

CC.S4.5 Appendix 5 Review of Retail Permissions

CONVENIENCE	Extant PP considered in the Cornwall Retail Study Update 2015	Comments	Significant Permissions and Completions as at December 2017*	Comments	COMPARISON	Extant PP considered in the Cornwall Retail Study Update 2015	Comments	Significant Permissions and Completions as at December 2017*	Comments
Penzance					Penzance				
Lidl	280.8	the store extension was superseded by pp for a new store nearby (see below)	0	s106 for new store - existing consents will not be implemented	Lidl	70.2	see conv	0	
Gas Works	304.5	A1 floorspace reduced by more flexible conditions	219	estimated conv/ comp split	Gas Works	304.5	see conv	219	
Cornish Oven (Former Mears Eastern Green)	0		100	Opened March 2016	The Range	2787	Opened March 2017	2787	gross area
Tesco (dot com extension)	0		113		PA16/02112 Currys Jelbert Way Longrock	0		367	mezzanine extant pp
PA15/10204 Former Jewsons Builders Merchants Western Promenade Road Penzance (Lidl)	0		1182	assumed 70/30 conv/ comp split opened sept 17	PA15/10204 Former Jewsons Builders Merchants Western Promenade Road Penzance (Lidl)	0		507	assumed 70/30 conv/ comp split opened sept 17
					PA16/06346 Land Off Eastern Green Jelbert Way Longrock	0		1730	Pets at Home opened nov 17 remaining unit vac extant pp
Old Lidl (s106 on new store removes A1 use)	0		-613	LOSS	Old Lidl (s106 on new store removes A1 use)	0		-262	LOSS
Totals / sqm.	585.3		1000.5		Totals / sqm.	3161.7		5347.5	
Net Change in committed / completed Floorspace / sqm.		415.2			Net Change in committed Floorspace / sqm.		2185.8		
Hayle					Hayle				
ASDA	1785	opened November 14	1530	conv/ comp split amended to 60/40 by PA14/00699	ASDA	765	opened November 14	1020	see conv
North Quay	350		350	extant pp	North Quay	350		350	extant pp
					Foundry Yard	1256	still extant	1208	total from monitoring stats extant pp
					South Quay	264		407	Units F-G Penpol Retail, extant pp
					PA14/02920 Hayle Rugby Club, Marsh Lane	0		10211	extant pp All units restricted to non - food retail
					PA16/03519 Hayle Retail Park And Marsh Lane Nature Reserve (Cranford)	0		8404	App details indicated bulky goods only extant pp
Former Coop (now Home Bargains)	0		-1642		Former Coop (now Home Bargains)	0		1642	CoU from co-op to Non food retail
Totals / Sqm.	2135		238		Totals / Sqm.	2635		23242	
Net Change in committed / completed Floorspace / sqm.		-1897			Net Change in committed / completed Floorspace / sqm.		20607		
CPR					CPR				
East Hill	440				East Hill	440			
Trevenson Park South	414		155	Split assumed 30/70 based on what is delivered Extant PP (518sqm)	Trevenson Park South	414		363	Split assumed 30/70 based on what is delivered Extant PP (518sqm)

2014	2019	2024	2030

2014	2019	2024	2030

CONVENIENCE	-571	-478	141	821
COMPARISON	-4776	-3914	-1951	579

NOTE:
The balance of commitments for Penzance show a net increase over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. In light of these net gains in committed floorspace, Cornwall Council do not consider it necessary to identify any further allocations for retail uses, beyond the mixed use Harbour Car Park (PZ-M1) site, which has been identified as a location within the town centre which can support wider objectives of improving the vitality of the town centre

