

Cornwall Town Centre Boundaries Assessment 2012-2013

Introduction

The Cornwall Town Centre Boundaries Assessment 2012-13 outlines how the current proposed Cornwall district local plan town centre boundaries (SOS consultation draft February 2013) have evolved from previous Local Plan designations through consultation with the consultants G V A Grimley (as a part of the Cornwall Retail Study 2010); through advice with the Delivery Teams and town framework lead officers; and with the general public through the Issues and Options and Preferred Options consultations.

The National Planning Policy Framework (NPPF) 2012 sets out the Governments planning policies for England and how these are expected to be applied. Paragraph 21 of the NPPF highlights the responsibility of local authorities to develop strategies to encourage sustainable economic growth. Paragraph 23 emphasises the need for LPA's to pursue policies which support the vitality and viability of town centres through: defining a network and hierarchy of centres; defining extent of Town Centre Areas and Prime Shopping Areas 'based on clear definitions of Primary and Secondary Frontages with policies clearly stating which uses will be allowed within them. There is also an emphasis for planning for the economic future and adaptation of centres with the requirement to allocate for retail, leisure and office uses within town centres and on the edge of centres. Paragraph 156 states that LPA's should identify strategic objectives and policies for the provision of commercial development including retail and leisure and paragraph 158 emphasises the need to maintain an up to date evidence base in which to inform on the policies and strategies on emerging local plans and paragraph 161 emphasises the need to assess both the qualitative and quantitative need for land and floorspace for all types of economic activity including retail.

The methodology of this assessment is kept simple by presenting each stage of the assessment in a series of tables. The tables therefore present a clear easy to read audit of any changes made to any of Cornwall's town centre boundaries at each stage from District Local Plan Designation through to the current SoS Consultation Draft Cornwall Local Plan.

Stage 1: G V A Grimley Proposed Changes to Former District Town Centre designations

Changes between extant former district Local Plan Town Centre Designations and those proposed by G V A Grimley are presented in table 1 below, these are based on consultation with the consultants as a continuation of the Cornwall Retail Study (2010) undertaken during 2011-12. Reference to areas described in each of the town centres can be referenced against maps presented an Appendix 1.

Table 1: Audit of GVA Grimely Town Centre Area's compared to Local Plan Designations

| Town Centre | Identified Changes to Local Plan Designation | Comments |
|-------------------|---|---|
| Penzance | Area 1: Extension to include St John's hall and Clarence Street Car Park | No Issue identified rest of area adopts LP designation |
| | Area 2: Extension to include Wharfside car park | No Issue identified rest of area adopts LP designation |
| St Ives | Area 1: Extension of town centre boundary to include area encompassing the east of Bedford Road | No Issue: Incorporates additional shop frontage and church |
| Hayle Copperhouse | N/A | GVA do not recommend any changes to TC area |
| Hayle Foundry | Area 1: PSF shown to west of Foundry Square though not delineated within proposed GVA TC boundary or the LP designation | No Issue identified - rest of area adopts LP designation – recommend including area of shop frontage identified by GVA to the west of Foundry Square into the new TC boundary |
| Helston | Area 1: GVA proposes lose of town centre area along Church Street | Issue – relates to loss of secondary shop frontage to the centre |
| Camborne | Area 1: Area to the north of the centre to be excluded | No issue - as area only comprises of two isolated A1 units which are not contiguous with the centre frontage |
| | Area 2: Area to the south of the centre to be excluded | Issue - A number of secondary shop fronts will be lost |
| Redruth | Area 1: Exclusion of area to the south of viaduct | Issue – although only one A1 unit within area, site consists of large undeveloped PDL and some derelict buildings which may afford potential redevelopment opportunities for the town centre |
| | Area 2: Exclusion of area to the east of the centre | No issue as no retail or other town centre uses identified in this area except a Methodist church and hall |
| | Area 3: GVA propose expanding TC to include area fronting east side of Green Lane | Issue: Frontage on east side of Green Lane residential – no reason to move TC boundary to east side of lane |
| Falmouth | Area 1: The inclusion of an additional area to the west incorporating the Quarry Car Park and extensions along Killigrew Street and Berkeley Vale | No Issue identified – area includes shop frontage and car park which has potential as relocation site for Tesco |

| Town Centre | Identified Changes to Local Plan Designation | Comments |
|-------------|--|---|
| | Area 2: Proposed extension of town centre area to include Well Lane Car Park | No Issue identified |
| | Area 3: GVA proposal to extend town centre south from Arwennack Street to include Grove Place along to Bar Road Car Park and the Maritime Museum complex | No Issue identified |
| Penryn | N/A | |
| Truro | Area 1: GVA propose extending town centre west along Kenwyn Street to junction with City Road to the south and up to St George's Road | No Issue: Although significant addition of residential uses some addition secondary frontage is gained along with educational and other town centre uses |
| | Area 2: Extension of TC area to the north to include various government buildings, TA Centre, Car Parks and the Cathedral | No Issue – extension includes other town centre uses and amenity space although recommended to retain boundary on south side of St Clement Street after junction with Wilkes Walk |
| | Area 3: Proposed GVA TC extension to the south to include Lemon Street and Tabernacle Street | No Issue: Area includes additional town centre uses and secondary frontage – although recommended to retain town centre boundary along north side of Fairmantle Street |
| Newquay | Area 1: GVA recommends reducing town centre area to exclude predominant area of residential use fronting Jubilee Street | No Issue identified – area forms peripheral residential area to west of retail centre |
| | Area 2: GVA propose deleting residential area to south of Seymour Avenue | No issue identified – residential area |
| | Area 3: GVA propose extension to TC to include area to the north of Cliff Road | No Issue – area benefits from new convenience store |
| | Area 4: GVA recommends extending TC boundary to incorporate area between South Quay Hill and The Crescent | No Issue: area includes some secondary frontage, amenity space and other town centre uses |
| St Austell | Area 1: GVA recommends excluding area between railway station & Priory Road to the West | Issue: Area would form pocket surrounded by town centre area to the south and rail way line to the north |
| | Area 2: GVA recommend excluding area West of Priory Road Car Park | No Issue: Residential area |
| | Area 3: GVA recommends excluding area to east of Beech Lane which Core Strategy includes from LP designation | No issue – area exclusively residential |
| Wadebridge | GVA do not recommend any changes to Wadebridge TC although Core Strategy suggests a couple of minor deletions | No Issue – retain GVA – LP designation |
| Bodmin | GVA do not recommend any changes to Bodmin TC | N/A |

