

West Penwith CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Alexis Male	Clerk Sennen Parish Council			Dispersed	Sennen Parish Council feels that the development should be dispersed but not in a way that forces villages to accept excessive development and that it is ensured that the infrastructure can cope with any increase.								Comments noted and will be considered in developing the Preferred Approach.
Alexis Male	Clerk St Buryan Parish Council				St Buryan Parish Council feels that any housing development should be aimed at keeping people in the county and close to areas of employment, with affordable housing being considered for rural areas.								Comments noted and will be considered in developing the Preferred Approach.
B Hattam	Clerk Sancreed Parish Council			Dispersed / Medium	Option 1 - Not everyone wants to live in a town. Villages will die out as people move to be closer to jobs, or will become dormitory villages. Buses					Escalating fuel costs make it difficult for low wage earners etc. to travel to work. In West Penwith people need to use their cars as public transport does not cover all areas. If people have to travel vast distances to work			Comments noted and will be considered in developing the Preferred Approach.

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					<p>will be cut. With soaring costs of fuel rural dwellers will be ever more isolated.</p> <p>Option 2 - Provides development across the county, thus preserving communities and hopefully developing some to be more sustainable.</p> <p>Option 3 - Dislike as per Option 1. Penzance and West Cornwall will die and travel and travel costs will increase and families will move out or become unemployed.</p>					<p>their pay is reduced and therefore they must move to a town where there is work or become unemployed. How will children get to school from rural areas? With development across the county, more residents in villages will encourage more buses and maintain existing shops, pubs, schools etc.</p> <p>Penzance will die if there is no development past Hayle as in Option 3.</p>			
Cllr David Nebesnuick			<p>I would add a much greater emphasis on Tourism for employment opportunities. This is the major area for Penzance and certainly for St Ives as the No. 1 tourist spot in the UK. Why have the TICs been shut? It beggars belief???</p> <p>New housing can be built</p>	Dispersed / high		Penzance is the natural hub, always has been for at least 200 years and should continue to be so.				<p>Recognise Penzance depends on tourism and do everything to promote it. Repair the Promenade - it is a disgrace at present. Secure the Jubilee Pool, its foundations are about to fall into the sea. Secure the link with the Scillies.</p> <p>DO NOT regard the town as static, it is slowly dying because of the "heritage" aspect. It must be updated into the 21st century. Compare with Falmouth, Truro,</p>		No	<p>Comments noted and will be taken into account when developing the Preferred Approach.</p> <p>In addition, your comments have been passed to the Town Framework officer for consideration.</p>

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			<p>between Penzance and Long Rock, not mentioned in your scheme. It is important to build affordable housing in smaller areas so that locals are not priced out of their villages e.g. St Buryan, Goldsithney etc.</p> <p>Add new youth provision for young people in Penzance that will cut down on anti-social behaviour of all sorts.</p> <p>Look for a major capital project aka. Tate St Ives, Falmouth Maritime Museum for Penzance. It needs to draw in more tourists. Perhaps a breakwater for surfing and a sandy beach??</p>							<p>Newquay etc. I could go on.</p> <p>Listen to all Town Councillors not just those who seem to oppose all changes!!</p>			
Cllr Chris Goninan				Dispersed	<p>As a minimum I would suggest that we must build 37,000 houses.</p> <p>With regard to the two questions we must meet the needs of the population and therefore as a</p>								<p>Comments noted and will be taken into account when developing the Preferred Approach.</p>

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					<p>silver triangles' and would wish to see the developments dispersed to the towns and villages within the county, where appropriate. Communities need to be sustainable and with the amount of inward migration and second homes many communities are becoming 'ghost areas' losing their identity and becoming known only by name. To drive forward resilient and Big Societies we need to go back to the caring communities I grew up in. That means talking to each other and getting a good balance between the outward migration of the young and the inward migration of the people out of county / country.</p> <p>Developments throughout Cornwall must be linked to economic drivers and we must do all we can to</p>								

