

Helston & The Lizard CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Chris Dawson	Town Clerk Helston Town Council	Yes		Dispersed / High		Yes - Porthleven and Helston	Yes	Yes	Improvement of general infrastructure.	Access to the A30 needs to be upgraded. Helston Town Council does not support large scale solar farms on prime agricultural land. Members are of the opinion that the concept of the feed in tariff is not for solar farms but for domestic micro generation, community buildings and decentralisation of power supplies.	No	Comments noted and will be taken into account when developing the Preferred Approach.
Cllr Judith Haycock			A great deal of importance seems to be based on a strong public transport network throughout Cornwall; this is not the case now for many areas and I cannot see that the Council will be influencing any great improvement in the future.		I consider option 2 to be the best option however I would add when looking ahead during the last 4 years Helston has/will have over 1,000 new houses on the outskirts. This is in addition to other pockets of development in the town of 40-10 properties each. This very recent development must be born in mind when considering future numbers.						No	Comments noted and will be taken into account when developing the Preferred Approach.
Colin Chapman	Clerk Germoe Parish	Yes	Germoe Parish Council would support all the priorities listed.	Dispersed / Low	Germoe Parish Council supports the low growth	Yes, the area is dominated	Yes, there are villages that are self	Yes, Germoe Parish Council would draw the	Germoe Parish Council would stress the need		Yes	Comments noted and will be taken into account when

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	Council		Nevertheless, Issue 7 identifies a high dependence on Helston: this might be watered down, not to the point where Helston would lose its predominant position, but simply to encourage investment in other 'larger' villages within the area.		approach. However (as already stated) believes that the dispersed option is better suited to this area.	by Helston.	contained in terms of facilities. Germoe Parish Council would suggest both Porthleven and Mullion are self-contained.	Strategic Policy Team's attention to the interdependence between Germoe, Ashton, Breage and Carleen. It believes there may be better examples on the Lizard	for far better, and subsidised public transport; local needs housing and support (possibly via direct grant or preferential rating treatment for local shops, services and businesses).			developing the Preferred Approach.
G Hatton	Clerk Manaccan Parish Council			Dispersed / Medium							No	Comments noted and will be taken into account when developing the Preferred Approach.
Gillian Thompson	Clerk Crowan Parish Council	Yes	The Core strategy Area Based Discussion paper and, in particular, the area based papers for the Helston and The Lizard reflect those issues that should be prioritised for Crowan Parish. The seven issues identified within the document are truly representative of our local priorities.	Dispersed	Crowan Parish council also agree that the distribution of new development should follow the Dispersed Distribution option, which gives much greater focus on small market towns and villages that are important locally. Additionally, this option will ensure that development plans are sensitive to the outstanding natural, built and historic environment of this parish.					The policy should also give much more scope to economic growth within the rural area.	No	Comments noted and will be taken into account when developing the Preferred Approach. Specific policy responses will also be considered at the next stage, which will include economic growth.
Ian Williams	Cornish Social and Economic Research Group	No	Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public							There is potential in this CNA to meet a proportion of housing need under the 'steady-state' scenario through	No	The area issues were developed individually for each CNA based on the priorities coming out of

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			<p>transport links to other settlements.</p> <p>Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and others can carry out more activities on line, hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p>							the transfer of second homes into the residential market.		<p>their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p>
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Add 'Ensure location, scale and design of new development minimises</p>		None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number					Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental	No	This comment has been repeated for all CNAs. Agree – the sustainability appraisal process makes sure all three aspects (social,

