
19	Promote Small Businesses	Proceed	Develop Targeted Approach	(??)
20	Develop ‘Hot Desk’ Spaces in St Mawes	No Further Action		
21	Develop Office Space in St Mawes	No Further Action		
22	Develop Light Industrial Units in St Just	Proceed	Design & Apply	Morse’s Wood Ltd
23	Investigate Retail Units in St Mawes	Proceed	Debate	Parish Council (WFHT)
24	Create Attractive Start Up Environment	Proceed	Investigate	CD

Key to pie charts in subsequent pages:

Stage 1 Responses – 5 colour pie charts



Stage 2 Responses – 3 colour pie charts



PROPOSALS

HOUSING, ACCOMMODATION & PLANNING

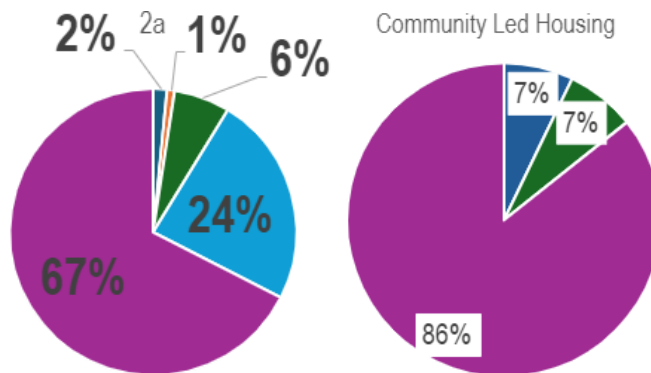
Vision: A parish with affordable accommodation available for young families where most building work is undertaken by local builders and planning decisions are made in accordance with the law.

- Community Led Housing - Recommendation: Deliver

With clear support expressed: at the public meeting in March; in the responses on the need for social housing in Stage 1 (2a); and for the Community Led Housing principles consulted in Stage 2, there is very clear Community support for building housing affordable for locals.

Next Steps. Way Forward Housing Team to undertake design and consultation.

Governance. As per normal planning applications

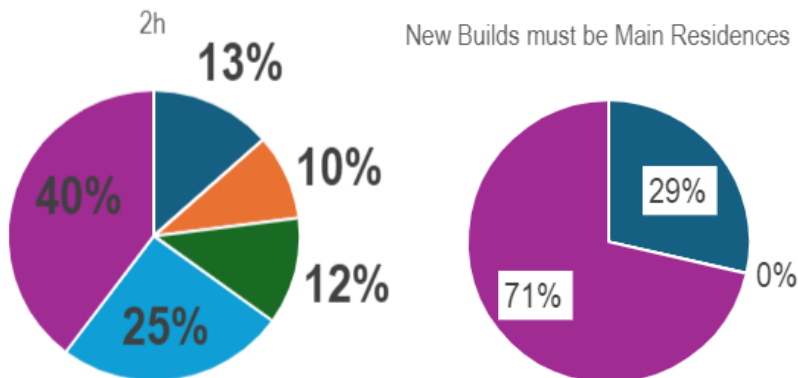


- New Builds must be Main Residences. Recommendation: Adopt Policy

2/3 responses in Stage 1 agreed (2h) we should consider 'the St Ives model' but some concerns were expressed. These concerns were followed up with St Ives Parish Council whose view was that their 'all new builds must be main residences' policy was a success. Since introduction there in 2016, 110 new homes had been built under this policy with a further 300 constructed under prior planning approval. There had been no visible impact on prices and the number of families resident in the town had increased. With this additional information, the % supporting the adoption of this policy increased slightly in Stage 2 and it is recommended that our Parish Council adopts such a policy.

Next Steps. AM to bring proposal to Parish Council to debate.

Governance. Parish Council



- Support for the Roseland Neighbourhood Development Plan (RNDP).

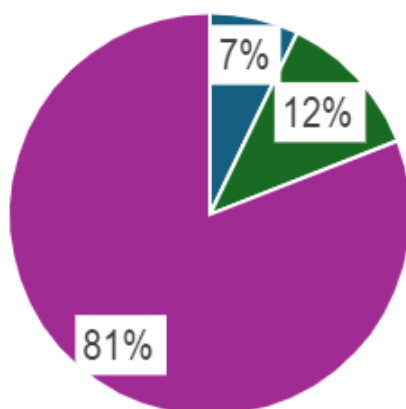
Recommendation: Use RNDP

This Stage 2 proposal sought views on whether, in light of Cornwall Council planners appearing to disregard the RNDP in making planning decisions, we should (a) emphasize the authority of the RNDP in planning decisions or (b) effectively ignore it. Support for this proposal was almost as high as for the Community Led Housing proposal. Our Parish Council is encouraged to use the RNDP to the full in its role as a statutory consultee on local planning applications.

Next Steps. AM/BW/AC to bring proposal to Parish Council to debate.

Governance. Parish Council

Roseland Neighbourhood Development Plan

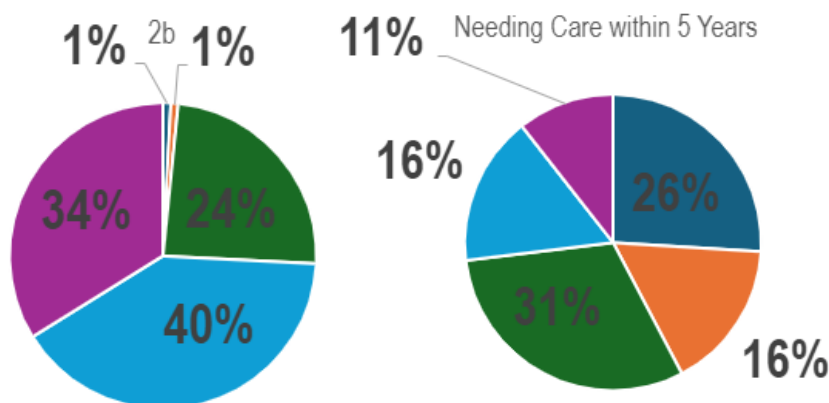


- Care Homes/Sheltered Housing. Recommendation: Pursue Feasibility

Stage 1 consultation established support for a Care Home/Sheltered Housing within the Parish (2b) and also the potential demand for it over the next 5 years. Several providers were approached but were only interested in large facilities (60-80 residents) so, to avoid raising expectations, this topic did not feature in Stage 2 consultation. Subsequent work has identified the possibility of a small-scale provider offering a 24-bed care home facility and the search is on for a suitable property.

