

Hayle & St Ives CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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D J Pollard		Yes	I have a property in St Ives but live in Penzance. St Ives has no building societies, 1 co-op, no clothes shops, 1 bank. You can't live and eat ordinary in St Ives. You have to build homes outside - Carbis, Lelant etc. St Ives is going just tourist based, can't help it.	Cornwall Towns / High	Hayle is a dump. If you live in Hayle town you can't see the sea. The town is built between a road and a railway line, like a tube. It has a by pass, no need to go there. It is good for shopping (supermarkets) for all West 1, Camborne and Helston. It pulls Penwith down!	Note - I had no other papers for this area - framework plan questions etc.				Hayle could be good in places, but always missed out. it had money (ING Bank) it had brown field sites (PPG3) it had local plan backing, it had objective one, it had a 10 year building 'boom' and did NOTHING. It is built in a tube like style, sandwiched between a road and railway line. With a by pass no need to go there. You can't see the sea from the town. Therefore it is no Rock or Padstow like other north coast towns. It pulled the old Penwith down, please don't let it do it again. It is strategically placed for shopping for West 1 (Guildford Road area only) St Ives: St Ives had the Tate! It is good. Needs careful planning. If you live there		No	Your comments are noted, however they are not entirely accurate ie with regard to levels of services in St Ives and inflammatory with regards to Hayle. With regards to future development in the St Ives and Hayle area, I have passed your comments to the Town Framework officer dealing with this area for his consideration.

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										you have no good shops for everyday things nor banks etc. you have to shop in Hayle. St Ives needs good planning long term.			
David Lobban	PCL Planning	Yes	We support the identified local spatial priorities and acknowledge the opportunities and growth options.	Cornwall Towns	We are of the view that the bi polar approach, as typified by the Cornwall Towns Option is likely to be the best solution in this area.							No	Comments noted and will be taken into account when developing the Preferred Approach.
Edward Bolitho	Bolitho Estates									This area should be considered with Penzance as an overall 'west Cornwall' area. The 2 are very interlinked and housing targets for west Cornwall should be allowed the flexibility to move between what are currently considered as 2 areas. The Penwith District Council LDF Core Strategy Preferred Options Report (2008) gave three options for distributing growth over the district area, with 3,700 – 4,900 homes in St Ives, Carbis Bay and Hayle and yet this paper shows		Yes	The Community Network Areas boundaries have been pre-determined and are used for convenience – however the functional relationship between the Hayle & St Ives CNA and Penzance is noted and will be considered when determining the Preferred Approach.

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										the maximum option as 4,300 for the whole Hayle and St Ives CNA is only 3,800 in total. In contrast the minimum option in the Core Strategy for the West Penwith area, under 'Cornwall Towns' and 'Dispersed options' starts at 3,100 homes, despite options as low as 1,300 homes for Penzance / Newlyn had been considered in 2008, as stated above. The whole area should be considered as one, therefore, with Hayle – in the area between the town and the bypass, having room for large amounts of new housing to cover most of the needs of west Cornwall.			
Eleanor Giggall	Town Clerk Hayle Town Council			Economy Led / Medium	Hayle Town Council proposes medium growth only on the basis that sufficient jobs and economic infrastructure are provided to support additional homes and an increased population. The number of houses					Housing needs to be linked to job provision. Development in smaller communities must be allowed to maintain vitality. Sufficient social housing must be			Comments noted and will be considered in developing the Preferred Approach.

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					needs to be linked to the creation of jobs. Members would support Option 3 with the proviso that the boundaries are amended and that the A30 and other main road traffic and access in the town is addressed.					provided to meet local needs.			
Frances Young	NLP Planning - on behalf of Bourne Leisure	Yes									The company strongly considers that the tourism related issues that are raised should be more fully considered at an early stage during the emergence of more detailed Core Strategy policy formulation.	Yes	Tourism issues and a proposed policy response will be discussed during the next stages of the Core Strategy.
Ian Williams	Cornish Social and Economic Research Group	No	Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements. Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other		[The Hayle area should not be the location for significant new growth] 'Steady-state' dispersed.					There is potential in this CNA to meet a proportion of housing need under the 'steady-state' scenario through the transfer of second homes into the residential market.		No	Comments noted. The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the

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			<p>designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and others can carry out more activities on line, hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p> <p>Promote and develop the maritime sector.</p>										<p>priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p>