2014	2019	2024	2030

CONVENIENCE	-1971	134	394	677
COMPARISON	-3172	-270	632	1797

NOTE:
The balance of commitments for Hayle show a net increase over the quantum's previously highlighted by GVA in the Cornwall retail update 2015 from comparison uses, but a net reduction in the quantum of convenience commitments. The net reduction in convenience commitment is a result of the closure of the Co-Op following the opening of the new Asda store. The Council considers at this time that the larger and more modern operation at the Asda store compared to the now closed Co-Op is compensating at this time for the closure of the older format co-op store, in doing so reducing any unmet spend which the floorspace requirements are calculated from. Other factors also of note include the recent opening of a large Sainsbury store on the eastern edge of Penzance, which will act as a draw for residents located between Penzance and Hayle, so will have the effect of reducing demand for spend at Hayle; so in turn this will also compensate for the sqm reduction. Due to the lack of appropriate town centre sites, the Council does not consider that at this time it is appropriate to seek to allocate any additional sites for Hayle, however it will monitor and review this position throughout the plan period, and react accordingly to any change in this position.

Corner plot Camborne RP	372		465	comp - dominos, subways, barnecutts - all convenience	Corner plot Camborne RP	372		0	All Conv
Rowe Bowl	304	pp expired	0	PP expired	Rowe Bowl	304	pp expired	0	
Dudnace Lane / Station Road	258				Dudnace Lane / Station Road	258			
					PA13/08973 16b Pool Business Park, Druids Road (Tri Mar)	0		225	Comp '15
PA15/02228 Land At Avers Garage Site (Aldi)	0		1263	Split assumed 70/30 conv / comp Opened Feb 17	PA15/02228 Land At Avers Garage Site (Aldi)	0		541	Split assumed 70/30 conv / comp Opened Feb 17
					PA14/10658 Sleeman's Motor Centre, Mount Ambrose	0		210	comp 17
PA16/09584 Former Camborne Fire Station	0		340	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA16/09584 Former Camborne Fire Station	0		340	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
PA15/09445 Barclays Bank Plc Wilson Way Pool (bakery)	0		115	Comp '16					
PA15/00444 Northlights Building, Pendarves Street, Tuckingmill	0		353	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA15/00444 Northlights Building, Pendarves Street, Tuckingmill	0		353	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
					PA16/12097 Methodist Church Hall Paynters Lane Illogan	0		145	Extant PP
PA14/11145 Illogan Car Centre, Paynters Lane	0		210	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA14/11145 Illogan Car Centre, Paynters Lane	0		210	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
					PA16/08342 Unit 16A Pool Industrial Estate (Scale & beak)	0		158	Extant PP
PA13/07918 Redruth Brewery & Plumbase sites, Foundry Row,	0		225	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA13/07918 Redruth Brewery & Plumbase sites, Foundry Row,	0		225	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
PA16/09991 Land At Trevenson Road Pool (Farmfoods)	0		583	Extant PP				0	
Totals / sqm.	1788		3709		Totals / sqm.	1788		2770	
Net Change in committed / completed Floorspace / sqm.			1921		Net Change in committed / completed Floorspace / sqm.			982	
Falmouth & Penryn					Falmouth & Penryn				
New Sainsbury (increase)	2119		0	No longer being pursued	New Sainsbury (increase)	2489		0	No longer being pursued
					Conversion Existing Sainsbury's	2113		0	
					Kernick Road	1463		0	
PA15/10305 North of Tregoniggle Industrial Estate	0		200	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA15/10305 North of Tregoniggle Industrial Estate	0		200	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
					PA15/09128 The Old Falmouth Chandlers Commercial Road Penryn			665	Scheme delivers all comparison as mezzanine
					PA11/04409 Former Speedy Hire, Falmouth Road (Pets at Home)	0		200	Complete

	2014	2019	2024	2030
CONVENIENCE	-880	-948	-188	642
COMPARISON	-7352	-5906	-3889	3348

NOTE:
The balance of commitments for CPR show a net increase over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. In light of these net gains in committed floorspace and the over supply of retail capacity within CPR, Cornwall Council do not consider it necessary to identify any additional allocations for retail uses over and above the current proposed allocation at CIPR-R1 Fairmeadow, which has been identified as a location within Redruth Town Centre that can support the future vitality of this town centre

	2014	2019	2024	2030
CONVENIENCE	-2215	-1164	-610	-10
COMPARISON	-9559	-4246	-2249	328

NOTE:
2015 Retail Update GVA Grimley - Considered non delivery of a new Sainsbury Store; extract below:

