

APPENDIX 1: EXTRACTS FROM THE ADOPTED CORNWALL LOCAL PLAN



September 2023

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Policy 2 – Spatial Strategy:

New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development. Overall, development should seek to meet the following objectives of the Plan for Cornwall:

1. Respecting and enhancing quality of place:

Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;
- b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;

- c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;

- d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.

2. Providing solutions to current and future Issues:

Proposals should assist the creation of resilient and cohesive communities by:

- a. Delivering renewable and low carbon energies, increasing energy efficiency and minimising

resource consumption through a range of renewable and low carbon technologies;

- b. Ensuring that built and environmental assets can adapt to and be resilient to climate change;

- c. Creating landscapes and biodiversity and geodiversity assets that are resilient and sensitively accommodating investment and growth within Cornwall's unique landscape and wealth of biodiversity and geodiversity, ensuring that people continue to be drawn to Cornwall to visit and invest and for a thriving healthy population to live and work;

- d. Supporting the delivery of made Neighbourhood Plans and other community based initiatives that help to make communities more resilient.

3. Generating and sustaining economic activity:

Proposals will be welcome that improve conditions for business and investment in Cornwall, in particular by:

- a. Supporting key regeneration activities and the economic vision for Cornwall;
- b. Providing homes and jobs in a proportional manner, where they can best sustain the role and function of local communities and that of their catchment;

- c. Supporting the expansion of existing businesses and the indigenous businesses of agriculture, fishing and mining;

- d. Safeguarding waterfront sites, docks and ports to provide for marine businesses;

- e. Maximising the economic growth and benefits of education, skills development, research, and the colleges and Combined Universities in Cornwall;

- f. Supporting employment schemes in both towns and rural areas, giving particular emphasis to quality, permanent, work opportunities that break seasonal labour cycles;

- g. Supporting smart specialisation sectors including; food; aerospace; marine; renewable energies (including geothermal); and cultural industries;

- h. Supporting the provision of work hubs and the ability to work from home through live/work units;

- i. Supporting the Enterprise Zone Aerohub at Newquay Airport as an economic catalyst for the wider Newquay, Clay Country and St Austell area through improved linkages;

- j. Supporting the economic regeneration of Camborne, Pool and Redruth;

- k. The regeneration of Hayle, focussing mainly on the harbour area and the development of the Wave Hub and associated employment development;

- l. Optimising the economic opportunity and maximising

existing linkages in mid-Cornwall by:

- i. supporting the role of Bodmin as a strategic employment location taking advantage of its position on the transport network;

- ii. identifying mixed use development to deliver the eco-community at West Carclaze / Baal and Par Docks, to help deliver an exemplar development that provides a showcase for sustainable, greener, low carbon living;
- iii. supporting the economic regeneration of St Austell as a centre for retail, business and leisure with a focus on promoting 'green' industries;

- m. Supporting economic development in South East Cornwall that meets the area's own needs and benefits from its relationship with Plymouth;

- n. Supporting Truro's wider role as an economic and service centre and maintaining its role in the retail hierarchy and as a retail alternative to major centres outside of Cornwall;

- o. Strengthening the role of Launceston and Saltash as gateways to Cornwall;

- p. Supporting the economic regeneration of Penzance, including the improvement of Penzance Harbour, and retention of a main line rail link to Penzance as a strategic link for Cornwall and the UK.

Location	Housing apportionment	B1a and B1b office floorspace sq. m	Other B employment floorspace sq. m
Penzance with Newlyn, Heamoor, Gulval and Longrock	2,150		
West Penwith CNA residual	1,000		
CNA Total	3,150	16,083	16,083

Table 1: Apportionment of Local Plan Housing Provision (as at 31st March 2016)

Location	Housing apportionment	Completions 2010-16	P.P. Not Started and Under Construction	Windfall on sites of less than 10 homes 2021-30
Penzance with Newlyn, Heamoor, Gulval and Longrock	2,150	255	268	306
West Penwith CNA residual	1,000	345	493	270

Table 2: Local Plan Retail Floorspace Capacity Requirements 2010-30

Convenience goods (food)

Settlement	Year - sq. m net sales area			
	2014	2019	2024	2030
Bodmin	-609	-1576	-1113	-591
Bude	168	344	566	801
Camborne, Pool, Redruth	-880	-948	-188	642
Falmouth	-2215	-1164	-610	-10
Hayle	-1971	134	394	677
Helston	-136	141	493	869
Launceston	561	1215	1586	1993
Liskeard	1015	855	1157	1485
Newquay	-5895	-5983	-5497	-4952
Penzance	-571	-478	141	821
St Austell	-1096	-182	655	1584
Saltash	-1084	441	719	1012
Truro	-1363	-252	540	1415
Wadebridge	-2738	-2187	-1852	-1478
Totals:	-16814	-9640	-3009	4268

Comparison goods (non-food)

Settlement	Year - sq. m net sales area			
	2014	2019	2024	2030
Bodmin	-480	-1154	-58	1364
Bude	-2188	-949	-356	403
Camborne, Pool, Redruth	-7352	-5906	-3889	3348
Falmouth	-9559	-4246	-2249	328
Hayle	-3172	-270	632	1797
Helston	0	-325	134	721
Launceston	-1082	-111	918	2248
Liskeard	-740	-333	919	2536
Newquay	-20479	-11099	-9587	-7637
Penzance	-4776	-3914	-1951	579
St Austell	-6400	-2129	712	4388
Saltash	-2081	-99	365	954
Truro	95	-4957	3536	14121
Wadebridge	-3819	-2777	-1999	-989
Totals:	-62033	-38269	-12873	24161

Community Network Areas

PP1 West Penwith Community Network Area

Introduction

2.0 The West Penwith Community Network Area is at the far south west of Cornwall and includes the Lands End peninsula. The Community Network Area contains the 15 parishes of Ludgvan, Madron, Marazion, Morvah, Paul, Penzance, Perranuthnoe, Sancreed, Sennen, St Buryan, St Hilary, St Just, St Levan, St Michael's Mount and Zennor.

