

PP3 Helston and the Lizard Community Network Area

Introduction

6.0 The Helston and The Lizard Community Network Area is a wide geographical area covering the 18 parishes of Breage, Crowan, Cury, Germoe, Grade-Ruan, Gunwalloe, Gweek, Helston, Landewednack, Manaccan, Mawgan-in-Meneage, Mullion, Porthleven, Sithney, St Anthony-in-Meneage, St Keverne, St Martin-in-Meneage and Wendron.s. Helston is the main town within this area, and therefore acts as the local service centre to the numerous smaller settlements surrounding it. The only other town in the area is Porthleven.

Key Facts

Population 2007: **32,500**

Dwellings 2010: **15,242** (6.0% Cornwall)

Past housing build rates 1991-2010: **2,156** (16% CNA increase, 5% Cornwall)

Housing need (preferred area) 2012: **490** (Bands A-D) plus **676** (Band E) equates to 4.3% and 4.6% of Cornwall total respectively

Existing housing commitments 2010-2012: **974**

Helston employees estimate (2011): Full time: **2,379** Part-time: **2,091**

Porthleven employees estimate (2011): Full time: **291** Part-time: **323**

Objectives

6.1 Specific objectives to be addressed in planning for the Helston and the Lizard Community Network Area include:

Objective 1 – Housing

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.

Objective 2 – Rural Travel

Reduce rural isolation, particularly in the remote villages and hamlets, by encouraging regular public transport for residents to access services, work and education.

Objective 3 – Community Services

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.

Objective 4 – Businesses

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.

Objective 5 – Environment

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.

Objective 6 – Recreation

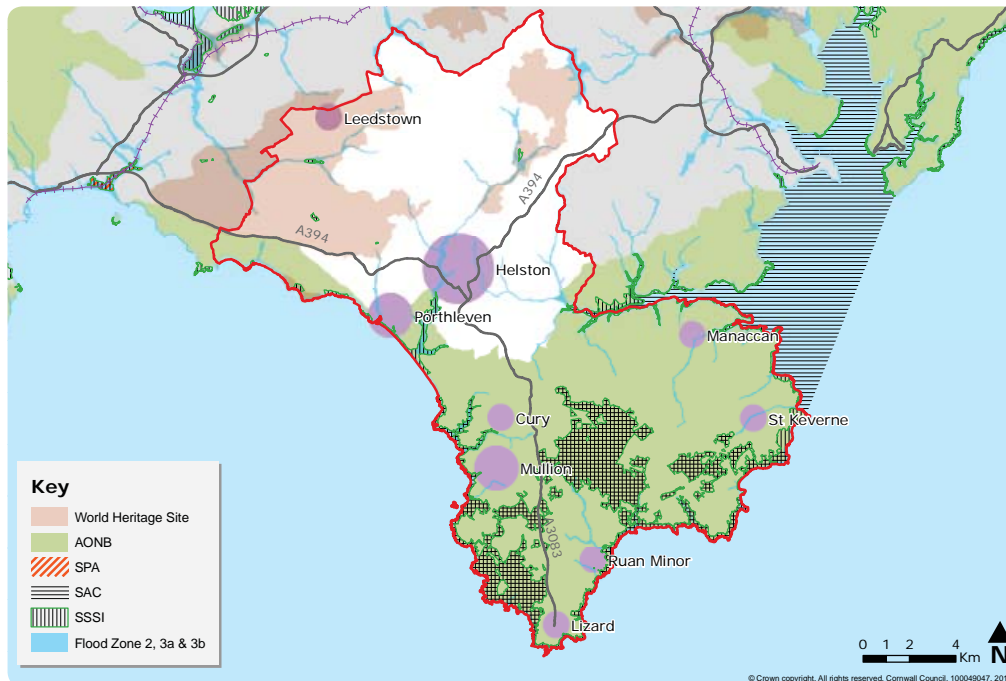
To protect Helston's most important 'green assets' whilst improving / increasing the provision of open space and green links for the existing and expanding population. Boost access to recreational opportunities for young people.

Objective 7 – Shops and Services

Maintain Helston's role as the main retail and service centre in the area and

enhance the attractiveness and viability of the town centre.

Figure 7: Helston and Lizard CNA map



Helston's economic well-being is dominated by Cornwall's largest single site employer, Culdrose