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					bring quality jobs to this county, which will mean developments on the main spine. At present far too many people are relying on the holiday trade at minimum wage levels and commuting to work involves for many too many miles to drive.								
D J Pollard		Yes	Issue 1 - what about private residential development. Issue 4 - there's no money for hospitals. Penzance - West Cornwall hospital will become a 'cottage hospital' Issue 5 enough planning criteria and legislation at present - no more please.	Cornwall Towns / High	Option 2 is good but levels poor. Option 3 - what we have had I think what sadly we will get again. Cornwall towns will help me living in Penzance, help small towns. Having said that, Truro triangle will lead. Money follows money.	Only Penzance. People will shop at Hayle due to supermarkets. Guildford Road ideal for West 1 distribution.	Getting less with closing shops and pubs - can't stop it - economics and past poor local plans.	When they can - St Just, Pendeen for example. now only commuter towns, due to cheaper housing in the past.	Price of petrol could have a minor change - nothing else, only tin mining restarting sometime hopefully.	Build in the Heamoor area - Lutherwearne Farm.	Aecom plan no good, too vague sadly and no vision. With no area framework or Core Strategy in place one can't answer the question fully. Penzance has had no major building since 1986 (end of Local Plan) could according to option 3 have no building till 2030. Only building been schools and college. Not complaining, but 3 new schools (primary) and a college with falling	No	Comments noted and will be taken into account when developing the Preferred Approach. Private housing development is a strategic issue concerning the whole county so was not singled out as a local issue. In addition, your comments, including those concerning Lutherwearne Farm, have been passed to the Penzance Town Framework lead for further consideration.

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											<p>numbers means over supply and going nowhere! Hayle has pulled west Cornwall down. Hayle has no sea views from Hayle town, Hayle is no Rock or Padstow, hence no money (just a long tube) Hayle has a by pass. Don't go there! Hayle had money (ING) brownfield site, no houses, Objective one. Still didn't go. This area based plan relies on other papers, is this a 'yellow pages' when it should be a 'planning bible.' Sadly I feel this could be a waste of time. Option 3 for planners would be like 'turkeys voting for</p>		

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											Christmas' Please more industrial sites, residential sites, not so much green!		
David Lobban	PCL Planning	Yes	We support the local spatial priorities identified.		We believe that for this particular area a more dispersed distribution would best enable the issues of the area to be addressed.							No	Comments noted and will be taken into account when developing the Preferred Approach.
Edward Bolitho	Bolitho Estates		The issue of communications is a vital one for the area. Therefore the long term future of the mainline railway and the provision of air and sea links to Scilly need to be a separate issue and not merely tacked onto the end of the worthy but unlikely hope of tackling traffic congestion. Increasing the importance of these issues may help in the contest with those who remain determined to destroy the town through their well-meaning but perverse efforts to prevent any		West Penwith needs to be considered alongside Hayle and St Ives, as noted above. If this is not possible, then – given that we have dismissed Option 3 earlier – neither Options 1 nor 2 are suitable for West Penwith, with both seeking higher levels of housing than is sensible achievable without degrading the natural environment in the area. Although the SHLAA identified a number of potential housing sites around Penzance, most would lead to unacceptable sprawl away from							Yes	Points on issues noted and will be considered when redrafting. The Community Network Areas boundaries have been pre-determined and are used for convenience – however the functional relationship between the Hayle & St Ives CNA and Penzance is noted and will be considered when determining the Preferred Approach.

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			improvements taking place.		<p>the centre of Penzance and most would also lead to a significant degradation of the views to and from both St Michael's Mount and Trengwainton, 2 major tourist attractions in the area, whose setting needs preserving. The Penwith 2008 Core Strategy showed sensible options for Penzance of around 1,300 houses – way lower than those proposed in Options 1 or 2. Therefore, both Options 1 and 2 need reconsideration as far as west Penwith is concerned.</p> <p>The need for sufficient rural housing to allow settlements to remain viable has already been mentioned. In addition, in West Penwith there are numerous redundant vernacular barns in hamlets, farms and in the countryside.</p>								