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			<p>impact on the natural environment and ecosystem goods and services (including at coast and nearshore waters). Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation’.</p> <p>Add ‘Address higher than average occurrence of second and empty homes (7.9% compared to 7.6%).’</p>		<p>of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.</p>					goods and services.		<p>environmental and economic) are considered.</p> <p>Many of the issues raised will be covered in more detail at the next stage when we begin to consider which policies will be needed in implementing the strategy. For instance the issue of impact on the natural environment etc is not specific to this CNA, but is an important issue for the Core Strategy and will be treated in more detail in the ‘Preferred Approach.’ Likewise, the issue of empty homes and second homes is one which needs a strategic policy approach.</p>
L Carr	Clerk Sithney Parish Council			Dispersed	<p>The document contains three alternatives for the way the future development of the County based on the provision of housing to meet anticipated growth based on estimates of migration into and out of the County.</p> <p>a. Option One proposes that the development should be focussed</p>					<p>1. General. We consider that the Core Strategy should be the basis of future planning for the County. We are concerned that the Affordable Housing Development Plan Document is already being implemented and that this will drive the whole strategy for Cornwall, influencing areas such as Transport</p>		<p>Views on options noted and will be taken into account in developing the next stage of the Core Strategy.</p>

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					<p>on a select number of towns. The principal concern from the point of view of Sithney Parish Council stem from the final statement on the Environment. The so-called 'plus' points are best summed up from our position as "This option will have least impact on the character and setting of Cornwall's rural villages. Primarily, because it abandons them. This is reinforced by the suggestion that "there will be less potential for rural affordable housing".</p> <p>b. Option Two proposes a dispersed distribution across towns and villages and this is the preferred option for Sithney Parish Council. There are some reservations that the option locates major employment growth towards the "east of Cornwall". Under the heading of Good Health and well being for everyone there is a suggestion that the long-term aim is to " reduce the need</p>					<p>and infrastructure provision.</p> <p>3 General Comments.</p> <p>a. We accept that provision of public transport is difficult but are concerned at the way in which this document appears to write off any attempt at providing a credible public transport system County wide.</p> <p>b. We believe there is a requirement to establish an upper limit to the number of additional houses introduced to an existing community.</p> <p>c. The criteria for eligibility for housing in Cornwall need to be carefully defined and rigidly applied.</p>		

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					<p>to travel out of rural areas. We will refer later to “reducing the need to travel” but we have concerns over the statement that “it may be impossible to deliver a credible public transport system.”</p> <p>c. Option Three appears to abandon the Lizard and Helston completely. We also question the suggestion under “Economy” that option three encourages the airport to develop, and whether this acceptable under the Council’s policy of reducing pollution.</p>							
M Calder	The National Trust		The ‘Key Features’ section for Helston and the Lizard, unlike for all the other CNAs, fails to include an ‘Environment’ section, when this is identified in the Placed Based Issues Paper as ‘the area’s greatest quality’ (Table 8; Summary), with extensive areas covered by environmental designations of national and international importance. The Placed Based Issues Paper does not make specific mention of Godolphin, although its grade I listed house has been	Cornwall Towns	In principle the Trust favours the ‘Cornwall Towns’ distribution for the reasons set out earlier in this response. The Trust has concerns over the ‘dispersed option’ for growth, not just on climate factors, but as it is likely to have the most visual impact along the coast (SA, page 19), and an extremely negative effect on the historic environment with the greatest visual						No	<p>The omission of the Environment from the Key Features was an admin error which will be rectified by the next stage of the Plan.</p> <p>Your points concerning the issues are welcomed and will be taken into account when drafting the next stage. Protection of the undeveloped coast will be issues across all</p>