Next Steps. JL to pursue feasibility with potential providers.

Governance. As per normal planning applications (if progress is made)



HIGHWAYS AND TRANSPORT

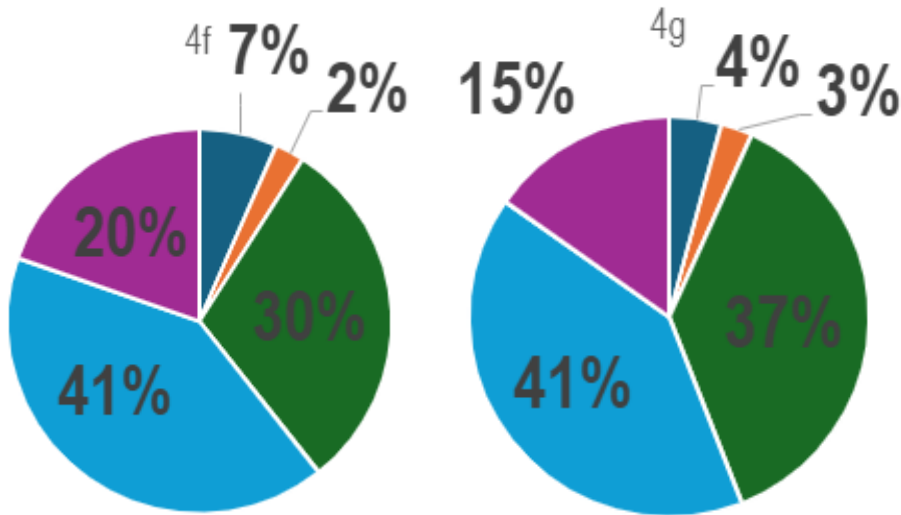
Vision: A parish with safe, convenient and sustainable roads, pavements and cycleways for vehicles, cyclists and pedestrians

- **Bus Stops**. Recommendation: Deliver

Stage 1 gave a clear mandate for improvement to the St Just (4f) and Halwatha (4g) bus stops.

Next Steps. Tpt WG(??) to consult with appropriate Authorities for implementation.

Governance. Appropriate Authorities

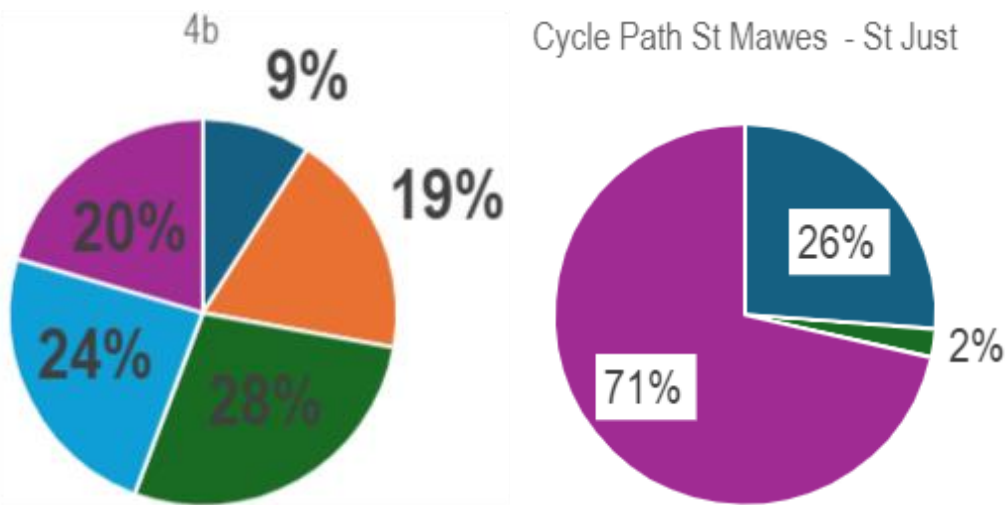


- **Off road, traffic free cycle path St Mawes - St Just**. Recommendation: Proceed

Stage 1 responses showed limited support for promoting cycling (4b) but Stage 2 (which benefitted from an understanding that, following South-west Water’s work last year, a traffic free cycle path may be feasible) indicated a greater (albeit not overwhelming) level of support – however, with a significant % who don’t support.

Next Steps. Tpt WG(??) to engage with landowner (National Trust).

Governance. Following NT engagement, as per normal planning applications



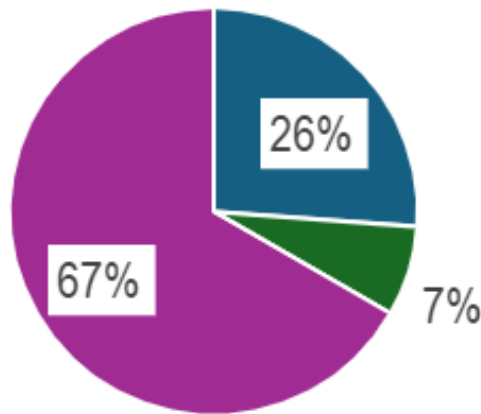
- Better Footpath Signage St Just-St Mawes. Recommendation: Proceed

Stage 1 responses rejected more warning signs on the roads but Stage 2 had a 2/3 response in favour of better signage for the footpath with a significant % who don't support.

