

**RESPONSE BY ST JUST-IN-PENWITH TOWN COUNCIL (the Town Council's responses to each part of the document are set out in red italics within the body of the document)**

*The Town Council's response relates to the civil parish which consists of St Just, Pendeen and all the settlements within its boundary, which is referred to as ST Just CP in this response.*

## 1.19 West Penwith

### Introduction to the Area

#### KEY FEATURES

**PARISHES:** Ludgvan, Madron, Marazion, Paul, Penzance, Perranuthnoe, Sancreed, Sennen, St Buryan, St Hilary, St Just, St Levan, St Michael's Mount and Zennor.

**POPULATION:** The population in 2007 was 39,300, with a higher proportion of the population over 49 than the Cornwall average and conversely, a lower proportion in the 15-29 age bands.

**ENVIRONMENT:** The area comprises 21,738 hectares and is defined by its outstanding landscape. Much of the area is designated Area of Outstanding Natural Beauty (AONB) and Heritage Coast. There are also 13 Sites of Special Scientific Interest, 1 Special Area of Conservation (Leswidden & Bostraze) and 1 Special Protection Area (Marazion Marsh). Marazion is the gateway to the internationally renowned St. Michael's Mount. The West Penwith area also contains outstanding megalithic tombs, standing stones and stone circles as well as some of the best preserved prehistoric settlements in the country. The area contains a constituent part of the Cornwall and West Devon Mining Landscape World Heritage Site, the St. Just Mining District. There are 25 building conservation areas in the CNA, covering most of the towns and villages. There are level 2 and 3 flood zones in the towns of Penzance, Newlyn and Marazion, as well as in many of the villages and smaller settlements.

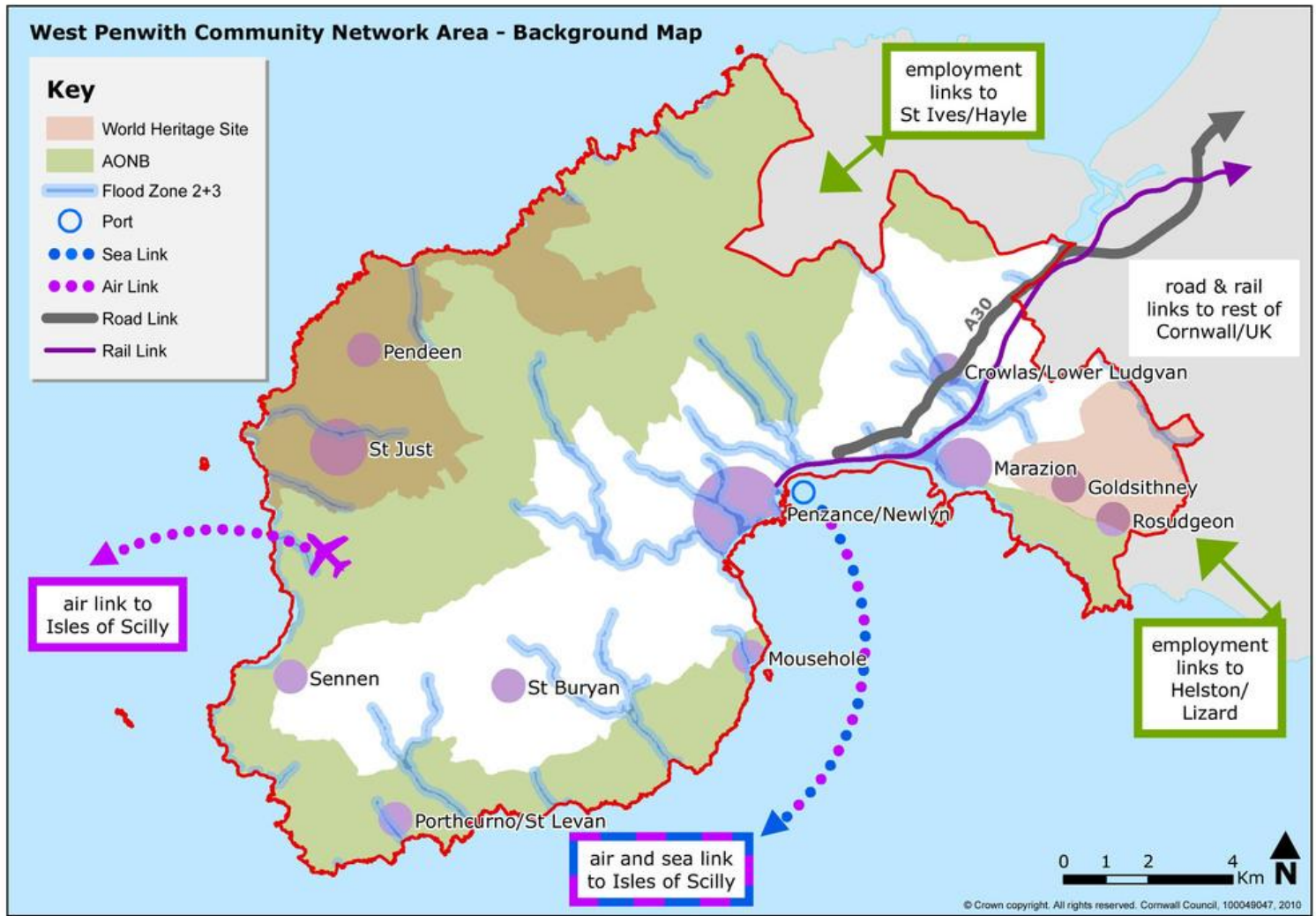
**HOUSING:** There were 19,014 dwellings in March 2010 within the network area - 1,340 of which were constructed in the period 2001-2010. As of March 2010 the total number of dwellings included 1,349 second homes and 264 empty homes. In addition there were 116 dwellings under construction and a further 535 permitted dwellings where work has not commenced; when completed these dwellings will be counted towards the overall growth total. The number of affordable houses needed each year for the next 10 years in the West Penwith CNA to meet the backlog is 105 (approx. net annual need).<sup>(29)</sup>