					PA13/05063 Former Speedy Hire, Falmouth Road (Pets at Home mezzanine)	0		219	Complete
					PA14/02725 Former Great Atlantic Art Gallery, 48 Arwenack Street	0		130	COU from D1 Complete
PA14/04964 Clipper Way Inn, Mongleath Road (Co-op)	0		292	Complete					
PA12/10394 Lower Kergillack Farm, Bickland Hill	0		100	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA12/10394 Lower Kergillack Farm, Bickland Hill	0		100	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
Totals / sqm.	2119		592		Totals / sqm.	6065		1514	
Net Change in committed / completed Floorspace / sqm.		-1527			Net Change in committed / completed Floorspace / sqm.		-4551		

Below:
Convenience
Given the current issues affecting the UK grocery sector, there is the possibility that Sainsbury's will not close their existing store and build a much larger replacement on an adjacent site. We have tested this eventuality and should it occur then there would be a small level of surplus capacity of 400sq m net at 2019, rising to 900sq m at 2024 and 1,500sq m net by 2030. This is still a modest level of capacity and is **not sufficient to allow CC to allocate land for an additional store in the Falmouth and Penryn area.**
Comparison
In line with the convenience goods floorspace assessment, we have also considered what would happen if the permission to open a replacement (larger) Sainsbury's store and convert the existing Sainsbury's store to bulky goods floorspace is not implemented. In such a scenario, surplus capacity would arise earlier in the assessment, although this would only be 500sq m net at 2024 and then rising to 2,650sq m net by 2030. Given that this capacity is only significant at 2030 and that this is some 15 years into the future, **we do not recommend that the Council allocates land to meet this capacity as future changes in circumstances could affect this level.**
In light of this additional scenario modelling by GVA Grimley based upon non delivery of a new Sainsbury Store, together with the fact that there have been some other convenience and comparison permissions granted, Cornwall Council does not intend to allocate additional retail space at this time for Falmouth and Penryn. This decision also reflects the significant amount of permissions granted in Truro since the GVA study, which will have an impact on requirements in this area. The Council will continue to review the situation through the Plan period and respond if necessary in any review

Truro					Truro				
Hendra Site	400	pp on appeal PA14/0934	3052	assumed 70/30 conv/ comp Net Internal	Lemon Quay refurbishment	2606	completed	2606	Primark
Waitrose / Taste of Cornwall	1850	completed	1850		Oak Tree	1710	completed	1927	
Langarth Farm	400	extant pp PA11/06124	784	assumed 70/30 conv/ comp	The Range (mezzanine Floor)	1466	completed	1748	
					Hendra Site	400	pp on appeal PA14/09345	1308	assumed 70/30 conv/ comp
					Waitrose / Taste of Cornwall	150	completed	150	
					Langarth Farm	400	extant pp PA11/06124	336	assumed 70/30 conv/ comp
					PC World unit (mezzanine Floor)	648	completed	648	
					PA16/10301 Unit 3 Treliske Retail Park Truro - mezzanine	0		850	extant pp
					PA14/12031 Truro City Football Club Treyew Road Truro	0		12545	extant pp. New app pending to include Lidl
PA15/10998 L2 Calenick Street, Truro	0		238	not sure of conv/ comp split Extant PP	PA15/10998 L2 Calenick Street, Truro	0		?	not sure of conv/ comp split Extant PP
PA16/07602 Willow Green Farm Threemilestone Truro	0		3290	assumed 70/30 conv/ comp Extant PP	PA16/07602 Willow Green Farm Threemilestone Truro	0		1410	assumed 70/30 conv/ comp Extant PP
Totals / sqm.	2650		9214		Totals / sqm.	7380		23528	
Net Change in committed / completed Floorspace / sqm.		6564			Net Change in committed / completed Floorspace / sqm.		16148		

	2014	2019	2024	2030
CONVENIENCE	-1363	-252	540	1415
COMPARISON	95	-4957	3356	14121

NOTE:
Truro has designated as a Neighbourhood Plan area. Cornwall Councils position for Truro is based on the balance of commitments for Truro showing a net increase over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. In light of these net gains in committed floorspace, Cornwall Council does not consider it necessary to identify any specific allocations for retail uses.