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J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Add (or amend Issue 6) 'Ensure location, scale and design of new development minimises impact on the natural environment and ecosystem goods and services (including at coast and nearshore waters). Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation'.</p> <p>Add 'Address higher than average occurrence of second and empty homes (15.6% compared to 7.6%).'</p>		None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.					Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.	The designated sand dunes adjacent to Hayle and St Ives provide effective coastal protection and are particularly sensitive to recreational pressures. Caution should be used when planning the site specific location of any new housing in order to minimise coastal erosion and environmental degradation of these protected habitats.	No	<p>This comment has been repeated for all CNAs. Agree – the sustainability appraisal process makes sure all three aspects (social, environmental and economic) are considered.</p> <p>The issue of impact on the natural environment etc is not specific to this CNA, but is an important issue for the Core Strategy and will be treated in more detail in the 'Preferred Approach.'</p> <p>Likewise, the issue of empty homes and second homes is one which needs a strategic policy approach.</p> <p>Further comments are noted and all will be taken into account when developing the Preferred Approach.</p>
Leigh Gething	Porthia									Porthia also believe that the majority of growth should be located in or adjoining the main towns, including St Ives		No	Comments noted and will be taken into account when developing the Preferred Approach.

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										and Carbis Bay, where there are a number of opportunities for significant levels of development, which could be accommodated in a sustainable way without harming the area's special character.			
Louise Dowe	Clerk St Ives Town Council	Yes	Issue 1 - Add: Priority must be for local need affordable housing. Development of second home and holiday accommodation in St Ives should be minimised. Issue 2 - Add: Support new employment opportunities such as high speed broadband which are likely to encourage professionals to relocate to this area. Need to ensure a viable mix of retail in St Ives to include provision for basic requirements of residents. Need to work towards developing an economic and community centre for Carbis Bay by identifying a zone where business will be encouraged.		Alternative suggestion for distribution: Call for the approach for new development in St Ives and Carbis Bay to be based on meeting the local housing need in an affordable way and not adopting an economic driven approach for this area. Key factors should be: developing brownfield land taking fully into account the environmental constraints of an area (eg flood risk, impact on surrounding area, etc) careful consideration of where and what the housing need is, ie: providing	Yes – St Ives and Hayle	Yes – Carbis Bay	Residents of Lelant share facilities with Carbis Bay (and Hayle / Penzance, depending on the facility). Lelant, Halsetown and Carbis Bay residents share facilities and services with St Ives (also with Hayle and Penzance).	An addition by encouraging a commercial / community zone in Carbis Bay.	Call for support for economic diversification and for employment land at St Erth to be retained.	Priority in St Ives for provision of affordable housing to meet local needs. Important to retain open space in and adjoining St Ives and Carbis Bay (for amenity / landscape / allotments / play facilities). Visitors come to St Ives for 'outstanding environment' and so should avoid 'intrusive and inappropriate development', including holiday accommodation and visitor attractions, which have important implications for Penwith's fragile environment'. To combat climate change, need jobs where people live; energy efficiency; reduce car travel; sustain	Yes	Issue 1 – can make the issue more specific to local housing need, but don't think it appropriate to state that holiday accommodation should be minimised. The issue of second homes is a difficult one and one which will need to be discussed as the Core Strategy progresses to see if measures can be developed to overcome the problems caused by this in areas such as St Ives. Issue 2 – will add broadband and retail comments to the Issue, but it isn't appropriate to say that we want to encourage one particular societal group to relocate to the area.

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			<p>Issue 3 - Add: Develop better public transport links between St Ives and Hayle / St Ives and Penzance. A half-hourly mainline train service would encourage greater use of the St Ives branchline and help reduce road traffic.</p> <p>Issue 4 - Add: Note the need for a GP facility in Carbis Bay and better further education provision for St Ives and Carbis Bay.</p> <p>Issue 5 - Remove Issue 5 as this is not considered a priority for the planning system.</p> <p>Issue 6 - Note: if these issues are in priority order, Issue 6 should be listed as Issue 1.</p>		<p>homes for local families</p> <p>inward migration in employment</p> <p>inward migration for retirement</p> <p>second homes</p> <p>holiday accommodation</p>						<p>biodiversity; minimise water run-off; encourage renewable energy sources.</p> <p>In St. Ives new housing schemes should be restricted to permanent residential use as sole or primary residence.</p> <p>No current need for more out of centre retail (St Ives).</p> <p>Owing to oversupply of self-catering, should encourage small hotels</p> <p>New recreational facilities only acceptable if accessible not only by car; no adverse effect on landscape; no increase in light pollution; appropriate to setting.</p>		<p>Issue 3 Agreed</p> <p>Issue 4 Agreed</p> <p>Will delete Issue 5.</p> <p>The Issues weren't placed in any order of importance, but we can re-arrange them if you would prefer them in a different order. However please note that St Erth Parish see Issue 2 as the most important, so by giving the issues a priority ranking there may be an element of disagreement which wouldn't be present if we state that they are all of equal ranking.</p> <p>Other comments noted and will be taken into consideration when developing the next stage of the Core Strategy.</p>
M Calder	The National Trust		The Placed Based Issues Paper identifies that coastal issues are integral to this CNA. Coastal issues, including managing coastal change and protecting and enhancing the unspoilt character	Cornwall Towns	<p>Growth needs to be considered with West Penwith - see response to Question WW2.</p> <p>In principle the Trust favours the 'Cornwall Towns' distribution for the reasons set out earlier in this</p>							No	Protection of the undeveloped coast will be issues across all Community Network Areas which contain them. They are therefore not listed specifically for this CNA, but this does not

