

Penzance Neighbourhood Plan Regulation 14 Consultation – Response to Penzance Civic Society.

Re Map 16: This map is a visual summary of projects for which funding has been secured and/or for which funding is being sought and which either received support or emanated from the PZNP community consultations which took place between 2015 and 2019. A key concern expressed by the public during those consultations was deliverability, hence the projects have been taken forward to the stage where funding is in place or being sought to secure deliverability.

The policies which sit within this Neighbourhood Plan reflect the project aims and support development proposals which will meet those aims. Notwithstanding the planning policies, each of the projects shown on the map will be subject to further consultation - through the planning system; through pre-planning consultation on use and design as well as public workshopping to gain engagement and, where appropriate prove demand and viability for the project concept. The short narratives alongside Map 16 are not indicative of a top-down approach but are intentionally high level in order to provide the reader with a summary of the main outcome targets for the respective development zones. Policy PEN7 provides further detail on each of the sites referred to in your comment.

With regard to the Waterside Meadery, there is no CPO process being undertaken. Cornwall Council is the freeholder and entered into a lease with the current tenant for a term of 15 years with a 7 ½ year break clause and at mutually agreed rent to reflect the fact that Cornwall Council would seek to regain possession of the site in the event of any redevelopment in the wet dock area.

The two key priorities for this area cited by Penzance Civic Society, namely:

- To enhance the operation of the harbour, especially the passenger and freight facilities for the Scilly Island ferries; and
- Secondly, that with the objective of making this a destination area, there should be a focus on creating valuable community and visitor amenities accord with the key objective set out in this plan section and are reflected in PEN7.

The Harbour is not an allocated site but is governed by a Harbour Order and the Cornwall Harbours Board. The project options being proposed for Penzance Harbour reflect:

- Neighbourhood Plan consultation responses which supported the need to upgrade the harbour; make it more accessible for the wider public; support commercial activities and employment whilst seeking a solution to queuing freight traffic on the public highway; and
- Cornwall Council's draft 2023 Harbour Management Plan, the development of which included extensive discussions between Cornwall Council and the commercial users of the harbour.

As a significant proportion of the funding for this project comes from Town Deal Fund, the initial project approval came from the Town Deal Board which includes representatives from Penzance Town Council, Local Businesses, Business & Community organisations and the Neighbourhood Plan as well as elected Cornwall Council and UK Government representatives.

Coinagehall Street is allocated in the Cornwall Site Allocations DPD (CSADPD). In that respect, this plan is required to be in accord/align with DPD policies for the site. PEN7 seeks to secure the appropriate elements for a successful development - open frontage at ground floor/street level with retail and leisure outlets; unified public realm between the development and Jubilee Pool; and linkage between harbour and Coinagehall Street/St Anthony's Gardens. PEN7 also seeks to recognise

Coinagehall Street's capacity to deliver high quality residential accommodation to meet local needs in the light of the ongoing housing crisis.

The DPD has been formally adopted. In the light of this fact, neither this plan nor Penzance Town Council is in a position to challenge the site policy as set out in the CSADPD. However, the owner and potential developer has entered into a pre-planning and pre-design consultation process which commenced in February 2023 and continued until July/August 2023.

With regard to the transport and accessibility issues raised, namely:

- Poor pedestrian access along Chapel Street and Wharf Road;
- Traffic volumes and speed along the west side of the wet dock; and
- Alternative route(s) for traffic travelling east from Newlyn

The Neighbourhood Plan expresses clearly that there is a need for a less traffic dominated and more pedestrian/cyclist/disability friendly parish. However, remit of the Neighbourhood Plan is limited to planning policies; highways issues are therefore outside the remit of the Neighbourhood Plan but are well known to Cornwall Council's Transport team through consultation with the public, including the last Penzance EXPO at which the Transport team had a significant presence. They are also addressed in the Cornwall Council Local Transport Plan, in particular the Healthy Streets initiative and Cornwall Council's Local Cycling and Walking Infrastructure Plan. Each initiative within these plans is subject to the required public consultation processes.

The A30 junction at Trereife crossroads is the responsibility of Cornwall Council as Highways Authority.