Newquay					Newquay				
Trevithick Manor	1990	amended pp PA15/0825	1435	Totals from App docs	Trevithick Manor	8890	amended pp PA15/0825	7846	totals from app docs
Newquay Growth Area	3019	PA12/09350	9000		Newquay Growth Area	3404		3750	comp/conv split from app docs
Newquay Growth Area	1078					Land adjacent to Morrisons	2264	PA17/08356 pending	2264
					Treloggan Road	3865	new apps for individual units	4984	
PA14/03443 new Lidl extension	0		207	70/30 conv/ comp split Complete	PA14/03443 new Lidl extension	0		89	70/30 conv/ comp split Complete

	2014	2019	2024	2030
CONVENIENCE	-5895	-5983	-5497	-4952
COMPARISON	-20479	-11099	-9587	-7637

NOTE:
The balance of commitments for Newquay show a net increase over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. In light of these net gains in committed floorspace, Cornwall Council do not consider it necessary to identify any specific allocations for retail uses

Totals / sqm.	6087		10642		Totals / sqm.	18423		18933	
Net Change in committed / completed Floorspace / sqm.	4555				Net Change in committed / completed Floorspace / sqm.	510			
St Austell					St Austell				
Tesco Extension	1195	not proceeding	0	now Lidl	Tesco Extension	2074	not proceeding	0	
Morrisons	2135	Morrisons not proceeding	2135	pp	Morrisons	710	Morrisons not proceeding	710	pp
					Penwinnick Road	218		0	expired
					PA15/10170 Pets At Home (Unit 2B) Pentewan Retail Park - mezzanine	0		224	comp
PA14/12161 Higher Trewiddle Farm St Austell	0		1772	Gross floorspace Extant PP Discount food 1772 and non food retail 8361	PA14/12161 Higher Trewiddle Farm St Austell	0		8361	Gross floorspace Extant PP Discount food 1772 and non food retail 8361
PA15/02224 Sailmakers Workshop Square Sail Shipyard Charlestown Road Charlestown	0		150	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA15/02224 Sailmakers Workshop Square Sail Shipyard Charlestown Road Charlestown	0		150	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
PA14/10875 Carlyon Bay	0		220	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA14/10875 Carlyon Bay	0		220	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
PA16/01972 Land At Former Totem Building Daniels Lane St Austell (Lidl)	0		1923	assumed 70/30 conv/ comp	PA16/01972 Land At Former Totem Building Daniels Lane St Austell (Lidl)	0		824	assumed 70/30 conv/ comp
PA13/05121 Methodist Chapel, Charlestown Road,	0		62	No evidence of split conv / comp therefore assumed 50/50 split Extant PP	PA13/05121 Methodist Chapel, Charlestown Road,	0		62	No evidence of split conv / comp therefore assumed 50/50 split Extant PP
Former Lidl (now Poundstretcher)	0		-883	assume all conv lost to comparison	Former Lidl (now Poundstretcher)	0		883	
Totals / sqm.	3330		5379		Totals / sqm.	3002		11434	
Net Change in committed / completed Floorspace / sqm.	2049				Net Change in committed / completed Floorspace / sqm.	8432			
Bodmin					Bodmin				
Dunmere Road	480	Unit 1 Home Bargains comp	843	assumed 50/50 conv/comp	Dunmere Road	480	Unit 1 Home Bargains comp remainder extant	843	partly delivered
PA17/03614 Aldi (pending)	0		0	pending decision 70 / 30 split convenience at 1333sqm	PA17/03614 Aldi (pending)	0		0	pending decision 70/30 conv/ comp Gross floor area comparison at 571 sqm
Totals / sqm.	480		843		Totals / sqm.	480		843	
Net Change in committed / completed Floorspace / sqm.	363				Net Change in committed / completed Floorspace / sqm.	363			
Wadebridge					Wadebridge				
Sainsbury's	2237	not proceeding	0	site now has pp for 95 houses	Sainsbury's	559	not proceeding	0	site now has pp for 95 houses
Tesco Extension	500	not proceeding	0		Tesco Extension	348	not proceeding	0	