Next Steps. Tpt WG(??) to present to Parish Council to debate.

Governance. Parish Council

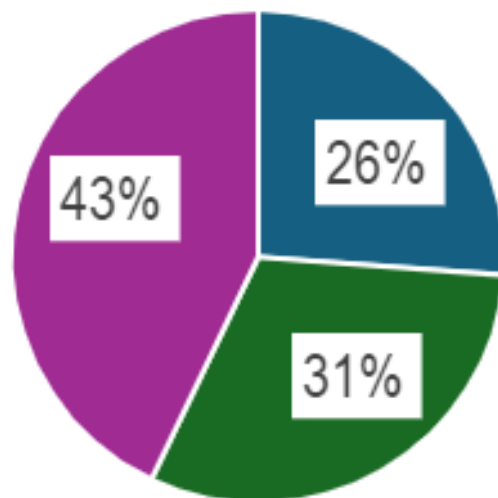
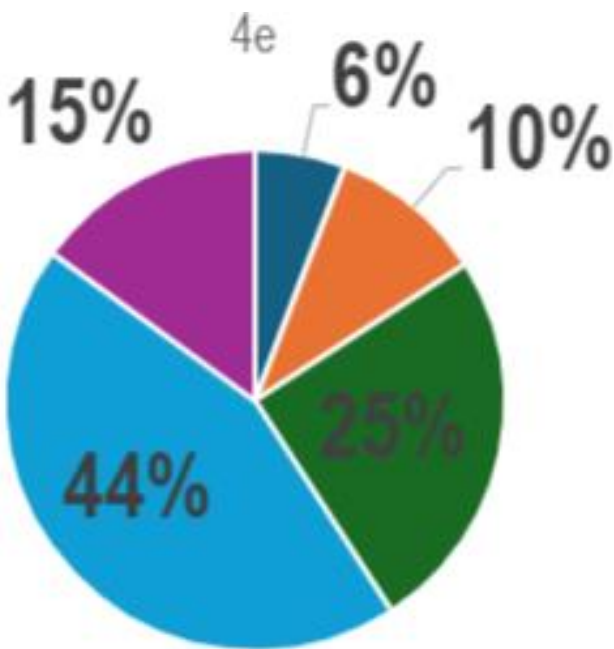
Better footpath signage St Just -St Mawes



- Evening Minibus St Just - St Mawes. Recommendation: No Further Action at this time

In Stage 1, the majority felt that existing public transport meets Community needs (4e). Stage 2 tested the need for a minibus between our villages after 7pm. This earned support from a minority and only 2 responses said they might be regular users.

Evening Minibus St Just - St Mawes



SHOPS & GENERAL PROVISIONS

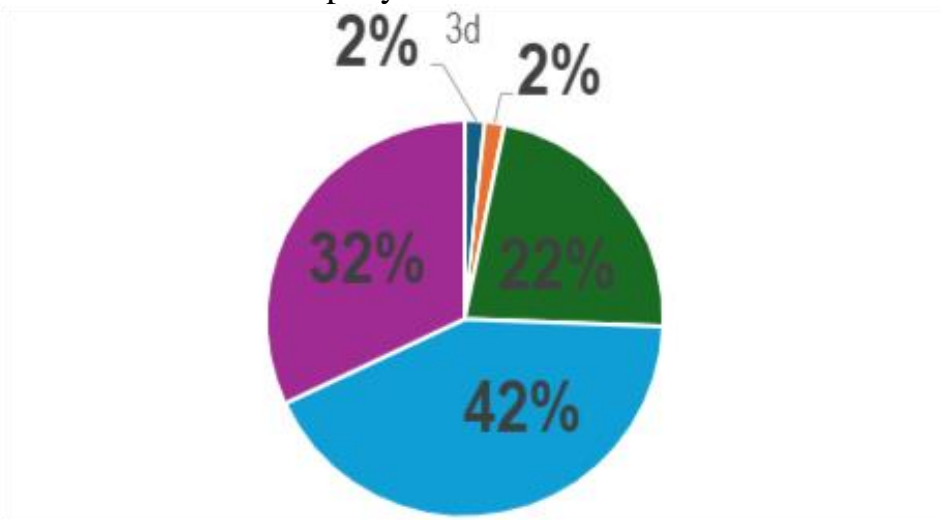
Vision: To retain & support the retail outlets of the Parish and encourage a diverse selection of shops.

- Farmers' Market. Recommendation: Deliver

There is a clear mandate from Stage 1 for a Farmers' Market (3d). The Harbourmaster has indicated approval for one with food outlets on St Mawes Quay. The hope is to start, without dismaying local traders, in the spring.

Next Steps. Shops WG(??) to confirm with Pier & Harbour Company and identify participants.

Governance. Pier & Harbour Company

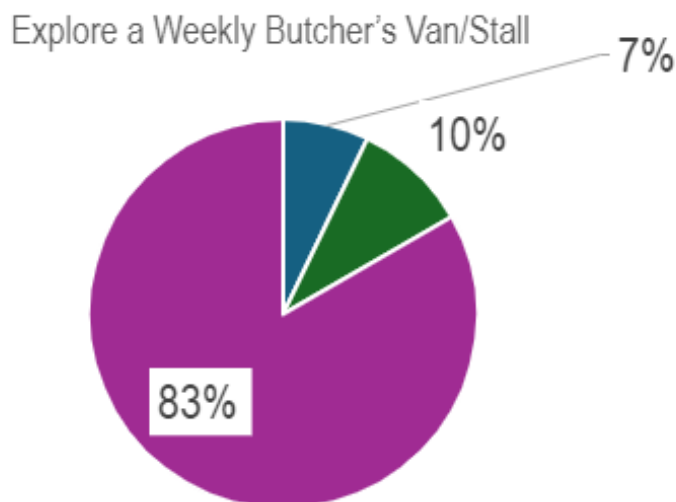


- Explore a Weekly Butcher's Van/Stall. Recommendation: Proceed

Building on the support for a Farmers Market, Stage 2 asked about a weekly butcher's van: 83% of responses supported this and half of respondents said they would use it (only one eighth said they would not!).

