

LUDGVAN PARISH COUNCIL

This is to notify you that the inaugural Meeting of Ludgvan Parish Council Neighbourhood Development Plan Committee will be held on Wednesday 25th October, 2017 in the Oasis Childcare Centre, Lower Quarter, Ludgvan commencing at **6:45pm**.

S P Hudson

S P Hudson
Parish Clerk
20/10/2017

AGENDA:

	Page No.
Public Participation Period (if required)	
1. <u>Election of Chair</u>	
2. <u>Election of Vice Chair</u>	
3. <u>Declarations of interest in Items on the Agenda</u>	
4. <u>Dispensations</u>	
5. <u>Terms of Reference & Membership</u>	2-3
6. <u>Review of Activity to Date</u>	
7. <u>Project Plan & Timetable</u>	4-6
8. <u>Consultation Strategy</u>	7-12
9. <u>Local Evidence Report</u>	13-61
10. <u>Strategic Context</u>	
11. <u>Date of next meeting</u>	

LUDEVAN PARISH COUNCIL - NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE

TERMS OF REFERENCE

1. PREAMBLE

In any instance where these Terms of Reference are silent the Council's Standing Orders will apply.

The Committee will sit until the Neighbourhood Development Plan (NDP) has gone to referendum after which the Committee will be disbanded.

2. MEMBERSHIP

The Committee will consist of:

- 5 Councillors appointed by Council;
- 7 Non Councillors appointed by co-option.

3. CHAIR

A Chair and Vice Chair should be elected at the first meeting, they need not be Councillors.

4. TERM OF OFFICE

Councillors appointed to the Committee will only be re-appointed at the Annual Meeting following an election, or as required should there be resignations.

Non Councillors will sit on the Committee until it is disbanded.

5. VOTING RIGHTS

Decisions should, whenever possible, be made by consensus, if that is not possible and a vote is required only Councillors may vote as by virtue of s.13(1) and (7) of the Local Government and Housing Act 1989, non-councillor members of committees and sub-committees do not have voting rights.

In the event of a tied vote the matter will be referred to Full Council.

6. DELEGATED POWERS

The powers delegated to the Committee are as follows:

- a) to recommend to Council a Project Plan to deliver the NDP by the end of 2017 giving due regard to the work already undertaken;
- b) to engage with the public, relevant experts and other interested parties as necessary to ensure that the NDP is delivered in accordance with the agreed Project Plan;
- c) to recommend to Council draft policies for inclusion in the NDP;
- d) to draft a NDP and all required supporting documentation that will meet both the Basic Conditions and Legal Requirements as set out in Legislation for approval by Council prior to submission;
- e) to submit grant claims to support NDP activities;
- f) to approve expenditure from the NDP budget provided by Council;
- g) to set up and receive reports from any Advisory Working Parties deemed necessary to deliver the NDP.

7. ADVISORY WORKING PARTIES

Advisory Working Parties (AWP's) can be formed to deal with detailed issues. Previously groups dealing with Housing, the Natural Environment & Transport, Roads, Traffic & Infrastructure were in place.

AWP's may consist of Councillors and/or non-Councillors (not necessarily NDP Committee Members) and meet as required. They would have no decision making powers and would report their findings and suggestions to the NDP Committee for approval.

For the avoidance of doubt there is no need for AWP's to meet in public.

8. MEETINGS

The conduct of meetings will be governed by the Standing Orders of the Council other than:

- a. normally meetings will be held at 7pm on the first Tuesday of each month;
- b. the public participation period shall be 10 minutes at the start of the meeting (if required);
- c. individual members of the public will be limited to 2 minutes each;
- d. a quorum (of councillors) shall be 3 and for the meeting as a whole 5;
- e. should the meeting be inquorate in respect of Councillors discussions can be held but any decisions would take the form of recommendations to the next Council meeting.

9. MINUTES

Minutes will be reported to the next meeting of Council and will be approved by vote at the subsequent meeting of the Committee and be published on the Council's website.

10. CODE OF CONDUCT

The Code of Conduct (the Code) applies to all Councillors and it is a requirement, in the interest of transparency, that all non-Councillor Members of the Committee will complete a declaration of interests and will abide by the Code.

Code of Conduct complaints against Councillors will be dealt with by the Monitoring Officer at Cornwall Council.

Complaints against non-Councillors will be dealt with by the Council and could result in the expulsion of the non-Councillor from the Committee.

11. RELATIONS WITH THE PRESS & OTHER [INCLUDING SOCIAL] MEDIA

All media statements must be authorised by full Council and made either by or in the name of the Chair of the Council.

Committee members should not make statements that either purport to be or could be construed as being made on behalf of the Committee or Council.

Failure to comply with these rules may lead to expulsion from the Committee.

Ludgvan Neighbourhood Plan Project Plan Proposal

Ludgvan Project Plan Overview																		
	Se17	Oc17	No17	De17	Ja18	Fe18	Ma18	Ap18	Ma18	Ju18	Ju18	Au18	Se18	Oc18	No18	De18	Ja19	
Getting Started pre-July 2017																		
Identify Issues	C2																	
Vision & Objectives					C3													
Generate Options																		
Prepare Draft Plan								C4										
Consultation & Submission													C5	C5				
Independent Examination																		
Referendum & Adoption																		

Consultation Points:

C2 - survey of local needs & aspirations

C3 - consult on vision & objectives

C4 – informal consultation on 1st Version of Plan

C5 – (Reg. 14) consultation on Pre-submission of Plan

C6 – Referendum – 2019 NB. This is the responsibility of the local planning authority

Survey & Analysis

Stage 2 Identifying the Issues:						
No.	Process	Method	Pre-Sep 17	Sep17	Oct17	Nov17
2.1	Strategic context	research/review strategy documents	✓			
		liaise with LPA	✓			
		prepare report	✓			
2.2	Community context	research/review local situation/strategies	✓			
		prepare report	✓	✓	✓	
2.3	Local needs	consult local bodies/organisations	✓			
		design community consultation	✓			
		approve community consultation	✓			
		carry out community consultation	✓			
		analyse consultation & prepare report	✓	✓		
2.4	Development potential	planning history & current land uses			✓	
		assess development potential				
2.5	Future demands	trends & forecasts				
		specialist studies (<i>if necessary</i>)				
2.6	Stakeholder views	consult landowners				
		consult statutory bodies and agencies				
2.7	NP Issues	analyse surveys & consultations				
		prepare issues & opportunities report				
		prepare & recommend scope & content				
2.8	Scope & content	agree NP purpose & focus				

Stage 3 Vision & Objectives:						
No.	Process	Method	Nov17	Dec17	Jan 18	Feb18
3.1	Draft vision	visioning exercise/workshop				
		prepare vision statement				
		agree draft vision and aims				
3.2	Draft objectives	interpret vision and prepare draft objectives				
		agree draft NP aims and objectives				
3.3	Consult	publicise draft vision, aims and objectives				
		consult on vision and objectives			C3	
		analyse and report on consultation				
3.4	NP vision & objectives	prepare vision & objectives report				
		approve vision & objectives				

Plan Making

Stage 4 Generate Options:									
No.	Process	Method	Mar18	Apr18	May18	Jun18	Jul18	Aug18	
4.1	Options	generate development options							
4.2	Impacts	consider who/what will be affected and how							
4.3	Options Appraisal	options appraisal							
Stage 5 Prepare Draft Plan									
5.1	Policies	draft NP Policy statements							
5.2	Proposals	prepare Draft NP							
5.3	Compliance	check compliances							
5.4	Informal Consultation	with local stakeholders		C4					
5.5	Sustainability	SEA/SA (as appropriate)							
5.6	Consultation document	approve draft plan							

Plan Submission

Stage 6 Consultation & Submission:									
No.	Process	Method	Sep18	Oct18	Nov18	Dec18	Jan19		
6.1	Statutory consultees	consult formally	C5	C5					
6.2	Community	apply consultation strategy	C5	C5					
6.3	Stakeholders	consult formally	C5	C5					
6.4	Consultation	prepare Consultation Statement							
6.5	Amendments	consider comments & amend if necessary							
6.6	Submission documents	Basic Condition Statement							
		approve submission documents							
6.7	Publicity	publicise intention to submit							
6.8	Submission	prepare and submit required documents							

Ludgvan Neighbourhood Plan Consultation Strategy

Part 1 - Communications Strategy

Introduction

A Neighbourhood Plan¹ (NP) is a community-led framework for guiding the future development, regeneration and conservation of an area. The foundation of a good neighbourhood plan is a robust programme of consultation and engagement. Effective community involvement is essential right from the beginning of the process. It will create a well-informed plan and a sense of ownership. Getting the recognition, views, assistance and support of a whole range of other interested bodies and parties is also essential if the plan is to have authority and credibility. A successful Communication Strategy is a prerequisite.

Aims

The aims of the Communications Strategy are to achieve:

- Better communication, leading to better feedback and decision-making
- Improved two-way information flow
- Better information and communication channels to enable community participation
- Increased awareness and understanding of the Neighbourhood Plan, its purpose and relevance

Principles

Our Communications Strategy is based on four key principles:

- *the right information,*
- *to the right people,*
- *in the right medium,*
- *at the right time*

These principles include several key factors:

- Communication must be meaningful and appropriate
- Information must be accessible
- Quality mediums and methods must be used whenever possible
- Communication channels must allow information to, through and across all levels
- Information must be relevant and in plain English
- Consideration needs to be given to the needs of people with disabilities and those whose first language is not English
- The process must be transparent

Target Audiences

We want to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We want to continue the dialogue with communities based on where they live and people in communities based on common interests. We want to communicate and listen to people who others have traditionally found hard to reach and hard to hear.

¹ As introduced by the Localism Act 2011

Messages

It is important that all our communications have as much impact as possible. To avoid dilution of the message or contradiction, the following will be the main messages that we will attempt to relay in our communications:

- The Neighbourhood Plan reflects community opinion
- The Neighbourhood Plan is a framework for the development of our area
- We want to hear your opinion
- We need the involvement and support of the community and partners

The messages we send out should be:

- Short and to the point
- Not conflicting
- In plain English
- Focussing on involvement

Tools and Activities

We shall use a variety of methods based on what reaches people most effectively and has most credibility. These include:

Tools and activities that could be used	✓ all that apply
Brochure / prospectus	
Consultation events	
Direct mail	
Council newspaper/magazine	
Email lists	
Events	
exhibition	
Leaflets & flyers	
Local radio	
minutes of meetings	
networking	
Newsletter	
Parish Council newsletters	
Posters	
Press releases	
Social media	
Stakeholders' and partners' outlets	
Website	
Add others	

The messages will be relayed using different methods for different groups. A communications matrix will be developed as an integral part of our communications strategy.