	2014	2019	2024	2030
CONVENIENCE	-1096	-182	655	1584
COMPARISON	-6400	-2129	712	4388

NOTE:
The balance of commitments for St Austell show a net increase over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. In light of these net gains in committed floorspace, Cornwall Council does not consider it necessary to identify any additional specific allocations for retail uses over and above STA-R1 Old Vicarage Place.

	2014	2019	2024	2030
CONVENIENCE	-609	-1576	-1113	-591
COMPARISON	-480	-1154	-58	1364

NOTE:
The balance of commitments for Bodmin show a net increase over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. In light of these net gains in committed floorspace, Cornwall Council do not consider it necessary to identify any additional specific allocations for retail uses.

	2014	2019	2024	2030
CONVENIENCE	-2738	-2187	-1852	-1478
COMPARISON	-3819	-2777	-1999	-989

Land South of Travel Lodge	1110	Unit A Aldi uc (as at dec 17); Unit B Home Bargains; Units C & D bulky goods	1449	
Totals / sqm.	3847		1449	
Net Change in committed / completed Floorspace / sqm.	-2398			

Bude				
Discount Foodstore - Binhamy farm	975	Lidl built opened 2015	975.2	assumed 70/30 conv/ comp
Totals / sqm.	975		975	
Net Change in committed / completed Floorspace / sqm.	0			

Launceston				
Morrisons	1742		1742	extant pp 878 conv
Lidl extension	0		325	comp
B&Q redevelopment Unit 1B (M&S Food Hall)	0		1022	gross internal space from application details
B&Q redevelopment Unit 1A (B&M)	0		165	Details based on a 10/90 conv/ comp as per application details
Totals / sqm.	1742		3254	
Net Change in committed / completed Floorspace / sqm.	1512			

Liskeard				
Morrisons Extension	315	comp 2015	315	assuming correct floorspace
Barras Place	584	expired	0	
Totals / sqm.	899		315	
Net Change in committed / completed Floorspace / sqm.	-584			

Saltash				
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Land South of Travel Lodge	1892	Unit A Aldi uc (as at dec 17); Unit B Home Bargains; Units C & D bulky goods	1060	
Totals / sqm.	2799		1060	
Net Change in committed / completed Floorspace / sqm.	-1739			

Bude				
Discount Foodstore - Binhamy farm	244	Lidl built opened 2015	243.8	assumed 70/30 conv/ comp Net Floorspace
Bulky Goods Unit, Binhamy Farm	1927			
Totals / sqm.	2171		243.8	
Net Change in committed / completed Floorspace / sqm.	-1927			

Launceston				
Morrisons	581		581	extant pp
B&Q redevelopment Units 1A and 1B (M&S and B&M - see below)	0		-2118	previously B&Q so loss of comp space - Note Gross external (Gain)
B&Q redevelopment Unit 1A(M&S Food Hall, B&M)	0		1488	Details based on a 10/90 conv/ comp as per application details
Totals / sqm.	581		-49	
Net Change in committed / completed Floorspace / sqm.	-630			

Liskeard				
Morrisons Extension	84	comp 2015	84	assuming correct floorspace
Barras Place	584	expired	0	
Totals / sqm.	668		84	
Net Change in committed / completed Floorspace / sqm.	-584			

Saltash				
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NOTE:
Wadebridge is the subject of a Neighbourhood Plan.

In light of the net loss in commitments and in consideration of the over supply of retail capacity for both convenience and comparison uses, that any capacity is likely to be later in the plan period, and that the Council will monitor and review the provision, and particularly from 2024 onwards.

