



# **INSP.S4 Matter 5 Helston Spatial Strategy & Allocations**

Cornwall Council Position Statement

02 February 2018

a. Is the Strategy for Helston consistent with the LPSP?

Yes, the Allocations DPD was developed over a period of time, which both supported the production of the LPSP and the strategy for CPIR, as well as the SADPD responding to the LPSP as it was being finalised. The following table highlights some key elements of the Helston CNA objectives set out in the Cornwall Local Plan Community Network Area sections, together with comments on how the SADPD strategy and policies compliment them.

LPSP CNA Objectives	Relationship with the SADPD
<p><b>Objective 1 – Housing</b> To provide good quality housing, in doing so providing for the affordable housing requirements of the local community. Address high house prices, lack of affordable housing and lack of elderly and special needs accommodation.</p>	<p>During the development of the Allocations DPD three urban extension options were consulted upon; however prior to the finalisation of the SADPD two of these sites secured permission (PA16/00272 and PA16/00001); as a result no further allocations were necessary to achieve the LPSP housing target</p>
<p><b>Objective 2 – Rural Travel</b> Reduce rural isolation, particularly in the remote villages and hamlets, by encouraging regular public transport for residents to access services, work and education.</p>	<p>The objective relates to the rural area which the SADPD does not cover; however the Helston Transportation Strategy within the SADPD does highlight the importance of sustainable transport measures for the town, which has the opportunity to also support some of the town’s wider hinterland</p>
<p><b>Objective 3 – Community Services</b> Encourage improvements to community services, health care and education provision and enhance current levels of provision where possible. Consideration should also be given to mobile services. To deliver community facilities that are thriving and well used, providing a range of activities for all ages.</p>	<p>The SADPD sets out proposals for the improvement of healthcare and education provision which will benefit both the town and the wider area. The SADPD also allocates a site for the expansion of Nansloe Academy (He-ED1)</p>
<p><b>Objective 4 – Businesses</b> To maintain and enhance Helston as a high quality service and retail centre for its local residents and its surrounding parishes. To provide more employment opportunities within Helston, in doing so reducing the reliance on Culdrose as the primary employer, whilst still continuing to support its continued operation. Enable the provision of rural workspace and encourage business mentoring and support</p>	<p>The SADPD includes a section on retail (para 6.24 to 6.26) which discusses the importance of the retail centre and the softer measures that might be implemented to improve its vitality; plus the SADPD has not sought to allocate any out-of-town sites, to ensure the town centre continues to be prioritised. The SADPD safeguards Water-Ma-Trout as a strategically important employment site, whilst also allocating Helston Business Park (He-E3) and Tresprison Industrial Park Expansion (He-E2) to enable new employment space to be</p>

	provided.
<p><b>Objective 5 – Environment</b> Ensure development is sensitive to the outstanding natural, built, historic and maritime environment of the area. To deliver growth sensitively, in doing so ensuring surrounding settlements / hamlets do not lose their separate identities.</p>	The SADPD is not looking to identify any further sites beyond the existing urban area for development. Plus the Green Infrastructure strategy for Helston identifies an area between Helston and Lowertown that should be retained as greenspace to protect the separate identity of Lowertown (as set out in Figure He3 of the SADPD)
<p><b>Objective 6 – Recreation</b> To protect Helston’s most important ‘green assets’ whilst improving / increasing the provision of open space and green links for the existing and expanding population. Boost access to recreational opportunities for young people.</p>	Fig. He3, the SADPD’s Green Infrastructure Strategy Map for Helston sets out key habitat corridors and other green assets that are important for the town. The associated GI strategy text also highlights some of the most important assets
<p><b>Objective 7 – Shops and Services</b> Maintain Helston’s role as the main retail and service centre in the area and enhance the attractiveness and viability of the town centre.</p>	The SADPD includes a section on retail (para 6.24 to 6.26) which discusses the importance of the retail centre and the softer measures that might be implemented to improve its vitality; plus the SADPD has not sought to allocate any out-of-town sites, to ensure the town centre continues to be prioritised.

The Cornwall Local Plan Community Network Area section for Helston also discusses the importance of focusing industrial development on existing industrial estates (the SADPD safeguards Water-ma-Trout, the town’s largest industrial estate) and supporting the build out of Helston Business Park (the SADPD has allocated the site (He-E3) for employment uses).

Finally the Cornwall Local Plan Community Network Area section discusses the importance of enhancing and promoting sustainable transport measures, which forms a core element of the transport strategy for the town in the SADPD.

- b. Is the existing housing land supply situation based on robust, up to date evidence?

Yes. Updated information (as at 1/4/17) was provided and summarised within the response to the Inspectors’ questions (INSP.S6) – set out in the Council response CC.S4 and detailed in CC.S4.4.