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			and appearance of the undeveloped coast, should be a local spatial priority.		response. The Trust has concerns over the 'dispersed option' for growth, not just on climate factors, but as it is likely to have the most visual impact along the coast (SA, page 19), and an extremely negative effect on the historic environment with the greatest visual impact of all the options (SA, page 20). The dispersed option will also have a negative effect on Tourism with the 'most potential to jeopardise the attractiveness of much of Cornwall's more rural and coastal communities' (SA, page 34), which should be accorded significant weight, given the importance of tourism to the economy of Cornwall (Tourism Issues Paper; 1.7) as well as to its 'social, cultural and environmental wellbeing' (Tourism Issues Paper; Summary 1.1).								mean they will not be taken into account. Comments noted and will be taken into consideration when developing the next stage of the Core Strategy

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Margaret Taylor	Clerk Towednack Parish Council	Yes		Dispersed / Low		yes	no	no	yes, we would like a designated 'centre' for our parish (village) with some facilities and services	All development should be sustainable and mindful at all times of the areas economic dependency on tourism and, therefore, must not impact on tourism in a negative way.	Again, tourism and the need to promote the towns as tourist destinations are paramount, and all development needs to enhance rather than detract from the towns as holiday destinations. Therefore serious thought needs to be given to the provision of traffic movement, pedestrianisation and parking in both towns, but particularly St Ives.	No	Comments noted and will be taken into consideration when developing the next stage of the Core Strategy
Matt Parry	Planning Director Cranford Developments Ltd			Cornwall Towns / High	4. HAYLE AND ST IVES AREA BASED DISCUSSION PAPER/ CORNWALL RETAIL STUDY We believe that Option 1C would be the best option for the Hayle and St Ives Community Network Area. It would ensure that 190 homes per annum are built over the next 20 years. This is suitable given that both towns are classed as Category A settlements in the Evidence Base. Of the two towns, Hayle certainly						Of the two towns, Hayle certainly has the most potential for growth. St Ives is heavily constrained, whilst Hayle has significant potential land for development both in the town, on the edge of the town and around the key A30 commercial area near Loggans Moor. As a result of this, our view is that Hayle should be the main focus for growth in terms of housing, commercial and retail development, all of which would have a positive impact on the long-standing desire to regenerate the area.	Yes	Comments noted and will be taken into account when developing the Preferred Approach.

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					has the most potential for growth. St Ives is heavily constrained, whilst Hayle has significant potential land for development both in the town, on the edge of the town and around the key A30 commercial area near Loggans Moor. As a result of this, our view is that Hayle should be the main focus for growth in terms of housing, commercial and retail development, all of which would have a positive impact on the long-standing desire to regenerate the area.						Specifically from a retail point of view, Hayle has the potential for considerably improved food and non-food retailing due in part to its strategic location on the A30, to the availability of development sites and also due to the need to retain expenditure in the Community Network Area, rather than let it "leak" out of the catchment to the likes of Truro and Penzance. Whilst this is set out to a degree in the Cornwall Retail Study, it is our opinion that the Study undershoots the comparison/ convenience goods capacity estimates and does not set out in enough detail the very clear quantitative need for improved retail provision in this area. We would like the opportunity to comment further on the Cornwall Retail Study and specific options for Hayle at a later stage in the LDF process.		
Peter	Clerk	Yes	No. However, in	Dispersed /	Referring to the	St Ives and	no	no	d) The Council	In the section	The Working Group	Yes	The Issues