**EMPLOYMENT:** The local workforce is becoming increasingly dependent on tourism. Employment in hotels, restaurants and the retail sector, and industries that support tourism, has been growing faster than in any other industry. There are also a higher proportion of creative industries in this part of Cornwall than any other.

**TRAVEL:** The area is served by the A30 trunk road to access the motorway network at Exeter. Penzance is the last railway station on the mainline rail network and is served by frequent high speed train links to London and cross-country services.

Penzance provides the key strategic route to the Isles of Scilly, through both the sea link and the helicopter link. There is also an airfield near St. Just which operates flights to the Isles of Scilly.

**FACILITIES:** Penzance is the dominant retail centre in the west of the county. Penzance & Newlyn offer a wide range of services and facilities, from banks and supermarkets to doctors, a leisure centre, 2 secondary schools, primary schools, a library and a hospital. Marazion, St. Just and a number of the larger villages contain a range of facilities including general stores, a secondary school at St. Just, primary schools, village halls, pubs and children's equipped play areas.



## Local Spatial Priorities

Detailed research and consultation have identified potential priorities for the area:

**Issue 1** – Meet the needs of the area in terms of affordable housing, low cost housing and elderly & special needs accommodation. *The Town Council supports this statement.*

**Issue 2** – Encourage new employment schemes that could be provided in Penzance *St Just CP* through Convergence funding, consider how to enhance the maritime economy and investigate rural employment opportunities. This area faces major challenges in the form of unemployment, low wages and personal debt. *The Town Council would also like to make the comment that employment schemes should specifically NOT be centralised in Penzance.*

**Issue 3** – Tackle traffic congestion and large tourist movements during the peak months. In addition, the long term future of the mainline rail network, the provision of air and sea routes to the Isles of Scilly and rural accessibility issues in the far west should be considered. *Town Council supports this statement but would like to add the following comment. That consideration be given to the location of car parking in congested tourist areas to encourage visitors to park within easy walking distance of amenities whilst avoiding the need to drive on roads that cannot absorb the increase traffic flows.*

**Issue 4** – Ensure that the appropriate infrastructure for any major new development is delivered in step. In addition, the local community wish to protect the current level of hospital provision; and the needs of the rural communities in respect of health care, community services and public transport should also be considered. *The Town Council supports this statement.*

**Issue 5** – Ensure development is sensitive to the outstanding natural, built and historic environment of the area. Careful consideration therefore needs to be given to the location, scale and design of new development. *The Town Council supports this statement and would like to add the following. That there should be a balance between sensitivity to historic environment whilst creating opportunities for developments to make 21<sup>st</sup> century statements in the area.*

**Issue 6** – Address community safety and anti-social behaviour in Penzance. *This should be amended to read in the area as whole and not in Penzance.*

## Question WW1

**Do you agree that these are the issues that should be prioritised? Are there any issues that should be added, removed or changed?**

## Opportunities & Growth

- New housing (including affordable housing) could be provided in Penzance, Newlyn, Marazion and St. Just.
- Affordable housing could be developed in smaller settlements to meet local needs.
- Housing growth in Penzance should be in tandem with enhanced training and employment opportunities and bolstered public transport links throughout the area.
- Enhancing Penzance's role as an important retail and service centre in West Cornwall.
- Potential for increased capacity in comparison\* shopping
- Employment space to be delivered through Convergence funding.
- Redevelopment opportunities at Penzance harbour & The Barbican, St. Clare and Eastern Green.
- Park & ride at Eastern Green.