| Town Centre | Identified Changes to Local Plan Designation | Comments |
|---|--|--|
| Bude | Area 1: GVA recommends expanding TC to the west to include the Grenville multi activity Centre and part residential area along Summerleaze Crescent | No Issue: Grenville activity centre provides additional D2 sports and leisure use facilities to support the vitality of the TC |
| | Area 2: GVA recommends including Bencoolen Inn into TC | No Issue: Inclusion of public House into the town centre supports TC vitality |
| Launceston | Area 3: GVA Grimley follows the LP designation | N/A |
| Liskeard | Area 1: GVA recommends reducing the TC area by excluding area to the north of West Street from the centre | Issue: This area includes a potential site identified in the Retail Study as well as incorporating The Town Council Offices, museum and Cornwall Council offices |
| | Area 2: GVA recommends excluding area to the south of Bay Tree Hill from TC | No Issue: Area consists of some retail – secondary frontage broken by residential uses |
| Saltash | Area 1: GVA proposal to extend TC boundary west along Fore Street to junction with King Edward Road to incorporate 5 properties (2 shop frontages) and extend boundary to south of back lane to Fore Street to west side of Wesley Road and south side of Victoria Road | Issue: Extension along Fore Street should only be extended along south side to incorporate 2 shop frontages – as extension along north side merely incorporates 2 residential dwellings. The extensions to boundary to south of back lane to Fore Street, west side of Wesley Street and south side of Victoria Road does not increase centre capacity and therefore meaningless. |
| | Area 2: GVA proposal to extend TC boundary from the north side of Victoria Road to south side and west and north sides of Culver Court to east and south sides and inclusion of the rear residential curtilage behind 17 Culver Road | Issue: Extension does not increase frontage or potential extension |
| | Area 3: GVA recommends excluding large area to south and east of Lower Fore Street | No Issue – area is predominantly residential with the exception of two public houses and the railway station |
| Other Town Centres Proposals Not Covered By GVA Proposals but Referred to in Core Strategy Preferred Options | | |
| Penryn | N/A – Core Strategy proposes to expand centre to include commercial road and the Praze commercial area | Issue - GVA do not recommend any changes to TC area and the Core Strategy proposals are not consistent with PPS4 definitions or applying the sequential test recommend retaining LP designation |
| Bodmin | Areas 1 & 2: Extension to town centre area to the south and west following Fore Street from the junction with Kestenenn and Beacon Hill to incorporate Lower Bore Street as far as the junction with Dennison Road and incorporating Finn VC Estate (Residential) to the north | Issue – secondary frontage apparent up to junction with Robartes Road (Area 1), mainly residential thereafter along Lower Bore Street and Finn VC Estate (Area 2) |
| | Area 3: Extension to town centre area to the north of | Issues – non other than potential high way |

| Town Centre | Identified Changes to Local Plan Designation | Comments |
|-------------|--|---|
| | Dennison Road to include an area enclosed by Pool Street to the north | obstacle presented by Dennison Road to pedestrians – current applications for Fish and Chip restaurant and large car park to support centre role |
| | Area 4: Extension of town centre area to incorporate curtilage plots to the south of Fore Street | Issue – area does not afford addition of frontage to centre provision |
| | Area 5: Former public house at junction of St Nicholas Street and Crinnick's hill | No Issue: PH now converted to other uses no loss of significant frontage |
| Wadebridge | Area 1: Extension of town centre area to include block between Chapel Road and Park Road | Issue – this block consists of residential use only and affords no existing or potential frontage to the town centre |
| | Areas 2 & 3: Extension of town centre to south to incorporate part Trevanion Road, Jubilee Road and Southern Way | Issue – much of proposed extension does not consist of secondary frontage although an extension confined along the north side of Jubilee Road and the car park adjacent to the east (Area 2) does afford potential for contiguous frontage current use garages |
| | Area 4: Extension of town centre to incorporate car park to the north (WAD9) | No Issue – none, extension serves to protect parking services for the town centre |

Stage 2: G V A Grimley Proposed Changes Checked with NPPF Conformity

The second stage of the assessment looked at the proposed changes identified in stages 1 in reference to the town centre definitions outlined in the National Planning Policy Framework (NPPF). As a further check officers leading on the Town Framework Plans were also consulted on the proposed changes to identify whether proposed changes were not only in conformity with the NPPF but to ensure that further proposals coming forward out of the town framework plans are not omitted. Reference to areas described in each of the town centres can be referenced against maps presented in Appendix 2.

