

Penzance Neighbourhood Plan Regulation 14 Consultation – Response to individual resident

Penzance Town Centre & Waterfront – Design

The future shape and functionality of the town was considered following the phase 1 consultation for the Plan which demonstrated public support for “joined up” development to regenerate and improve Penzance.

In 2017 the Penzance Regeneration Partnership (PRP) commissioned a consultant team led by Lavigne Lonsdale (and including Mace, Yellow Book and Alder King) to develop a Spatial Strategy for Penzance town centre to explore the possibilities of creating additional employment/ mixed use provision within the town centre. The first stage of the work programme was dedicated to research and analysis of a baseline study area which included land within the BID (Business Improvement District) but focused on Market Jew Street, Causewayhead, Chapel Street and Alverton Street. The second part of this work looked at potential sites suitable for employment and mixed use regeneration within the town centre. These sites were reviewed holistically against other aspects such as other proposed or extant developments, public realm enhancements, transport strategies, housing need surveys, retail strategy, tourism strategy etc to enable a coherent overall direction for Penzance to be identified.

The Spatial Survey and associated review(s) were commissioned to inform the Neighbourhood Plan and to provide the basis for a suite of integrated potential regeneration initiatives which in turn evolved to create the Investment Vision shown on Map 16 of the Plan. They were thus independent of vested interests.

Public consultation during 2018/19 and 2021/22 was broadly supportive of the proposed strategic vision and investment initiatives.

With regard to further development of the proposed investments to improve public realm and create a more pedestrian and cycle friendly environment, these sit with Cornwall Council and schemes have been developed and are under development to achieve this. The Cornwall Site Allocations DPD also includes some key sites, namely Jennings Street (H14); Harbour Car Park (M1); Coinagehall Street (M2); and Wherrytown (M3) together with site policies which form the basis of a development brief.

Development of the Harbour and Wet Dock area sits with the Cornwall Harbours Board and any development of harbour land in Newlyn is under the remit of the Newlyn Pier and Harbour Commissioners.

The Wherrytown site is earmarked for development using Town Deal funding and the development proposals accord with the Local Plan site policies as well as with the strategic vision set out in the Plan for the Promenade to become a zone for leisure, activity, sports and events.