Key facts

Population 2007: 39,300 2014: 38,875

Dwellings 2010: 20,663 (8.1% Cornwall)

Past house build rates 1991-2010: 2,867

Housing need (local connection) 2016: 684 (Bands A-D) plus 786 (Band E) equates to 6.2% and 6.1% of Cornwall total respectively

Housing completions and commitments (2016): 1361

Penzance employees estimate (2011): Full time: 4,916 Part-time: 4,706

Objectives

2.1 Specific objectives to be addressed in planning for the West Penwith Community Network Area include:

Objective 1 – Housing

To meet the local housing needs of the area.

Objective 2 – Economy

To broaden and diversify the local economy, fostering a culture of economic growth and innovation – particularly through developing and promoting

opportunities and employment prospects within the marine and rural economies; developing and expanding the existing entrepreneurial culture, creative industries, and local skills base; promoting and developing high end tourism and the area's natural assets. Developing Penzance as West Cornwall's retail centre, tourism hub and a strategy for the harbours and waterfront of Penzance and Newlyn; and where appropriate providing a more diverse range of property to meet the local needs and conditions for micro-businesses and opportunities that arise.

Objective 3 – Travel

To manage traffic impacts, to support and develop more sustainable travel and freight solutions. Support in principle the long term future of the mainline rail network as a strategic operation for Cornwall and the UK, and the provision of air and sea routes to the Isles of Scilly and public transport provision in the far west.

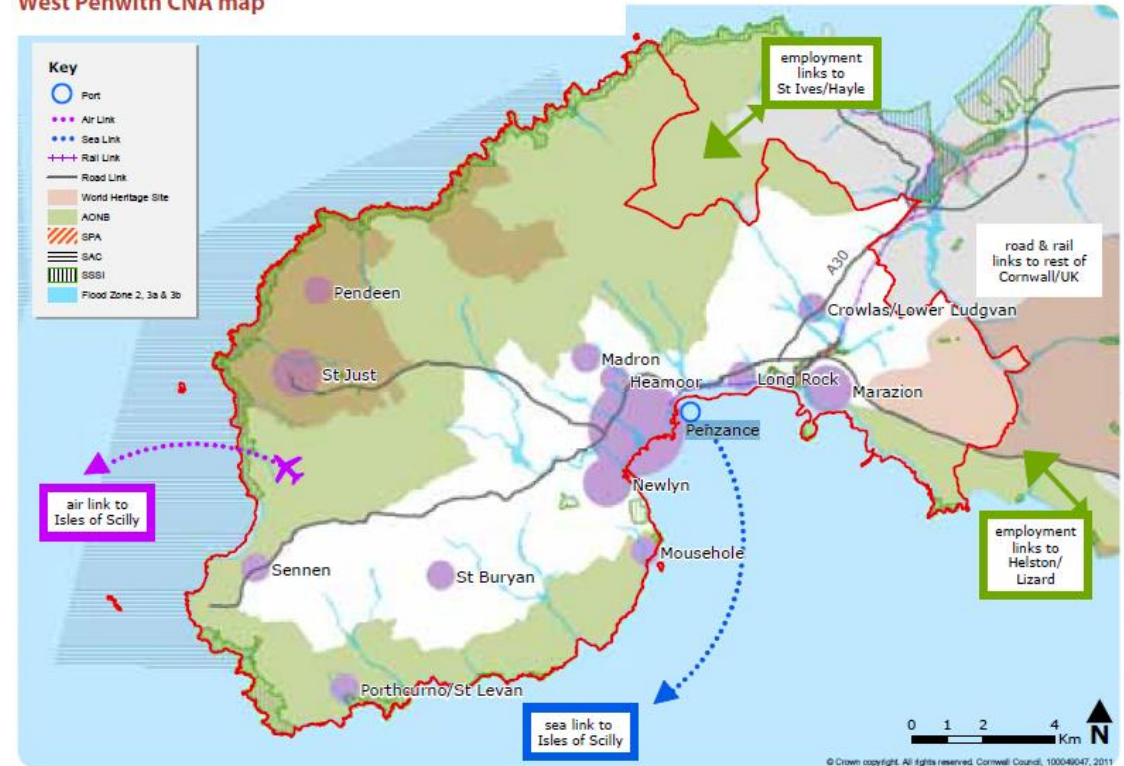
Objective 4 – Infrastructure

To ensure that the appropriate levels of strategic and social infrastructure requirements are delivered and maintained. This includes maintaining the current level of hospital provision; minimising the vulnerability of key infrastructure to flooding and consideration of the needs of the rural communities in respect of health care and community services.

Objective 5 – Environment

To promote and enhance the area's coastline and natural assets and ensure development is sensitive to the outstanding natural, built and historic environment of the area including the AONB and World Heritage Site, historic landscapes, primary agricultural land, giving careful consideration to the location, scale and design of new development and responding to climate change to create a more sustainable future. Maintain the separate identities between Penzance, Newlyn, Heamoor, Gulval and Longrock.

West Penwith CNA map



Penzance Town Centre Boundary Map