Table 2: GVA Grimley Proposed Changes and Conformity with the NPPF

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-----------------|--|---|--|
| Penzance | | | |
| Area 1 | <ul style="list-style-type: none"> Extension of PSA west to incorporate Greenmarket | No substantial issue identified – area proposed consists of contiguous frontage although there is a concentration | Forms natural extension of PSA – Dave Slatter Agrees to retain within PSA as |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|------------|---|--|---|
| | and part of Alverton Street to infill to existing Town Centre boundary. | of A2 office usage | defined on latest Local Plan map – No action required |
| Area 2 | <ul style="list-style-type: none"> Extension of PSA from Queens Square south to incorporate Chapel Street as far as the junction with Abbey Street | Issue that extension as far as Abbey Street incorporate large frontage of residential uses. However there is contiguous retail frontage from the current PSA along chapel Street as far as Custom House Lane | Extension of PSA south along Chapel Street as far as Custom House Lane. Extension passed this point does not form contiguous frontage and is not recommended – Dave Slatter recommends Local Plan map boundary should be altered to remove single sided row on north side of chapel street between custom house and abbey street Action: Remove PSA area along Chapel Street south of Custom House Lane |
| Area 3 | <ul style="list-style-type: none"> Extension of PSA north along Causewayhead from cinema to junction to the north | No issues: proposal forms contiguous frontage with existing PSA and connects with two car parks | Forms natural extension of PSA – Dave Slatter Agrees to retain within PSA as defined on latest Local Plan map – no action required |
| Area 4 | <ul style="list-style-type: none"> Extension of PSA north east along Market Jew Street from Wharfside Centre up to the junction with Leskinnick Street incorporating Albert Street to the east | Issues that proposed extension will include development block north of Albert Street and South of Station Street which is in affect separated from the PSA by fast flowing traffic | Extension of PSA on the north side of Market Jew street as far as Leskinnick Street incorporates contiguous frontage as does the extension on the south side going east into Albert Street along the southside until joining with old PSA on Wharf Road. Not recommended to include development block north of Albert Street Action: Remove PSA north of Adelaide Street and Albert Street Dave Slatter agrees that area 4 should be removed from PSA but recommends modifying the boundary so that only the northern side of Adelaide street is excluded |
| Area 5 | <ul style="list-style-type: none"> Extension of PSA to incorporate Bread Street running east from Causewayhead as far as the Arcade Steps: | Issue that extension incorporates large number of residential uses. Where retail current to the western end it does not form contiguous frontage with PSA from Causewayhead | Although secondary frontage exists in part as far as Belgravis Street it does not form a contiguous frontage from the existing PSA Action: Remove PSA in Bread Street Dave Slatter recommends area 5 should be |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|--------------------------|---|---|---|
| | | | excluded from PSA |
| Area 5A | <ul style="list-style-type: none"> Additional area included into town centre to the north of Causewayhead | No Issue – Area includes two car parks and some secondary frontage | |
| n/a | <ul style="list-style-type: none"> Introduction of Primary Shopping Frontage along Market Jew Street | No Issues other than Frontage should not extend along Jennings Street as there is no contiguous frontage with main high street | Not to include Jennings Street New Local Plan Map issue is resolved no action required |
| Hayle Foundry | | | |
| Area 1 | <ul style="list-style-type: none"> Introduction of PSA following former town centre boundary | issue opportunity to include retail uses on the west side of Foundry Square from Foundry House to Whites Warehouse | Include area to west of foundry square into town centre and PSA No issue- latest LP Map now includes |
| Area 1A | <ul style="list-style-type: none"> Additional Area included into town centre and PSA | Issue: Area includes a roundabout and Millenium Gardens | No issues- discussed with Malcolm |
| Area 2 | <ul style="list-style-type: none"> Introduction of PSA following former town centre boundary | Issue – PSA should not extend north along Penpol Terrace passed Inspirations as contiguous Frontage is broken be residential properties | Restrict PSA as far as Inspirations along Penpol Terrace Issue: Latest LP Map does not include recommendation Marcus Healen – Agrees to remove PSA extension along Penpol Terrace Action: Remove PSA extension along Penpol Terrace |
| n/a | <ul style="list-style-type: none"> Introduction of Primary Shop Frontage | Issue – restricted, no reason not to extend as far as the Curry Leaf on Penpol Terrace | Extend proposed PSF to include part of Penpol terrace as far as the Curry Leaf No Issue - Not a major problem |
| Hayle Copperhouse | | | |
| | <ul style="list-style-type: none"> Introduction of PSA following former town centre boundary | No issues | No Issue |
| | <ul style="list-style-type: none"> Introduction of Primary Shop Frontage | No issues | No Issue |
| St Ives | | | |
| n/a | <ul style="list-style-type: none"> Town centre boundary adjacent Tregenna Terrace along the south | Issue – need to confirm if original boundary has been altered – mapping a bit fuzzy | Confirm no change to town centre boundary |
| Area 1 | <ul style="list-style-type: none"> Extension of PSA area to south to include Tregenna Hill and Fernlea Terrace | Issue – Fernlea Terrace does not present a contiguous shop frontage like Tregenna Hill | Extend PSA along Tregenna Hill only as this forms a natural extension and contiguous frontage – not to include Fernlea Terrace Issue: Latest LP Map does not include |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|----------------|--|--|--|
| | | | recommendation. Marcus Healen agrees to remove PSA along Fernlea terrace Action: remove PSA from Fernlea Terrace |
| Area 2 | <ul style="list-style-type: none"> Extension of PSA to south west to include Dove Street, Gabriel Street and Chapel Street | Issue – Dove Street is residential back lane | Not to include Dove Street into PSA Issue: Latest LP Map does not include recommendation. Marcus agrees Action: Remove PSA on Dove Street |
| Area 3 | <ul style="list-style-type: none"> Extnsion of PSA west from high street to include Bedford terrace | Issue – Bedford place does not afford contiguous frontage where the proposed PSA actually extends beyond the town centre boundary | Restrict proposed western extension of PSA to join up high street with chapel street Issue: Latest LP Map does not include recommendation, Marcus Healen agrees to remove PSA from Dove Street Action: Remove PSA on Bedford Terrace |
| Area 4 | <ul style="list-style-type: none"> Extension of PSA to the east to incorporate Wharf Road along the harbour | No issue | Natural extension of contiguous frontage No Issue |
| Area 5 | <ul style="list-style-type: none"> Extension of PSA north along Fore Street from number 40 to junction with Fish Street, the Wharf and Wharf Road | No issue | Natural extension of contiguous frontage No Issue |
| Helston | | | |
| Area 1 | <ul style="list-style-type: none"> Deletion of town centre boundary to the west of Coinagehall Street incorporating Bowling green and Coinagehall | Issue – Reason not to include! Bowling Green provides leisure activity within centre, contiguous town centre use to support centre | Provide statement to explain deletion of this area from town centre No issue with latest LP Map change not included. |
| Area 2 | <ul style="list-style-type: none"> Former fringe PSA north west of Coinagehall street no longer counted as PSA | Issue – none of the other than all other fringe areas are included as new PSA (Camborne and Redruth) | Retain as PSA - Should PSA incorporate the former fringe areas in West 2? No issue with latest LP Map change not included. |
| Area 3 | <ul style="list-style-type: none"> Area to south of western end of Coinagehall Street not previously fringe area but now counted as PSA | Issue – Residential area with no contiguous frontage | Retain as just town centre area No issue with latest LP Map change not included. |
| Area 4 | <ul style="list-style-type: none"> Deletion of town centre area along Church Street | Issue – Reason not to include! Church Street comprises number of shops with form a secondary frontage which | Issue: Retain as part of town centre area Outstanding issue as latest LP maps still |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-------------------|---|---|---|
| | | is not contiguous but probably should remain part of the town centre because of the supportive role | exclude this area – awaiting response from Chloe |
| Area 5 | <ul style="list-style-type: none"> Deletion of PSA area to the south of Coinagehall Street and west of Meneage Street | Issue – area contains a number of commercial units easily accessible for pedestrians | Retain area within former PSA No issue with latest LP Map change not included. |
