

Development Proposals

The Council is promoting a mixed use redevelopment of the site to enable a vibrant living environment which complements the existing uses that will remain within and around the site.

The site is considered suitable for a mix of uses including residential, office, leisure, community, and health facilities.

However, given the proximity of the town centre and the existence of local centres within walking distance of the site, retail uses are not considered appropriate and are unlikely to be supported in this location.

Developers will be expected to undertake public and stakeholder engagement and consultation exercises to prepare a comprehensive redevelopment plan for the site.

Affordable Housing

The Council will look to secure a minimum 40% of any housing to be developed as affordable homes.

These should be a mixture of 1, 2 and 3 bed properties made available across a range of tenure options to meet the needs of the area.

A legal agreement will be required to ensure priority to those persons in housing need with a local connection to the town of Penzance.

In addition, 10% of the homes should be provided to lifetime homes standards to meet the needs of older and disabled people.

The inclusion of bespoke accommodation such as a warden supported older person's housing scheme to meet the future needs of the area's older population would be supported.