Resources

We shall make best use of the resources we have and strive to increase resources commensurate with the task. Our current resources, those that we have access to and can be applied to the task, are:

List of Available Local Resources:
Group members
Local councillors
Parish Council office
Community notice boards
Community networks
Parish newsletters
Local newspaper
Website
Add others

Timescales

Preparing a neighbourhood plan is a sequential process based upon an agreed project plan. The project plan identifies the following key communication points and the dates in which they should be carried out:

Key Communication Point:	Date(s)
Launching the NP	Add date
Seeking information	October 2017
Establishing a shared Vision	January 2018
Sharing the draft plan	May-June 2018
Seeking endorsement (Reg. 14)	Sep 2018

Further details of these communication points are set out in Part two of this Report, the Ludgvan Neighbourhood Plan Community Engagement Strategy.

Evaluation and Amendment

After the first 6 months the NP Group will carry out a communications audit to assess the effectiveness of the strategy with both 'internal' and 'external' audiences. We shall consider in particular, who has not responded or reacted to our communications? We shall discuss the evidence/results carefully and use them to amend and improve the Strategy going forward.

Ludgvan Neighbourhood Plan

Part 2 – Community Engagement Strategy

Background

The neighbourhood planning legislation places an obligation on the body responsible for preparing the Neighbourhood Plan (the Parish Council) to carry out an extensive and inclusive programme of community engagement and to prepare a ‘Consultation Statement’, as a supporting document to the Plan itself, to show how, when and where local people and businesses were ‘engaged’ in the neighbourhood planning process and what the outcome was.

Consulting with the community will be a continuous and on-going process. The Ludgvan NP Project Plan has earmarked five main consultation points during the plan-making period that are the responsibility of the Parish Council and its Steering Group to deliver:

- | | |
|---|-------------------------|
| C1 – <i>publicise intention, recruit helpers</i> | – from add date |
| C2 – <i>‘survey’ of local issues and opinions</i> | – February-April 2014 |
| C3 – <i>consult on vision & objectives</i> | – January-February 2018 |
| C4 – <i>consult on first version of Plan</i> | – January-March 2015 |
| C5 – <i>consult on Pre-submission Version of Plan (Reg.14)</i> | - September 2018 |

Summary Proposal

Consultation Stage C1 – Publicise Intention, Recruit Helpers

Purpose

To let everybody who should know, what has been decided so far, what is being planned and how and why they should be involved

Method

It is proposed to use the **local media** to:

- launch the neighbourhood plan, now the area designation application has been made
- show the plan-making timetable and explain the process in simple form
- confirm that the planning process is to be community-owned and led
- explain the role of the Steering Group who is on it and why
- emphasise the need to consult at key stages in the process
- give details of how to find out information, make contact, keep in touch with progress
- make a call for volunteers to join task groups

This may be supplemented by an **‘open meeting’ of community and voluntary sector representatives** to present the prospect of a neighbourhood plan, what it can achieve, why it is important to the Parish and how local groups can help.

Timetable: **Add actual dates**

Consultation Stage C2 – Survey of Local Needs & Demands

Purpose

The purpose of this major consultation is:

- To share the main findings and conclusions from the evidence base
- To test our conclusions on the bigger issues and main themes
- To explain and garner support for the Parish Council's forward planning policies
- To encourage and facilitate debate where it is need
- To carry out specific consultations with interest groups to fill in the gaps in our knowledge and understanding

Method

- Survey of all residents
- Focus groups with businesses, community & voluntary sector rep's
- Interviews or correspondence with health providers and school
- Correspondence with local stakeholders
- Survey of Parish centre users

Timetable: **Add actual dates**

Consultation Stage C3 –Consult on Vision & Objectives

Purpose

To share the draft vision and objectives and seek general endorsement from the community that the Neighbourhood Plan for Ludgvan is taking the right direction with the right set of objectives. In particular to:

- report back on response and conclusions from the C2 consultation programme
- share a draft vision, aims and objectives for the Ludgvan Neighbourhood Plan
- set out the themes and priorities for neighbourhood planning policies
- seek reaction/endorsement of the vision, aims and objectives
- invite suggestions for specific planning policies

Method

Drop-in event with exhibition to be held in a community hall.

Timetable (provisional): January 2018

Consultation Stage C4 - Consult on 1st Draft Plan

Purpose

To share a first version of the Neighbourhood Plan for scrutiny by the local community and local stakeholders to ensure the policies reflects the community's agenda

- invite comment on the content of the draft Plan and specific planning policies
- invite suggestions for land and buildings to be the subject of specific policies
- identify unresolved issues and opportunities
- encourage community action in support of specific policy approaches

Method

- A first Version of the Neighbourhood Plan will put on the website
- Its presence on the website will notified to the community and local stakeholders
- Letters will be sent to those who own land or buildings that are the subject of draft policies

Timetable (provisional): May-June 2018

Consultation Stage C5 – Formal Consultation on the Pre-submission Version of the Plan

Purpose

The Parish Council has a statutory duty (under Regulation 14) to ensure that consultation on the Neighbourhood Plan takes place for at least 6 weeks prior to its submission to the local planning authority and that everybody within the Parish has an opportunity to see and/or hear what it contains, and to comment on it.

Method

We propose:

- The Pre-submission Version of the Plan is put on the website and widely advertised within the Parish
- A summary leaflet is distributed to every household and business
- Key local stakeholders and those affected by policies will be written to individually
- Hard copies of the draft Plan will be placed on deposit for public viewing at suitable locations across the area
- The Plan's purpose and its policies is featured in the local newsletter

Timetable (provisional):

September – October 2018

Ludgvan Neighbourhood Plan

Local Evidence Report

Work in Progress

Introduction

Neighbourhood planning policy and proposals need to be based on a proper understanding of the place they relate to, if they are to be relevant, realistic and to address local issues effectively. It is important that our Neighbourhood Plan is based on robust information and analysis of the local area; this is called the evidence base. Unless policy is based on firm evidence and proper community engagement, then it is more likely to reflect the assumptions and prejudices of those writing it than to reflect the needs of the wider area and community.

This report endeavours to bring together recent information and informed opinion about the Parish that may have some relevance in preparing a Ludgvan Neighbourhood Plan. It provides us with a shared base of knowledge and understanding about Ludgvan parish on which we can build.

Contents:

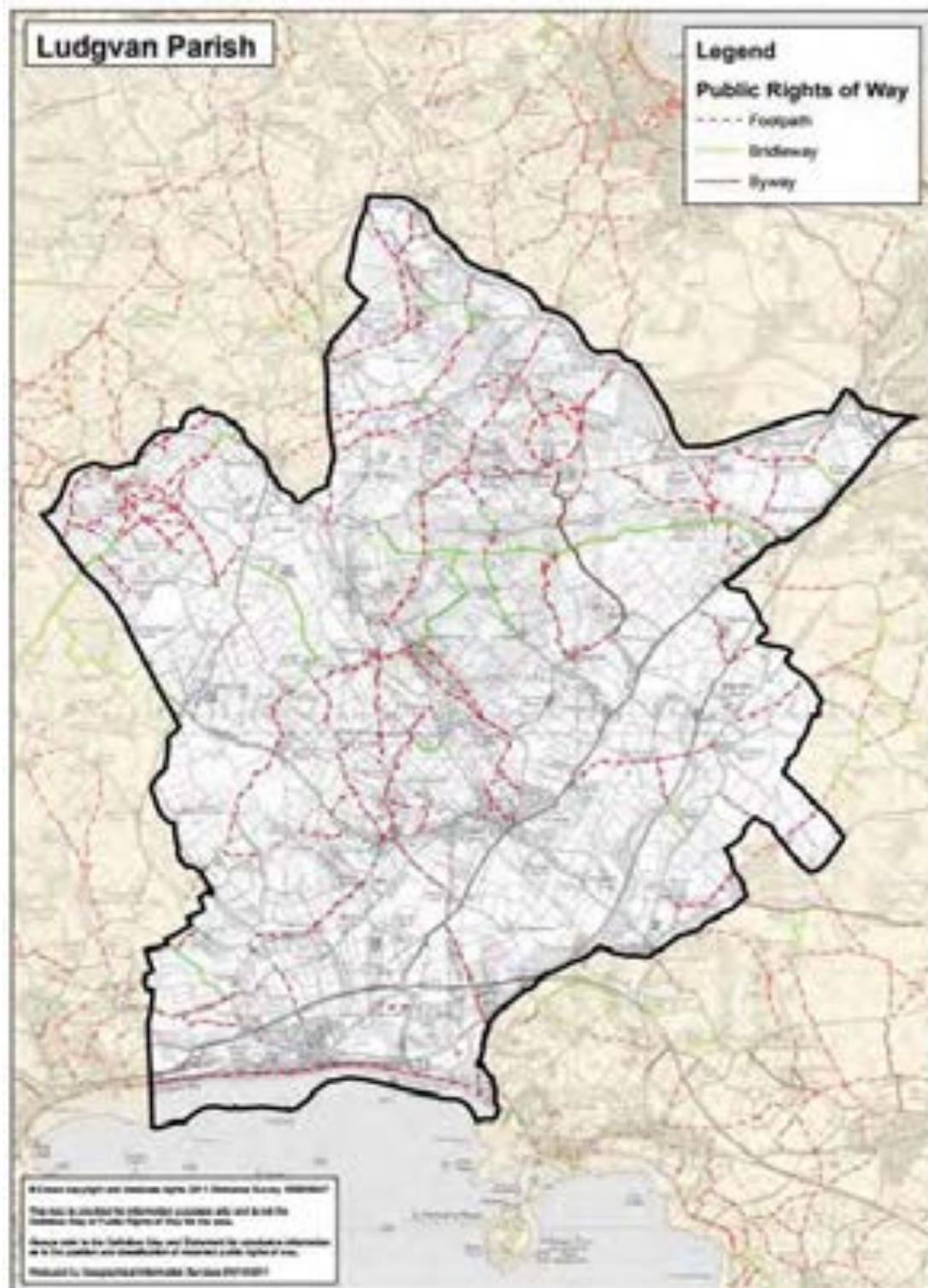
Topics:

- Natural Environment
- Built Environment and Heritage
- People and Housing
- Business and Jobs
- Transport and Travel
- Community Facilities and Services
- Sports and Recreation

Natural Environment

The neighbourhood area for the Ludgvan Neighbourhood Plan is the parish of Ludgvan. Its boundary is described on the map below.