- New fish market and employment space in Newlyn.

\* Comparison shopping is the provision of items not bought on a frequent basis i.e. clothing, footwear, household and recreational goods.

*The Town Council feels that employment, housing, services, retail etc should be encouraged in rural areas and not focused on larger urban areas. The Town Council wishes to discourage extensive travel to employment centres away from St Just CP.*

*St Just CP has existing brownfield sites which are currently under developed and suitable for redevelopment opportunities.*

## **New Housing**

Three different options for housing growth are proposed for Cornwall for the period 2010-2030. The options are based on low, medium and higher assumptions of migration levels, and take into account natural change.

- **Option A** 38,000 new homes in Cornwall
- **Option B** 48,000 new homes in Cornwall
- **Option C** 57,000 new homes in Cornwall

The housing growth options are explained in more detail in the Options Paper and the Housing Growth background evidence base paper which is available separately.

*No additional comment*

## **Distribution of New Development**

In addition to the three growth options, three distribution options are proposed for Cornwall for the period 2010-2030:

- **Option 1: Cornwall Towns Distribution** would concentrate new development in Cornwall's main towns. This model does not specifically include or preclude eco-communities.

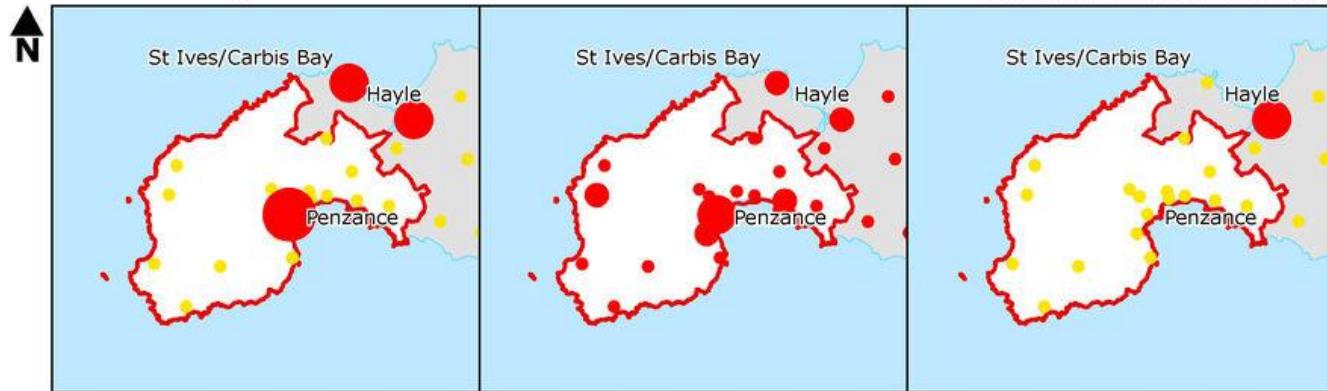
- **Option 2: Dispersed Distribution** is a more dispersed pattern with a much greater focus on small market towns and villages that are important locally. This model does not specifically include or preclude eco-communities. ***The Town Council's response relates to the civil parish which consists of St Just, Pendeen and all the settlements within its boundary, which is referred to as ST Just CP in this response.***
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- **Option 3: Economy Led Distribution** is based on the Economic Strategy for Cornwall and focuses the majority of growth to regeneration and key employment areas as well as areas where there is a high market demand for housing. It also enables larger scale innovation and development such as the 'eco-communities'.

More details on the distribution options are provided in the Cornwall Options Paper.

The following diagram illustrates the potential implications of the three growth options and three distribution options for the West Penwith CNA.