	2014	2019	2024	2030
CONVENIENCE	168	344	566	801
COMPARISON	-2188	-949	-356	403

NOTE:
Bude is the subject of a Neighbourhood Plan, and is not a main town within the CSADPD

	2014	2019	2024	2030
CONVENIENCE	561	1215	1586	1993
COMPARISON	-1082	-111	918	2248

NOTE:
The balance of commitments for Launceston show a net increase in convenience commitments, and a net loss in comparison commitments over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. The additional convenience commitments will result in only a minor requirements at 2030; whilst the reduction in comparison commitments is likely to only result in a minor requirements in 2019 and 2024, which would not warrant allocating an out-of-town location(s), as there are no appropriate town centre sites available. As a result the Council does not consider that at this time it is appropriate to seek to allocate any additional retail sites for Launceston, however it will monitor and review this position throughout the plan period, and react accordingly to any change in this position.

	2014	2019	2024	2030
CONVENIENCE	1015	855	1157	1485
COMPARISON	-740	-333	919	2536

NOTE:
The balance of commitments for Liskeard shows a modest net reduction in both convenience and comparison commitments over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. This is in light of the Barras Place scheme not coming forwards. Liskeard is the subject of a neighbourhood plan which is addressing new retail provision within its town centre which would appropriately address the modest reduction in net commitments and any emerging capacity towards the middle and end of the plan period.

NOTE:

Tesco	1583	New application within urban area PA17/1072 identifying 1396sqm convenience and 1584 sqm comparison.	1583	Extant pp New application within urban area PA17/1072 identifying 1396sqm convenience and 1584 sqm comparison.	Tesco	372	New application within urban area PA17/1072 identifying 1396sqm convenience and 1584 sqm comparison.	371	Extant pp therefore included. New application within urban area PA17/1072 identifying 1396sqm convenience and 1584 sqm comparison (a net increase of 1212 sqm in comparison space above the extant pp of 371
					Parkway Industrial Estate	1512	expired	0	
Totals / sqm.	1583		1583		Totals / sqm.	1884		371	
Net Change in committed / completed Floorspace / sqm.		0			Net Change in committed / completed Floorspace / sqm.		-1513		
Helston					Helston				
PA14/10501 Former Bus Station, Clodgey Lane (Cornish Oven)	0		160						
Totals / sqm.	0		160		Totals / sqm.	0		0	
Net Change in committed / completed Floorspace / sqm.		160			Net Change in committed / completed Floorspace / sqm.		0		

NOTE:

*Significant permissions and completions refer to sites and developments that deliver in excess of 100 square metres of retail floorspace

The balance of commitments for Saltash shows a balance of convenience commitments but a reduction in comparison commitments over the quantum's previously highlighted by GVA in the Cornwall retail update 2015. However, the Council is also aware of emerging proposals for a retail scheme (as set out in the comments in the table) that would deliver both convenience and comparison space within Saltash, in place of the current permissions for the Tesco store. This could have the effect of the net reduction in comparison space highlighted in this assessment; whilst the scheme would result in a minor net increase in convenience requirement, it is still felt insufficient to allocate an out-of-town site. The Council therefore considers that the replacement scheme would address any capacity requirements for comparison up to approx 2024, whilst convenience requirement is also relatively minor to at least 2024. Therefore the Council considers that the position highlighted by GVA in the 2015 update, such that it is not recommended to allocate additional land for retail capacity within Saltash, still remains relevant, particularly with the lack of appropriate town centre locations. This position will be monitored during the course of the Plan period and any necessary allocations made closer to the time when a more substantive requirement is shown

	2014	2019	2024	2030
CONVENIENCE	-1084	441	719	1012
COMPARISON	-2081	-99	365	954

	2014	2019	2024	2030
CONVENIENCE	-136	141	493	869
COMPARISON	0	-325	134	721

NOTE: The balance of commitments for Helston shows a small net increase over the convenience quantum's previously highlighted by GVA in the Cornwall retail update 2015. There is no substantive changes to the comparison commitments previously highlighted. With the lack of appropriate town centre sites available, the Council does not consider that at this time it is appropriate to seek to allocate additional retail capacity for Helston at this time.