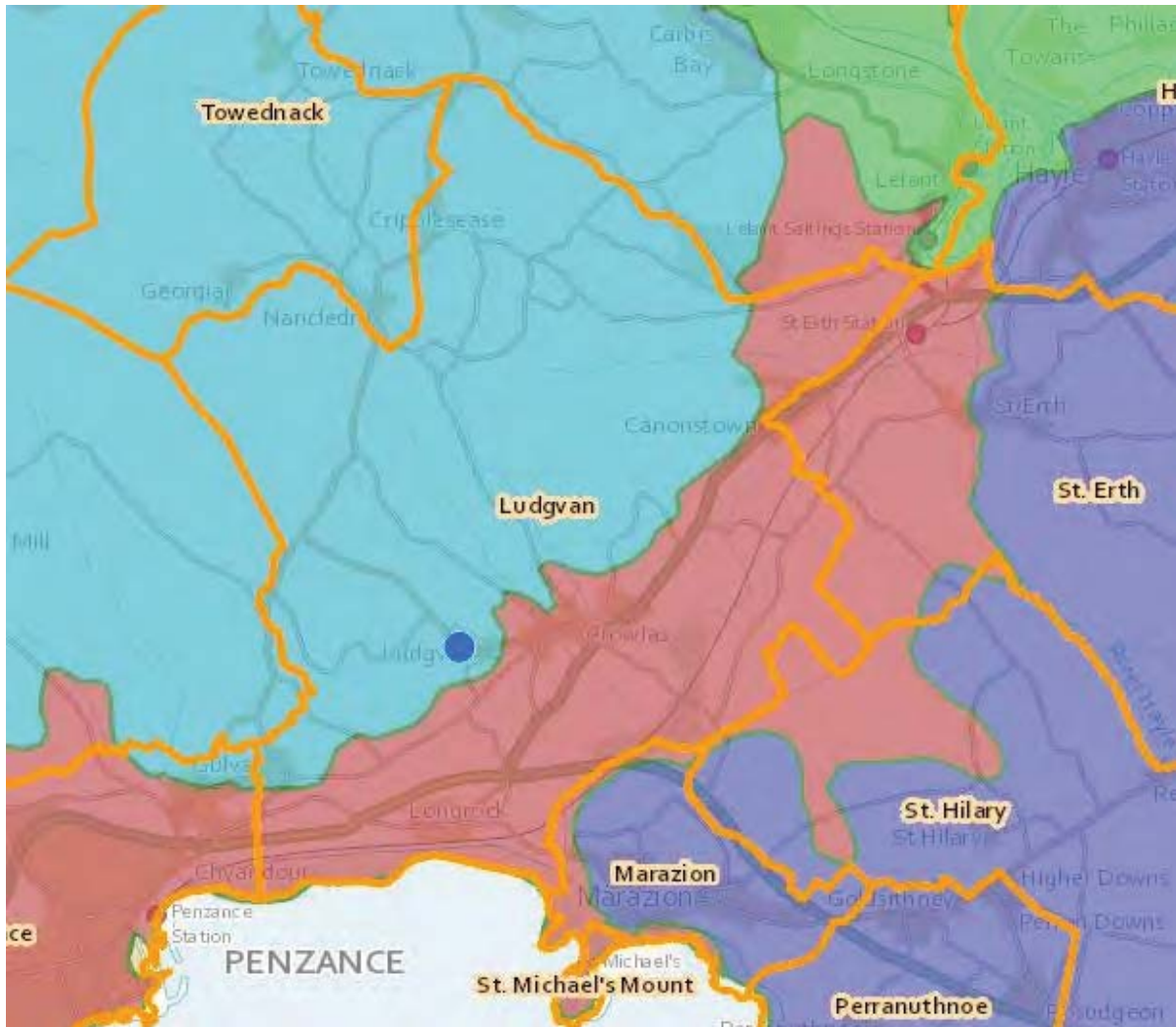
Replace with map without footpaths



Landscape

Landscape Character

Ludgvan rurality is recognised by the landscape character assessment that was carried out by Cornwall Council. The Parish of Ludgvan comprises two distinct character areas according to Cornwall Council's Landscape Character Assessment, and as indicated by the colours on the map below.



The north and west of the Parish is part of the Penwith Central Hills Landscape Character Area (CA03). The Landscape Character Assessment identifies the Key Landscape Characteristics as being:

- Core of an exposed, windswept granite peninsula rising to a chain of gently rounded hills with prominent rocky outcrops
- Rugged boulder-strewn moorland of Lowland Heathland, bracken and scrub on the upland areas.
- Open landscape with few trees except linear broadleaved woodland in small river valleys, shallow depressions and around farmsteads
- Prominent rocky outcrops
- Internationally important concentration of archaeological remains from Neolithic, Bronze and Iron Ages through to the medieval and post-medieval periods, with extensive remains of post-medieval mining
- Historically important, small scale, field pattern with sinuous boundaries, much of it of prehistoric origin. Hedges often drystone, without earth

- Dispersed small granite farmsteads and small nucleated hamlets/villages
- Pasture and rough ground dominate with some arable/horticulture to the south and east
- Highly visible evidence of tin mining, china clay and quarrying
- Extensive views to north and south coast from highest hills

The south and east of the Parish is part of the Mount's Bay Landscape Character Area (CA04). Its Key Landscape Characteristics are:

- Large-scale extensive curving south-west facing bay and hinterland towards the western end of county
- Large settlements, Penzance and Newlyn, concentrated at the western end of the bay
- Mixed land cover of farmland in medium-scale pattern with wooded river valley
- High quality arable and horticulture and some pasture
- Exposed narrow natural open flat foreshore with St Michael's Mount the major landmark
- St Michael's Mount occupies a high, small, rocky island linked to the mainland by a causeway to Marazion
- Large area of Reedbeds and open water with Saline Lagoon at Marazion Marsh
- Well wooded, with many small farm woodlands, Wet Woodland in valleys, many hedgerow trees and characteristically tall Cornish hedges, particularly along the lanes
- Intimate and contained natural river floodplain, internally unenclosed with ribbon development along edges
- Main rail and road communications corridor

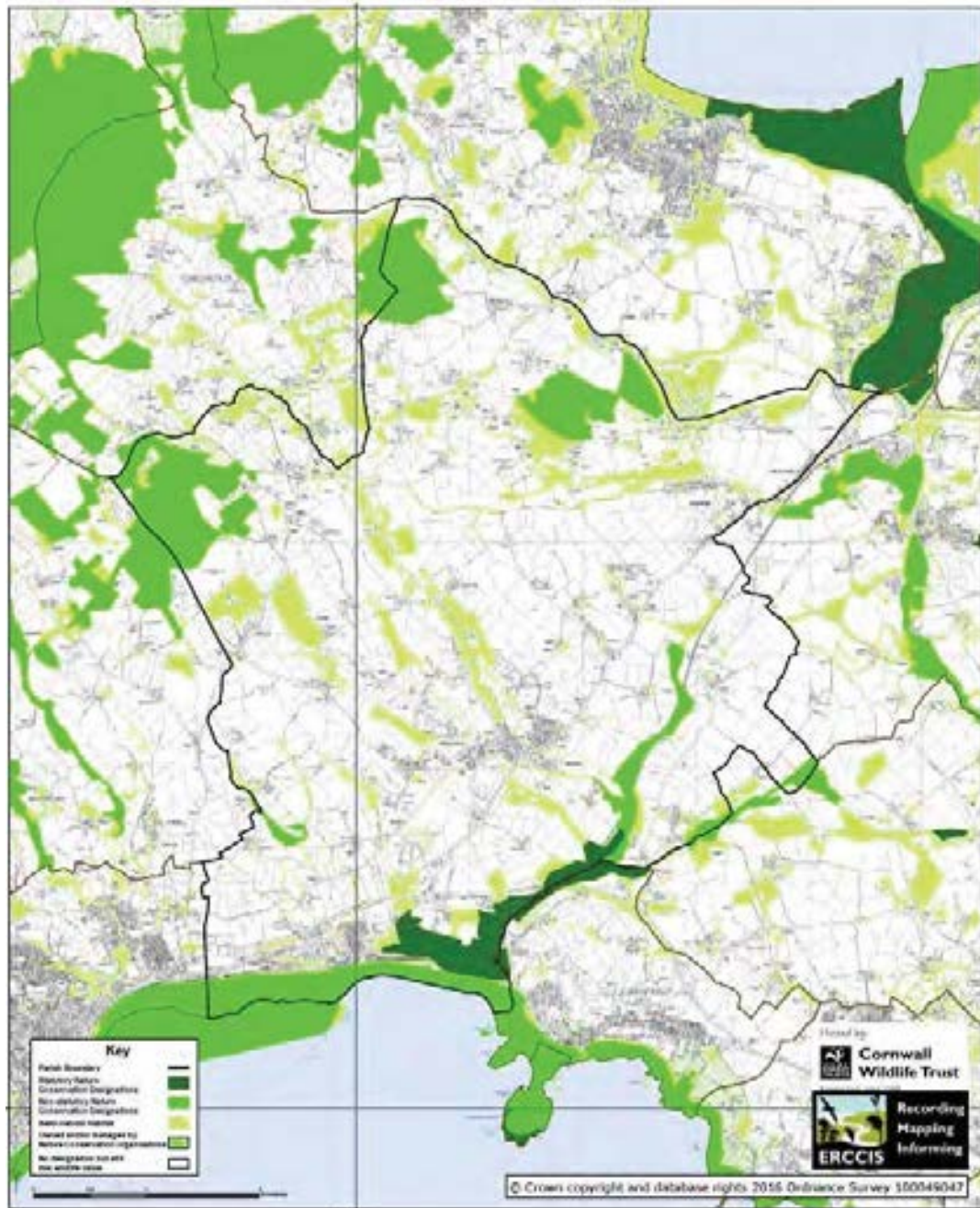
Parts of the perimeter of the Parish are particularly special in landscape terms. As the map below indicates the northern part of the Parish is part of the West Penwith Area of Outstanding Natural Beauty for which there are guiding principles laid down for its care and management.

AONB/AGLV

The map below indicates the areas of the Parish that are designated as areas of Areas of Outstanding Natural Beauty, AONBs, (dark green) and Areas of Great Landscape Value (light green). Much of it fringes the north and west of the Parish.

Biodiversity

The map below shows the SSSIs in the Parish and adjacent to the boundary.

