

PP7 St Agnes and Perranporth Community Network Area

Introduction

10.0 The St Agnes and Perranporth Community Network Area covers the 6 parishes of Crantock, Cubert, Perranzabuloe, St Agnes, St Allen and St Newlyn East. The main settlements in the area are St Agnes and Perranporth and other villages and smaller settlements include Goonhavern, St. Newlyn East, Porthtowan and Mount Hawke.

Key Facts

Population 2007: **17,500**

Dwellings 2010: **8,443** (3.3% Cornwall)

Past housing build rates 1991-2010: **1,410**

Housing need (preferred area) 2012: **291** (Bands A-D) plus **530** (Band E) equates to 2.5% and 3.6% of Cornwall total respectively

Existing housing commitments 2010-2012: **290**

St Agnes employees estimate (2011): Full time: **416** Part-time: **348**

Perranporth employees estimate (2011): Full time: **651** Part-time: **583**

Objectives

10.1 Specific objectives to be addressed in planning for the St Agnes and Perranporth Community Network Area include:

Objective 1 – Affordable Housing

Enable the provision and appropriate distribution of affordable housing.

Objective 2 – Tourism and Employment

Support the tourist industry and enable other employment opportunities.

Objective 3 – Rural Businesses

Protect and ensure the sustainability of rural shops and businesses.

Objective 4 – Services and Public Transport

Co-ordinate a strategic approach to provision of services and public transport to encourage self containment and sustainable transport.

Objective 5 – Community Facilities

Consider the need for a north coast secondary school and the provision of leisure facilities.

Objective 6 – Needs of the Elderly

Provide for the needs of an elderly population.

Objective 7 – Coast

Encourage effective coastal management.

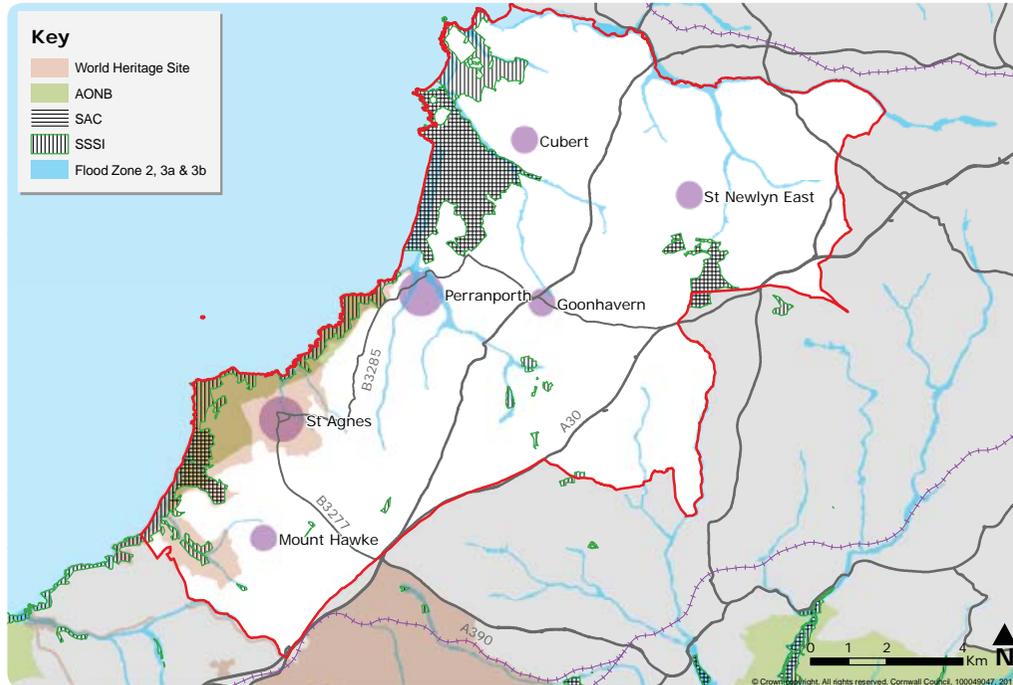
Development Strategy

10.2 The CNA contains several thriving communities with opportunity for better self containment. The main objective is to meet local need and build on strong relationships with nearby urban areas based on good public transport links.

10.3 The focus for growth should be on St Agnes and Perranporth to support balanced communities with good public transport access to Truro.

10.4 The coastal parts of this community network area are comprised of exposed cliffs with deep valleys running inland and broad sand dunes running north of Perranporth. The impact of industrial remains, and reshaping by mining activity, is apparent. There has also been some impact from tourism, especially around Perranporth, a popular tourist town.

