

Penwith District Council

Penwith Local Development Framework

Penzance Area Action Plan 2006 - 2026

**Issues and Options
Summary & Overview of Representations**
(Public Consultation 17 January – 25 March 2008)



September 2008

Produced by:

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PENZANCE AREA ACTION PLAN 2006 - 2026

Issues & Options Consultation (17 January – 25 March 2008)

Summary of Representations (Letters and Emails)

Ref	Key Issues	Key Points
1	Gypsies and Travellers	Objection to potential site off Tredavoe Lane - various concerns; Mount Misery is better site, because not so intrusive on residential properties.
2	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
3	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
4	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.
5	Open Space (Leskinnick)	One of last open spaces; only pleasant view for residents of these two rows of houses; natural haven for wildlife, birds nest in trees; parking issues.
6	Open Space (Leskinnick)	One of last open spaces; only pleasant view for residents of these two rows of houses; natural haven for wildlife, birds nest in trees; parking issues.
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10	Open Space (Leskinnick)	One of last open spaces; only pleasant view for residents of these two rows of houses; natural haven for wildlife, birds nest in trees; parking issues.
11	Open Space (Leskinnick)	One of last open spaces; only pleasant view for residents of these two rows of houses; natural haven for wildlife, birds nest in trees; parking issues.
12	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.

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14	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
15	Open Space (Leskinnick)	Object to development on site; conservation area; very narrow road causing parking and delivery problems; should be made a 'one-way' street; land is not derelict, used to grow many things; haven for wildlife.
16	Open Space (Leskinnick)	Only green space in conservation area; already overdeveloped with no garden space; already parking problems in area, development will increase problems; Local Authorities seem to have disregard for trees and wildlife in its area; suggest building on ground in higher class areas where householders have their own gardens; property value will decrease because of high density.
17	Gypsies and Travellers/Development at P17 (Land North of Gurnick Estate)	Objection to potential site at Tredavoe Lane – various concerns; Also have concerns regarding Land North of Gurnick Estate; access through bungalow estate; will destroy tranquillity of area; increase in traffic up Lower Gurnick Estate, in effect creating a 'rat-run'.
18	Open Space (Leskinnick)	Have sold many properties in this area and most occupied by families; popular because of open space and greenery; building anything there would completely change nature of both terraces, and would blight a pleasant peaceful user-friendly residential area; one of very few areas of open space left in north-eastern sector of Penzance; strong objection to any building in this area.
19	Open Space (Leskinnick)	There is little 'green spaces' in area and to lose more would be a tragedy; area is already highly developed and must not lose another green space; strongly opposed to development and cannot understand thinking behind idea; conservation area.
20	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.
21	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.
22	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.

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23	Open Space (Leskinnick)	One of last open spaces; only pleasant view for residents of these two rows of houses; natural haven for wildlife, birds nest in trees; parking issues.
24	Open Space (Leskinnick)	Objection to development of land; conservation area; area of high density housing; various parking issues; current good neighbourly feel could be ruined by new development; will harm quality of life in area.
25	Open Space (Leskinnick)	Objection to development of land; beautiful greenery and wildlife cannot be destroyed; provides vital green space in highly developed area; less green space adds to flooding and global warming issues; increase in parking issues; should be providing more open spaces.
26	Open Space (Leskinnick)	Objection to development of land; rare patch of urban green space; need to protect part of Penzance's character.
27	Gypsies and Travellers	Objection to potential site on Land West of Newtown roundabout (P27) – various concerns
28	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
29	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
30	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
31	Gypsies and Travellers	Objection to potential site at Tredavoe Lane – various concerns
32	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
33	Open Space (Leskinnick)	P40 (Leskinnick Terrace) not suitable for redevelopment; one of few 'green areas' remaining in this part of Penzance; land is not lying fallow or is it derelict; concerns on impact of development on listed buildings.
34	Gypsies and Travellers	Objection to potential site at Tredavoe Lane – various concerns; requesting more time for consultation.
35	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.

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36	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
37	Gypsies and Travellers	Objection to potential site at Tredavoe Lane – various concerns; also wish to point out that correspondence regarding the Action Plan is poor.
38	Open Space (Leskinnick)	Object to development on this site; will be bought up as second homes; nice green space and wildlife.
39	Gypsies and Travellers	I would like to object to the proposed site at Mount Misery; I do not agree with Mount Misery being shortlisted as a site.
40	Gypsies and Travellers	I would like to object to the proposed site at Mount Misery – various concerns
41	Open Space (Leskinnick)	Object to any development of the site; poor design of map; confusing correspondence from Council officers; confusion over current sites designated as open spaces; concern of effect of any development on listed buildings; area of peace in noisy, busy town; lovingly cared for gardens and allotments; haven for wildlife; conservation area, part of historic townscape; already huge parking and traffic problems in area, dangerous for children and the elderly; extremely densely developed area and opposed to any new development.
42	Open Space (Leskinnick)	Appalled to hear that the site is a potential development site; strongly oppose the use of this piece of land; understand that land was designated green space; one of reasons for buying property there; important wildlife habitat; access to the Church would be an issue; parking issues; lack of light to properties as a result of development; reduction of property value.
43	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
44	Open Space (Leskinnick)	Opposed to development at Leskinnick Terrace; conservation area; detrimental to the site; have already had lots of developments in area; should not even be considered for development.
45	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
46	Open Space (Leskinnick)	Object to development on site; already problems with over-development; area is designated open area; should be maintained as gardens and allotments; ability to find parking spaces has become intolerable; need to keep green space; part of historic town; find it questionable why this area was marked on the map as a potential development site.
47	Gypsies and Travellers	Objection to potential site on land at Tredavoe – various concerns
48	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.
49	Gypsies and Travellers	Object to potential site at Tredavoe – various concerns