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					Given the pressure on housing, conversion of suitable ones into houses should be encouraged, rather than made exceptionally difficult as at present.								
Edward Iliffe	MDL Developments Ltd	Yes	Issue 2 should not just be limited to Convergence Funding schemes but should pay note to supporting any investment from the private sector that can be attracted, especially that which would act as a catalyst to wider regeneration.	High	<p>We would support options 1c or 2c for Cornwall Towns or Dispersed Distribution on a high level of growth.</p> <p>The reasons for this are that: by aiming for a high level of growth, and putting the provisions in place in planning policy, this will provide the right basis for delivering that level of growth in terms of services and supporting infrastructure. A high level of growth should be aimed for so that the critical mass can be created to sustain and invigorate the local economy.</p> <p>In addition to this, there has been an increase in immigration over recent years</p>				<p>There is a potential for Newlyn to be supported by other settlements, not only through Penzance but also through its close neighbour Mousehole. This demonstrates the wide reaching impact on and from a settlement's hinterland. In addition however, proposals at Penlee Quarry that have been through consultation for a number of years with regard to a scheme that could support new economic job creation, along with additions to the visitor economy and new housing, both affordable and</p>	<p>Please see comments above to Question WW3 (d) re the need to include the considered proposals for Penlee Quarry which could significantly shape a key part of this area.</p> <p>The proposals for Port Penlee (Penlee Quarry) and the Sandy Cove Boatyard would provide not only a working boatyard with boat hoist, but a development within the quarry of:</p> <ul style="list-style-type: none"> • A hotel • Circa 200 berth marina • Circa 150 berth dry stack • Potentially 200 residential units including much needed affordable housing • Circa 30,000sqft of live/work units • Public open space within the 100 acre site 	<p>Please see comments above to Question WW3 (d) and WW4 re the need to include the considered proposals for Port Penlee which could significantly and positively shape a key part of this area, economy and environment and solve several current concerns.</p> <p>In addition to these proposals, are those for the Sandy Cove Boatyard, which could complement plans for Newlyn Harbour. There is</p>	No	<p>Comments noted and will be taken into account when developing the Preferred Approach.</p> <p>In addition, your comments have been passed to the Town Framework officer for consideration.</p> <p>The proposals for Port Penlee are well known to the Council and will need to be considered in line with the overall development strategy for the area.</p>

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					<p>in comparison to the original trend of out migration. This will assist to increase economic growth if that immigration is sustained. To sustain it, the facilities, services and jobs need to be in place, and only through proper planning for this quantum of development can that be done.</p> <p>In short, to provide the long lasting sustained growth that Cornwall requires through sustainable development, this high level of growth should be the aspiration.</p> <p>Both the Cornwall Towns and Dispersed Distribution are important, as these do not concentrate growth to certain key and isolated areas at the expense of others. Indeed, the growth of smaller settlements provides for a sustainable pattern of growth</p>				<p>private, not to mention the addition of a new leisure facility, should be supported and taken into account.</p> <p>What is of particular relevance here is the complementary nature of bringing a related industry i.e. boats to a well established fishing port. These additional boats will greatly improve and increase demand for boat related services. These are high quality jobs and under threat whilst the fishing industry adapts to new methods.</p> <p>These proposals will significantly enhance the local economy in Newlyn and support the development of waterside activity in Penzance and the wider use of Mounts Bay</p>	<p>The Boatyard alone could create 75 jobs over the 5 acres of this site.</p> <p>In addition the project will lead to:</p> <ul style="list-style-type: none"> • Preserving and providing an active reuse to an industrial landscape reminiscent of Cornwall's heritage • Creating habitats for wildlife that would be naturally protected, including protected species that currently inhabit nearby lands • Efficient use of quarry material for building material in this and nearby projects, reducing road miles for material • Removal of permitted maintenance works in a harbour or on a slip that would not pass current environmental regulations • Removal of permitted lorry trips to and from the quarry permitted till 2042. <p>The scheme aims to create long-term skilled marine related jobs with minimal environmental impact in an area that is currently in decline. The location will act as a natural extension to</p>	<p>currently limited boatyard activity in Mounts Bay based in Penzance and Newlyn with limited capacity. This is especially evident in Newlyn where one slip is capable of only one boat movement per day and is fully utilised. The inclusion of a travel hoist will greatly improve the ability to lift and place boats on dry land for servicing. This boatyard would be a catalyst for further marine development in the area and to sustain the local maritime economy in the area.</p> <p>Both of these proposals should be reflected in a strategy</p>		

