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1 Background

The Helston Town Framework is a document that is being prepared by Cornwall Council to help inform and guide future development over the next 20 years (i.e. 2010 to 2030). The document will:

• Set out the vision and aspirations for the area;
• Develop a spatial strategy that highlights appropriate locations and scale of development; and
• Set out the infrastructure that will need to be delivered to ensure it meets the needs of the existing and future population.

The Town Framework and the Cornwall Local Plan are being progressed in tandem and the evidence generated to date through the Framework has helped to inform the future strategic policies of the emerging Local Plan and other Council documents. The document summarises the work undertaken to date and sets out the options that the Council believe could accommodate the housing and commercial growth that is being proposed. This work will also help to inform the development of an Allocations Development Plan Document (DPD).

Cornwall Council is seeking feedback on the proposals set out in this document. A series of questions are highlighted at the end of this document, which is intended to help guide responses; however do not constrain yourself to just these questions if you feel an issue you would like to raise is not covered by them. (Please note that representations made relating to the Helston Town Framework, via the addresses below, will not be taken into consideration as part of the Cornwall Local Plan Strategic Policies pre-submission consultation; any such representations should be made separately as part of the pre-submission consultation process – details can be accessed via the Cornwall Council website)

The closing date for representations is Monday 22 April. You can either submit your response by post or e-mail via the following addresses:

E-mail: Frameworks@cornwall.gov.uk

Post:
Helston Town Framework Consultation
Cornwall Council
Planning Delivery Team
Dolcoath Avenue
Camborne
Cornwall
TR14 8SX

This document, together with additional background information is also available on the Cornwall Council website.

2 Issues to Address

The market and service town of Helston has many strengths to build on – it has a high quality built environment, a product of its historic past; it enjoys unique coastal and countryside walks with a thriving tourism industry. There are also issues – there are areas of high deprivation as a result of low wage levels, unemployment and related issues. There are in excess of 625 families within the Helston and the Lizard Community Network Area in housing need (i.e. seeking an affordable dwelling) which is expected to rise by approximately 60 families per year. By 2030 it is estimated that there could be a need for in excess of approximately 1,700 new affordable homes within the Community Network Area. There is also a need for a certain number of homes by 2030 to allow for the trend towards smaller households (reasons for this trend include people living longer, etc). Furthermore, elements of the area’s infrastructure either at present or in the future will also require improvement; this is discussed at the end of this section.
3 Local Priorities

One of the key aims of the Framework is to maintain and, where possible, enhance the surrounding individual identities of the communities that are within, or on the edge of the Helston Framework area.

One of the primary drivers for any growth is to strengthen the Town Centre; within this objective includes its economic regeneration, as well as seeking to develop / maintain Helston as one of Cornwall’s thriving settlements and key service centre. Furthermore, it is recognised that the delivery of services, facilities and infrastructure expected of the population of Helston needs to be prioritised.

The more detailed priorities and aspirations for the area, are set in the Future Housing Growth and Future Economic Growth Sections.

4 Future Economic Growth

In seeking to enhance Helston’s role as key employment centre for the network area, the aim is to maintain and strengthen the existing sectors present (e.g. industry, retail etc), whilst diversifying into other sectors. In turn, the significance and importance of RNAS Culdrose as an employer is extremely important to the area, so supporting its continuation and potential enhancement is important. However, there is also a desire to provide employment opportunities in other sectors to start to reduce the reliance of this single employer. Some aspirations in relation to this are as follows:

Industry / Manufacturing – Helston represents the primary location for these sectors within the community network area, particularly in Tresprision Industrial Park, St John’s Business Park, Helston Cattle Market and Water-Ma-Trout. The intention would be to continue to attract businesses within these sectors, through the provision of good quality, serviced sites. In doing this there is also an aspiration to attract businesses that offer high skilled manufacturing jobs, to raise the area’s average wage, whilst focussing on the delivery of Helston’s Business Park.

Office - Historically Helston has not been a location for developers to bringing forward office accommodation, with locations such as Truro, Plymouth, Exeter etc being preferred. However, there is an aspiration to stimulate more office related job opportunities within Helston, provided it doesn’t detract from the retail offer; with Helston Business Park representing a key location to deliver this growth.

Tourism - Helston already has a relatively high quality tourism offer in Cornwall, with Helston acting as a Gateway to the Lizard peninsula, Poldark Mine, Goonhilly, the Natural Environment and high quality tourist attraction accommodation.