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			<p>identified as one of Cornwall's most architecturally important houses (The Cornwall and West Devon Mining Landscape Management Plan; pg.31).</p> <p>The Trust supports prioritising issue 4, in relation to sensitivity to the outstanding natural, built and historic environment of the area. However, the priority should be to conserve and enhance the quality, character, diversity and distinctiveness of these assets, not just to ensure development is sensitive.</p> <p>The Placed Based Issues Paper identifies that coastal issues are integral to this CNA and that a key issue is the 'protection of the coast as a tourism/economic asset'. Coastal issues, including managing coastal change and protecting and enhancing the unspoilt character and appearance of the undeveloped coast, should be a local spatial priority.</p>		<p>impact of all the options (SA, page 20). The dispersed option will also have a negative effect on Tourism with the 'most potential to jeopardise the attractiveness of much of Cornwall's more rural and coastal communities' (SA, page 34), which should be accorded significant weight, given the importance of tourism to the economy of Cornwall (Tourism Issues Paper; 1.7) as well as to its 'social, cultural and environmental wellbeing' (Tourism Issues Paper; Summary 1.1).</p>							<p>Community Network Areas which contain them. They are therefore not listed specifically for this CNA, but this does not mean they will not be taken into account.</p> <p>Your comments on the proposed strategy are noted and will be taken into account when developing the Preferred Approach. However, nearly all other respondents on this CNA have opted for dispersed distribution.</p>
Nick Donaldson			<p>Issue 2</p> <p>The term Rural Isolation is portrayed as a negative point, but lots of people view this as idyllic! It might be better to use the 'Vision' wording and identify it</p>		<p>I support the conclusions of the report "Planning for the Role and Future of Smaller Settlements in Cornwall" which was prepared for Cornwall Council by</p>						No	<p>Will re-draft Issue 2 to reflect point made.</p> <p>Points noted on conclusions of report and the dispersed model – if the dispersed</p>

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			as a "lack of self-sufficiency and resilience in rural communities.....".		<p>c4g, Roger Tym & Partners, Rural Innovation in December 2009. It recommends that, "greatly increased physical localisation for the lives of residents, of local economies and of local service delivery should be the overarching means of achieving the necessary emissions reductions whilst maintaining or improving social and economic well-being. This is 'place shaping' where land use and community planning are expected to take the lead in building the vision for the future of communities and places and then coordinating the broad action required to deliver it. How to achieve this will vary according to the types of smaller settlements concerned and their relationships with one another."</p> <p>for Helston and The Lizard, a version of Option 2: Dispersed might be appropriate but this will not apply to all of the CNAs</p>							model is chosen it would be a long term strategy towards creating self-sufficient communities and further work would need to be undertaken to ensure that the right priorities and policies are put in place, as well as long-term monitoring to see whether the approach was working.

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					<p>as this option carries a high potential risk of failing to meet long term environmental, social and economic sustainability objectives unless "self sufficient and resilient" communities can truly be achieved through greater localisation.</p> <p>Village or village cluster Framework Plans should be prepared to accompany the Town Framework Plans already proposed, identifying the need for specific public services, local facilities and employment alongside any new housing provision in the enlarged villages/ clusters.</p>							
Richard Ward	<p>Planning Development Manager</p> <p>Campaign to Protect Rural England (CPRE)</p>		<p>Page 57, Key Features, Housing - It is noted that there are 853 second homes and this is 6% of the current stock of dwellings. But these are concentrated into several parts of the CNA and second home ownership is not universal.</p> <p>Page 59, Opportunities and Growth, Bullet point 1 – this needs amending to refer to affordable</p>	Low	<p>CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall's response to the main Core Strategy. Helston simply cannot continue to grow as it has in the past and there is an urgent need for support</p>						Yes	<p>Comments noted and will be considered when drafting the Preferred Approach.</p>

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			housing in sustainable locations or communities.		infrastructure to catch up with the past housing growth. Therefore future housing must be clearly linked to quality jobs and essential infrastructure. Please see attached letter for further detail.							
Shaun Pritchard	Tech Spec Environment Agency		Waste water infrastructure requirements will require investment should Helston look to increase its current housing stock. This will need to be addressed through the emerging Infrastructure Delivery Plan. The Environment is not listed as a Key Feature, despite the AONB and Lizard SAC. The plan needs to ensure finances can be provided to support sustaining the coast protection measures at Porthleven, otherwise managed realignment at this location may need to be considered and facilitated. Maintenance of the UK Biodiversity Action Plan sand dune habitats at Praa Sands is also important here and should be considered against a future retention and enhancement of this								No	Comments noted and also passed to the Infrastructure team. The omission of the Environment from the Key Features was an admin error which will be rectified by the next stage of the Plan.

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			habitat across Cornwall.									