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Rylett	St Erth Parish Council		<p>view of the discussions at the two previous meetings, the Working Group was of the opinion that, for St Erth, the above list should be re-prioritised as follows:</p> <p>First priority - Issue 2 – because employment is the most important factor to help improve the quality of life and boost the local economy and facilities, employment opportunities should, in the first instance, be located within the Parish with the added benefit of inhibiting outward travel. St Erth's working population would be able to continue to live in the Parish even if employment opportunities were created on the outskirts of the Parish or at least, nearby. Emphasis should be placed on new employment opportunities which are permanent, year-round and well paid.</p>	Low	notes of the Working Group held on 22 March (see pages 4 and 5), the Working Group confirmed that Option 2 (Dispersed Distribution), was preferred and that Option A – 38,000 new homes in Cornwall was most closely aligned to Option 2.	Hayle			would want to see village facilities safeguarded: this would be assisted by improving public, pedestrian and cycle infrastructure, with the renewed Treloweth Lane footpath from the village to St Erth Station and the Riverside Trail to Hayle used by walkers, cyclists and bird watchers etc.	<p>which followed Question HS1 was a bullet point list entitled 'Opportunities & Growth'.</p> <p>The Working Group agreed that it was worth highlighting the village facilities and services that needed to be retained and that the potential of the previously allocated employment sites near St Erth station be reviewed. Furthermore, that it was also important to re-enforce the CNP priority of "Strengthening the economy by supporting wealth creation, education and business development" and that there needs to be a balanced approach to housing and employment space.</p> <p>...</p> <p>The Working Group re-affirmed that it is essential to retain and strengthen the Parish's own</p>	<p>made the following points in relation to this question:</p> <p>a) Working with Hayle Town Council to maximise employment opportunities arising from the Education and Business Park and Wave Hub</p> <p>b) Being the first Parish in the area to be fully connected with fibre optics</p> <p>c) Providing a local commuter bus service based at the Transport Hub, to fill-in the gaps in the private bus operator timetables</p> <p>d) Greater subsidy for buses from St Erth at specific times which would enable more regular access to Hayle and St Ives</p> <p>e) The availability of an appropriate officer at Cornwall Council to broker these deals on behalf of the Council, or a cluster of Councils, who share the same ambitions.</p>		<p>weren't placed in any order of importance, but we can re-arrange them if you would prefer them in a different order. However please note that St Ives Town Council see Issue 6 as the most important, so by giving the issues a priority ranking there may be an element of disagreement which wouldn't be present if we state that they are all of equal ranking.</p> <p>We will review the wording of the issues in light of your comments and the comments of others received through the consultation process.</p> <p>Comments on the development strategy noted and will be taken into account when developing the Preferred Approach.</p>

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			<p>Second priority – Issue 1 – it is essential that the right mix of housing is provided to ensure ‘movability’ within the village. The priority should be redevelopment on Brownfield sites, rather than new development on Greenfield sites. If new development can only be accommodated on Greenfield sites then these sites need to be agreed as ‘infill’. The Parish Council is also open-minded about the regeneration of redundant and under-used buildings for low impact employment opportunities, such as IT businesses, where any increase in vehicular movements is minimal.</p> <p>Third priority – Issue 6 – agreed as set out.</p> <p>Fourth priority – Issue 3 – more of an issue for St Ives and possibly Hayle but the Parish Council</p>							<p>identity and did not want to be physically joined with, nor regarded as a dormitory village for Hayle but the Parish Council is willing to explore the opportunity of closer working with neighbouring rural parishes, not necessarily, just those within the CNA.</p>			

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			would be mindful of traffic considerations as a consequence of housing development. Fifth priority – Issue 4 – agreed as set out. Sixth priority – Issue 5 – agreed as set out.										
Richard Ward	Planning Development Manager Campaign to Protect Rural England (CPRE)		Page 50, Key Features, Employment - Employment is dependent on tourism not is becoming dependent would be the correct statement. Page 51, Local Spatial Priorities, Issue 6 – Is the statement not one which applies to all parts of town/villages of Cornwall. It is not specific to this CNA. Page 52, Opportunities and Growth, Bullet point 2 – while Hayle might have more land capacity than St Ives that in itself is not a reason to focus development there. Bullet point 8 – what evidence is there to support	Low	CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall's response to the main Core Strategy. The distribution of development in the area needs more careful handling than has happened in the past to avoid the same mistakes. Any development at Hayle has to be linked with the delivery of essential physical and social infrastructure. Please see attached letter for further detail.							Yes	We will review the wording of the key features and issues in light of your comments and the comments of others received through the consultation process. Comments on the development strategy noted and will be taken into account when developing the Preferred Approach. An Infrastructure Delivery Plan will identify what infrastructure is required to enable development proposed in the Core Strategy to progress. This infrastructure encompasses physical, social and environmental infrastructure

