

Policy Template

Policy Area	Business, Employment, Transport & Infrastructure
Policy	Employment
Issue	Housing has been developed without regard to employment opportunities.
Objective	Provide opportunities for economic growth and employment whilst safeguarding an environmentally sensitive landscape and preserving its distinctive character. Provide homes and jobs in a proportional manner.
Evidence	<ul style="list-style-type: none"> • The majority of people moving into the area are of working age. • The number of people ‘home working’ has increased markedly in the parish over the last two census periods. (Responses to St. Agnes Parish NDP household survey Questions 34 and 35 showed that of those who ran a business the vast majority were based at home. The 2015 St. Agnes parish economic profile indicated that 622 people worked from home) • The economic profile of St. Agnes parish indicated limited employment opportunities. (St. Agnes Economic Profile Oct 2015, Cornwall Council) • There is no formally allocated employment land in the parish, opportunities emerging purely on an ad hoc basis. • Community feedback suggests that there is latent demand for business development opportunities and employment but concern about encouraging inappropriate factory developments in a rural area. (See responses to Question 32 and 33 of the household survey) Responses to Question 37 of the household survey indicate that all wards in St. Agnes parish favour ‘Workshops, light industrial units, starter units and live/work units.’ St. Agnes ward is particularly keen on ‘shared office space.’ • Reducing travel to work time and distance is seen as desirable by the community. Responses to Question 34 and 36 of the household survey also indicate that businesses in St. Agnes parish would benefit from improved mobile phone reception (all wards), faster broadband (all wards) and improved car parking (mainly St. Agnes ward). • St. Agnes Chamber of Commerce consultation meeting 4.5.2016 highlighted issues including the following: <ul style="list-style-type: none"> - The importance of maintaining a high quality landscape for the tourism industry (“Do not build any higher up St. Agnes Beacon”). - Favour local investors for larger renewable energy schemes but install solar panels on roofs rather than filling fields with them. - The need for affordable business units to encourage new businesses. • Emerging Cornwall Minerals Plan – safeguarding areas. • Cornwall Local Plan – Policy 2 including key target of 15,167m² B1 employment space and 9333 m² B2 and B8 employment space in the St. Agnes & Perranporth CNA.
Policy direction	Establish clearer linkages between housing development and employment. Support for small-scale business units; knowledge based employment; home working; business start-ups; maintenance of a high quality local environment to encourage high value tourism.
Policy wording	<ol style="list-style-type: none"> 1. <i>Housing development will be favoured where there is a clear link to the creation of sustainable employment opportunities.</i> 2. <i>Development will not be supported where it adversely affects the local</i>

	<p><i>economy or the provision of employment opportunities.</i></p> <p>3. <i>Design of homes should include sufficient flexibility and broadband provision to facilitate home working.</i></p> <p>4. <i>In respect of safeguarding and improving the tourism product (Policy 5.3 of the Cornwall Local Plan), additional weight must be given to the preservation of the distinctive landscape character of the parish of St. Agnes, particularly the potential impact of developments on notable features such as St. Agnes Beacon and its setting.</i></p> <p>5. <i>To meet Local Plan targets of 4334 m² of B1a & B1b and 1923 m² of B2 & B8 employment space* for the parish of St. Agnes, it is anticipated that new floor space will be achieved through small scale windfall sites particularly those with good vehicular access and where there is minimal impact on the landscape.</i></p> <p>6. <i>Given the importance of beach sand levels to the tourism industry, applications for dredging of the seabed off the coastline of St. Agnes parish will be actively discouraged. Move this policy to Landscape section supporting text.</i></p> <p><i>* Floor space figures subject to confirmation.</i></p>
<p>Links to other policies</p>	<ul style="list-style-type: none"> • Housing design, • Employment land allocation, • Village vitality, • Land-use and landscape (including agriculture and tourism), • Infrastructure and sustainable transport goals.
<p>Similar policies in</p>	<p>Roseland NDP St. Ives NDP</p>
<p>Comments</p>	<p>The Cornwall Local Plan requires that 1.2 jobs be created for each new house built.</p>