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					<p>that has occurred historically in successful places across the UK. This will allow the existing facilities and community networks to grow, develop and be sustained through support for the existing and new facilities, in turn supporting the new growth.</p> <p>Finally, with the Dispersed Distribution, it is important that as this will be spread far and wide, a high level of growth is aimed for.</p> <p>There is no one favoured option between these two as any approach must recognise the need to create sustainable patterns of development as advocated by the Government and there will need to be a need to look at distribution on a localised basis within each Community Network Area.</p>				<p>for boating purposes. It will also act as a strategic staging post for leisure yachting to and from the Isles of Scilly acting as a natural stopping point before heading further East to Falmouth and beyond. Despite the significant work and consultation that has been undertaken on behalf of the quarry owners and by the former District Council, these proposals do not seem to be discussed in the Strategy or Discussion Paper. Exclusion of such a significant scheme threatens to weaken the basis upon which future planning policy discussions are founded and weaken the strategy itself.</p>	<p>sailing areas west of Falmouth, increasing the tourist spend without impact on the existing road infrastructure.</p> <p>The owner and promoter of the proposals have been in lengthy positive discussions and consultation with the local community and councils, including the Newlyn Fish Industry Forum for many years. Consultation has been ongoing since early last decade for over seven years with much positive support being generated. A significant piece of work has been undertaken jointly by MDL and Penwith District Council to examine the environmental impacts from this project in combination with other local projects including Newlyn Harbour, the Penzance Ferry Terminals and Penzance Promenade. This included a transport assessment to demonstrate the lack of combined significant environmental impact.</p> <p>The Port Penlee and Sandy Cove projects will assist to answer the local overriding concern of long-term, good quality and sustainable employment. A</p>	<p>specifically for Penzance and Newlyn, especially due to the previous support from the local Council in promoting these projects in combination with the other local high profile projects. To exclude these two projects would weaken the future planning strategy for Penzance, Newlyn and the surrounding area.</p>		

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										<p>significant benefit is that the project addresses the need to provide those skilled jobs in the winter months when typically the tourism spend declines (apart from at Christmas). Both Penlee and Sandy Cove would be able to provide for car parking during the summer months when typically demand is high. Both these latter points were recognised through the consultation and seen as significant positives for the area with summer parking and winter jobs being in short supply in Penzance, Newlyn and Mousehole.</p> <p>In addition, it is important to note that the proposals will have environmental benefits rather than disbenefits and that they are being privately promoted rather than relying on public money or grants. Considerable resources have been committed to the project and this should be recognised in the current emerging planning strategy, given the importance that the project could have to the local economy, environment and not least, community. In addition, it is not a mutually exclusive project and</p>			

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										<p>would not prejudice other projects from coming forward.</p> <p>Given that the Newlyn Harbour proposals are mentioned in the documents, it is right that the potential Port Penlee and Sandy Cove projects are listed as these have been assessed alongside Newlyn Harbour and their importance to the local area is similar and interrelated. These proposals provide a key economic opportunity, through private investment, which should be supported through the project's recognition as a key area of change/transformation. This project is an exceptional opportunity, the potential of which needs to be recognised in this strategy in order to correctly inform the future planning opportunities for the area.</p>			
Elaine Baker	Town Clerk St Just Town Council		Amendments made to Issues - see attachment.	Dispersed / Medium		Penzance	Across the area the civil parish is adequately served by facilities and services on the current population	Yes	The Town Council feels that there is a need for improved local transport links. Focus should be on linking rural settlements – not exclusively the towns.	The Town Council feels that development should be well distributed and encourage development of the economic and employment base.	The Town Council would like to see a household waste recycling facility to the west of Penzance being realised.	Yes	<p>The points made on the issues will be considered when redrafting.</p> <p>The comments on the development strategy are noted and will be considered</p>

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							level.						when drafting the Preferred Approach.
Ian Williams	Cornish Social and Economic Research Group	No	<p>Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public 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</p>		'Steady-state' dispersed.					There is potential in this CNA to meet a proportion of housing need under the 'steady-state' scenario through the transfer of second homes into the residential market.		No	<p>The area issues were developed individually for each CNA based on the priorities coming out of 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</p>

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			<p>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> <p>Promote and develop the maritime sector.</p>										<p>housing etc.</p> <p>The comments on the development strategy are noted and will be considered when drafting the Preferred Approach.</p>
James Jacoby	Clerk Perranuthnoe Parish Council			Cornwall Towns / Low	My Council voted unanimously to support 'Option 1' but with the proviso that care should be taken to ensure that villages and hamlets should keep their identities and that development should not be allowed to take place by which villages and hamlets be								Comments noted and will be taken into account when developing the Preferred Approach.