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50	Open Space (Leskinnick)	Object to development on site; space that is well used and well loved; provides rare space of green in a densely populated area; wildlife habitat; parking issues due to over-development of area.
51	Open Space (Leskinnick)	Lodge strongest objection to development of site; is as unthinkable of building on Morrab Gardens or Penlee Park; green space in Penzance is so important to well being of residents and visitors.
52	Gypsies and Travellers	Object to potential sites at Tredavoe – various concerns.
53	Gypsies and Travellers	Object to potential sites at Tredavoe – various concerns.
54	Open Space (Leskinnick)	Object to allocating as development site; loss of green space in densely populated area of Penzance; not other green spaces in area; damage to wildlife habitat; alteration of character of the conservation area; traffic issues; loss of allotments; loss of light to properties.
55	Gypsies and Travellers	Strongly opposed to any site near Long Rock or any residential areas – various concerns
56	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.
57	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
58	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
59	Gypsies and Travellers	Objection to potential site at Tredavoe – various concerns
60	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
61	Gypsies and Travellers	Objection to potential site at Tredavoe – various concerns
62	Open Space (Leskinnick)	Objection to development on site; people gardens and are all in use; loss of allotments; significant contribution to character of Penzance; one of few green spaces in town; effect of negative development on tourist trade; parking and traffic issues; effect on services; dangers of increased traffic; preservation of conservation area; wildlife haven; overlooking issues.
63	Gypsies and Travellers	Pleased that the action plan is giving due consideration to the needs of Gypsies and Travellers; suggest that outreach consultation be undertaken with Gypsies and Travellers who are likely to occupy them.
64	Long Rock sports field	The field in question is Rydal Field which is privately owned and is not used for any sporting purpose whatsoever. I ask you to take steps to rectify this error.

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65	Open Space (Leskinnick)	Objection to any development of the site; densely populated area; need space to breath; area needs protection.
66	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
67	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
68	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
69	Open Space (Leskinnick)	Concern regarding the possible zoning, for potential housing development on site; increase in parking issues; green space provides essential “lung” in this part of Penzance; already high-density residential area; loss of gardens and allotments; supportive of affordable housing on Cross Street.
70	Open Space (Leskinnick)	Objection to development on site; already high density; traffic and parking issues; haven for wildlife; loss of green space; support Penwith Street/Cross Street development, new developments in Bread Street in particular have done much to improve the area.
71	Open Space	Need to recognise the threat of 'garden-grabbing' to the unique character of Penzance; is right that development should be largely directed to the main towns of the District, should not be to the detriment of the character of our urban environment; affordable family housing has been exacerbated by the increase in sub-division of properties; building on gardens is not sustainable development.
72	Open Space (Leskinnick)	Totally against any future development of land in conservation area; already over-populated with housing; loss of garden and allotment space.
73	Open Space (Leskinnick)	Strong objection to development on land; is a crime this day and age when we are trying to improve life for people, especially when people have no garden of their own; lovely green space which is asset to town; cannot get green space back when it is gone.
74	Long Rock Playing Field	Object to potential development of Long Rock children playing field; very important part of village communities as only safe green area for children to play; will cause increased traffic problems; the playing field association holds a 14 year lease on the site and we cannot see how you can consider this as a designated site to develop on.
75	Gypsies and Travellers	Dismayed to hear that a site for Travellers being considered at Tredavoe – various concerns
76	Open Space (Leskinnick)	Objection to the apparent indiscriminate selection of sites in the Penzance and Newlyn area for future building; need to preserve green spaces.
77	Gypsies and Travellers	Objection to potential site at Long Rock – various concerns; also objections to development of playing field.

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78	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
79	Gypsies and Travellers	Objection to potential site in Newlyn area – various concerns
80	Open Space (Site P37)	Concerned about development of site P37 behind Morrab Road; traffic issues resulting from loss of garages; mainly concerned with P37, however am appalled with amount of green space across town that is considered as potential development site.
81	Open Space (Leskinnick)	Objection to potential development site; loss of green space; traffic issues, already a 'rat-run'.
82	Open Space (Leskinnick)	Strongly oppose any development to the land; loss of gardens and allotments; wildlife haven; not a brownfield site and never been developed; increase in traffic problems; developing the land would be to the detriment of all residents who live in the area and to Penzance as a whole.
83	Gypsies and Travellers	Objection to potential site in Long Rock – various concerns
84	Open Space (Leskinnick)	Expressing concern about the over-development of East Penzance; increased traffic problems after 'one-way' system in Market Jew Street; a large amount of development in the area has already increased traffic and over-crowding issues; loss of green space unacceptable; wildlife.
85	Open Space (Leskinnick)	Objection to potential development site; should be protected as green space; important wildlife haven.
86	Open Space (Leskinnick)	Compelled to state my objection to any future development of these sites; informing public of consultation has been poor; confusing and poorly labelled map; green spaces and indeed gardens form integral and historic part of any townscape; poor access and the actual physical space of the plot is too small; already high-density area; important breathing spaces; increase in car usage; parking issues; disregarding of traffic controls; other issues with wider plan include loss of other green spaces, concerns over harbour development, cycle path issues, business support poor from council, recycling poor.
87	Open Space (Leskinnick)	Space provides area of comparative quietude in what is a busy and congested town; important green space; gardens and allotments all used and appreciated; traffic already a problem and will increase; conservation area; Action Plan seems comprehensive and impressive and has taken a lot of work and I appreciate the opportunity to comment.
88	Long Rock Playing Field	Strongly oppose any idea of the loss of our safe childrens playing area; beggars belief that any sane person could even consider the idea of losing this field.
89	Open Space (Leskinnick)	Strongly object to the possibility of development; should remain protected for its natural beauty; loss of green space.
90	Land South of Polmeere Road	Object to any potential development on P8 – land south of Polmeere Road; already social problems in area which would increase with more housing; flooding issues.
91	P17 Land North of Gurnick Estate	Understand the need for housing but the loss of beautiful countryside is a serious matter; concerns of traffic increase and