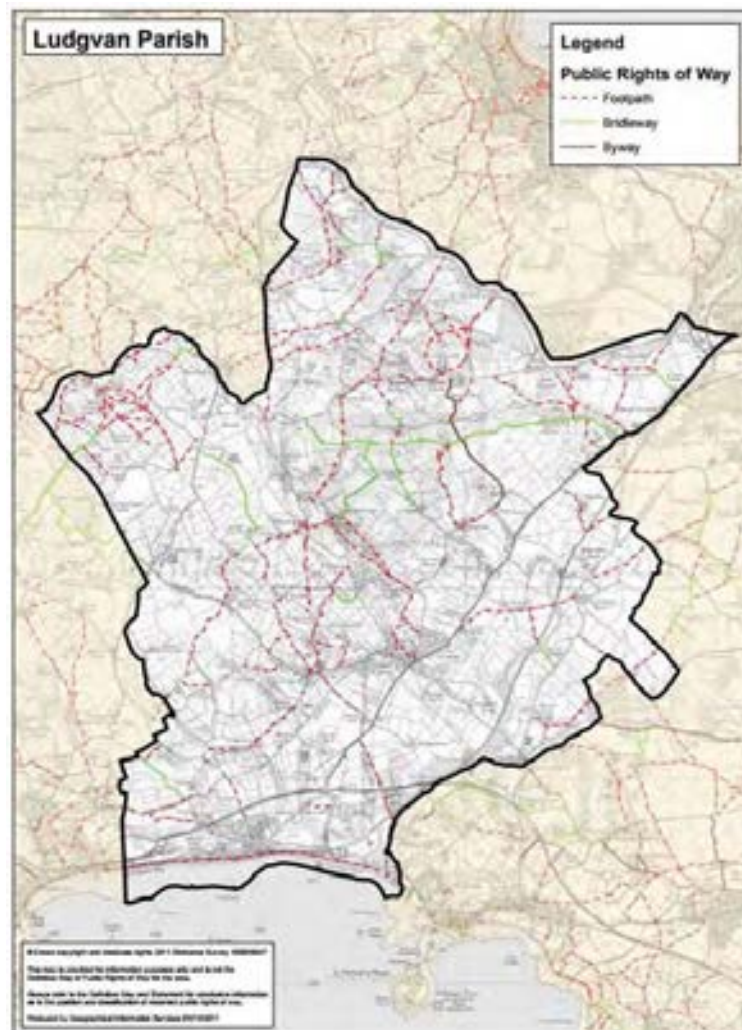


Marazion Marshes SPA¹, an area of almost 55 hectares, is the most significant SSSI in the area (dark green on the above map). It is the largest fresh water reedbed in Cornwall and is important for passage and wintering birds associated with it. These include overwintering bittern and passage migrant Aquatic warbler. It is run by the RSPB.

¹ SPA = Special Protection Areas Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species

Public Access

The Parish has a relatively comprehensive network of public rights of way and bridleways, as the map below illustrates.



Footpaths

Add anything about footpaths – condition/use, gaps in the network etc

Bridleways and Byways

From the British Horse Society website² we find that there are several other important bridleways in the parish as well as some useless short sections of path. They include the longest bridleway in the Penwith area.

*Nb. ***** most important, **** important, down to * meaning not really relevant.*

Path No. 103/4 Map Reference: SW493318

BR from road north of Ponjou Farm to Parish Boundary

*CC Priority GOLD ***** 0.42 miles. Important Bridleway although designation currently stops at parish boundary*

Last Report: 2010 Usable through to road cleared by PAROW

² <http://www.bhsaccesscornwall.org.uk/Parishes/Ludgvan.HTM>

Path No. 103/7 Map Reference: SW498348
 FP & BR from Lower Tremenheere via Treassowe Manor to Higher Trenowin (B3311)
 CC Priority SILVER ***** 0.86 miles. 1
 Last Report: 2011 Often overgrown - Terrible Gates - awaiting action by CC

Path No. 103/12 Map Reference: SW509337
 FP & BR from Ludgvan to road north of Nanceddan with spur to road north of Lower Quarter
 CC Priority GOLD * 0.18 miles. Farm Access only
 Last Report: Tarmaced Road

Path No. 103/19 Map Reference: SW528332
 BR & FP from Trevorro via Parc-an-Camps to road south of RosevidneyBarton
 CC Priority SILVER * 0.17 miles. Farm Access only
 Last Report: To farm and railway line only

Path No. 103/27 Map Reference: SW508365
 FP & BR from Trink via Brunnion to Parish Boundary with spur
 CC Priority SILVER * 0.07 miles. Dead End
 Last Report: Short Dead End to property only

Path No. 103/28 Map Reference: SW486344
 FP & BR from Roger's Tower to (1) Quarry and (2) from Madron BR 62 to Castlegate
 CC Priority GOLD ***** 0.30 miles. Most Important Through Bridleway
 Last Report: Spring 2006: Clear and Well used. to Madron BW 62

Path No. 103/31 Map Reference: SW483353
 BR & FP from Parish Boundary near Amalebra to FP and BR 29
 CC Priority GOLD ***** 0.40 miles. Most Important Bridleway
 Last Report: Steep, narrow and stony in places and sometimes overgrown

Path No. 103/33 Map Reference: SW512370
 FP & BR from Trink to (1) B3309 and (2) Parish Boundary south of Balnoon
 CC Priority GOLD *** 0.46 miles. Bridleway Accessing Trink
 Last Report: Summer 2006: Blocked with high tied gate. towards end of Bridleway.

Path No. 103/39 Map Reference: SW519357
 BW & FP from road north of Whitecross to road south of Trencrom Hill and spur
 CC Priority GOLD ***** 0.95 miles. Important ridden byway
 Last Report: October 2006: As far as we know this byway is in Good condition

Path No. 103/41 Map Reference: SW513355
 BR & FP from Cargease via Ninnes to FP 35 south of Polpeor
 CC Priority GOLD ***** 0.62 miles. Northern Leg Inaccessible
 Last Report: October 2006: No current report, generally usable.

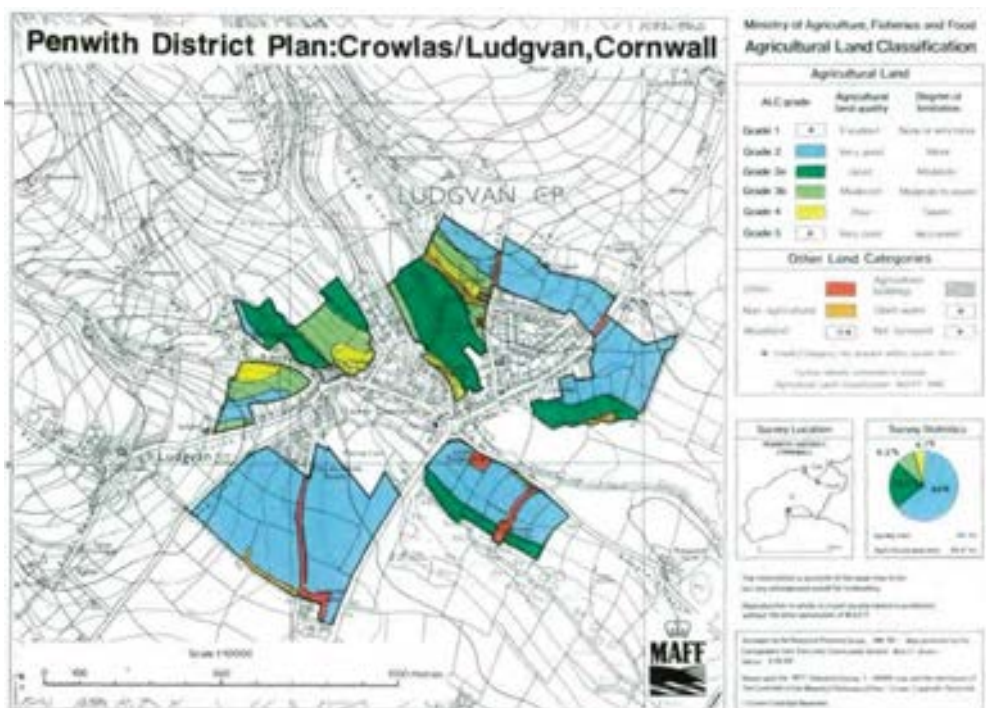
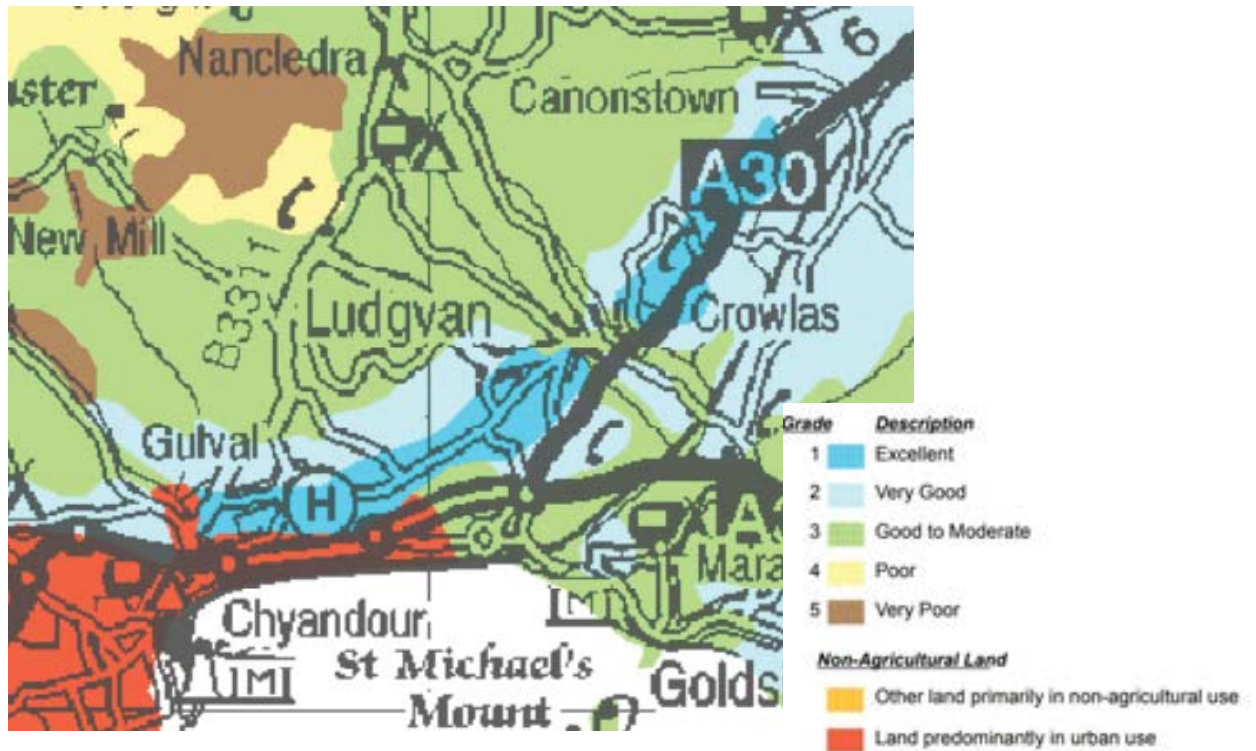
Path No. 103/47 Map Reference: SW539358
 FP from Rose-an-Grouse Farm to road east of Splattenridden
 CC Priority SILVER * 0.19 miles. Useless as Bridleway - only as farm access off A30
 Last Report: Useful only as footpath to St Erth

Path No. 103/52 Map Reference: SW508347
 BR from Canon's Town to road west of Tremethow with Bridleway spur to Cucurrian
 CC Priority GOLD ***** 2.63 miles. Most Important Through Bridleway with spur
 Last Report: 2010 Reasonable Condition.

Agriculture

Agricultural land in the Parish is generally of good or very good quality. The map below (1998 Classification) provides evidence that a good proportion of farming land either side of the settlements is either grade 1 or grade 2. This is confirmed by the more detailed 1992 survey of sites around Crowlas and Ludgvan.