| Area 6 | <ul style="list-style-type: none"> Deletion of PSA area to the north CO-OP which includes a clinic and a library | Issue – no apparent reason for deletion | Retain area within former PSA No issue with latest LP Map change not included. |
| Area 7 | <ul style="list-style-type: none"> Former Fringe Area at the eastern end of meneage street not included in proposed PSA | Issue – no apparent reason for deletion | Retain area within former PSA No issue with latest LP Map change not included. |
| n/a | <ul style="list-style-type: none"> Introduction of PSF boundary | No issues identified | Natural choice of proposed frontage |
| Camborne | | | |
| Area 1 | <ul style="list-style-type: none"> Area around Basset Street deleted from town centre area | Issue | Malcolm - Matthew Brown – no issues identified |
| Area 2 | <ul style="list-style-type: none"> Area between Union Street and Tolcarne Street Deleted from town centre area | Issue | Malcolm - Matthew Brown – no issues identified |
| Area 3 | <ul style="list-style-type: none"> Area between Vyvian Street and North Parade deleted from town centre area | Issue | Malcolm - Matthew Brown – no issues identified |
| Area 4 | <ul style="list-style-type: none"> Area at junction of Fore Street and Vyvian Street deleted from town centre area | Issue | Malcolm - Matthew Brown – no issues identified |
| Area 5 | <ul style="list-style-type: none"> Area east of Wellington Road deleted from town centre area | Issue | Malcolm - Matthew Brown – no issues identified |
| Area 6 | <ul style="list-style-type: none"> Additional area at Car Park to the north of Roswarne Road is included in consultation for latest LP Map | Issue | Malcolm - Matthew Brown – no issues identified |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-----------------|--|--|--|
| Redruth | | | |
| Area 1 | <ul style="list-style-type: none"> Area east of Falmouth Road deleted from town centre area | Issue | Malcolm - Matthew Brown – no issues identified |
| Area 2 | <ul style="list-style-type: none"> Area west of Sea View Terrace Deleted from town centre area | Issue | Malcolm - Matthew Brown – no issues identified |
| Area 3 | <ul style="list-style-type: none"> Additional area extending West to incorporate the Old Brewery is included in consultation for latest LP Map | Issue | Meeting between Greg and Malcolm – issues identified concerning justification Greg Emailed Matthew Brown regarding extending to include Tesco- Matthew Brown agreed to extend to include. |
| Falmouth | | | |
| Area 1 | <ul style="list-style-type: none"> Central Shopping Area at top of high street has been deleted | Issue – area of high street been deleted from town centre area and not included in PSA – contiguous frontage | Retain original town centre area which is the same as the Central Shopping Area (in terms of the sequential test) New Local Plan Map resolves issue Matthew Williams Agrees with latest Local Plan Map i.e include upper high street within town centre but not within PSA – No Action required |
| Area 2 | <ul style="list-style-type: none"> The town centre boundary cuts off an area of high street which was formerly part of the Central Shopping Area | Issue – Proposed pSA in high street extends beyond the proposed town centre | Extend town centre boundary to include, probably to original unless justified New Local Plan Map resolves issue Matthew Williams Agrees with latest Local Plan Map – no changes no action required |
| Area 3 | <ul style="list-style-type: none"> PSA previously between car park and Quarry Hill deleted | Issue – None –does not form secondary frontage to support centre | New Local Plan Map resolves issue Matthew Williams Agrees with latest Local Plan Map – no changes – no action required |
| Area 4 | <ul style="list-style-type: none"> Proposed extension of town centre area to include Killgrew Street and Brrok Street down to the junction of Berkeley Vale | Issue: From Berkeley Vale back to the centre, the town centre boundary should rejoin the PSA – Central Shopping Area boundary and not wonder up Quarry Hill as no frontage present, secondary or otherwise | Natural to include proposed extension but trim to fit PSA boundary when it joins it in Berkeley Vale – New Local Plan Map resolves issue Matthew Williams Agrees with latest Local Plan Map – no changes – No action required |
| Area 5 | <ul style="list-style-type: none"> Proposed extension of town | Issue – this area affords no retail and is not only | Natural extension following south from main |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|--------------|--|--|---|
| | centre boundary running along Vernon Place and Gylling Street down to junction of Bar Road and Avenue Road | predominantly residential but is also detached from the former Central Shopping Area geographically being on top of a ridge overlooking | high street (Arwenack Street) to junction of Bar Road and Avenue Road incorporating the shopping facilities and museum etc.. Not to include area on ridge proposed along Gylling Street Vernon Place New Local Plan Map resolves issue Matthew Williams Agrees with latest Local Plan Map – no changes |
| Area 6 | <ul style="list-style-type: none"> Proposed extension of town centre boundary following south east from main high street (Arwenack Street) to junction of Bar Road and Avenue Road incorporating the Discovery Quay shopping precinct and Monument car park | Issues – No issues with extension of town centre boundary in this direction but should be modified to include Museum and remainder of Tidemill House | Proposed extension should apply to area to the east of Arwenack Street and should be extended to include the Maritime Museum and the rest of Tidemill House New Local Plan Map resolves issue Matthew Williams Agrees with latest Local Plan Map – no changes No Action required |
| Area 7 | <ul style="list-style-type: none"> Maritime museum and remainder of Tide Mill House not included in proposed extension to town centre area | Issue: Facilities form an integral part of Discovery Quay complex | Extend town centre area to include maritime Museum and the remainder of Tide Mill House – New Local Plan Map resolves issue Matthew Williams Agrees with latest Local Plan Map – no changes no action required |
| Truro | | | |
| Area 1 | <ul style="list-style-type: none"> Extension of central shopping area (TC) boundary in the south to include Lemon Street up to the junction with Charles Street & Fairmantle Street with the inclusion of Tabernacle Street | Issues – no substantial issues – Lemon Street although not having contiguous retail frontage with proposed PSA it does consist of large number of secondary uses to support the centre. Extending to include tabernacle Street makes sense if proposed town centre boundary is delineated to north side of Fairmantle Street | Proposed town centre boundary should follow the north side of Fairmantle Street New Local Plan Map resolves issue Rob Lacey – no issues with Local Plan map area should be TC and not PSA – no alterations required |
| Area 2 | <ul style="list-style-type: none"> Extension of central shopping area (TC) boundary in the south West to include area between Lemon Mews, | Issues – Extension along north side of City Road to include Lemon Mews and north part of Infirmary Hill incorporates secondary frontage to support centre. Extension of boundary to follow City Road from | Extension of centre along north side of city road to Junction of Infirmary Hill and along west side of Infirmary Hill to join the PSA includes secondary frontage and rear |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|------------|---|--|--|
| | along City Road to include extension along Kenwyn Street | Infirmity Hill to include rest of Kenwyn Street and rear area of St Dominic Street includes mostly residential area and little in the way of secondary uses frontage to support the centre | servicing and parking to support the centre. Extension beyond here incorporates predominantly residential area rear of St Dominic street & remainder of Kenwyn Street – For this area recommended to retain former Central Shopping area boundary New Local Plan Map resolves issue Rob Lacey – no issues with Local Plan map - area should be TC and not PSA – no alterations required |
| Area 3 | <ul style="list-style-type: none"> Extension of central shopping area (TC) boundary in the west to include extension of Frances Street to include part Ferris Town and St George's Road to the west and the law courts along with tie rest of Edward Street Castle Street up to Union Street | Issues – proposes extension incorporates a largely residential catchment apart from the are serving the law courts and ancillary parking. Also one way system serves as a potential pedestrian barrier if future frontage was to expand in this direction | Retain the central shopping area boundary for the town centre boundary in this area incorporating the secondary frontage along Frances Street and rear servicing served by the Leats New Local Plan Map Changes Agreed Rob Lacey – no issues with Local Plan map - area should be TC and not PSA – no alterations required |