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	and Gypsies and Travellers	potential 'through' road up estate; objection to potential traveller site – various concerns
92	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
93	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
94	Open Space (Leskinnick)	Objection to potential development site; already crowded part of Penzance; traffic issues; land used for recreation; calm and quiet place; loss of allotments; there are 'brownfield' sites in and around Penzance that could meet needs of the council.
95	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
96	Open Space (Leskinnick)	Objection to potential development site; loss of green space; green haven in particularly built up area; loss of allotments; traffic issues; urge you to protect this site.
97	Gypsies and Travellers	Objection to potential site at Tredavoe – various concerns
98	Long Rock Playing Field	Objection to potential development of Playing Field; vital safe play area for children; land used by former Baltic Pine should be used before any new land; also land to West of Poniou Lane to be considered for housing before the playing field.
99	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
100	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
101	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.
102	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.
103	Open Space (Leskinnick)	Object to loss of green space; is in conservation area; site adds considerable interest and character to built up surroundings; it is not derelict land but forms gardens and allotments; haven for wildlife, several mature trees and shrubs; part of Penzance heritage; increase in traffic problems.

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104	Open Space (Leskinnick)	Object to potential development on site; loss of vital allotments; loss of natural habitat; high density of housing is already causing traffic problems; conservation area; do not need further insensitive development in this corner of Penzance; why do we need more housing, is it for second home owners; nature of our peninsula does not make it suitable for further increases in housing; second home issues.
105	Long Rock Playing Field and Gypsies and Travellers	Objecting to the future development of Long Rock Playing Field, Long Rock Sports Field, and Land West of Newtown Roundabout; loss of playing field regularly used by local children; already parking problems in village, more houses would result in more problems; loss of sporting facility; objection to potential travellers site at Newtown roundabout – various concerns.
106	Gypsies and Travellers	Objection to potential site at Tredavoe Lane – various concerns
107	Gypsies and Travellers	Objection to potential site at Tredavoe Lane – various concerns
108	Open Space (Leskinnick)	Objection to potential development site; conservation area; traffic issues; important green open area; gardens and allotments already in short supply; valuable wildlife area; site of relative tranquillity close to town centre; trust this will be taken into account in subsequent stages of the plan.
109	Gypsies and Travellers and Long Rock	Objection to potential gypsy and travellers site at Long Rock – various concerns; do not agree to boundary of Area Action Plan; no further industrial development should be permitted; traffic and noise already a problem; housing more desirable than business; need to address social problems in town to make it more desirable for locals and tourists.
110	Gypsies and Travellers	Objection to potential site at Long Rock – various concerns
111	Open Space (Leskinnick)	Objection to potential development on site; density of housing already high and further housing would compound this issue; current chronic lack of suitable parking for residents; danger to children and elderly while walking in area; increase in pollution; more people in area compromises overall security; current use of allotments protects the fragile biodiversity in the area; provides aesthetic and emotional quality to living in the area.
112	Open Space (Leskinnick)	Objection to potential development; green site; conservation area; wildlife haven; gives pleasure to many people; it adds to the charm to the local area; area already has a high density of housing and subsequent parking/traffic problems; finally and most importantly, the local people don't want it.
113	Open Space (Leskinnick)	Objection to potential development; made up of small gardens and allotments and should remain so; would destruct a welcome piece of greenery in what is already a congested part of Penzance; should consider the environmental impact of this scheme; would help destroy a lot of the character of Penzance; parking issues.
114	Gypsies and Travellers	Objection to potential site at Long Rock – various concerns
115	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns

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116	Open Space (Leskinnick)	Objection to potential development site; find the whole thing diabolical; conservation area and listed buildings; realise dire need for housing in Penzance, but much of this is to do with misuse of sites for 'affordable housing'; time someone addressed the problem of affordable housing for locals.
117	Gypsies and Travellers	Object strongly to potential sites at Tredavoe and Mount Misery – various concerns
118	Open Space (Leskinnick)	Objection to potential development on site; loss of allotments; understand the need for local affordable and sustainable housing; loss of a green finger of land; conservation area; wildlife habitat; increase in traffic problems; protect land for environmental value.
119	Open Space (Love Lane)	Objection to potential development site; Love Lane green belt is asset to Penzance; is Penzance to become wall-to-wall housing; allotment holder and lover of the Nature are and trees in Love Lane; our children deserve a better heritage than a mass of housing built upon land where generations have enjoyed green space.
120	Open Space (Leskinnick)	Objection to potential development of site; loss of green open space full of wildlife, only site in East Penzance of this nature.
121	Open Space (Leskinnick)	Objection to potential development of site; loss of allotments; loss of wildlife habitat; development of housing should be more in places that have already been built on, i.e. that awful Tax Office.
122	Open Space (Leskinnick)	Objection to potential development of site; loss of gardens; any development would inevitably lead to greater traffic congestion in already congested area.
123	Open Space (Leskinnick)	Objection to potential development of site; loss of 'green corridor' of gardens and allotments; other sites in Penzance that are semi-derelict and empty brownfield sites should be developed; traffic issues.
124	Open Space (Leskinnick)	Objection to potential development of site; loss of oasis amongst densely crowded buildings; longer consultation should be given considering it is a 20 year plan; in conservation area.
125	Open Space (Leskinnick)	Objection to potential development of site; question very strongly the necessity of sacrificing one of the few green spaces in this part of town; already crowded and congested area; conservation area of such historical significance; devaluation of properties in area; vital green space that deserves protection; should be used as community garden; hope that development isn't a foregone conclusion; if more houses are needed then the eastern side of the A30 is surely a prime site with appropriate infrastructure.
126	Open Space (Leskinnick)	Objection to potential development of land (in addition to other parcels of land; not aware how land came to be identified as a potential site as the garden is privately owned; the map is confusing and unclear; the preservation of key green spaces in the town is supportive of the Community Strategic Plan; site is a shared cultural experience; if it is being suggested that development takes place within those boundaries, then I disagree with the proposed boundaries; gardens and allotments are sustainable and attractive; should be preserved; important wildlife area; reduction in quality of life; your obligation to provide