Growth and Distribution Options  
**West Penwith Community Network Area**

0 5 10 Kilometres  
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**Option 1: Cornwall Towns**

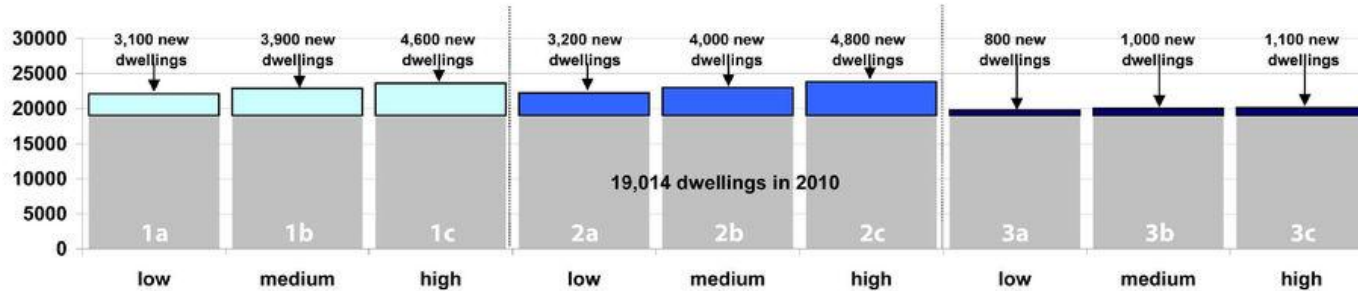
This option would focus around 75% of major development into Cornwall's main urban areas. The remaining 25% of growth would be distributed through the rest of Cornwall. In this CNA, growth would be focused on Penzance.

**Option 2: Dispersed Distribution**

This option proposes a more dispersed pattern of growth throughout Cornwall with a much greater focus on small market towns and villages, or 'clusters' of villages that are important in their local areas. In this CNA Penzance and some smaller settlements such as Marazion and St Just would experience growth.

**Option 3: Economy Led Distribution**

This option, based on the Economic Strategy for Cornwall, focuses around 75% of growth to regeneration and key employment areas as well as where there is a high market demand for housing. It also enables larger scale innovation and development such as the 'eco-communities'. The remaining 25% of growth would be distributed throughout the rest of Cornwall.



**Question WW2**

Which of the 9 growth / distribution options do you think works best for this area? Please let us know why or if you have an alternative suggestion for distribution.

*The Town Council supports Option 2 Dispersed distribution solution, taking into account the economic and environmental issues the level of building should be towards the lower end of the spectrum and well distributed across the area.*

### **Settlements Working Together**

We want to understand whether new development can help local communities meet their day to day needs and where this should be provided. For example, smaller settlements may generally look to a single accessible town for day to day services, facilities and employment.

Alternatively, communities living in and around smaller settlements may be better provided for if the smaller settlements are treated as a cluster for the shared provision of new development, services and facilities. A cluster of smaller settlements could have an equivalent range of employment, services and facilities to those in a larger settlement - only they may be slightly further apart.

Further information on the options for smaller settlements is set out in the Planning for the Role and Future of Smaller Settlements in Cornwall Evidence Base paper.

*No additional comments.*

### **Question WW3**

**Think about how your community network area works to support your day to day life. Have a look at the questions below and give us examples of how it works for you.**

- a) Is the area dominated by one or two key towns (including any towns outside your CNA)?** *Penzance dominated.*
- b) Does the area have any villages that are self contained in terms of facilities and services?** *Across the area the civil parish is adequately served by facilities and services on the current population level.*
- c) Are there groups of smaller villages that naturally share facilities and services?** *The Town Council agrees that a number of settlements within the parish share facilities / services.*
- d) Would you change the way these settlements work? Please let us know how.** *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.*

### **Other Comments for the Community Network Area**

### **Question WW4**



**Do you have any other comments on future development within the West Penwith CNA?** *The Town Council feels that development should be well distributed and encourage development of the economic and employment base.*

## **Penzance & Newlyn Area Framework Plan**

As part of the evidence base for the Core Strategy, an 'Area Framework Plan' is also being developed for Penzance and Newlyn. This will provide a vision and spatial strategy for the towns, as well as highlight existing and future infrastructure requirements. The Area Framework is being developed in tandem with the Core Strategy and will provide further evidence in its on-going development.

### **Question WW5**

**Are there any issues or opportunities, which have not already been highlighted, that you feel should be reflected within a strategy specifically for Penzance and Newlyn? (This could relate to a vision; the level or types of housing / commercial growth; infrastructure requirements, or any other topic you feel relevant).** *The Town Council would like to see a household waste recycling facility to the west of Penzance being realised.*