Next Steps. AF to identify a butcher and agree a location.

Governance. Depends on location



PHYSICAL & SOCIAL WELL-BEING AND LIFELONG LEARNING

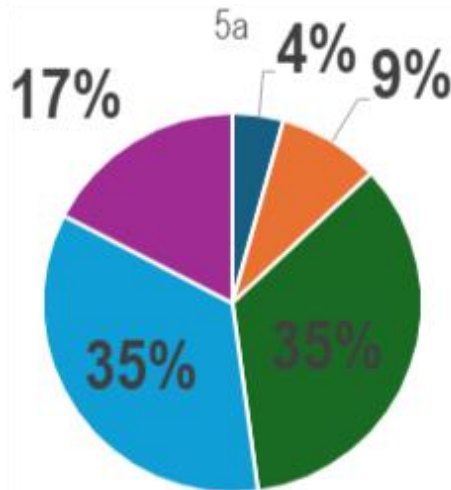
Vision: A parish in which a wide range of physical, social and leisure activities enhances Well-Being.

- Well-Being Strategy. Recommendation: Deliver

The (small) majority support in Stage 1 (5a) gives the mandate to develop a strategy for presentation to the Parish Council and the community jointly.

Next Steps. HW to draft strategy.

Governance. Parish Council

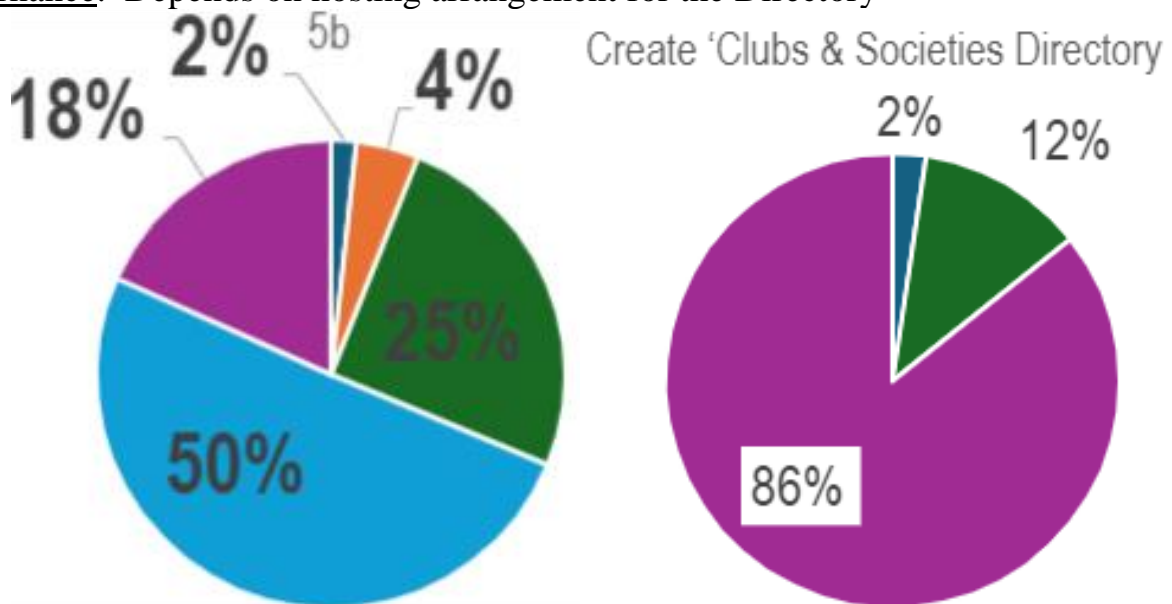


- Create 'Clubs & Societies Directory. Recommendation: Deliver

Stage 1 saw support for the idea that life-long learning activities available locally could make an important contribution to Social Well-Being (5b). In Stage 2, this was refined to the creation of a 'Clubs & Societies Directory'.

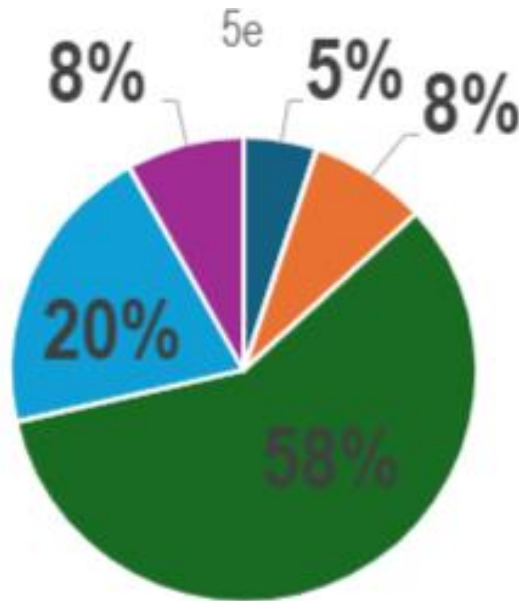
Next Steps. HW to create the Directory.