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		open space; previously developed land should be developed in preference to any green spaces; once built upon, the gardens and allotments will be lost forever and possibly needlessly; conservation area; listed buildings; access; paper attempts to cover too much material in one document; there is little reference to policing in the paper.
127	St Clare Fields adjacent to the A30 (Land owner)	Supportive of P3 (St Clare fields adjacent to A30) being identified as a potential development site in the Action Plan; identified as suitable for residential and B1 business use which is such a use that we consider suitable; land owners were contacted by Cornwall County Council who consider the site may be one suitable for a waste transfer station; although we are in dialogue with the County Council, we do not consider that our clients site is suitable for such use or purpose.
128	Land at Castle Horneck, Penzance (land owner)	Mr Noye owns a parcel of land in Castle Horneck Road, Penzance, adjoining the eastern side of the A30 Penzance by-pass; the purpose of this letter is to request that this parcel of land be considered for inclusion in the Penzance and Newlyn Area Action Plan; previous application for two dwellings refused; it is felt the best way of ensuring that this land is kept tidy and well maintained is to permit some well designed low density residential housing.
129	Open Space (Leskinnick)	Objection to potential development site; loss of local playing fields and open green spaces; loss of private gardens and allotments; as towns are increasingly invaded by traffic, these open, planted areas are a vital lung; aware of housing need but concerned at possible cost and irreparable damage which could be done to this unique area; conservation area; need to review holiday home situation.
130	Open Space (Love Lane)	Objection to potential development site; Penzance is special because of the green space interwoven within the housing areas; it is a credit to the council that unlike others you have sought to protect the urban landscape; have enjoyed Love Lane for many years and feel it should be protected; has extensive recreational value; loss of allotments/wildlife garden/and playing field; provides separation between two extensive housing areas; is at risk of flooding; concerns over document as a whole, various mistakes.
131	Open Space (Love Lane)	Objection to potential development site; open space in this location is essential to the feel of the area; present green uses in keeping with the 'Open Space' tag and are of special value to those without gardens; Penzance without green space would be a less satisfactory place to live; important to get matters such as this right; please keep the protection of green space in the town, especially Love Lane.
132	Open Space (Love Lane)	Objection to potential development site; loss of this open land would change the character of the area in a totally unacceptable way; walking along Love Lane to the Promenade, Penzance looks like an Alpine Village, only achieved because Love Lane is an open area; I can see that the area has to grow in population, but if more properties are to be accommodated, then we should make the town bigger in overall area; make sure new housing are well supplied with own space.
133	Open Space (Alma Terrace)	Objection to potential development site; conservation area; important wildlife habitat; will be widespread local opposition to any development; many people enjoy the beauty of the green space.

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Ref	Key Issues	Key Points
134	Open Space (Alma Terrace)	Objection to potential development site; provides recreation opportunity to the garden holders; important oasis to local wildlife; provides stunning views of Mounts Bay enjoyed by many people; would be very much in favour of continued protection of Alma Terrace as a green space.
135	Open Space (Alma Terrace)	Objection to potential development site; continued protection of site desired; development of sports fields and recreation grounds for anything other than sporting activities would be against urgent need for such sites; green spaces that have survived should be protected; provides unique view of Mounts Bay.
136	Site P37 – Marine Terrace	Objection to potential development site; concerns regarding over-development; local drainage system not capable of more development; flooding issues; appalled to read of the many greenfield sites being considered for development; should be thinking of quality of life for town dwellers and not diminishing green spaces and gardens.
137	Cycle Network and Open Space	Penzance has a good network of footpaths and footways, however cyclists are less well-served; I would like to request better provision for cyclists for getting into town and for travelling around the town; more emphasis to be made on safer cycling routes; surprised to see that three of the open areas in Penzance are described as potential development sites; each site should be retained as open area; Love Lane especially.
138	Open Space (Alma Terrace)	Objection to potential development site; protest in strongest possible terms at any development which would destroy wildlife; loss of unsurpassable views of Mounts Bay.
139	Gypsies and Travellers	Objection to potential site in Newlyn and Mount Misery – various concerns
140	Gypsies and Travellers / Open areas	Objection to potential site at Mount Misery and Tredavoe – various concerns; other concerns regarding lack of open spaces in the town.
141	Gypsies and Travellers / Open areas	Objection to potential site at Mount Misery and Tredavoe – various concerns; other concerns regarding lack of open spaces in the town.
142	Gypsies and Travellers / Open Space	Objection to potential site at Mount Misery – various concerns; also have concerns regarding loss of open space at Love Lane and Alverton School Playing Field.
143	Open Space (Leskinnick)	Objection to potential development site; designated open space; protected for environmental values, green living on area of close development; very important for wildlife, historic landscape, heart of conservation area, listed buildings; green areas are important for everyone; densely populated area.
144	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
145	Gypsies and Travellers	Objection to potential site at Mount Misery – various concerns
146	Gypsies and Travellers	Objection to potential site at Mount Misery and Tredavoe – various concerns