Retail – The retail sector represents another valuable employer for Helston and one that it is important to support further, primarily comparison retail. Whilst Helston is well provided for convenience shopping, albeit through edge of centre and out of centre supermarkets, a significant proportion of Helston residents’ comparison retail spending leaks to other towns. As a result, the aim is to maintain and strengthen Helston’s town centre retail offer and in doing so, supporting town centre and edge of centre opportunities to expand its comparison retail offer. Whilst site options are limited, opportunities should be explored.

In line with the local aspirations for Helston’s growth to be economically driven, the Cornwall Employment Land Review (ELR) suggests that this area, together with the Lizard, has the opportunity to deliver an increase in jobs. The ELR estimates that over a 20 year period economic growth could stimulate the generation of up to 400 office based jobs; 300 industrial based jobs; together with in the region of 700 jobs connected to industries such as retail, leisure, education, healthcare, financial services etc.

The Cornwall Retail Study 2010 indicates that there will be no demand for additional convenience floorspace (food retailing) up to 2026, with only modest levels of capacity arising from 2026–2031. This is due to the scale of the committed floorspace eliminating current overtrading of existing stores and also absorbing growth in expenditure over the assessment period.
The regeneration of Helston Town Centre remains a key priority, with the aim of improving the vitality by providing a high quality retail offer; in doing so focusing on quality independent stores and smaller multiples (i.e. national / regional retailers that would need under 1,000sqm of space); plus exploring ways to provide a retail / leisure offer which could help bring more people into the town centres on a regular basis.

The sites that could deliver the future economic growth of Helston are listed below, whilst the map later in this section sets out their locations.

**TC: Helston Town Centre** – To protect and enhance existing retail uses, which will help to provide a high quality, balanced retail offer. Support will also be given to the reuse of underutilised upper storeys within the town centre for retail, office or residential uses.

**LE1: Helston Cattle Market** – Retained for appropriate employment uses; primarily office space (B1a, AL).

**LE2: Helston Business Park** – This represents Helston’s main site for future employment growth. Provision for 1,830sqm of office, light industrial and industrial space has already been granted a planning permission, whilst the site servicing has been completed. In addition, a wider master plan has been established which could potentially deliver an additional 10,600sqm of office, light industrial and industrial space.

**LE3: Tresprision Industrial Park** – Retained for appropriate employment uses; primarily industrial space (B1c, B2, B8).

**LE4: St John’s Business Park** – Retained for appropriate employment uses; primary industrial space (B1c, B2, B8).

**LE5: Water - Ma - Trout** – Retained for appropriate employment uses; primary industrial space (B1c, B2, B8).

### 5 Future Housing Growth

During the 20 year period that the Framework is planning for, it is anticipated that Helston will need to provide 900 new dwellings (with a further 900 new dwellings in the remainder of the community network area). This target will also go some way to delivering the affordable housing needs for the area, as well as dealing with the other pressures that stimulate demand for housing; such as reducing household size, people living longer, etc. In addition, this will support the delivery of the economic growth that is aspired to.

#### 5.1 Delivery of Housing in the Existing Urban Area

An assessment of sites within the existing urban area has been undertaken to determine their appropriateness of delivering housing. This assessment (based upon the Strategic Housing Land Availability Assessment) indicates that the existing urban area of Helston could accommodate up to 450 new dwellings (although this includes an extant permission from 1988 for 149 dwellings that has not been delivered, but remains extant as the developer secured a certificate of lawfulness). This urban capacity is made up of many sites; the majority of which are small scale (e.g. could accommodate 15-20 homes or less). Some of the larger sites, which can be viewed on the map later in this section include:

- **U1: Land at Clodgey Lane and Falmouth Road** – 149 dwellings (extant planning permission);
- **U2: Land at Clodgey Lane** – 46 dwellings (planning permissions granted);
- **U3: Land behind Mormon Church, Clodgey Lane** – It would be anticipated that the site could come forward for residential development.
- **U4: Land off Hillcrest** - It would be anticipated that the site could come forward for residential development; however concerns over access would need to be overcome.
- **U5: Land off Pasmore Road** – 22 dwellings (planning permission granted)

#### 5.2 Delivery of Housing Outside of the Existing Urban Area

Whilst seeking to prioritise the delivery of housing within the urban area, it is recognised that at least 450 dwellings will need to be provided outside the existing
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Urban area, to meet the required housing target (i.e. 900 overall target; minus 450 capacity of urban area).

After an extensive and detailed assessment of all of the land surrounding Helston a number of potential neighbourhood extension options have been identified on the options map. Not all these options will be required to achieve the target set out above and the community’s views are being sought at this stage to inform further detailed consideration.

A number of areas/options around the town have been discounted due to environmental and accessibility reasons. The assessments and documentation showing urban extension study are available on the website – www.cornwall.gov.uk. The remaining options that are being set out for further consideration are set below.