| Area 4 | <ul style="list-style-type: none"> Extension of central shopping area (TC) boundary in the north to include council offices up to the viaduct and Oaks Way and area between the Cathedral, St Clement Street and Old Bridge Street | Issues – The area above St Clement Street is a natural choice for extending the town centre to the north but St Clement Street effectively serves as traffic barrier to extending frontage proposals, currently no secondary frontage is included in this area. Below St Clement Street the area serves as the grounds of the Cathedral, weir and eating recreational area and does not have any secondary frontage to support the primary shopping frontage and is unlikely to do so in the future. | Town centre area should follow boundary of former central shopping area from top of top of King Street pedestrianised area, behind library and along High Cross Street, up Old Bridge Street, along Wilkes Walk and along St Clements Road eastward to the roundabout New Local Plan Map Changes Agreed Rob Lacey – no issues with Local Plan map - area should be TC and not PSA – no alterations required |
| Area 5 | <ul style="list-style-type: none"> Proposed Primary Shopping Area excludes Old Bridge Street | Issue – only issue concerns the exclusion of Old Bridge Street from PSA as it provides a contiguous frontage for the primary shopping frontage via St Mary's Street | To include Old Bridge Street and adjacent car park into PSA from Wilkes Walk and south side of St Clement Street New Local Plan Map Changes Agreed |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-------------------|---|---|--|
| | | | Rob Lacey – no issues with Local Plan map - area should be TC and not PSA – no alterations required |
| Area 5a | <ul style="list-style-type: none"> Additional area added through consultation which includes land to the north of Oak View | Issue – Car park, TA Centre and residential | Rob Lacey – issues with Local Plan map - area should not be TC and or PSA – no TC uses identified. Rob agrees to delete this area from TC Action Delete this area |
| n/a | <ul style="list-style-type: none"> Proposed Primary shopping frontage | Issues – none with proposed but concerns that frontage follows mainly previous Local Plan ones. 'Core' shopping zones has expanded since to include much of Lemon Quay as a pedestrianised precinct. | Consider extending primary shopping frontage to include lower Clement Street (both sides) to connect with Lemon Quay and possibly extend to north and part of the south sides of the precinct - no issues with Local Plan map no action required |
| Newquay | | | |
| n/a | <ul style="list-style-type: none"> No change to town centre boundaries | Issues identified – extension to town centre to include north side of cliff road from ALDI to Rocklands Hotel where proposed PSA extends (see below) | Extension to town centre to include north side of cliff road from ALDI to Rocklands Hotel Meeting between Greg and Malcolm – no issues identified, retain TC boundary |
| Area 1 | <ul style="list-style-type: none"> Proposed new PSA boundaries extending along north side of cliff road from ALDI to Rocklands Hotel | Issues – issue concerning proposed PSA boundaries except comment above in relation to extending town centre boundary to incorporate north side of cliff road from ALDI to Rocklands Hotel | Meeting between Greg and Malcolm – no issues identified – retain PSA boundary |
| Area 2 | <ul style="list-style-type: none"> Proposed PSA area extended along Oakleigh Terrace | Issue – proposed extension incorporates Co-op to the south of the station but is not contiguous frontage | Meeting between Greg and Malcolm – no issues identified, retain PSA boundary |
| St Austell | | | |
| n/a | <ul style="list-style-type: none"> No change to town centre area | No issues identified | N/A |
| Area 1 | <ul style="list-style-type: none"> Proposed PSA area extension across Trinity Road to incorporate top part of West Hill and Truro Road | Issue – West Hill and Truro Road is not contiguous with primary shopping frontage and Trinity Road and the junction with Truro Road and West Hill serves as a pedestrian barrier to continued frontage. | Extension of PSA to include secondary frontage along Truro Road should be made after consideration of high way pedestrian improvements LP Map does not incorporate recommendation – Phil Baker agrees to recommendation |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-------------------|--|--|--|
| | | | Action remove from PSA area |
| Area 2 | <ul style="list-style-type: none"> Proposed PSA extension to the north of Fore Street to incorporate Biddick's Court | Issue – vehicle access is constrained, area on interweaving passages and part of conservation area. No contiguous frontage with Primary Shopping Frontage | Need to review possible extension of PSA into this area as access and development potential restricted – Phil Baker seems eager to retain as addition part of PSA – agreed no issues |
| Area 3 | <ul style="list-style-type: none"> Proposed PSA extension to the east incorporating Church Street and High Cross Street to the north of East Hill | Issues – None as this forms a contiguous frontage with the proposed Primary Shopping Frontage and forms the natural PSA secondary frontage to support the centre | No Issue, no changes recommended to current map. |
| Area 4 | <ul style="list-style-type: none"> Area north of East Hill deleted from town centre area | Issue | Meeting between Greg and Malcolm – no issues identified |
| Area 5 | <ul style="list-style-type: none"> Area west of Priory Road Deleted from town centre area | Issue | Meeting between Greg and Malcolm – no issues identified |
| Area 6 | <ul style="list-style-type: none"> Additional area extending to south west to incorporate Moorland Road is included in consultation for latest LP Map | Issue | Meeting between Greg and Malcolm – no issues identified, retain extension to TC –no change |
| n/a | <ul style="list-style-type: none"> Proposed Primary Shopping Frontage | Issues – none identified | N/A |
| Wadebridge | | | |
| Area 1 | <ul style="list-style-type: none"> Deletion of Eddystone Road – Harbour Road from former district PSA | Issues – none, predominantly industrial units set along quayside affording no secondary frontage to support centre | New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 2 | <ul style="list-style-type: none"> Deletion of Goldsworthy Way as part of former district PSA | Issue - none, predominantly industrial uses set along bypass | New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 3 | <ul style="list-style-type: none"> Deletion of former kernow engineering site from former | Issue – key site for potential retail redevelopment and extension of primary shopping area with contiguous | New local plan map issue is not resolved but potential site remains in town |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|---------------|---|---|---|
| | district PSA | frontage from the centre | centre – no issues Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 4 | <ul style="list-style-type: none"> Extension of town centre area to include block between Chapel Road and Park Road | Issue – this block consists of residential use only and affords no existing or potential frontage to the town centre | Retain former town centre boundary along Chapel Road Zoe B-J: No problem identified with New Local Plan Map – Greg - area include news retail yard Agreed to retain changes |
| Area 5 and 6 | <ul style="list-style-type: none"> Extension of town centre to south to incorporate part Trevanion Road, Jubilee Road and Southern Way | Issue – much of proposed extension does not consist of secondary frontage although an extension confined along the north side of Jubilee Road does afford potential for contiguous frontage current use garages | Recommendation is to reduce extension to include area to north of Jubilee Road and the car park adjacent to the east (Area 5) and not to extend to Area 6 Zoe B-J: No problem identified with New Local Plan Map – however conflict as area incorporates residential and other uses and no secondary frontage - Meeting between Greg and Malcolm – no issues identified, retain PSA as in current Local Plan map |
| Area 7 | <ul style="list-style-type: none"> Extension of town centre to incorporate car park to the north (WAD9) | Issue – none, extension serves to protect parking services for the town centre | No Issues: Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Bodmin | | | |
| Area 1 | <ul style="list-style-type: none"> Deletion of former PSA block west from Market Street between Fore Street and Dennison Road | Issue – none identified, steep geography does not promote area as the natural extension to PSA and does not present a contiguous frontage with prime shopping frontage | New local plan map issue is resolved Louise comments – agrees with LP map to retain as town centre but not PSA – no further action required |
| Area 2 | <ul style="list-style-type: none"> Deletion of former PSA area covering Post office and adjacent Shire Hall | No Issues | New local plan map issue is resolved. Louise comments – agrees with LP map to retain as town centre but not PSA – no further action required |