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Ref	Key Issues	Key Points
147	Gypsies and Travellers / Open Space	Objection to potential site at Mount Misery – various concerns; also, strong objections to loss of green space and a number of play areas vital for recreational activities.
148	Various Comments	Objection to potential gypsy site at Mount Misery; future housing should be restricted to local people and second homes/holiday homes discouraged; feel all sports areas should be retained to tackle obesity problems; every effort needs to be made to maintain West Cornwall Hospital; traffic problems in Market Jew Street need to be resolved; object to proposals for redevelopment of Penlee Quarry to a marina, could be a excellent wildlife sanctuary; a market for local produce would be welcomed.
149	Open Space (Leskinnick)	Objection to potential development site; loss of allotments and green open space unacceptable; must reject any ideas for compulsory purchase.
150	Open Space (Leskinnick)	Objection to potential development site; allotments enhance this built-up area and provide much needed 'green lung'; loss of greenfield site; would significantly reduce biodiversity within the town centre; increase in flood risk; completely against loss of such vital area.
151	Vision / Open Space	Puzzled by the inherent contradictions in the Vision; loss of green space must be prevented; sympathise with the councils need to find development sites, however wrecking green spaces in the town is not the answer; horrified to find that Lutherwearne Farm (P4) is potential development site; please don't let Newlyn side of Mount Misery be wrecked like the Penzance side has been.
152	Open Space (Leskinnick)	Objection to potential development site; loss of green area that gives pleasure to all the people living in the area; reduction in quality of life; other green gardens in town aren't being considered, why Leskinnick; loss of private gardens and allotments; conservation area; important wildlife haven; map was confusing.
153	Open Space (Leskinnick)	Objection to potential development site; unique area of land located within a conservation area; green open space in residential area; important wildlife habitat; an oasis in very built up area; not derelict land; loss of vital allotments that are well used; huge traffic problems already in area and no increase is needed; site extremely precious to the character of area.
154	Open Space (Leskinnick)	Objection to potential development site; contrary to guidelines on Sheet 5 of the "Planning Pack" issues in December 2006; heart of conservation area; would affect setting of listed building; is only sheltered green space, with a variety of planting, within an otherwise heavily built-up and densely populated part of the town; loss of allotments; streets already clogged with cars; open area enhances the quality of life for all local residents; haven for wildlife; ask that this land be given on-going protection as a designated "open area".
155	Open Space (Leskinnick)	Objection to potential development; concerned about the impact on our area; very historic part of town; haven for wildlife; concerned about whether roads and parking facilities locally would be able to support new development.
156	Open Space (Leskinnick)	Objection to potential development site; very disappointed that this urban green space should even be considered; needs to

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Summary of Representations (Letters and Emails)

Ref	Key Issues	Key Points
		be protected; how would this narrow strip of land even be built of; lifeblood of a historical and cultural heritage; I do hope that you reconsider your decision to put this piece of land forward for development; it should and must not be lost to this town.
157	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
158	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
159	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
160	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
161	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
162	Open Space (Leskinnick)	Objection to potential development site; a beautiful, tranquil spot, within an otherwise busy and cramped neighbourhood; loss of gardens and allotments used by local residents and others; gentrification of the area has been a sad inevitability since the turn of the century; local young people unable to afford housing. Even with new houses being built; large social turnover in recent year; traffic issues; developing this small idyll into yet more flats, ridding Penzance of another green haven, and taking away older residents pastimes by developing the allotments is the mark of a council with little foresight.
163	Open Space (Leskinnick)	Objection to potential development site; this seems to me like a perfect example of unthoughtful urban sprawl; listed due to its historic status; one of only green spaces in the town enjoyed by many; wildlife haven; parking and traffic issues; why not build on areas outside of town.
164	Open Space (Leskinnick)	Objection to potential development site; highly prized conservation area, only a few green spaces left in East Penzance; Council can't have it both ways – enforce changes to properties and then develop unsuitable land; private land so will council compulsory purchase; green area with wonderful views to Mount's Bay; parking is already a problem, will be added to with new development.
165	Open Space (Leskinnick)	Objection to potential development site; very precious resource to this community; an area with listed buildings and

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Ref	Key Issues	Key Points
		conservation area; pleasant public amenity and its character should be retained; strongly object to any development of this open space; any kind of urbanisation will destroy the character and fabric of what we are striving as a community to keep.
166	Open Space (Leskinnick)	Objection to potential development of site; third generation of family to have lived in Trewartha Terrace; very concerned about the impact on our area; very historic part of town; many people from a much wider area enjoy walking past; haven for wildlife; concerned whether roads and parking facilities would be able to support any new development.
167	Open Space (Leskinnick)	Objection to potential development of site; identifying site for potential development is unacceptable and disgraceful; gardens and allotments are well loved and used; irreplaceable green space in an otherwise horrifically overdeveloped area; well cared for and not derelict or wasteland; demand for allotments outstrips supply; wildlife haven; already had destructive developments in area – Trafalgar Court and Mabbots Yard; no development of housing would be sustainable because already cars are habitually occupying the pavements causing risk of accidents; recent developments haven't provided adequate parking spaces; anyone can see that East Penzance is not merely full up but splitting at the seams with over-development and all the social problems that accompany it.
168	Open Space (Leskinnick)	Objection to potential development of site; inclusion of the private allotments and gardens for potential development is like Arnhem, a proposal too far; resentment of recent developments still remains hot; conservation area; already been damaged by 'up-country' builders with no care for Penzance; gross over-developments have already imposed further burdens on our infrastructure; essential amenity for Penzance; wildlife haven; distasteful fashion for Patio gardens is enough threat to wildlife without holding a sword of Damocles over our allotments; parking and traffic congestion issues; please remove allotments and gardens from potential development sites and instead afford them your fullest protection.
169	Open Space (Leskinnick)	Objection to potential development of site; the gardens must remain as green, open space for all to enjoy; when houses were built, the Victorians understood need for open space and we should honour their good sense and leave the space; historic conservation area and should be protected; not derelict; important to keep allotments to enable residents to grow their own food – important for sustainability; parking and traffic issue will increase; other areas more suitable for development – several large, under used pieces of land in Treneere Estate.
170	Open Space (Leskinnick)	Objection to potential development site; oldest part of the town and conservation for the protection of hedgerows in this part can be found in the towns charter; residents will strongly oppose any development; bought property because of green land and open space; should develop out of town areas; traffic and parking issues.
171	Open Space (Leskinnick)	Objection to potential development site.
172	Open Space (Leskinnick)	Objection to potential development site; any development would have a detrimental affect upon the character of area; would adversely affect the overall setting of this conservation area; loss of important wildlife area; unacceptable levels of parking and access problems; would cause issues of overlooking, additional noise etc.

