**The Glebe: Creating a Place**

**We** launched this project in partnership with Cornwall Council Estates Management (CCEM, Glebe Farm owners), and Cornwall Councils’ Affordable Housing Team, to investigate development opportunities and constraints at Glebe Farm, St Endellion. The project aim is to make a place based impact, by improving the commercial offering Glebe Farm with purpose built premises and Live Work units. Our focus is on addressing the needs of this specific place to enhance economic resilience, prosperity and sustainable development for our wider community. We are grateful for the support of Cornwall Council in this effort.

We propose a small exception site Affordable Housing development outside the yard boundary, with a series of connective routes into and thought the farmyard site. The term ‘affordable’, is often misunderstood. It applies to all tenure types of homes, from affordable to rent, part buy/ part rent, to affordable to purchase, and even affordable plots for self-build homes. New homes on the site will remain affordable for local people, forever, and will never be sold as second homes.

**How we will achieve this**: initially by working Cornwall Community Land Trust (CCLT) to guide us through the planning and funding process. CCLT are one of the most progressive and successful community land trusts in England, Investment Partners for Homes England and have delivered or enabled in excess of 260 affordable homes let under assured tenancy agreements. At the point when we have gained enough confidence, we intend to form our own Land Trust which would see us become registered providers. We are positive the formation of a Community Land Trust will have other benefits for our community, where CLT’s can play a part in building, repurposing and renovating, owning, managing and stewarding homes, shops and workspaces.

**The** setting of the Grade1 Listed Church of St Endellion, is not currently well served. For too long the Heritage Asset of St Endellion has been devalued by her setting. She is no longer seen in isolation as Poet Laureate, Sir John Betjeman perceived her ‘*... just like a hare. The ears are the pinnacles of the tower and the rest of the hare, the church, crouches among wind-slashed firs’*, the eye being drawn away from her to the large pale blue roof of the barn in the foreground.

She is rather seen, in both immediate and distant views in the context of a redundant farm yard which hosts small local businesses in ad hoc accommodation, and latterly a water slide attraction in bright blue. What we propose will engender a sense of place benefitting businesses with purpose build premises, with St Endellion the focus in her new enhancing setting.

**Charity** Endelienta Arts (EA), foster the arts and spirituality in a restored listed barn on Glebe Farmyard. Their work is supported by their partners, St Endellion Festivals Trust, whose Glebe Farm holdings include the Old Barn, and the farmhouse. The charity and its partners host world famous bi-annual music festivals in St Endellion Church, complimented by other year round events, children’s’ ‘make clubs’, reflective days, young musician support, theatre events and concerts in the wider community. The cultural enrichment Endelienta provides at the site is both the seed and fertiliser for what we hope will grow at The Glebe. Without these elements we would not have considered the site could possibly sustain housing, being apparently unconnected from the wider parish. But St Endellion is named for her Church, and in the absence of any other suitable land for affordable housing, we see this project as a truly unique opportunity to grow both community and business in the seed bed the Trust and Endelienta have tended in veneration of this Heritage Asset.

**Our** **ambition** is to achieve a hybrid sustainable development, delivering affordable homes and employment on site, limiting the need for travel while offering residents year round employment. We envisage the growth of a lively micro community, sitting comfortably beside EA’s endeavours with the added security for their holdings of full time residents on site. A connected place of emerging businesses in bespoke employment spaces, Live/Work studios forming a hub which complements EA’s programmes and strengthens the organisations’ links with Port Isaac the parish’s largest community.

**St Endellion Parish:** The Glebe farmyard already hosts businesses that repair, recycle or repurpose goods for sale. We envisage more work spaces will build with complementary businesses, creating a year round destination engendering good local growth. St Endellion Parish is a high footfall tourist destination, yet nearly all the services which support our tourist economy are based outside the parish. This development could offer units for home-grown service businesses to flourish, stimulating economic growth in a well-connected location, away from the tourist hub of Port Isaac.

**Live/work** spaces, are dwellings conditioned to remain primary residences with a minimum 30% of their floor space dedicated to artisan work studios. In a challenging local market, ‘first step’ housing for artisans, in a stunning inspirational location can make a significant contribution to place creation. The benefit for the emerging community being, these dwellings will never become second homes. Full time residents living within the commercial setting will be a security benefit to The Glebe’s businesses and other users. Sited at the edge of The Glebe Yard Live/work dwellings, will segue with affordable homes for locals on the site of the former water slide attraction.

**Achieving greater biodiversity:** the site has been somewhat denuded in the last few year by use as parking for the water slide. A highly popular attraction with at times, an unfulfillable number of visitors, its popularity caused large volumes of queuing traffic and vehicle movements at peak times which compressed the land used for parking vehicles. Due to our parish wide challenging topography, we have had no opportunity to deliver our obligation to provide allotments for residents. This site will yield a double advantage provided by community growing opportunities, fulfilling our obligation while enriching the sites’ biodiversity. Enhanced hedgerow care and tree planting to strengthen screening growth, will create new habitats. Water resilient design detail among our targets, will deliver further enhancement.

**We envisage**: 5 keys targets for The Glebe development:

1. **Reduce CO2 Emissions**: Our ambition is to employ modern construction and a ‘landscape led’ approach to delivering homes quickly with high energy efficiency integrity. The nature of the hybrid development creates walk to work opportunities, and the site is well served by bus links in both directions, lessening reliance on cars
2. **Employ Water Resilient Design**: utilising drainage reed beds has the potential for low-cost, zero energy, high-efficiency systems that can be used to help protect streams and rivers from almost any source of effluent or dirty water. We intend to employ a reed bed treatment system.
3. **Improved Public Rights Of Way**: enabling low carbon connectivity with Port Isaac and Trelights.
4. **Enabling a Heathy Lifestyle**: by providing community growing spaces, recycling and composting facilities.
5. **Enhancing the setting of St Endellion Church**: landscape led design will ensure the Heritage Asset of the St Endellion regains her rightful position of dominance on the horizon.