| Area 3 & 4 | <ul style="list-style-type: none"> Extension to town centre area to the south and west following Fore Street from the junction with Kestenenn and Beacon Hill to | Issue – secondary frontage apparent up to junction with Robartes Road, mainly residential thereafter along Lower Bore Street and Finn VC Estate – no reason to include garden plots running along to the south of Fore Street | Recommend extension of town centre westward along Lower Bore Street as far as the junction with Robartes Hill and Finn VC Estate (Area 3) – almost exclusively residential thereafter (Area 4) |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-------------|---|---|---|
| | incorporate Lower Bore Street as far as the junction with Dennison Road and incorporating Finn VC Estate (Residential) to the north | | New local plan map issue is not resolved – Louise comments and agrees no significant town centre uses beyond Robartes Hill - Louise comments – agrees to retain area 3 as town centre extension but not area 4 – Action to remove area 4 from town centre area Area 3 should be retained as extension to town centre area but not area 4 – Action: delete area 4 |
| Area 5 | <ul style="list-style-type: none"> Extension to town centre area to the north of Dennison Road to include an area enclosed by Pool Street to the north | Issues – non other than potential high way obstacle presented by Dennison Road to pedestrians – current applications for Fish and Chip restaurant and large car park to support centre role | None if pedestrian linkages can be overcome New local plan map issue is not resolved Louise comments – agrees to retain area 5 no change to Local Plan map required |
| Area 6 | <ul style="list-style-type: none"> Extension of town centre area to incorporate curtilage plots to the south of Fore Street | Issue – area does not afford addition of frontage to centre provision | Recommend retaining town centre boundary as contiguous with proposed PSA running south along Fore Street following former designation boundary – New local plan map issue is not resolved Louise comments – agrees with Local Plan map to retain area 6 as some scope to deliver retail space – no changes to local plan map agreed |
| n/a | <ul style="list-style-type: none"> New primary shopping frontage | No issues identified | Louise comments – agrees with Local Plan map |
| Bude | | | |
| Area 1 | <ul style="list-style-type: none"> Deletion of former town centre area and PSA to the NW from Sainsburys to the Headland Club | Issue – PSA retains part of area but splits Sainsbury from the serviced car park and lies outside of the town centre area. The town centre area had been deleted | Recommendation is to retain original town centre and PSA boundary – no change to area and appears arbitrary to cut off boundary between car park and superstore New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|--------------|--|---|---|
| Area 2 | <ul style="list-style-type: none"> Deletion of former town centre area and PSA to the NW indenting along Burn View | Issue – proposed changes isolate two small parts of residential terraced development from rest of town centre | Recommendation is to retain original town centre and PSA boundary along Burn View - New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 3 and 4 | <ul style="list-style-type: none"> Deletion of former town centre area and PSA to the west of Belle Vue Deletion of PSA to comprising a small area to SW between Granville Terrace and Belle Vue | Issue – small pocket area containing post office, car park and adjacent office within contiguous frontage of Belle Vue Issue – a small pocket of residential use isolated on both sides by PSA – does not afford any additional frontage to support centre | Recommendation is to retain original town centre and PSA boundary (area 3) Recommendation is to retain original town centre and PSA boundary as amending PSA boundary will isolate small pocket of TC residential (Area 4) Issue resolved with latest LP map however when deciding on Area 7 would have to trim back as re the NCDC LP boundary |
| Area 5 | <ul style="list-style-type: none"> Deletion of former town centre area incorporating The Strand from the junction with Granville Terrace to the south | Issue – town centre area deleted though PSA retained, presumably a mistake | Recommendation is to retain original town centre and PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 6 | <ul style="list-style-type: none"> Proposed extension of town centre boundary across Burn View to include Chapter House | Issue – proposed extension crosses former boundary running along Burn View to include small pocket of two residential dwellings affording no additional frontage or facility to the town centre | Recommendation is to retail original town centre and PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 7 | <ul style="list-style-type: none"> Additional area extending West to incorporate large area to Bude Canal is included in consultation for latest LP Map | Issue | Zoe B-J: No problem identified with New Local Plan Map – however conflict as area incorporates large amount of residential use and practically no secondary frontage – Meeting between Greg, Malcolm and Paul Webber – all agree not appropriate TC extension Action Required to verify – no |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-------------------|--|--|--|
| | | | secondary frontage – Recommend revising back to NCDC town centre boundary for the west of the town centre – Action Malcolm to discuss with Martin |
| Launceston | | | |
| Area 1 | <ul style="list-style-type: none"> Deletion of former town centre area and PSA to the north of Castle Street and St Mary Magdelane's Church | Issue – Area contains secondary frontage and 2 car parks to serve the centre | Recommendation is to retain original town centre and PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 2 | <ul style="list-style-type: none"> PSA area around St Mary Magdelane's Church | Issue - PSA area around St Mary Magdelane's Church is retained although proposed town centre area does not extend to same extent | Recommendation is to retain original town centre and PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 3 | <ul style="list-style-type: none"> Proposed extension of town centre area from Market Street to include retail uses south of the Blindhole | Issue – none – contains contiguous frontage | New Issue: New Local Plan Map does not include area of retail at the Blindhole: Zoe B-J: No problem identified with New Local Plan Map – no changes recommended. Agreed, retain map no change |
| Area 4 | <ul style="list-style-type: none"> Deletion of former town centre area and PSA around car park adjacent to Southgate Street | Issue – loss of serviced car parking within the centre | Recommendation is to retain original town centre and PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 5 | <ul style="list-style-type: none"> Deletion of former town centre area comprising Southgate Street and Exeter Street | Issue – proposed PSA area still extends over the area despite town centre area disappearing | Recommendation is to retain original town centre and PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|-----------------|---|---|---|
| | | | Local Plan Map – no changes recommended Agreed |
| Area 6 | <ul style="list-style-type: none"> Deletion of former town centre area comprising of the library and Madford House government offices between Madford Lane and Bounsall's Lane | Issue – loss of D2 leisure and B1a office space from town centre area | Recommendation is to retain original town centre and PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 7 | <ul style="list-style-type: none"> Deletion of former town centre area extending west along Westgate Street and to the West of Dockey with St Thomas Road to the north | Issues – Area contains small amount of secondary frontage but does include car park, Guild Hall, Town Hall and other facilities which support the town centre | Recommendation is to retain original town centre boundary but area should fall outside of the new proposed PSA boundary New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| | <ul style="list-style-type: none"> | | |
| n/a | <ul style="list-style-type: none"> Introduction of new primary shopping frontage | No issues identified | N/A New local plan map issue is resolved. Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Liskeard | | | |
| n/a | <ul style="list-style-type: none"> No change to town centre area | No issues identified | |
| n/a | <ul style="list-style-type: none"> New proposed primary shopping frontage follows former district PSA | No issues identified | Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 1 | <ul style="list-style-type: none"> New proposed PSA extended to the west to include Dean Street as far as junction with Fairpark Road, south to include Windsor place and part of Barn Street, the western side of Barras Street | No Issues identified – contiguous frontage with primary shopping frontage | Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed |
| Area 2 | <ul style="list-style-type: none"> New proposed PSA extended to the north to include | Issue – area does not form contiguous shop frontage with proposed primary shopping frontage | PSA boundary should cut off across the top of Barras Street to meet the top of Pike |