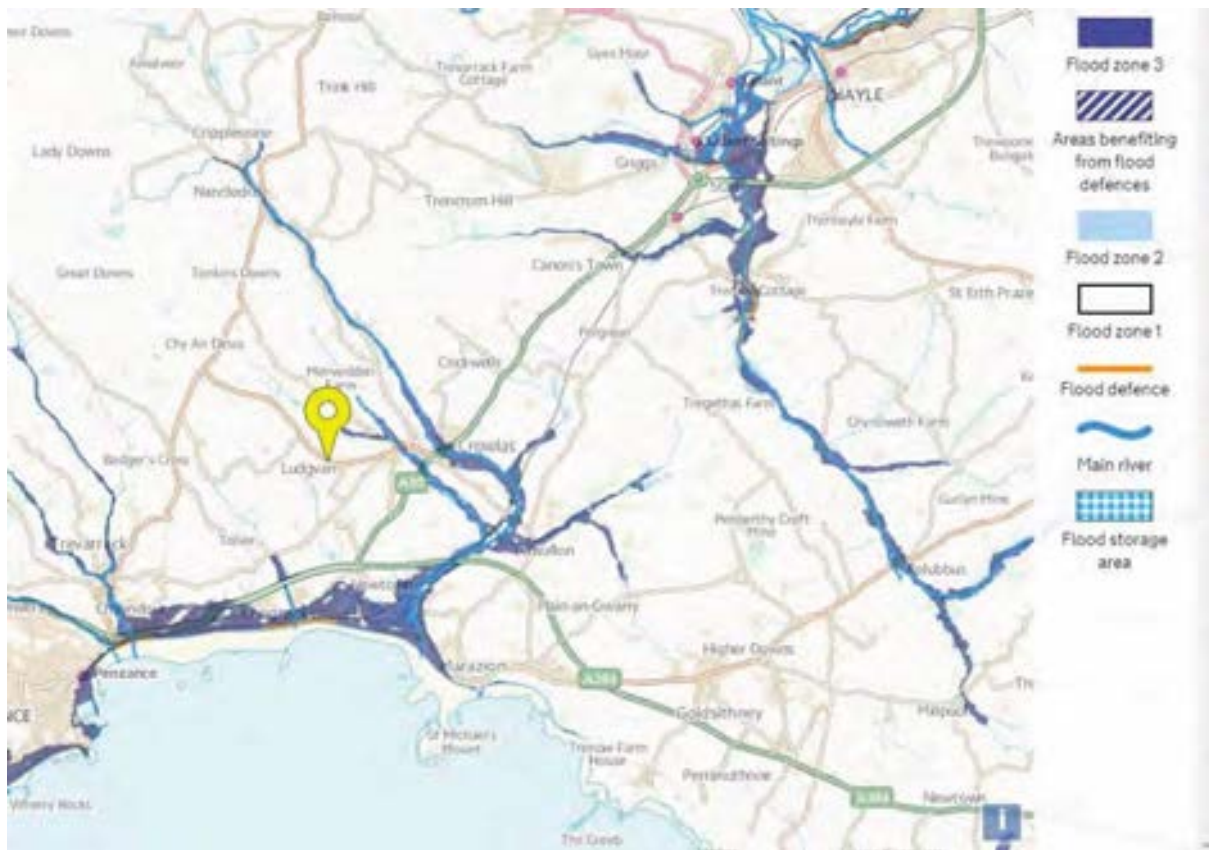
Add information about agriculture – issues, opportunities etc



Flooding and Flood Risk

The coastal area and land alongside the river courses are graded as flood zone 3. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. The flood zone 3 areas in the Parish are mainly the two valleys that run down into Ludgvan/Crowlas and Long Rock.

Flood zone 3 development needs to submit a flood risk assessment as part of its planning application which determines if the site is classified as flood zone 3a or 3b as well as reviewing flood risk on the site and proposing suitable mitigation. Very little of the Parish is graded as flood zone 2.



There have been few recent significant incidences of flooding, except for some localised flooding on south side of A30 around Rospeath Farm.

Any other recent events, issues?

Coastline

A **XX metre** stretch of Long Rock beach forms the southern boundary of the Parish. The beach consists of coarse golden sand with a strip of shingle and pebbles along the strand line. It is backed by a walkway that stretches all the way from the car park at Penzance Railway station to Marazion Green and beach. The coastline is part of the Mounts Bay priority area within the county's Shoreline Management Plan. The Plan describes it as follows *"particularly vulnerable are the Longrock and Wherrytown frontages. Important transport infrastructure (A30, railway, Heliport and Ferry terminal) introduce further long-term considerations for adaptation of the frontage. Marazion Marsh has an international designation for its biological diversity and it is the largest area of freshwater reedbeds in Cornwall. It is particularly important that planned improvements for the Penzance frontage take into account the findings of the SMP"*.

The sea wall at Long Rock has recently been prone to collapse. An application for a new rock armour sea defence protection to a 63metre section of existing sea wall, was approved in January 2017.

The Shoreline Management Plan classified the Mount's Bay frontage as a Coastal Change Management Area. As such it is necessary to take a strategic approach to managing this coastline particularly with the impacts of climate change and sea level rise to contend with. Cornwall Council has been working alongside the Environment Agency to ensure that this vulnerable area can be sustained and allow Penzance to develop. Cornwall Council is putting together a package of funding to improve the coastal defences along the Mount's Bay frontage to help protect the transport infrastructure and also to carry out environmental enhancements to sustain the adjacent freshwater habitats.

The Long Rock Coastal Improvements Project is a £3.7m initiative to improve resilience to flooding and coastal erosion along the frontage of Mount's Bay between Marazion and Eastern Green. There are three distinct aspects to the project:

- Coastal protection of the revetment that protects the railway line and properties behind it
- Environmental improvements to Marazion Marsh
- Improved fish and eel passage for streams entering Mount's Bay.

The project has attracted £2.7m from Defra's Flood Defence Grant in Aid (FDGiA) and £1M from the European Regional Development Fund (ERDF) administered through DCLG, under Priority Axis 5 on promoting climate change adaptation, risk prevention and management. The project is due to run from July 2017 through to December 2020.



Minerals

Three areas of the Parish have been identified as mineral safeguarding areas - see map below of Proposed Mineral Safeguarding Areas³ (aggregate dashed – and metalliferous hatched).

The safeguarding area includes Castle-an-Dinas Quarry to the west which is a large quarry providing granite aggregate. It includes a road stone coating plant and concrete batching plant. The quarry also provides some brown granite building stone. The site's safeguarding assessment states that it is a *“heritage site and once planning permission expires this site is to be considered for heritage materials”*. It is proposed to safeguard a 500m buffer around the mineral planning permission boundary.

Tin mining shafts at Trink Hill are also identified – Franks Shaft (in Towednack Parish), Monster Shaft and Trecrom Adit all have safeguarding areas proposed around them.



³ Cornwall Minerals Safeguarding Development Plan Document – Submission Version 2017

Renewable Energy

Add details of recent solar farm applications approved and refused

Anything recent on wind turbines?

Built Environment and Heritage

History

From the Parish Council website⁴:

“According to Tonkins Natural History of Cornwall (1739) the name Ludgvan (Cornish: Lusowen or Ludewan – depending upon source) derives from ‘LUG VAN’ or the ‘High’ or ‘Hilly’ place. Anyone who has trudged up Church Hill from Lower Quarter to Church Town can testify to Ludgvan’s ‘hilliness’.

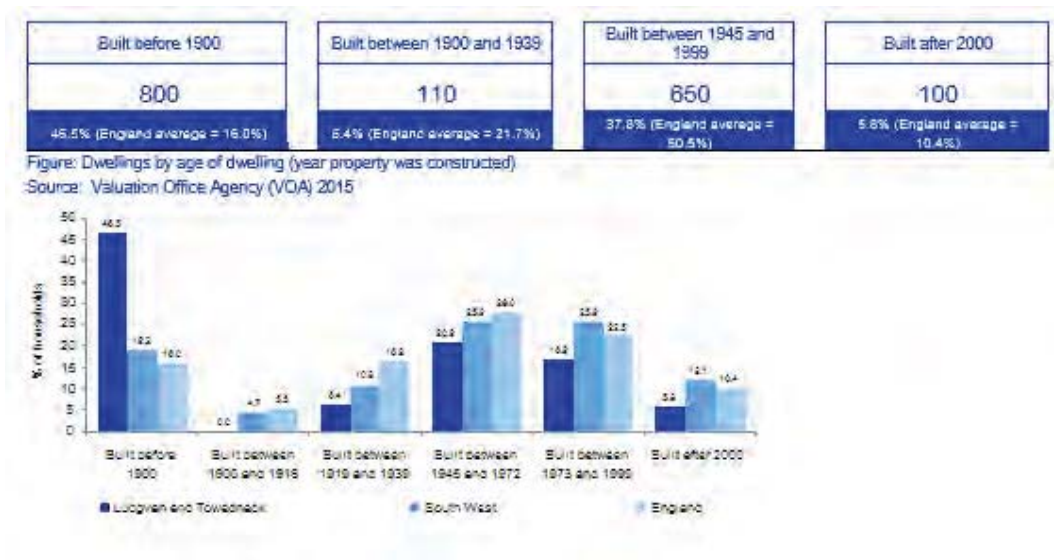
Ludgvan has a very long recorded history, extending back to the Domesday Book of 1086 (see extract below) and probably a good deal earlier. Indeed, in June 1793, a Roman urn containing very old and corroded coins was discovered by labourers while digging a trench on the parish border near the sea. Buried in sand two or three feet under the surface the coins were later dated as being mainly from the reigns of Emperors Gallienus (218 – 268), Victorinus (269 – 271) and Tetricus (271 – 274).

Early records show that, much as you would expect from a largely rural parish that is almost surrounded by water but with the additional benefit of substantial metallic deposits, the principal sources of local employment were fishing, farming and tin and copper mining.

A long history of mining in Cornwall (which started in the early bronze age) came to an end in 1998 when South Crofty tin mine (located just a few miles along the A30 from Ludgvan) finally closed. There are now no active metalliferous mines in the whole of Cornwall.

For agriculture, the arrival of the railways brought access to new markets and this, in turn, brought changes in the production profile with more emphasis being placed on the cultivation of potatoes, cauliflower, sugar beet, flowers, etc.”

Most of the settlement areas of the Parish have a long history. Ludgvan, Crowlas, Long Rock, Cockwells, Whitecross and Canon’s Town have all grown incrementally over time. As indicated below almost half of the dwellings in the Parish were built before 1900.