Figure 11: St Agnes and Perranporth CNA map



Military sites remain an important element along the coastal zone. The area is an important constituent of the Mining World Heritage Site.

10.5 Key community aspirations for the network area include improving community services and facilities to overcome current shortfalls, harnessing

the full potential of the waterfront for employment and leisure and ensuring that infrastructure (particularly transport) is adequate to support growth.

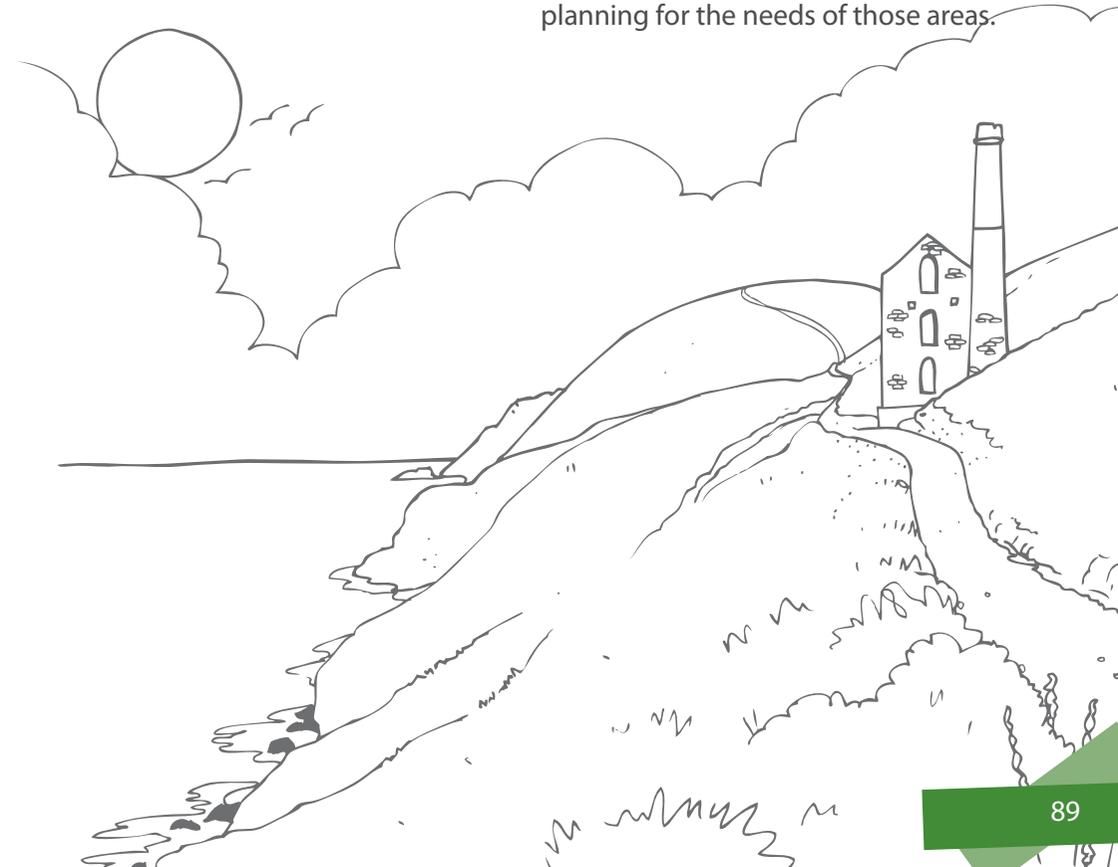
Employment

10.6 The provision of around 12,100sqm of B1a office accommodation and 7,100sqm of new industrial space has been identified. This has the potential of accommodating 800 jobs in the CNA over the plan period.

Housing Requirements

10.7 The area should plan for around 1,100 dwellings (about 55 dwellings per year) between 2010 and 2030.

10.8 Co-ordination will be needed amongst the 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 those areas.





Policy PP7 – St Agnes and Perranporth CNA

Development will be permitted where it supports the following priorities for the network area:

- a. The provision of around 12,100sqm of B1a office accommodation and 7,100sqm of Industrial space has been identified. This has the potential of accommodating 800 jobs in the CNA over the plan period;
- b. The provision of around 1,100 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;
- c. 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;
- d. 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;
- e. Support the tourist industry and enable other employment opportunities;
- f. Protect and ensure the sustainability of rural shops and businesses and co-ordinate a strategic approach to provision of services and public transport.