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Summary of Representations (Letters and Emails)

Ref	Key Issues	Key Points
173	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
174	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
175	Open Space (Leskinnick)	Supportive of the regeneration of Penzance and Newlyn and need for local affordable housing; however development should strive to safeguard and enhance the historical fabric of the town; object to releasing any green field site in central Penzance, in particular P40 (North East Leskinnick Terrace); other open areas also need protection.
176	Site P5 (Roscadghill) (Land owner)	Objection to potential development site; landowner who bought the land from Council; covenant on the land prohibiting the erection of buildings of any kind; site of an "Iron Age Fort" and is listed as an ancient monument.
177	Open Space (Leskinnick)	Objection to potential development site; several issues regarding consultation and issues and options document and process.
178	Site P42 (Land West of Gwavas Lane) and suggestion for potential site (Land East of Gwavas Lane – land owner)	Objection to potential development site (P42 Land West of Gwavas Lane); green field used for crops and grazing; is the only open space greenfield, bordering Gwavas housing estate; clearly not suitable for development; I suggest that land East of Gwavas Lane (my land) is suitable for open market housing development as it benefits from a panoramic sea view.
179	Open Space (Leskinnick)	Objection to potential development site; green areas in towns are necessary not only for wildlife, but for the well being of people; loss of allotments; area has been worked for many generations and I do not want to see it go under concrete.
180	Open Space (Leskinnick)	Objection to potential development site; one of oldest parts of Penzance and has one of the few green areas left; every single allotment plot is in use; numerous wildlife living there and hedgerows are protected; already parking and social problems and do not need to be added too; contradictory plans to go 'green' but develop all open areas.
181	Open Space (Leskinnick)	Objection to potential development site; so little green spaces left and they should be cherished; green lung forms a harmonious link between the Georgian properties on one side and the older cottages on the other; ought to be opposed completely by the planning department; confusion over map.
182	Various Comments	Would like the provision of an "out of town" distribution yard and agree P30 is a good site; P31 regularly floods, making it expensive to use for development; P8 is the final bit of green space of any decent size at the Eastern End of Treneere Estate, if built upon this area is in danger of becoming a 21 st Century Ghetto; P40 is unsuitable for development as currently used as allotments; concerned regarding number of houses being sub-divided and the social and traffic problems this brings to the area; also alarmed at the marketing of Penzance as a retirement area and more needs to be done to keep young people down here; the need for adequate and comprehensive health care, within easy reach of Penzance, needs to be

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Ref	Key Issues	Key Points
		included; affordable parking for local people should be provided; the Park and Ride is a good idea, however should be closer to Penzance than St Erth.
183	Various Comments	Various concerns regarding the document and the process with suggestions for future stages; suggestions for improvements to the questionnaire; while recognising the need for future development, I feel it is important to take a stand to prevent further deterioration of local character and environment; small seaside town with many historic buildings and attractive features which must be maintained; diversification away from tourism is applauded, cannot afford to ruin features that are attractive to tourists; to maintain character of the town there must be no question of gardens and other open spaces within its boundaries being built on; wherever possible commercial developments should incorporate an element of housing, such as The Wharfside; concerned about sites being proposed that are already in use, such as the heliport; cannot afford to lose any of the open air playing facilities available to our children and young people; concerned about the increasing amount of subdivided properties, change character and bring problems to area; important to protect Marazion Marsh from pollution; do not support expansion of prime shopping area in Penzance; existing Co-op at Wherrytown should remain, offers a service for pedestrians on the prom and the beach and provides competition to Tesco and Morrisons which can only be a good thing.
184	Tesco Stores Ltd.	Oppose objectives at paragraph 7.3.14 regarding the findings of the Penwith Retail Study; contradicts the objective to “enhance” its position within the retail hierarchy; the proposed amendments to the Regional Spatial Strategy propose that an additional 7,800 houses to be built within the district; consequently we believe there is a need to re-examine the need for additional convenience floorspace within Penzance; Tesco Stores Ltd support the release of Ponsandane Field (P31) for future development; believe it is suitable for development due to its location adjacent to the existing Tesco foodstore.
185	Gypsies and Travellers	Objection to potential site in Tredavoe – various concerns
186	Open Space (Love Lane)	Objection to potential development site; when house was purchased we were assured that, according to the 10 year plan, the land off Love Lane was 'amenity' land and would not be built on.
187	Open Space (Gurnick Estate)	There is now way a rat-run should be made of Gurnick Road through to Gurnick Estate or Lower Gurnick Road; if more properties are allowed in this area there would be a heavy burden on the now very over used drainage system; more flooding will occur and, unless you are going to spend a lot of money on this drainage system you should think about the devastation it would cause.
188	Open Space (Leskinnick)	Well done for creating the document, given the impossible, I reckon it is well crafted and presented; however I do write with a NIMBY's motivation; I live close to Leskinnick Terrace and it is indeed a “green finger”, enhancing hugely the environment of an already built up area; the present benefits (wildlife etc) would be adversely impacted by further housing development, so my request would be to discount this site from “Preferred Options” going forward.
189	Loss of Greenfield	I am very dismayed to read of the classification of a number of greenfield and wildlife sensitive sites, as future possible building land; there are few enough green spaces in the town for recreation and wildlife, and this should not be sacrificed;