Governance. Depends on hosting arrangement for the Directory



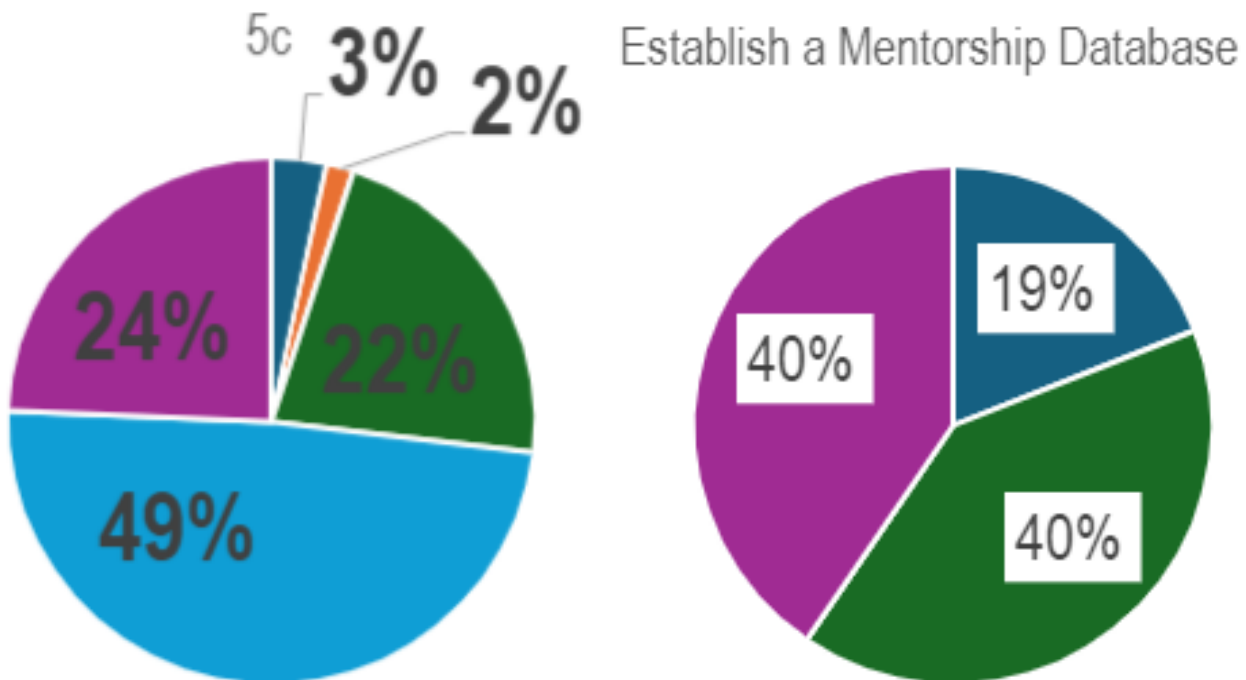
- New Activity Groups. Recommendation: No Further Action at this time

Stage 1 saw very limited support for local courses (5e) and, in Stage 2, 2/3 of responses asked for no courses, 5 responses asked for gym, 4 asked for a computer course and 6 indicated various others. Unless more support for specific courses can be developed, this is unlikely to make progress.



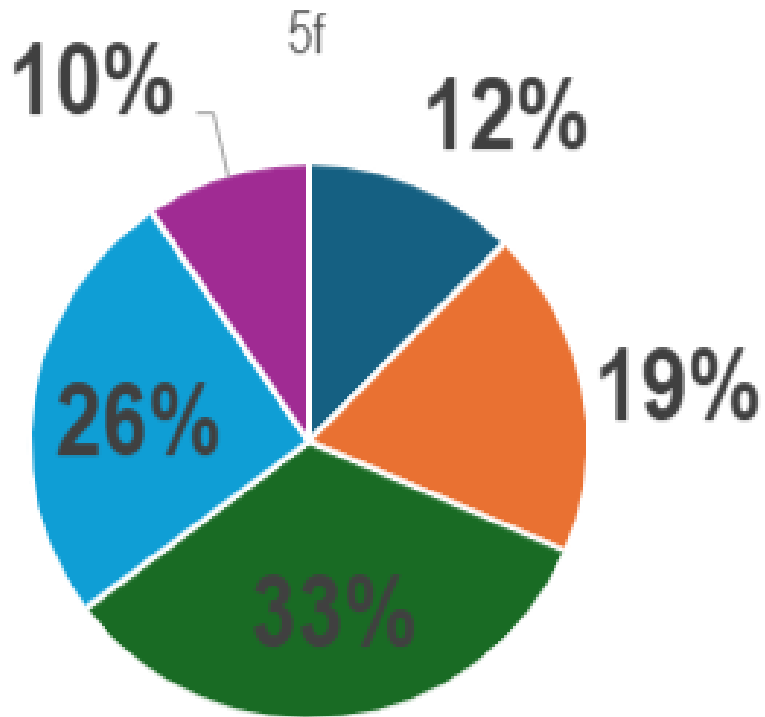
- Establish a Mentorship Database. Recommendation: No Further Action at this time

Stage 1 indicated good support for the principle of mentoring (5c) but, in Stage2, a minority supported a database and no one asked for a mentor. It should be noted that it is our subjective opinion that those who might benefit most from mentoring may well have been least engaged in The Way Forward engagement.



- Taster Sessions. Recommendation: No Further Action at this time

In Stage 1, almost as many said they would not come to Taster sessions as said they would (5f) and, in Stage 2, only 5 responses expressed an interest in Creative Writing and the same number in Creative Arts (34 expressed no interest).