| Settlement | Identified Change | Identified Issues NPPF | Recommendation |
|----------------|--|---|---|
| | Barras Place and part West Street | | Street to the east Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Agreed – no action |
| Area 3 | <ul style="list-style-type: none"> Area to the north west incorporating Council Offices Deleted from town centre area | Issue | New Issue: New Local Plan Map does not include previous town centre areas at Zone A which incorporates the Council Offices and Zone B between Varley Street, Lanchard Lane and Barn Street: Zoe B-J: No problem identified with New Local Plan Map – no changes recommended Not agreed issue to retain zone A Meeting between Greg and Malcolm – no objection to removal of areas as do not contribute town centre uses or potential sites to the existing centre |
| Area 4 | <ul style="list-style-type: none"> Area west of Barn Street Deleted from town centre area | Issue | |
| Saltash | | | |
| n/a | <ul style="list-style-type: none"> No change to town centre area | No issues identified | Zoe B-J: No problem identified with Local Plan Map – no changes recommended |
| n/a | <ul style="list-style-type: none"> New proposed primary shopping frontage follows former district PSA | No issues identified | Zoe B-J: No problem identified with Local Plan Map – no changes recommended |
| Area 1 | <ul style="list-style-type: none"> New proposed PSA extended east along Fore Street from the junction with North Road to the junction with Station Road | No issues identified – proposed extension forms contiguous frontage | Zoe B-J: No problem identified with Local Plan Map – no changes recommended No issues agreed |