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					merged together. The existing nucleus of hamlets should be maintained by using protected green field areas, as at present exists in the Penwith Local Plan. Villages and slightly larger communities should have only small pockets of development, with no more than two or three houses in an area, and then not on green field sites.								
J Boyle					Option 1 would be my preference but if these objectives could be achieved and if Option 3 were adopted then Penzance's status would have to be upgraded to equal say at least that of St Austell.						Since I live in Penzance it is Penzance upon which my interest centres. Cornwall is a great place to live but an extremely difficult place in which to earn a good living. This is why young people move away and retired people move in creating a very unbalanced population. I wish to suggest two	No	Comments noted and will be taken into account when developing the Preferred Approach. Thank you for your suggestions. There are currently 2 groups who have put forward proposals to build a marina at Penzance – one put forward by the Penzance Harbour Users Association and the other by Port Penlee.

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											<p>long term objectives which I believe would help to redress the balance.</p> <p>Penzance is situated at the entrance /exit between the English Channel and the Atlantic Ocean. It should take much more advantage of this position by creating a very large marina, say at Wherrytown, filling the sea from the swimming pool to Newlyn Harbour. Such a development would bring considerable business and prestige to the town.</p> <p>Long Rock beach is devalued by the railway line running along its edge and the entrance to the town is</p>		<p>There have also been discussions in the past about terminating the mainline at St Erth station due to potential sea level rise at Long Rock.</p> <p>Your comments have been passed to the Penzance Town Framework lead for further consideration.</p>

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											not very impressive with industrial estates and cheap holiday chalets. If the railway station could be moved about 2 miles east and all the railway land between the old station car park and the present Penzance railway station be developed with a promenade backed by prestigious hotels it would bring great benefits to the town.		
J Christie			Equal consideration should be given to social, economic and environmental issues. Add (or amend Issue 5) 'Ensure location, scale and design of new development minimises impact on the environmental		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 of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or					Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.		No	This comment has been repeated for all CNAs. Agree – the sustainability appraisal process makes sure all three aspects (social, environmental and economic) are considered. The issue of impact on the natural

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			goods and services (including wider catchment, coast and nearshore waters). Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation'. Add 'Address higher than average occurrence of second and empty homes (8.5% compared to 7.6%).'		Economy led option depending on the environmental features of specific sites.								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.
Jonathan Pollard		Yes	More residential development in Penzance area.	Cornwall Towns / High	N/A	Penzance and St. Just	Newlyn	Yes	Build more houses	Luthergwearne Farm Heamoor Penzance TR20 8RX would supply adequate development	Build more houses	No	Comments noted and will be taken into account when developing the Preferred Approach. In addition, your comments concerning Luthergwearne Farm have been passed to the Penzance Town Framework lead for further consideration.
Lesley Rootes	St Levan Town Council (new Clerk	Yes	Prioritise broadband out to rural villages	Dispersed / Medium ?	[ticked Option 1, low; Option 2, medium; and					The idea of groups of villages and hamlets being considered in		No	Comments noted and will be taken into

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	Alexis Male)		and settlements west of Penwith to encourage business. When building include workspace / places.	(Requested to clarify)	Option 3, low]					terms of planning strategies so that they fulfil the criteria e.g. if you live in a hamlet but your nearest village is half a mile away and has a school / shop etc it may be suitable for building.			account when developing the Preferred Approach. However, we are still awaiting clarification of your preferred distribution / growth option – it is presumed your favourite is Dispersed / Medium?
M Calder	The National Trust		The Trust supports prioritising issue 5, 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. Careful consideration needs to be given to the amount of new development in relation to this issue, not just its location, scale and	Cornwall Towns / Low	The Trust is concerned about the capacity for medium and high levels of growth in relation to West Penwith due to the sensitivity of the natural and historic environment. The Penwith District Council LDF Core Strategy Preferred Options Report (2008) whilst concentrating major development in the two main urban areas of Penzance and Hayle, proposed 1,625 homes for Penzance/Newlyn over 20 years, but also considered 1,300 homes for Penzance/Newlyn as an alternative option. Therefore,							No	Points on issues and Key Features are noted and will be considered when redrafting. Some issues raised are strategic county-wide issues but this does not mean they will not be taken into account locally. The Community Network Areas boundaries have been pre-determined and are used for convenience – however the functional relationship between the Hayle & St Ives CNA and Penzance is noted and will be considered