ENVIRONMENT

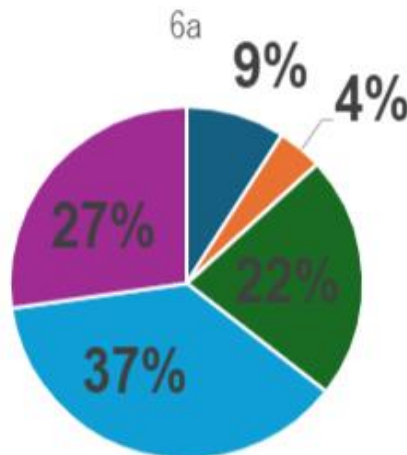
Vision: A parish in which all aspects of the local environment are protected and improved and in which, as far as possible, all aspects of relevant national and international agreements are supported.

- Action on Climate Change Emergency. Recommendation: Proceed

Stage 1 saw 2/3 of responses (6a) in favour of the Parish Council taking action over the Climate Emergency.

Next Steps. *Env WG(??)* to draft proposals for Parish Council consideration.

Governance. Parish Council



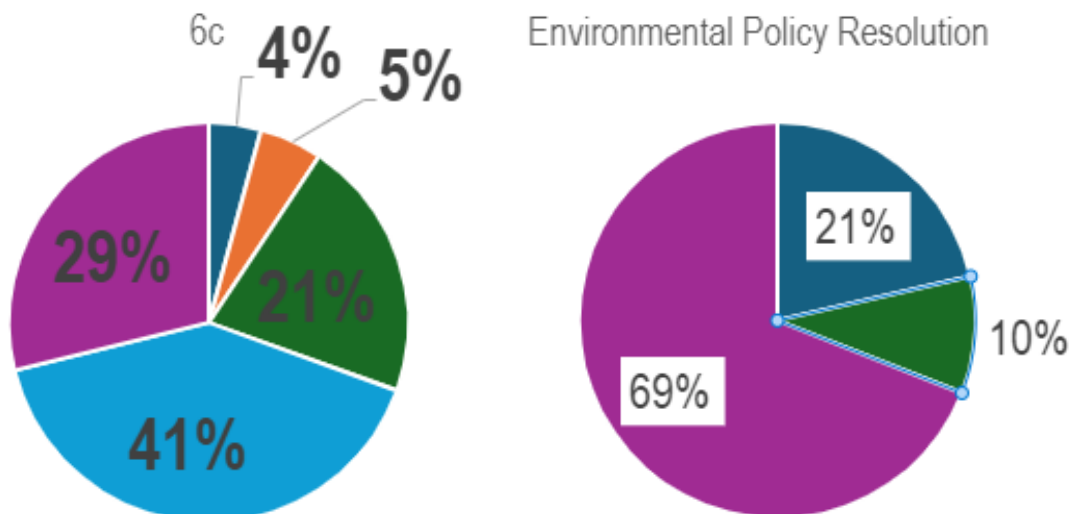
- Environmental Policy Resolution. Recommendation: Adopt

Stage 1 gave support (6c) for the need to take more local action to preserve our natural environment and Stage 2 suggested that the Parish Council should pass the following resolution (although some concerns were expressed over the detailed wording):

‘That the Parish Council adopts a policy that it and every sub-committee should, in all their work, give explicit consideration to the environmental and ecological impact of their decisions.’

Next Steps. *Env WG(??)* to present the draft resolution to the Parish Council for debate.

Governance. Parish Council

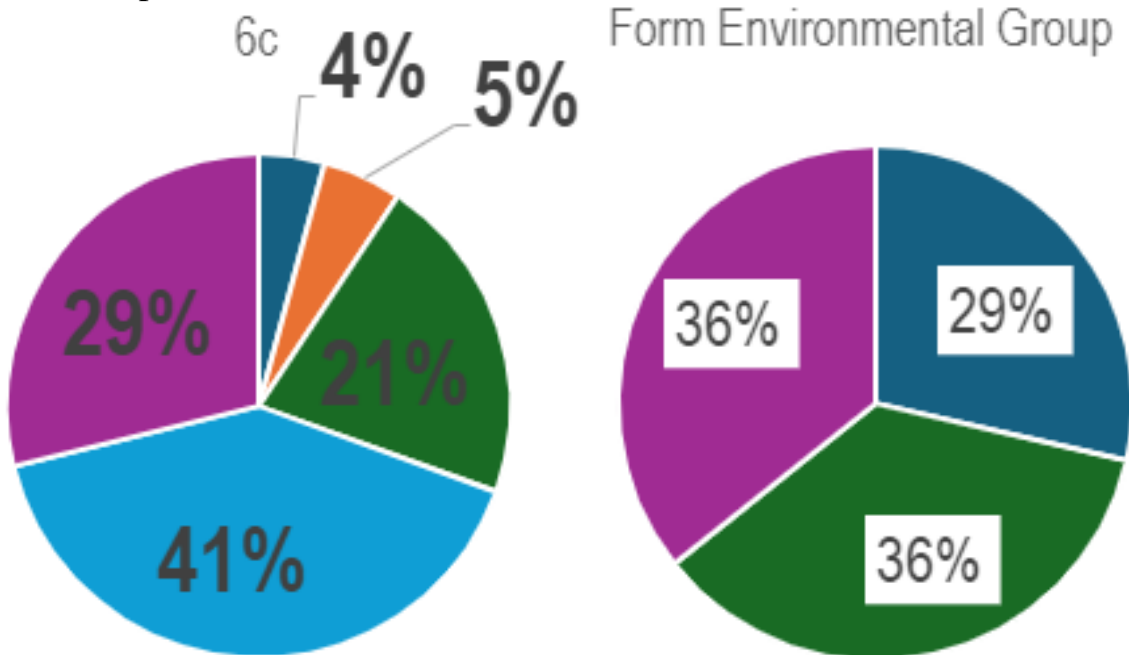


- Form an Environmental Group. Recommendation: Test Appetite & Draft ToR.