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Summary of Representations (Letters and Emails)

Ref	Key Issues	Key Points
		future planning should protect these areas, and increase access to allotments, as current demand hugely outstrips supply.
190	Open Space (Leskinnick)	Objection to potential development site; in this area of Penzance particularly, there are few, if any, house with gardens; sites are of immense benefit to the locals who use them for recreational and allotment purposes; prime importance to wildlife; frequently walk past these sites and enjoy them as an oasis of peace and calm; loss of allotments would be detrimental; please leave sites as they are, unspoilt and for future generations to enjoy.
191	Open Space (Leskinnick)	Objection to potential development site; live close to the area and use an allotment at the site; do not think this area suitable for development although do understand the need for local affordable housing; this area is a green finger; I appreciate that the view from here is of an open green area and green hedges as well as houses and I do not think there is space for houses to be squeezed into this charming conservation area; important wildlife habitat; traffic and parking issues.
192	Open Space (Leskinnick)	Objection to potential development site; various issues regarding the document and map.
193	Open Space (Leskinnick)	Objection to potential development site; various concerns regarding the accuracy of the map and document.
194	Open Space (Leskinnick)	Objection to potential development site; it is difficult to believe that ANYONE or any organisation would suggest the above area as a "potential development site"; all houses in Housing Estates in the town have gardens, something that we can't experience here in the "battlefields"; in this area there is only Alma Terrace gardens and land at Leskinnick Terrace (Trewartha gardens and allotments); loss of desperately needed green space; traffic and parking problems; development in this area is quite frankly unbearable, unimaginable, unthinkable!
195	Open Space (Leskinnick)	Objection to potential development site; while I'm not opposed to 'infill' development per se, the existing density of housing in this area should be taken into consideration; area is a welcome rest bite from the "overcrowded" feeling elsewhere in that neighbourhood; only development that should take place is the release of private gardens to the public in Trewartha Terrace (some residents already do this); the former DLO site at Penwith Street/Cross Street would seem very much more suitable for development; needs to be carbon neutral; new development should be private car free and use community car schemes.
196	Retail (WM Morrisons)	The only comment my client (WM Morrisons) wishes to make at this stage is in relation to the need for new retail development; any allocations that are proposed within the LDF should be in accordance with the Retail Study findings.
197	Penzance & Newlyn AAP (General)	Have serious issues with much of what seems to be proposed in the Action Plan and the way it seems to have been made very difficult for the public to express opinion; short timescale for comments; should be extended.
198	Penzance Harbour	Support the Penzance Harbour Users Association plan for the future development of Penzance Harbour; would enable us to hold our regattas in our home port and showcase Penzance to the rest of the South West, while contributing potential revenue to the town; for an important coastal town, Penzance is sadly lacking in harbour facilities for the future, and this development would change all that.

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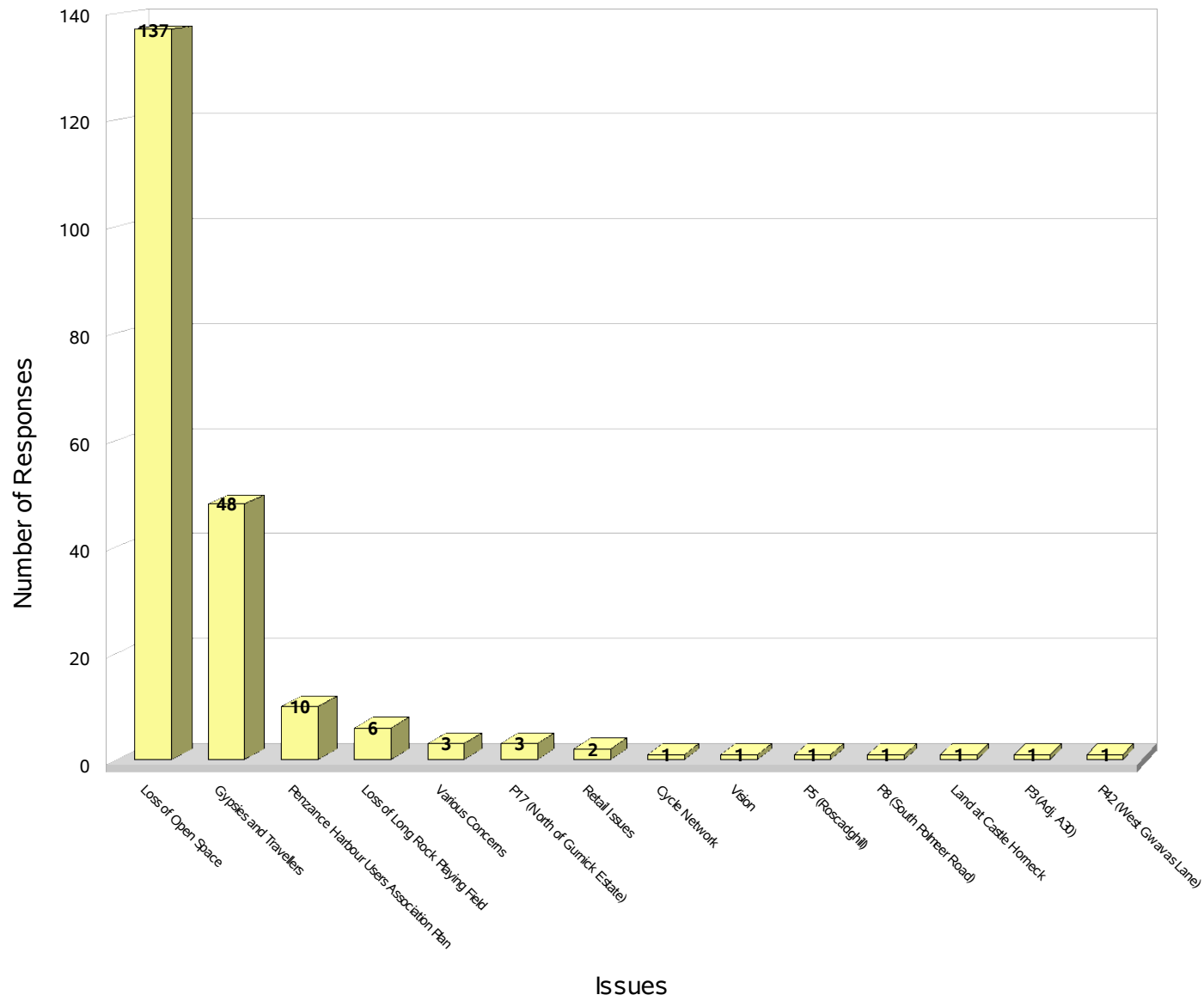
Summary of Representations (Letters and Emails)