⁴ <http://www.ludgvan.org.uk/history.html>

Conservation Areas

Ludgvan Churchtown is the only Conservation Area in the Parish. It was designated by Penwith DC in 1985. As announced in the London Gazette at the time: *“the Conservation Area for Ludgvan Churchtown shall include St. Ludgvan's Church, the Churchyard, the White Hart Inn and adjacent dwellings between Church Hill and the Churchyard, Rectory Cottage and The Rectory. The southern boundary shall extend along Eglos Road to include Hillside. The western boundary shall extend along the southern side of the B3309 to include Cobblestones. The dwellings on the southern and western boundaries of The Square also shall be included”*.



Listed Buildings

The Parish has many listed buildings that have statutory protection. The full list can be found in Appendix a to this report. There are no grade 1 buildings or structures but the following are listed as being Grade II*:
Hogus House - *former rectory, now house. Built circa late C18, extended early C19 and probably late C19, reduced C20. Home of Sir Humphry Davy 1778-1829, the eminent chemist and inventor of the miner's safety lamp.*

Church of St Paul, Ludgvan - *Norman font, re-sited Norman doorway, possibly Norman south wall of chancel, C15 tower, north arcade and parts of north aisle, otherwise rebuilt circa 1912 reusing some of the C15 window and other masonry.*

Trengwainton Gardens - *Early C19 pleasure grounds, parkland, and walled garden, with a woodland garden planted with rhododendrons, magnolias, and half-hardy trees and shrubs in the early and mid C20.*

Development Potential

The most recent assessment of development land in Cornwall identified two sites in the Parish. They had come forward as a result of a call for sites in association with the SHLAA⁵.

The following sites were assessed as having the necessary potential for housing development:

SHLAA Phase 2: 2018-2022 (Years 6-10)

Site Ref. S162 Ludgvan Leaze, Crowlas 12.805ha Yield = 200 dwellgs

Site Ref. S933 TV-25b Land adj. to Ludgvan Leaze Business Park, 1.353 ha. Yield = 38 dwellgs

Community Survey – Sustainable Development Questions 2016:					
Should new development be required to conserve trees/hedgerows?	yes	100%	no	0%	don't know
Should wildlife practices be imposed on development?	yes	100%	no	0%	don't know
Should a minimum level of off-road parking be required?	yes	91%	no	9%	don't know
Support for walking and cycling routes?	yes	100%	no	0%	don't know
Should policies require sympathetic design?	Yes	98%	no	2%	don't know
Should policies detail circumstances for garden development?	yes	88%	no	12%	don't know

⁵ SHLAA = Strategic Housing Land Availability Assessment – a regular exercise the Government require local planning authorities to carry out

People and Housing

Demography

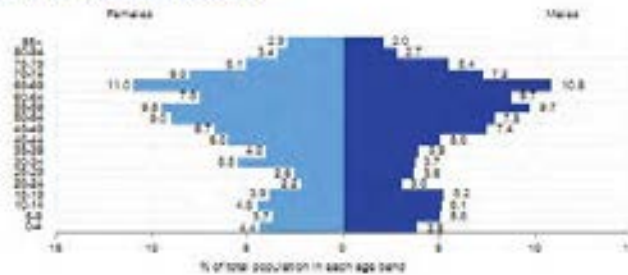
Cornwall Council's estimates of population for 2013 put the number of residents in the Parish at approximately 3,300 persons. The latest demographic profile for the area (2015), which combines the parishes of Ludgvan and Towednack (approximately 400 residents) show that the area has a relatively elderly population compared with the average across the South West and the rest of UK (see tables below). Approaching a third of the population is over the age of 65.

Figure: Population by age
Source: Mid-Year Estimates (ONS) 2015



Total Population	Aged 0-15	Working age population	Aged 65+	Dependency ratio
3,650	515	2,060	1,075	0.77
47.9% male; 52.1% female	14.2% (England average = 16.1%)	56.4% (England average = 63.3%)	29.4% (England average = 17.7%)	England average = 0.56

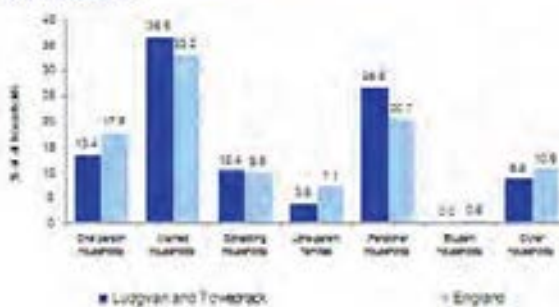
Source: Mid-Year Estimates (ONS) 2015
Figure: Population estimates by 5-year age band
Source: Mid-Year Estimates (ONS) 2015



The age profile is reflected in the household pattern. Around 1 in 4, of the approximately 1,500 households were 'pensioner households' in 2011. The proportion of single person households was just over 13%.

Pensioner households: 425 28.3% (England average = 20.7%)	One-person households (aged under 65): 215 13.4% (England average = 17.8%)	One-parent families with dependent children: 60 19.2% of all families with dependent children (England average = 41.6%)
Mixed households: 580 38.4% (England average = 35.2%)	Co-habiting households: 165 10.4% (England average = 8.8%)	Student households: 0 0.0% (England average = 1.2%)

Source: Census 2011
Figure: Population by household composition
Source: Census 2011



Dwellings

There were 1,774 dwellings in the Parish in 2011. (The gap between the number of dwellings and households indicate that several dwellings are used as second homes or holiday lets.) Almost half of the housing stock comprises detached dwellings.



Around fifth of the housing stock was rented in 2011. Most of them (217) were privately rented. There were only 5 council houses and 49 others categorised as social housing in 2011.



Housing Need

Ludgvan Housing Need Survey November 2014⁶

In total 122 households responded to the survey. Of those who responded, 27 households require affordable housing.

The Affordable housing team have analysed the responses of those requiring affordable housing to better understand their local connection.

- *19 households have lived within the Parish for more than 3 years*
- *An additional 2 households work within the Parish for 16 hours or more*
- *1 additional respondent has previously lived within the Parish for over 5 years*
- *3 households have a family connection where a member of their family has lived within the Parish for 5 years or over.*
- *There were 2 incomplete entries.*

The most common reasons for needing to move were:

- *To move to a more affordable home*
- *Currently renting but would like to buy*
- *Current home is too small*
- *Living with friends/family and would like to live independently.*

Of those needing to move 15 households needed to do so within the next 2 years.

Households were asked if they are currently registered for affordable housing. HomeChoice registered local housing need in the parish is currently 188 households. Of the 27 households identified by this survey requiring affordable housing, 9 new households have been identified who are not currently registered for affordable housing.

HomeChoice

Applicant Type	Size of Accommodation					Total
	1Bed	2Bed	3Bed	4Bed	5bed	
Band A	0	0	0	0	1	1
Band B	2	6	4	1	1	14
Band C	13	11	8	4	0	36
Band D	18	9	0	0	0	27
Band E	60	39	11	0	0	110
Total	93	65	23	5	2	188

Of those with a local connection, 76 households on the Home Choice Register have stated a preference for living in one or more of the main settlements in Ludgvan Parish.

⁶ Ludgvan Housing Needs Survey, Cornwall Council, 2014. [add weblink](#)

Affordability

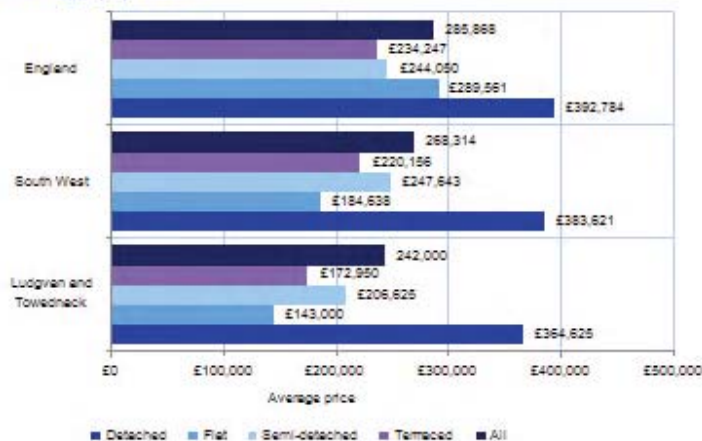
According to the Right Move website “the majority of sales in Ludgvan during the last year (2016/17) were detached properties, selling for an average price of £292,050. Semi-detached properties sold for an average of £259,975, with terraced properties fetching £152,000. Ludgvan, with an overall average price of £228,508, was similar in terms of sold prices to nearby Badgers Cross (£237,457), Trezelah (£237,457) and Grumbla (£237,457).

Overall sold prices in Ludgvan over the last year were 17% down on the previous year and 29% down on the 2011 level of £321,167. There were only 6 properties sold in the last year, therefore, the average prices may only reflect the mix of properties sold, rather than changes in the local market itself.”

Average household income in the Parish is estimated to be around £33,000 per annum. This suggest that a mortgage of £115,000 - £132,000 is as much or more than many households in the area would be allowed by normal lending sources.



Figure: Average property price by dwelling type
Source: Land registry Apr16-Mar17



Strategic Housing Requirements

As a minimum, the Ludgvan Neighbourhood Plan will need to help deliver the area's "fair share of the Local Plan housing target". Cornwall's Neighbourhood Planning Team have provided an estimated Local Plan housing target at parish level (see Table 1 below), where this is calculated to include:

- all housing completions since 1st April 2010;
- the number of planning permissions for new dwellings (minus 10% in recognition that it is unlikely that all these permissions will be built by 2030); and,
- constraints elsewhere in the CNA⁷ (e.g. AONB⁸)

This should be considered as a minimum requirement and a "starting point for deciding whether additional homes are required"⁹. The current estimate requirements for Ludgvan is shown in the table below;

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
West Penwith CNA (Rural)	1000	456	392	152
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish's share of the remaining Local Plan Target ((e÷100)xd)
Ludgvan Parish	37%	52	50	56

*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

Housing Development

Since the Millennium housing development has been mainly infill and back garden. The indicative map below shows where residential development has taken place.

Yellow: fair amount of affordable housing approvals and applications;

Orange: a few smaller scale applications including affordable elements (none built yet);

Turquoise: Permission for 54 affordables is now extant.

Fifty dwellings have been built in the Parish since 2010.

⁷ CAN = Community Network Area of 'West Penwith'

⁸ AONB = Area of Outstanding Natural Beauty

⁹ Housing Statement Guidance (Part 1): Determining Your Neighbourhood Development Plan's Housing Target, Cornwall Council, 2017



Housing Supply

Below is the latest map of potential housing sites as assessed by Cornwall Council through the SHLAA process as having the potential to contribute to the strategic housing targets set by the Local Plan. Together they have sufficient capacity to more than meet the outstanding pro-rata target set for Ludgvan of 56 dwellings.



The land at Long Rock however has been identified in Cornwall Council's proposed Site Allocations DPD as a strategic development area – for Penzance and Newlyn! Therefore, its development would not count against the dwelling target for the Parish.