A second strand of the Environmental theme was whether to form an Environmental Group. With support for more action on the environment in Stage 1 (6c) and support for the Environmental Policy Resolution (see above), support to form a specific Environmental Group was almost equally balanced between support, don't support and no view expressed. Given that 5 responses indicated that they might be willing to join such a group, they should be given the opportunity to establish whether support really exists for this group and to develop draft Terms of Reference.

Next Steps. *Env WG(??)* to try to recruit members to such a group and draft Terms of Reference.

Governance. Depends on Terms of Reference



VERY SMALL ENTERPRISES/SOLE TRADERS

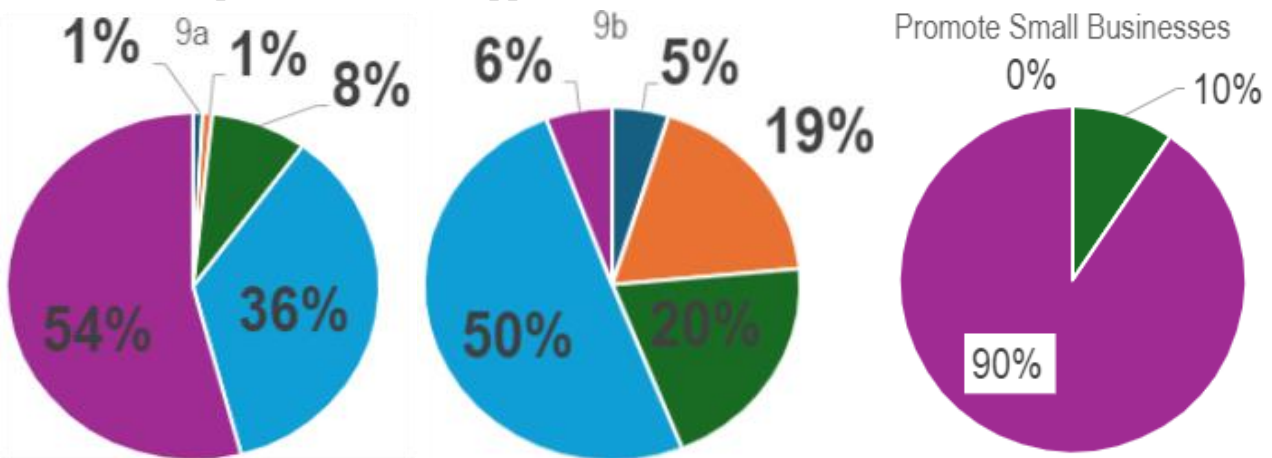
Vision: A parish in which Very Small Enterprises & Sole Traders thrive.

- Promote Small Businesses. Recommendation: Promote

In Stage 1 we asked (9a) whether local small businesses should be promoted and, given the support, we extended that, in Stage 2, to seek support for encouraging everyone to use local small businesses where possible, particularly Second Home-Owners and holiday rental companies. Support for this was overwhelmingly given. Noting that, in Stage 1, a small majority also expressed the view (9b) that existing local advertising provided sufficient mechanisms for promotion, any new promotion of local small businesses should be carefully targeted rather than generic.

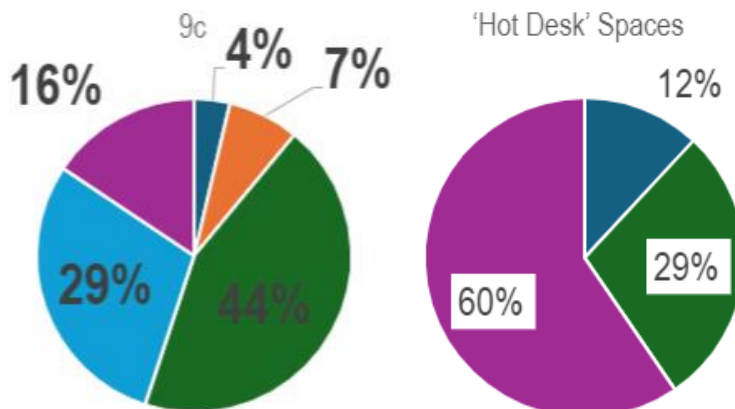
Next Steps. ?? to develop a targeted approach.

Governance. Depends on chosen approach.



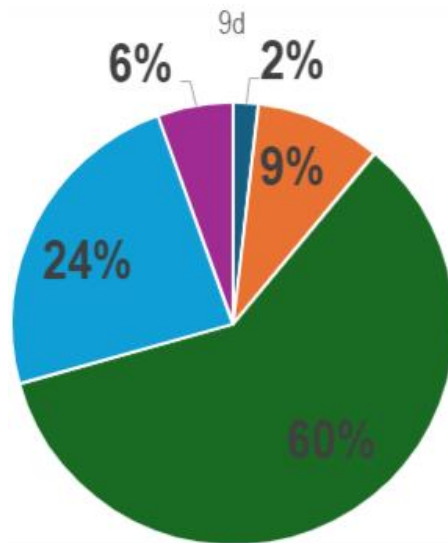
- Develop 'Hot Desk' Spaces in St Mawes. Recommendation: No Further Action at this time

Stage 1 gained a large minority support for 'hot desks' (9c) and, in Stage 2, the potential for creating these in St Mawes Church Hall gained support from 2/3 of responses. However, only one person expressed an interest in using them. Given the less than overwhelming support for the idea and lack of demand, the investment that would be required seems hard to justify.



- Office Space. Recommendation: No Further Action at this time

The case for office space achieved support from less than 1/3 of respondents in Stage 1 (9d).