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			<p>design.</p> <p>The Placed Based Issues Paper, in relation to the evidence under 'Environment' (table 8), mentions the contribution Listed Buildings make to the area, but fails to specifically acknowledge the importance of St Michael's Mount, although it is mentioned under 'Key Features' and 'Key Facts' as being 'internationally renowned' and under the 'Local Economy' (Table 3) as being one of the most popular tourist attractions in the County. St Michael's Mount, is a designated heritage asset, that comprises a grade I listed building, numerous other associated listed structures, and a registered park and garden. The listing text to the main building describes the</p>		<p>the Cornwall Core Strategy options for growth (under Cornwall Towns and Dispersed options) starting at over 3,000 dwellings for West Penwith, with no option of less than 3,000, appears to have unduly restricted the alternatives to be considered.</p> <p>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 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</p>								when determining the Preferred Approach.

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			<p>Mount as: "unique, there is no other building in England which has such a remarkable situation".</p> <p>The Placed Based Issues Paper (Appendix B) fails to include LCA 4 (Mounts Bay) in the list of Landscape Character areas within this Community Network Area. This is a serious omission. Despite this omission, Appendix B on landscape character still highlights a specific issue for consideration within this area, being to 'Conserve and maintain key viewpoints of St Michael's Mount'. However, in the main body of the paper the 'Environment' Table (Table 8) fails to list this as a specific issue. LCA 4 puts forward a Planning Guideline over</p>		<p>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>Penzance is West Penwith's main urban area, functioning as an employment, administrative and service centre of sub-regional significance. However, there are significant constraints to development around the town and more widely around Mounts Bay. There should be a presumption against development in the undeveloped coast, as well as recognition of the</p>								

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			<p>the need to survey the bay area to define the key view corridors to the Mount, and to protect them from intrusive development or concealment. The registered park and garden at Trengwainton (grade II*) includes an iconic view to the Mount, and Mount's Bay, of historical significance, which needs to be acknowledged and protected. In contribution to the LDF evidence base, the Trust has spatially defined and submitted to your authority a plan showing the significant views from Trengwainton, as well as the associated 'essential setting', in a letter dated 4 March 2010 (copy attached as Annexe 4). This should be acknowledged, and the issue highlighted as in need of</p>		<p>need to protect the setting of St Michael's Mount, and the registered park and garden at Trengwainton, with its iconic views to the Mount (see comments above under WW1 and WW5). These issues give great cause for concern in relation to proposed medium and high levels of growth if either a 'Cornwall Towns' or a 'dispersed distribution' option were to be progressed.</p> <p>The CC Places Based Plans webpage makes clear that a 'Town Framework' is being developed for the Penzance and Newlyn area, and that this will link with the Penzance and Newlyn Area Framework Plan for economic growth being developed by Aecom consultants. It is understood that the town framework will establish the capacity for housing growth,</p>								

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			<p>addressing. Also, more broadly there is no mention under evidence in the Place Based Issues Paper of the contribution registered parks and gardens make to the character of this area, whilst other assets, such as listed buildings are mentioned.</p> <p>Additional issues to be added: The Placed Based Issues Paper highlights that coastal issues are also key to this area with the need to protect and enhance the undeveloped coast, define the coastal zone, and manage coastal change. The earlier version of this issue paper in 2008, when it covered a wider spatial area (Place-based Issues Paper: Area 9 – Helston & Lizard- Hayle & St Ives – Penzance & St Just - Functional Area), flagged</p>		<p>by taking a holistic approach; considering place and landform, and using constraint mapping. Without this framework being available, it is difficult for interested parties to consider the capacity for growth within this area and to offer an informed view over the West Penwith growth options.</p> <p>Growth in this area also needs to be considered more closely with growth options in the Hayle and St Ives Community Network Area. The Penwith District Council LDF Core Strategy Preferred Options Report (2008) detailed three options it had considered for distributing growth over the district area, which ranged between over 3,700 homes and nearly 4,900 homes in just the main towns of St Ives & Carbis Bay and Hayle (with additional homes</p>								