5.3 Urban Extensions

HX1: Trenethick
This site has been identified as a potential urban extension site. Whilst located within the Parish of Wendron, the site is located immediately adjacent to the existing Trenethick neighbourhood. This site has the potential to deliver 270 – 370 dwellings at approximately 30 dwellings per hectare. This site option is physically connected with Helston and the existing Trenethick neighbourhood, although is not within easy walking distance of the town centre. The site benefits from good access to existing employment, but it is recognised that Trenethick lacks some of the services and facilities that would be ideally located within easy walking distance of residents – which the new development could provide for the existing and new development. However, the site is located near Grade I and Grade II Listed Buildings. In addition, with the community facilities that would be required from the new development, this in turn might reduce the level of affordable housing that the development could deliver in comparison with some of the other options set out below. Finally, the development would need to address connectivity issues from Trenethick neighbourhood, to ensure they are appropriately integrated.

HX2: Bosnoweth / Helliswartha
This site has been identified as a potential urban extension site, with the potential of delivering 390 – 490 dwellings at 30 dwellings per hectare. This site is situated in a sustainable location and is well connected to existing employment - Sainsbury’s, May Tree complex and the current proposals for Helston Business Park; however, any development would need to overcome traffic impacts, provide appropriate pedestrian and cycle links back into the town, and deliver appropriate access points to the site.

HX3: Bulwark West
This site has been identified as a potential urban extension, with the provision of extending the existing Bulwark neighbourhood. This site has the potential to deliver 270 – 370 dwellings at 30 dwellings per hectare. This site is located in a position that could benefit from existing facilities and services, ranging from; retail, leisure, education, healthcare and employment. However, it should be noted that this site would still be required to provide additional facilities to satisfy the additional demands placed on the area from the expanding population. In addition, this site is located adjacent to Helston’s Conservation Area and within close proximity to Nansloe Manor and Higher Nansloe Farmhouse, which are Grade II listed buildings; therefore development would need to take these constraints into consideration and ensure that that development is sympathetic and in keeping with the site and it’s surroundings. Finally, further work is being undertaken to understand potential aviation and noise impacts of development in this area arising from RNAS Culdrose, which could subsequently have implications on the appropriateness of the site.

During the 20 year period that the Framework is planning for, it is anticipated that Helston will need to provide 900 new dwellings (with a further 900 new dwellings in the remainder of the community network area).
Helston Town Framework: Consultation Map

Legend

- Existing employment area
- Proposed employment area
- Urban extension option*
- Town centre
- Retained green open space
- Pending planning permission
- Site with planning permission
- Potential urban housing site

* Precise boundaries would be determined at a later stage (i.e. during detailed master planning)

Drawn by: RLB            Date: February 2013

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Helston Town Framework: Consultation Map

Legend
- Existing employment area
- Proposed employment area
- Potential urban housing site
- Urban extension option*
- Town centre
- Retained green open space
- Potential site for open space
- Pending planning permission
- Site with planning permission
- Extant planning permission

* Precise boundaries would be determined at a later stage (i.e. during detailed master planning)

Drawn by: RLB  Date: February 2013
6 Infrastructure

Transportation: Transport modelling will be undertaken to understand the impact that development would have on the highway network, as well as test proposals to resolve issues that would arise. There are long term aspirations to introduce a walking and cycling network in Helston (Connecting Cornwall). We are also aware of concerns within the local communities regarding the capacity of some of the connection to Helston (e.g. the B3303, B3297, and A394 towards Falmouth). Furthermore, it is recognised that there is a long standing concern regarding the level of traffic that goes through Trewennack. A review of the impacts relating to all of the main routes to, and within, the town will be undertaken as part of the next stage of the project.

Primary Education: Nansloe, Parc Eglos and St Michael’s VC are the primary schools within Helston, while there are various schools situated close to the town, such as Boskenwyn CP, Wendron CP and Trannack CP schools. The Helston primary schools currently have the capacity to accommodate 1,050 pupils and they are close to reaching this capacity, whilst the capacity and surplus, when including Boskenwyn and Trannack, increases to 1,383 and 44 respectively. It is estimated that the proposed development will raise the number of primary school age pupils by about 120. As a result, it is anticipated that expansion of St Michaels School and / or Nansloe Academy will be required.