Development Strategy

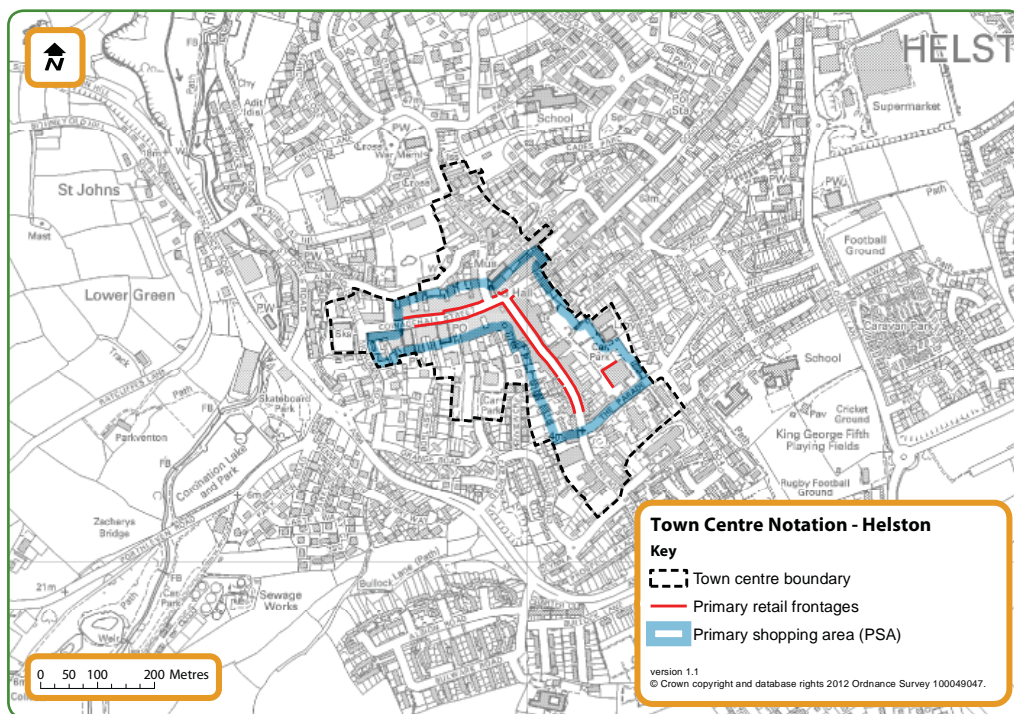
6.2 As a result of its relatively peripheral location, Helston represents an important service and employment centre for its local residents, as well as a wider catchment of other communities.

Retail

6.3 The retail sector is another important employer for Helston and one that it is important to support further, primarily comparison retail. Whilst Helston is well provided with convenience shopping, partly through edge of centre and out of centre supermarkets, a significant proportion of Helston residents' comparison retail spending leaks to other towns.

6.4 As a result, the aim is to maintain and strengthen Helston's town centre retail offer, 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.





Employment

6.5 Helston's economic well-being is dominated by Cornwall's largest single site employer, Culdrose. Whilst seeking to support the continued operation of this important employer, the aim is to also diversify the economic base, by developing further employment opportunities in other industries, such as

office and retail. In turn further industrial development should be focused on the existing industrial estates of Tresprison Industrial Park and St John's Business Park, with a small amount of space available at Water-Ma-Trout; whilst also supporting the build out of Helston Business Park with higher quality industrial and office uses. Furthermore, the development of office space within

the town centres would be supported, where it does not detract from the retail offer. In addition, some light industrial and office space would be sought as part of certain greenfield residential development options – these options will be set out in more detail in the Helston Town Framework which will then form part of the Cornwall Towns and Strategic Allocations document.

Housing

6.6 In delivering Helston's housing target, priority should be given to existing brownfield sites; although it is recognised that there are limited suitable options beyond those that are already permitted. As a result, approximately half of the housing target will need to be delivered on greenfield sites beyond the existing edge of the town; the identification of appropriate greenfield development options will be established in the Cornwall Towns and Strategic Allocations document. Furthermore, along with office space, residential development would also be encouraged on upper storeys within the town centre, where it does not detract from the retail offer or its general economic vitality.

Infrastructure

6.7 Of great importance in the delivery of the strategy, will be delivery of enhanced infrastructure. The growth in population will require improvements in;

- **Healthcare** – Improved healthcare services to provide for the larger aging population
- **Education** – Work is ongoing to understand what additional education facilities would be required to cater for the increased population including the number of extra schools required. Some existing schools may have the physical capacity to provide additional facilities.
- **Utilities** - Strategic and localised investment in the area's utilities to cater for the demand from the additional housing and economic growth
- **Green Infrastructure** – Maintain / enhance strategic green corridors to help preserve the identities of the communities that they separate; whilst also providing walking and cycling routes, ecological corridors, etc. Furthermore, delivery of new and

improved public open space and green links will help provide much needed recreational facilities, whilst also helping to deliver some of the sustainable transport objectives

- **Transportation** - The enhancement and promotion of sustainable transport options forms the heart of Helston's transportation strategy, although it is recognised that highway improvements will also be required.

Housing requirements

6.8 The Community Network Area should plan for around 1,800 dwellings (about 90 dwellings per year) over the period between 2010 and 2030.

6.9 As the main settlement with good employment and transport provision, Helston will be required to accommodate the majority of those dwellings. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of these areas.

Policy PP3 – Helston and Lizard CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Helston can be satisfied:

- The protection of the vitality and viability of Helston town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- The need for the provision of around 7,450sqm of B1a office accommodation and 10,200sqm of Industrial space has been identified. This has the potential of accommodating 650 jobs in the CNA over the plan period;

- Improvement of rural service provision and prioritisation of sustainable transport measures;
- The provision of around 900 dwellings in the period up to 2030.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- The provision of around 900 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement.;
- Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;

- Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.