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			<p>that: 'The Coastal Zone is the most significant environmental resource of the area in terms of the provision of natural habitat, visual amenity and tourist attraction to the area.'</p> <p>Addressing coastal issues should therefore also be added as a specific priority issue, which should include managing coastal change and protecting and enhancing the unspoilt character and appearance of the undeveloped coast.</p>		<p>allocated to smaller towns and villages in their hinterlands), and yet in the Cornwall Core Strategy options for the Hayle and St Ives Community Network Area, the maximum growth being considered under the 'Cornwall Towns' distribution option for the whole Hayle and St Ives CNA is only 3,800 in total. It is unclear why the option of more growth is not being considered here when the minimum option in the Cornwall Core Strategy for the West Penwith area, under 'Cornwall Towns' and 'Dispersed options' starts at 3,100 homes, despite options as low as 1,300 homes for Penzance/Newlyn had been considered in 2008, as stated above.</p>								
M. L. Pollard		Yes	More residential development for the betterment of the area	Cornwall Towns / High	I favour option 1 though I have no major objection to option 2 but Penzance has had	Penzance and St Just	Newlyn	Yes, but have no infrastructure	There is a need for more houses of all description but preferably	Build on Luthergwearne Farm Heamoor Penzance a Penwith proposed site.	Build more houses and tourist facilities.	No	Comments noted and will be taken into account when developing the

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					no development since 1986 so there is a genuine need for development in the area.				residential.				Preferred Approach. In addition, your comments concerning Lutherwearne Farm have been passed to the Penzance Town Framework lead for further consideration.
R Noy	Ludgvan Leaze Developments	Yes	More houses in Heamoor, Ludgvan, Crowlas and surrounding areas. These areas are already supported by good transport. Open and affordable housing on smaller settlements. This is the problem - not enough open market in the areas above. Penzance pricing itself out of business because of high car parking rates, shop rents, Penzance dying town.	Dispersed / High	Environment - what difference between greenfield sites around small villages or big towns? Still land, doesn't make any difference. Too much red tape around villages because of AONB and National Trust. Economy - why should smaller rural areas be excluded from majority of public and private investments? Tourists need value for money	Penzance	Newlyn, St Just, Pendeen, St Buryan, Crowlas, Ludgvan.	Buses, schools, shops, garages, pubs.	Build more houses and work units which could create more jobs.	Local Plans in the past have been Rubbish! through lack of vision by poor Councillors and also older people around them with stick in the mud views, majority of them come here to live and some second home buyers. NO CHANGE they cry. No future for our young people born here and others come to live in our community.	Build more houses in the Heamoor area. No need for a larger fish market because of lack of fish due to EEC Regulations. Short term free car parking in Penzance would help. Build new harbour and pier for the Super Liners and boating marina outside of railway station. No need for marina in Newlyn Quarry because people could	No	Comments noted and will be taken into account when developing the Preferred Approach.

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											throw stones on Super Yachts and also who would like to be in hole with no scenery?		
Richard Ward	Planning Development Manager Campaign to Protect Rural England (CPRE)		Page 111, Heading 1.19 - This CNA should have the title of Penzance and West Penwith to be consistent with other CNA titles. Page 111, Employment – No reference is made to the fishing industry which is a major and serious omission.	Low	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. Please see attached letter for further detail.							Yes	Page 111 Heading - The CNA titles and boundaries are already pre-determined by another service of the Council. Page 111 Employment – Agree. Comments noted on the development strategy and will be considered when developing the Preferred Approach.
Roger Lowry	Penzance Harbour Users Association	No	The answer is 'no', the first priority should be to regenerate Penzance from the harbour, the other issues are important but need the catalyst of economic regeneration driven by implementing a scheme such as that proposed	Cornwall Towns / Low	The answer is low growth (in terms of housing) for Option 1 – Cornwall Towns (in this context, Penzance). Whatever the demand for housing will be it should be as the result of the creation of new skilled & higher salary based jobs that can be				The answers to this question are beyond the scope of the PHUA proposal for Penzance Harbour Development but there is nothing within those proposals that would adversely affect the way existing settlements in	The development of the PHUA proposal for the harbour in Penzance would not only benefit the town but thanks to its ideal location at the head of Mount's Bay those benefits would be shared by the population and businesses of West Penwith.	The PHUA's proposal for both an Interim Breakwater Section funded by Public Finance and the Private Sector's involvement to realise the Full Harbour development should be	Yes	Comments noted and will be taken into account when developing the Preferred Approach. In addition, your comments have been passed to the Town Framework officer for consideration.