Stage 3: Conclusion

As a result of the previous 2 stages of auditing proposed changes to town centre boundaries, eleven changes have been identified and agreed as set out in table 3 below.

Table 3: Summary of Proposed Changes

| Town centre | Area | Action | Verification |
|---------------|---|--|----------------------|
| Penzance | Area south of Custom Lane on Chapel Street | Remove PSA boundary but retain within TC | D Slatter Agreed |
| | Area north of Adelaide Street and Albert Street | Remove PSA boundary but retain within TC | D Slatter Agreed |
| | Area between High Street and Bread Street | Remove PSA boundary but retain within TC | D Slatter Agreed |
| Hayle Foundry | Penpol Terrace | Remove PSA boundary but retain within TC | M Healen Agreed |
| St Ives | Fernlea Terrace | Remove PSA boundary but retain within TC | M Healen Agreed |
| | Area around Dove Street | Remove PSA boundary but retain within TC | M Healen Agreed |
| | Bedford Terrace | Remove PSA boundary but retain within TC | M Healen Agreed |
| Helston | Church Street | Add church street to town centre area as original LP designation | Chloe Pitt Agreed |
| Redruth | Westward extension of town centre along Chapel street | Extend town centre area further to include Tesco store | Matthew Brown Agreed |
| Truro | Area to the north of Oak View | Remove town centre area encompassing TA centre and car park | Rob Lacey Agreed |
| St Austell | West Hill/Truro Road west of Trinity Street | Remove PSA boundary but retain within TC | Phil Baker Agreed |