Policy PZ-H1 Long Rock Site area: 7 hectares

Allocation: Approximately 150 dwellings

Additional Policy Requirements according to the draft DPD:

a) A residential development that will deliver approximately 150 dwellings, representing an extension to the existing community

b) At least 25% of the dwellings should be provided as 'accessible homes', in line with Policy 13 of the Local Plan Strategic Policies document

c) Development of the site will require consideration of any likely significant effects upon Marazion Marshes SPA by way of a project-level Habitats Regulations Assessment. It will be necessary to ensure that:

- A Construction Environment Management Plan is prepared, which ensures impacts upon the SPA are appropriately mitigated; this will need to be agreed with the Council prior to commencement on site.*
- a noise/visual screen is provided to avoid disturbance within the SPA, should the existing scrub adjacent to Trescoe Road be removed.*
- Environment Agency critical drainage standards are incorporated into the scheme to avoid impacts due to run off, which ensures no detrimental impact upon the SPA*
- An appropriate off-site contribution will be required to mitigate against adverse recreational impacts on the Marazion Marsh SPA. This will need to be agreed and secured prior to approval of the development. The level of contribution and details of the specific measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document*

d) At least 69.4sqm of public open space per dwelling should be provided on site, in line with the Penzance & Newlyn Green Infrastructure Strategy and the minimum size thresholds within Table 2. The open space should provide a high quality recreational resource for the existing and expanded Long Rock community.

e) Vehicular access to the site should be from the south of the site and the development layout should ensure there is a clear street hierarchy and safe pedestrian and cycle paths providing continuous links to the existing settlement, local shops and open spaces. Furthermore, the design and layout of the site should enable good integration with the adjacent employment allocation (Long Rock East: PZ-E4) and the existing community of Long Rock

f) Attention should be given to providing appropriate noise attenuation to the north of the site, to mitigate against the noise generated by the A30

g) The development should provide, on-site, a community hall, which is easily accessible for both the new and existing Long Rock residents

h) Planning permission for the development of only part of the site will not be granted, unless it is in accordance with a masterplan / concept plan for the entire site

(At the time of writing a Neighbourhood Development Plan was being prepared for Ludgvan Parish; please also refer to this document when bringing forward proposals for this site)

Second Homes

According to a 2013 estimate¹⁰, 3.4% (53 properties) of the Parish's 1,537 dwellings were second homes, this does not include holiday lets.

¹⁰ <http://www.cllrandrewwallis.co.uk/the-full-list-of-second-homes-by-parish-in-cornwall/>

Business and Jobs

Local Economy

The local economy remains predominantly mixed agricultural in nature although with two busy industrial estates within the parish boundary the non-agricultural sector also plays an important role in the business life of the Parish.

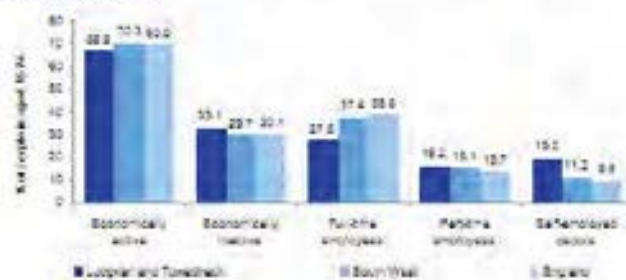
Employment

Two thirds of the area's population were recorded as economically active at the time of the 2011 Census. 40% of those were working as full-time employees. Almost 30% of the economically active were self-employed. Many parishioners work in the service sectors

Economically active	Full-time employees	Part-time employees	Self-employed people	Economically inactive
1,828	760	442	624	904
46.8% (England average 45.8%)	27.2% (England average 17.6%)	16.3% (England average 11.7%)	16.2% (England average 10.8%)	23.1% (England average 25.1%)

Source: Census 2011

Figure: Economic Activity
Source: Census 2011

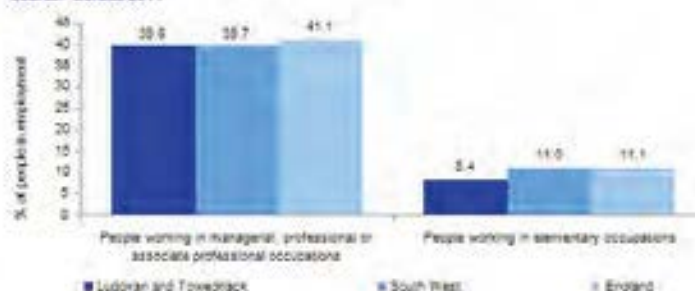


Largest employment sector	Second largest employment sector	Third largest employment sector
Retail	Health & social work	Construction
285 employees (16% of 1,750 of people in employment)	245 employees (14% of 1,750 of people in employment)	179 employees (10% of 1,750 of people in employment)

Managerial occupations	Professional (or associate) occupations	Administrative or secretarial occupations	Skilled trades occupations	Elementary occupations
230	470	160	320	145
13.0% of 1,750 people in employment (England = 10.3%)	26.6% of 1,750 people in employment (England = 30.3%)	9.0% of 1,750 people in employment (England = 11.5%)	18.2% of 1,750 people in employment (England = 11.4%)	8.4% of 1,750 people in employment (England = 11.1%)

Source: Census 2011

Figure: People in professional and elementary occupations
Source: Census 2011

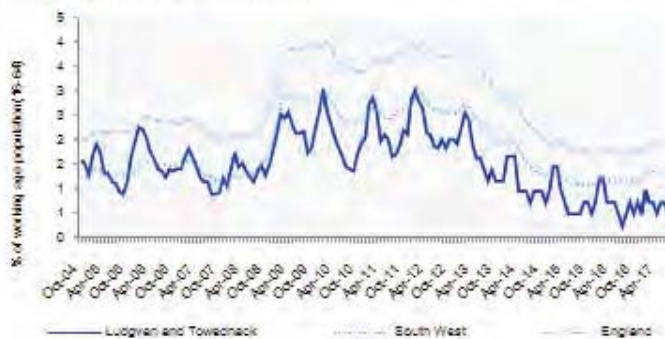


The local unemployment rate is relatively low and generally in line with regional and national averages. It has been 'trending' downwards over the past few years.

Unemployment Benefit (JSA and UC) claimants (Jul-17)	JSA claimants claiming for more than 12 months (Jul-17)	Youth unemployment (JSA/UC) claimants aged 18-24 (Jul-17)	Female JSA claimants (Jul-17)
15	00	00	00
0.7% (England average = 1.9%)	0.0% (England average = 0.4%)	0.0% (England average = 2.1%)	0.0% (England average = 0.9%)
Male JSA claimants (Jul-17)	Incapacity benefits claimants (Feb-17)	Working age workless benefit claimants (Nov-16)	16-24 year olds receiving workless benefits (May-16)
05	140	205	15
0.4% (England average = 1.3%)	6.8% (England average = 5.9%)	10.0% (England average = 10.8%)	6.7% (England average = 3.6%)

Source: Department for Work and Pensions

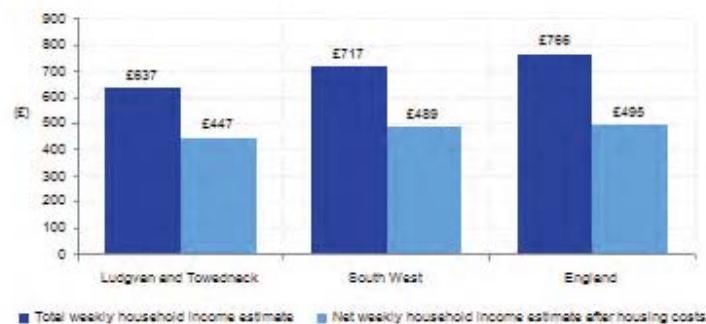
Figure: Unemployment benefit (Jobseekers Allowance/Universal Credit) claimants
Source: Department for Work and Pensions



There is an issue with underemployment, seasonal work and relatively low wage levels. Statistics demonstrate below that average weekly household income is significantly below the national average in an area where housing and living costs are generally high.

Weekly household income (Office for National Statistics 2013/14)	Weekly household income, after housing costs (Office for National Statistics 2013/14)	Households living in 'Fuel Poverty' Department for Energy and Climate Change (2014)
£637	£447	310
England Average = £766	England Average = £495	18.5% of households (England = 10.6%)

Figure: Weekly household earnings (£)
Source: Office for National Statistics (2013/14)



Business

The Office of National Statistics records that the agricultural sector is the largest business sector, in terms of the number of businesses. Most of these are small in terms of the numbers of person they employ. Less than 10% of economically active residents are engaged in agriculture other primary occupations (forestry, quarrying etc),

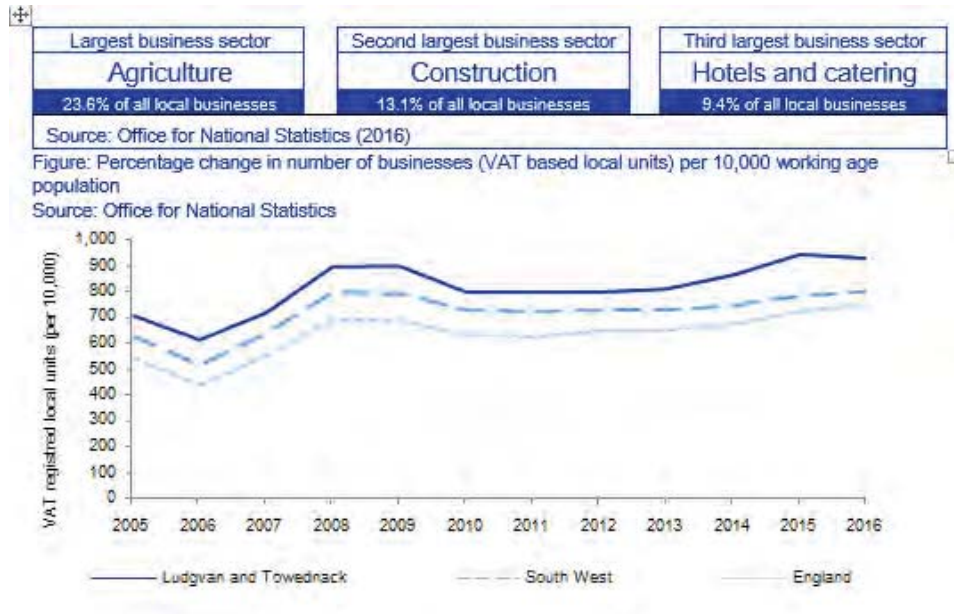
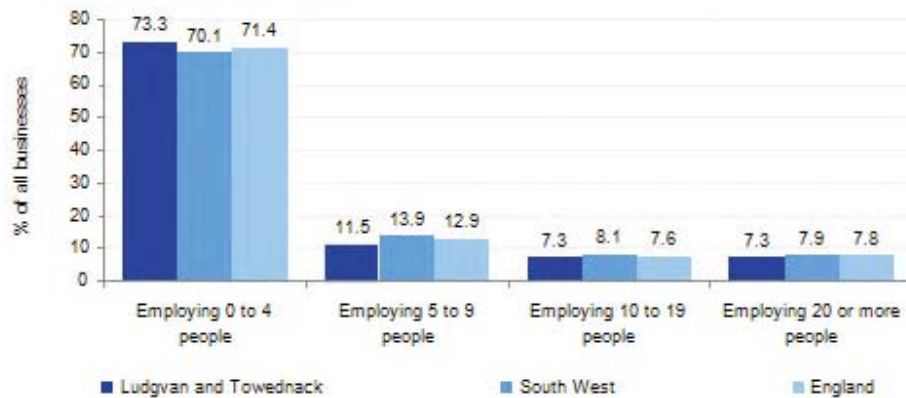


Figure: Businesses (VAT based local units) by employment size band

Source: Office for National Statistics



The largest employers in the area are primarily in the retail/wholesale sector, such as Morrisons and H&M. GWR has a large facility in Long Rock.