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			the categorical statement that “the regeneration of Hayle Harbour would bring further investment and opportunities to the town” at this time? There must be reference to the need for any regeneration to have regard to and work with the World Heritage site status of the Harbour.										(utility services, transport, schools, open space, police etc).
Shaun Pritchard	Tech Spec Environment Agency		<p>Much has been made of surface water flood risk within St Ives. Currently parts of the town are defined as a Critical Drainage Area.</p> <p>We do not anticipate that proposed growth in St Ives will exacerbate the issue although all new development should aim to deliver green field run off rates.</p> <p>Hayle has been the subject of lengthy consideration with the ongoing proposals for Hayle Harbour Regeneration Scheme. Whilst we accept that the proposal will</p>									No	Comments noted and in addition passed to the Infrastructure team for their consideration also.

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			require some elements of growth within areas at risk of flooding we feel that the priority issues should take account of the need to protect Foundry Square given its importance as a small economic hub.										
The Garden Centre Group	Gregory Gray Associates				<p>In response to Option 3 Economy Led Distribution, we agree with the following:</p> <ul style="list-style-type: none"> the locations identified by Option 3, including Hayle and St Austell, are key employment areas as well as areas where there is a high marked demand for housing. <p>However we consider that it is important to allow for development to be located in areas outside the existing key employment areas, particularly to enable the development of appropriate brownfield sites within locations that are close to, but outside, existing towns such as Hayle and</p>							Yes	<p>Comments noted and will be taken into account in formulating the Core Strategy.</p> <p>Potential sites will be identified for consultation as a result of the town framework work.</p>

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					<p>St Austell.</p> <p>Option 4: Suggested alternative distribution option</p> <p>We suggest an alternative distribution approach for development up to 2030, as follows:</p> <p>The proposed pattern of growth that is adopted by the Core Strategy needs to provide sufficient flexibility to support the development of appropriate brownfield sites that are located outside but close to Cornwall's main urban areas, including the areas surrounding Hayle (Lelant) and St Austell (Par/ St Blaise). This approach would enable new development to benefit from the existing and proposed services, facilities and infrastructure that are available within these settlements.</p> <p>For example, my client's landholdings are</p>								

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					<p>brownfield sites that considered to be appropriate locations for sustainable development:</p> <ul style="list-style-type: none"> • Site A (Lelant Wyevale) is unallocated within the Penwith District Local Plan (adopted in February 2004). It is located to the south of Lelant, close to the main town of Hayle. • these sites offer significant potential to accommodate new residential uses to assist the vision and growth aspirations of Cornwall up to 2030. The sites have a substantial building footprint and a vast area of hard surfacing. Their redevelopment for residential use could all an increase in the amount of on-site green space with the sites. Given the existing characteristics of the sites, a sensitively designed housing development in these locations could physically benefit the local 								

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					<p>environment.</p> <p>As a result of the brownfield status of both these sites and their proximity to the services, facilities and infrastructure that are available within the nearby centres at Hayle/ St Austell, development for housing in these locations would accord with national planning policy objectives set out within PPS1 and PPS3 to secure sustainable development through the more efficient use of brownfield land. The development of my client's landholdings for housing would reduce pressure for development to take place on greenfield land within the Plan period.</p> <p>In summary, the Core Strategy needs to ensure that the development of brownfield sites takes place in preference to the development of greenfield sites in accordance with PPS1 and PPS3. Therefore the</p>								

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					<p>growth distribution approach that is adopted within the Core Strategy should contain sufficient flexibility to support the principle of the redevelopment of appropriate brownfield sites for housing where they are located outside but within close proximity to existing centres, such as those surrounding Hayle (Lelant) and St Austell (Par/ St Blaise).</p> <p>Site A - Lelant Wyevale Garden Centre, Nut Lane, Hayle, Cornwall, TR27 6LG</p> <p>The site is approximately 2.24 hectares. It is currently occupied by the Lelant Garden Centre. The site is located on Nut Lane (A3074), Lelant. A site location plan is enclosed.</p> <p>The main building on site comprises a steel frame under a pitched roof clad in plastic sheeting. There is a separate</p>								

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					daily needs of local communities.								