Ref	Key Issues	Key Points
199	Penzance Harbour	I have seen the intended development scheme for Penzance harbour and would like to add my support.
200	Penzance Harbour	I wish to support the harbour development plan a leader in any development in Penzance.
201	Penzance Harbour	I would like to advise that I fully support the Penzance Harbour Users development plan for Penzance Harbour.
202	Penzance Harbour	As a canoe and sailing club member I am in full support of Penzance Harbour Users Association development plan.
203	Penzance Harbour	I read of PZHUA's development plan and I believe that their plan offers the best opportunity for future of the area and would like to see it in your Action Plan.
204	Penzance Harbour	I have studied a proposal drawn up by the Penzance Harbour Users Association; I strongly recommend that the Penwith District Council consider this vastly superior plan and be prepared to write off the costs of the disastrous proposals as published.
205	Penzance Harbour	As a member of Penzance canoe club and having seen the website of the PZHUA I would like to show my support for the proposed plan to develop the harbour; the existing harbour is old and too small for those of us who use it regularly; also, the new plan would really show off Penzance to its best, making a real attraction of the harbour to tourists; would help increase activity and a general expansion in the economic opportunities and investment in our town.
206	Penzance Harbour	I wish to draw your attention to the PZHUA development proposal; their proposal and plan must be given full consideration within the Penwith action plan, as its merits are outstanding.
207	Open Space and Eastern Green/ Western Green Seafront	QUESTION 46 - Extending the Lescudjack Hill – Trythogga, Gulval – Trannack Open Area; various reasons for this land was removed from the Open Area in the 2004 Local Plan but there is a strong case for its reinstatement; various reasons given for reinstatement; QUESTION 40 - Enhancing the seafront – as a regular surfer, I oppose any extension to Penzance Harbour to the north-east by infilling in front of Chyandour Cliff; rather than destroying this rare, sheltered break, the Council should consider making the Eastern Green seafront a more attractive destination for locals and tourist; one way would be to use the Ponsandane sidings (P30) to create a beach front space; it would be a wasted opportunity simply to turn this seafront site into a car park; QUESTION 52 – the attractiveness of this area would be even further enhanced if the existing hard-core surface on the cycle path were to be upgraded; QUESTION 48 – at various times in the past, the relocation of Penzance railway station has been mooted; there are very strong arguments in favour of its retention; structure of historic interest; transport issues to new station; improvements to the current station would be of greater benefit; QUESTION 33 – Co-op site, Wherrytown: this site might have potential (in conjunction with shabby Wherrytown carpark) to play a similar role in enhancing the Western Green seafront, joining up with Newlyn Green to the West and the Promenade to the East.

Overview of Issues

Issue	Number of Letters	Key Points
<i>Loss of Open Space</i>	137	Majority re: Leskinnick Terrace (P39 & P40)
<i>Gypsies and Travellers</i>	48	20 Tredavoe, 20 Mount Misery, 8 Long Rock
<i>Penzance Harbour Users Association Plan</i>	10	9 supportive, 1 objection
<i>Loss of Long Rock Playing Field</i>	6	Vital amenity & open space
<i>Various Concerns</i>	3	Letter numbers 182 & 183
<i>P17 (North of Gurnick Estate)</i>	3	Mainly traffic concerns & over-development
<i>Retail Issues</i>	2	Tesco & Morrisons representations
<i>Cycle Network</i>	1	Improvement to cycle infrastructure
<i>Vision</i>	1	Contradictions in the vision
<i>P5 (Roscadghill)</i>	1	Land owner objection
<i>P8 (South Polmeer Road)</i>	1	Objection to development (social issues)
<i>Land at Castle Horneck</i>	1	Suggested Land (Land owner)
<i>P3 (Adj. A30)</i>	1	Land owner supportive
<i>P42 (West Gwavas Lane)</i>	1	Suggested Land (Land owner)

Key Issues from Letters



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