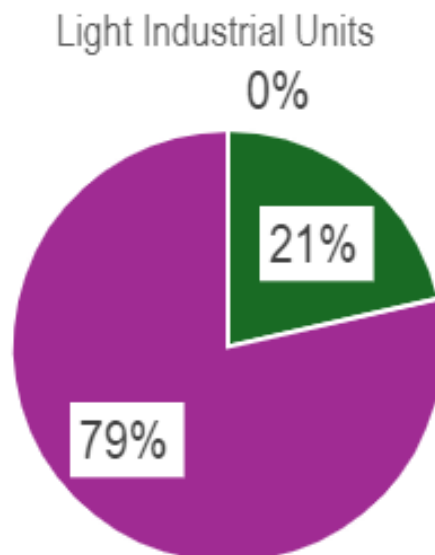
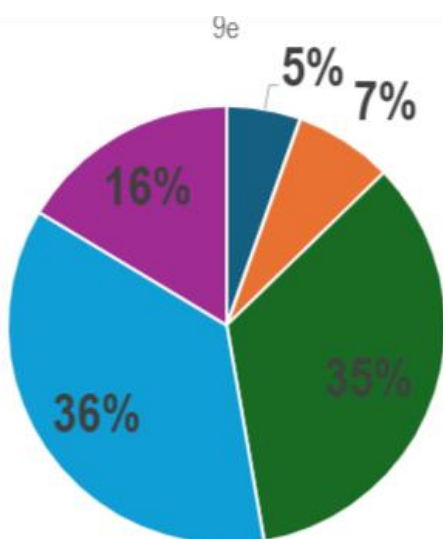


- Develop Light Industrial Units in St Just. Recommendation: Proceed

Stage 1 gave a (small) majority support for the development of light industrial units to support new and existing Very Small Enterprises/Sole Traders (9e). Building on this, Stage 2 showed a very high level of support for Morse's Wood Ltd's proposal for 4 units next to Roseland Motors. Although only 2 respondents expressed an interest using one, the waiting list for similar units in Roseland gives confidence in the level of demand.

Next Steps. Morse's Wood Ltd to develop designs and submit planning application.

Governance. As per normal planning applications

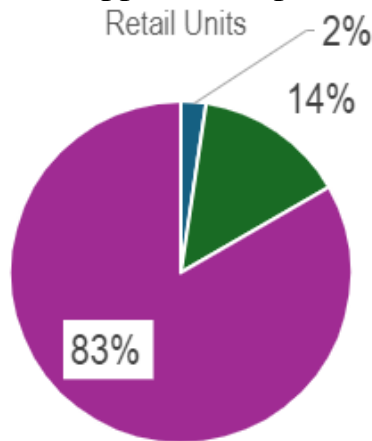


- Investigate Retail Units in St Mawes. Recommendation: Debate & Approve

Following the support for ‘light industrial units’ in Stage 1 and for local retail in the Shops Working Group, Stage 2 gained a very high level of support for a set of 5 small retail outlets in the car park below the Social Club in St Mawes. That only 2 responses expressed an interest in such a unit should not be seen as too disappointing as such traders may well not currently be resident in the Parish.

Next Steps. Given the Parish Council’s ownership of the car park, CR should put forward a proposal for the Parish Council to debate its merits.

Governance. Parish Council and, if supported, as per normal planning applications

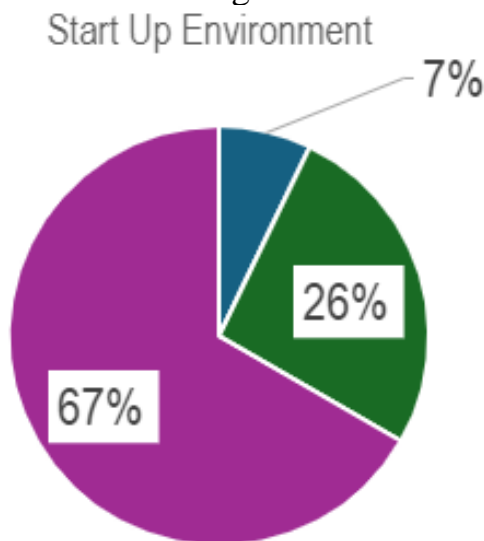


- Create Attractive Start Up Environment. Recommendation: Investigate

Given the support for Very Small Enterprises/Sole Traders and the recognition, in the Employment Working Group, of Very Small Enterprises/Sole Traders as a major route to improved employment opportunities, Stage 2 asked whether there would be support for generating a more helpful environment in which to create new business start-ups drawing on University knowledge from Falmouth, Plymouth & Exeter.

Next Steps. CD to investigate how best to create such an environment.

Governance. Depends on outcome of investigation



OTHER WORKING GROUPS

There are no proposals recommended for adoption from 3 Working Groups. The position on these 3 is summarised below.

TOURISM

Vision: A parish where visitors are enabled and welcomed as contributors to the Community's long- and short-term well-being, recognising that tourism needs to be kept in perspective and managed so that it does not develop to the detriment of the Community or the environment.

- In Stage 1, all the topics in the Tourism section were supported by over ¾ of responses. Although no specific proposals were offered in Stage 2, those 'in the tourism business' can be encouraged by the Community's support for tourism in the Parish – particularly the support for expansion in the 'shoulder months'.

EMPLOYMENT

Vision: A parish in which local people can find employment and employers can find employees locally.

- Stage 1 recognised that employment relies on houses for workers to live in and businesses to create opportunities. The Way Forward initiative cannot 'create' employment but can help through Proposals on housing, shops and Very Small Enterprises/Sole Traders - and through highlighting the Community's support for tourism.

INFORMATION

Vision: A parish in which relevant information is readily accessible.

- Whilst responses to the Information section of Stage 1 indicated that the wide range of information sources available satisfied the vision statement, responses to relevant questions in other topics indicated the 2 familiar dilemmas of:

- The fine balance between 'Supply push' and 'Demand pull' when considering how best to make information available and
- 'Free-market' versus a mandated 'all information in one place' approach to where information is provided.

These issues are well beyond the scope of The Way Forward!