Secondary Education: Helston Community College has the capacity to accommodate 1,712 pupils. However, in line with the general trend across the county for a fall in secondary pupil numbers, forecasts predict the school could have a surplus of almost 124 surplus places per annum (7% of capacity) over the forecast period 2009-15. It is anticipated that the proposed housing for the network area will generate demand for up to approximately 200 secondary school places. The percentage of surplus places at the school is unlikely to be retained indefinitely at its current level. Some expansion could therefore be necessary in the longer-term.
Specialist and Safeguarding: this encompasses special education needs, disability and inclusion; social work and family support. A need has been identified in the Falmouth and Helston area for:

- A support department for the hearing impaired
- A Short Stay School
- Co-location hub and spoke facilities
- Play facilities for disabled children

Water Supply: Residents in the Helston area fall under the Colliford Strategic Supply Area. Generally, the proposed levels of growth are able to be accommodated within existing clean water supply systems.

Sewage: A waste water treatment work for Helston is located just outside the town. The level of development proposed is likely to require upgrades to the waste water treatment works and improvements to some drains in the town as there are already some hydraulic overflows being experienced.

Gas: Properties in Helston have access to a mains gas supply network. Information is currently unavailable on how the proposed levels of growth will impact on gas supply, but further work is underway.

Electricity: One 11kV/33kV electricity sub-station is currently located at Helston, and this is connected via a 33kV line to the 33kV/132kV substation at Rame which is on the 132kV ring circuit below Indian Queens. This 132kV ring circuit is recognised as requiring an upgrade to a 400kV within the next ten years, to accommodate growth for West Cornwall. Cornwall Council are continuing to work with Western Power to identify whether further infrastructure would be required for the Helston area.

Drainage and Flood Risk and Mitigation: In terms of drainage, flood risk and mitigation, the following studies / works are proposed or planned:

- Helston flood works

The Council is continuing to work with the Environment Agency and South West Water to further assess what flood risk mitigation, surface water drainage, foul drainage and treatment infrastructure would be required.

Green Space: Through an evaluation of existing open space provision in Helston and local consultation, provision standards have been developed which new development would be expected to provide. In addition, important green assets have been identified that should be protected for various reasons. One such aspect relates to maintaining / enhancing strategic green corridors to help preserve the identities of the communities that they separate; such as Lowertown, whilst also providing walking and cycling routes, ecological corridors, etc. Furthermore, through the delivery of new and improved public open space and green links the Council will also seek to provide much needed access to surrounding countryside and recreational facilities, whilst also helping to deliver some of the sustainable transport objectives.

Healthcare: It is estimated that at least one additional GP might be required to cater for the growth in population (i.e. approximately 1 doctor per 1800 people – national standard). Work is underway to check that the GP surgeries have the physical capacity to provide additional services or if additional surgeries will be required. Work is also on-going to understand the additional dental services that would be required, whilst recognising this is a current issue.

Historic Environment: In terms of the historic environment the following schemes are planned or proposed:

- £2.5m for Helston – for various schemes.

Leisure Facilities: Helston is not currently identified as an area that has issues with access to most leisure services (swimming pools, sports halls, health and fitness facilities,) but is outside of the drive time catchment for access to synthetic turf pitches and indoor bowling and tennis facilities.
7 Guide questions and ways to make representations

Below is a list of guide questions. Please feel free to highlight any other points, if you feel the questions don’t enable you to address any issues that you would like to raise.

Deadline for representations on the Helston Town Framework is **Monday 22 April**.

**Question H1**
What are your three aims / objectives that you think Helston should aspire to?

**Question H2**
Within this plan are there any other sites that you feel would be more appropriate for employment related development?
If so, please state the location, together with the reasons for it being more appropriate than currently identified sites.

**Question H3**
Within this plan are there any other sites that you feel would be more appropriate for specialist retail related development?
If so, please state the location(s).

**Question H4**
Do you agree with the proposed housing site options for Helston?
If you disagree with any of the site options that do not already have planning permissions in place, please state which site(s) and your reasons why.

**Question H5**
Are there any other sites which you feel would be more appropriate for housing related development?
If so, please state the location, together with the reasons for it being more appropriate than the currently identified sites.

**Question H6**
Are there any other issues regarding infrastructure that you feel the Council will need to address when preparing the Helston Framework?

**Question H7**
Are there any other issues that you would like to raise regarding the Framework?

You can either submit your response by post or e-mail via the following addresses:

**E-mail:** Frameworks@cornwall.gov.uk

**Post:**
Helston Town Framework Consultation
Cornwall Council
Planning Delivery Team
Dolcoath Avenue
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(Please note that representations made relating to the Helston Town Framework, via the addresses highlighted, will not be taken into consideration as part of the Cornwall Local Plan Strategic Policies pre-submission consultation; any such representations should be made separately as part of this pre-submission consultation process – details can be accessed via the Cornwall Council website)
Notes
Notes
More information

If you would like this information in another format or language please contact:
Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY
Telephone: 0300 1234 100
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