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			<p>by the PHUA in order to be realised. It is interesting to note that the 'Facilities' section for West Penwith in the Core Strategy Area Based Discussion Paper doesn't even mention the word 'harbour' and this is probably the most important asset to the area.</p> <p>There should also be an issue added to the list that covers the need to protect key infrastructure resources such as the railway line / station and A30 section at Penzance from the risk of sea-level rises as described by the Cornwall and the Isles of Scilly Coastal Advisory Group.</p>		<p>satisfied from housing being integrated into the existing town infrastructure.</p> <p>We do still question why Penzance is not considered as being a candidate for Option 3 – Economy Led Distribution when so much potential economic benefit can be identified from the engagement of the Private Sector to deliver the Full Harbour proposal for Penzance.</p>				the area would work together.		central to the economic regeneration strategy for the area.		
Shaun Pritchard	Tech Spec Environment Agency		Penzance is one of the greatest areas of coastal change predicted by the Cornwall and Isles of Scilly Shoreline Management Plan, the plan									No	Comments noted and in addition passed to the Infrastructure team for their consideration also. They will also be considered

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			<p>suggests that a Coastal Change Management Area is established for Mounts Bay. This CCMA should take into account the Marazion Marsh SPA, that ideally should be given space to retreat inland to make it resilient to sea level rise. The CCMA should also take in to consideration the potential need to realign transport infrastructure back from the shoreline through Longrock to Chyandour. This is liable to have direct implications for redevelopment at Eastern Green.</p> <p>Furthermore, Penzance is the area of second greatest concentration of properties at risk of flooding in Cornwall. Wave action needs to be considered in addition to nominal still water flood</p>										when redrafting to ensure that they are given more weight for the area.

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			<p>predictions.</p> <p>These flood and coastal risks should be given greater significance in the Environmental Features.</p> <p>Depending on the plans for Wherrytown and the Penzance Promenade, the plan needs to ensure that any future coastal management along this frontage is supported by the local economy and any regeneration.</p> <p>Consideration of the protection and enhancement of UK Biodiversity Action Plan Sand Dune habitats should be considered by the plan. This area includes a number of locations of sand dune that are under pressure from rising sea levels and coastal squeeze.</p>										
Simon Glasson	Clerk	Yes	Issues 1-5 are the right	Cornwall Towns /	Oppose Option 3.	The area is clearly	St Just	St Just tends to operate		The document seriously underestimates the	There should be a	No	Points on Issues agreed.

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	Penzance Town Council		<p>priorities for this part of Cornwall.</p> <p>However, Issue 2 does need definition and how do planners propose to solve this issue? Suggest creating facilities in coastal areas: sailing hubs / fishing / boat maintenance, marine technology and surfing.</p> <p>Issue 6 isn't an important enough concern to figure in this document, and in any event the planning system is not designed to address this matter directly, and should therefore be removed.</p>	Medium	Support a mixture of Options 1 & 2 which would allow for some small scale development within village settlements for sustainability. Option 1 would directly help Penzance's standing, but under Option 2 the new development could be shared rather more with other settlements in its hinterland, which might make it easier to absorb physically and even socially.	dominated by the town of Penzance and its physically attached communities of Newlyn, Heamoor and Gulval.		together with the linear villages making up Pendeen.		threats facing Penzance and West Penwith generally. These threats are especially the loss of employment opportunities, notably from centralised public sector services, the uncertainties over its transport links and functions, and its loss of status to other towns in Cornwall, Truro pre-eminently. The document should accordingly include policies actively promoting Penzance and its area in order to combat these problems.	document which actively promotes employment in Penzance and the surrounding area which embraces the opportunities presented by the maritime economy and harmonises the operations within the ports of Penzance and Newlyn.		<p>Comments on the development strategy are noted and will be considered when developing the Preferred Approach.</p> <p>Individual town policies will begin to emerge at the next stage and there will be further opportunity to make any additional representations then. Comments have been forwarded to the Town Framework Plan lead.</p>
W Wilkins	Madron Parish Council			Dispersed	It was agreed that this was an extremely well produced document and Option 2 is very strongly supported. The grounds for this response is that the other options are geared to the Falmouth, St Austell, Truro area and it is felt that all of the								Thank you. Comments noted and will be taken into account when developing the Preferred Approach.

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					county should benefit from the finances. There is concern that yet again West Cornwall is being excluded from these benefits and this is a time for diversification and an opportunity to spread growth across the county, giving all areas equal chances.								