For a rural parish, Ludgvan does have a significant area of business and commercial activity. The Long Rock area in particular is a ‘hive’ of activity, with a range of businesses, many nationally-known, serving Penzance and West Penwith.

Most of the business areas of the Parish are well defined. The main business estates are as follows (the scores relate to an assessment of the site as a business environment¹¹):

Cuxhaven Way, Long Rock	1.33ha.	Score 45.5/60	
Long Rock Business Park	0.602ha.	Score 50/60	
Ludgvan Leaze, Ludgvan	0.458ha.	Score 39/60	
Poniou Way, Long Rock (1)	1.055ha.	Score 54/60	(includes 1.055 undeveloped land)
Poniou Way, Long Rock (2)	5.659ha.	Score 46.5/60	(includes 0.181 undeveloped land)
Rospeath Lane, Crowlas	3.313ha.	Score 37.5/60	
Varfell Farm, Varfell	6.351ha.	Score 40.5/60	

The Local Plan regards Long Rock as the major opportunity in the West Penwith area for industrial-related growth. *“Long Rock will continue to represent one of the area’s main locations for industrial related employment, due to its relatively good transport links. Further development at Long Rock also offers the opportunity improve the entrance to the conurbation.”*¹² Two sites at Long Rock have been identified by Cornwall council as important to accommodate economic growth particularly in the Penzance/Newlyn area.

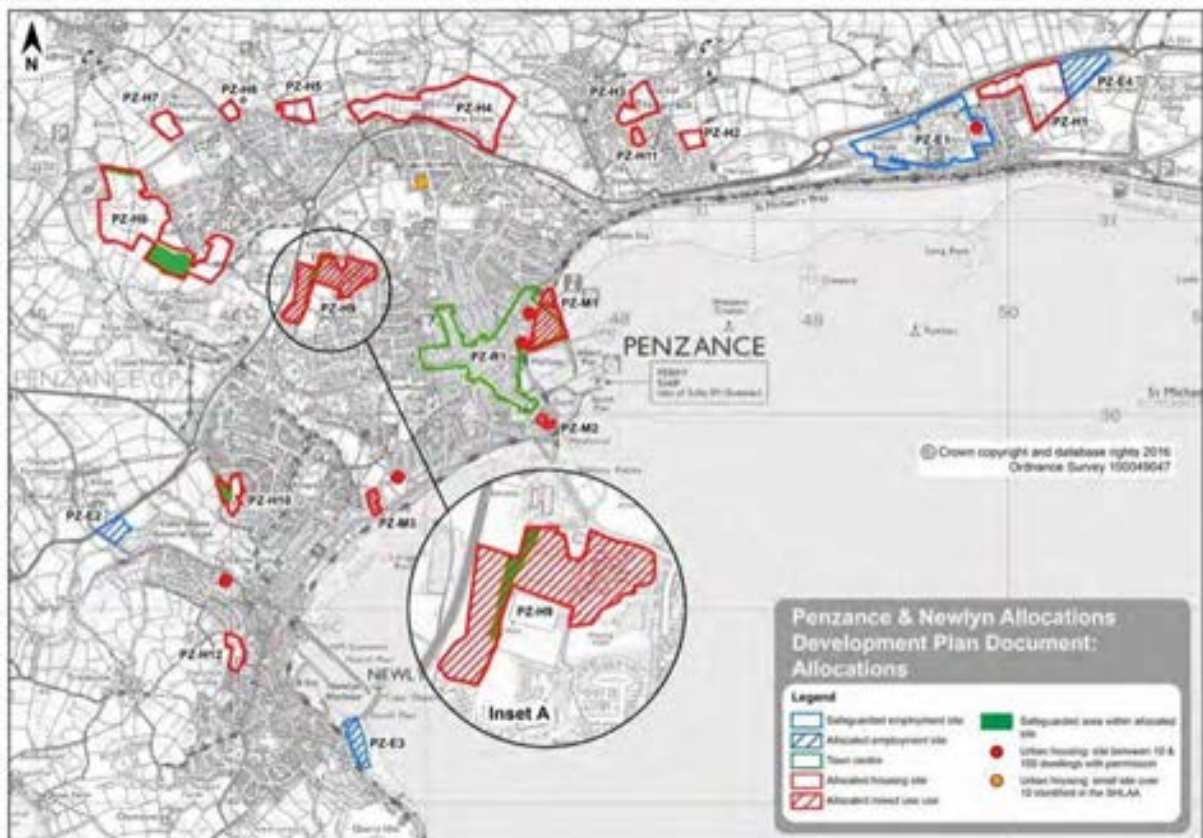


Figure PZ 1. Penzance & Newlyn Strategy Map

¹¹ Assessment by Cornwall Council

¹² Cornwall Draft Site Allocations Development Plan Document, Cornwall Council, Mar 2017

The sites identified in the Site Allocations DPD proposal document are:

PZ-E1: Long Rock Industrial Estate - *Former Cattlemarket site which currently benefits from an outline planning consent for around 850sqm of office space and 5,400sqm of industrial space.*

Additional Policy Requirements, as set out in the DPD:

The site represents an existing strategically important employment site, so is safeguarded in line with Policy 5 of the Cornwall Local Plan: Strategic Policies document.

Any new development within the sites should be B1, B2, B8 uses

Any new built development would need to be located at least 7 metres away from the river that runs north to south on the eastern edge of the site

PZ-E4: Long Rock (East): *The site offers the opportunity to deliver high quality office or light industrial units in a prominent, highly accessible location; in doing so providing a positive contribution to the approach to the conurbation*



Additional Policy Requirements, as set out in the DPD:

a) *An employment site that should deliver approximately 9,400sqm of employment space (B1, B2, B8)*

b) *A high-quality design would be expected, in recognition of its location as a key gateway location into the conurbation. Furthermore, the design and layout of the site should enable good integration with the adjacent residential allocation (**Long Rock: PZ-H1**)*

c) *Vehicular access should be from the south of the site*

d) *Development of the site will require consideration of any likely significant effects upon Marazion Marshes SPA by way of a project-level Habitats Regulations Assessment. Notwithstanding the need for any specific project-level mitigation requirements, it will be necessary to ensure that:*

- *A Construction Environment Management Plan, which ensures impacts upon Marazion Marsh SPA are appropriately mitigated; this will need to be agreed with the Council prior to commencement on site. This should include use of timing to avoid key sensitive periods*
- *A noise/visual screen is provided to avoid disturbance within the SPA, should the existing scrub adjacent to Trescoe Road be removed.*
- *Environment Agency critical drainage standards are incorporated into the scheme to avoid impacts due to run off, ensuring there is no detrimental impact upon the SPA*
- *Existing hedgerows on the southern boundary of the site should be retained, so that it acts as a buffer between the built development and the SPA*

e) Planning permission for the development of only part of the site will not be granted, unless it is in accordance with a masterplan/concept plan for the entire site

At the other end of the A30 the DPD as identified another strategic employment site, within Ludgvan Parish.

Policy H-E2 St Erth - Site area: 5.9 hectares Allocation: B1, B2, B8 Employment Uses



Additional Policy Requirements, as set out in the DPD:

- a) An employment site that should deliver B1/B2/B8¹³ employment space, with a focus on B2 and B8 space
- b) The vehicular access should be provided from Mill Hill, outside of the flood zone. Delivery of the site should also consider the creation of pedestrian connectivity to the St Erth railway station and park & ride facility
- c) Facades facing on to Nut Lane and the A30 should be of a high quality, reflecting their prominent location, as a gateway location to West Penwith
- d) Built development should be located outside of the flood-zone
- e) Ludgvan Parish are preparing a Neighbourhood Plan which should also be referred to when developing proposals for the site

Community Survey - Employment Questions 2016:						
Do you think there is adequate employment space?	yes	29%	no	71%	don't know	
Favour renewable energy or creative industries?	yes	7%	no	93%	don't know	
Should tourism related development be encouraged?	yes	39%	no	61%	don't know	
Should farm diversification be supported?	yes	78%	no	22%	don't know	

¹³ B1 = business, B2 = general industry, B8 = storage or distribution

Retailing

Long Rock is now the focus of the retailing in the Parish. Much of it has developed in recent years as an out-of-town retail park serving Penzance and its hinterland, despite opposition from Penzance town centre interests. On the 'Questmap' site in Long Rock Industrial Estate permission was granted under PA14/05612 back in January 2015 for The Range on a site measuring 1.17 ha. The permitted store will have a gross area of 2p,787sqm which includes 464sqm of external garden centre. Morrisons is a long-established presence on Eastern Way.

The map¹⁴ below sets recent retail planning proposals in its wider context.



[More on local retailing](#)

¹⁴ From Cornwall Monitoring Report, Penzance Town Report, Dec 2016

Tourism

Ludgvan may not be nationally known as a tourist destination, but the area is very well known. The approach to St Michaels Mount is a highlight of many visits to the area. the slow traffic crawl through Crowlas is probably one of the lowlights.

The Parish website promotes the following local visitor attractions:

- *The St Michael's Way is a 12.5 mile walking route between Lelant, near St Ives, and St Michael's Mount, near Penzance. Due to its historical significance St Michael's Way is the only footpath in Britain that is part of a designated European Cultural Route.*
- *St Michael's Mount, stroll across the causeway where a legendary giant once walked. Follow the footsteps of pilgrims. Boat hop to an island where modern life meets layers of history. Discover a medieval castle, a sub-tropical paradise and a close-knit island community. Delve into the history of a fortress, a priory, a harbour and a home.*
- *The RSPB reserve at Marazion Marshes overlooks the beautiful St Michael's Mount and boasts Cornwall's largest reedbed. More than 250 bird, 500 plant, 500 insect and 18 mammal species have been recorded here and bitterns are now regular winter visitors (although patience is required to see them).*

Anything to add on tourism? Problems, opportunities, trends?

Transport and Travel

Transport and travel was the number one priority identified by parishioners in the initial consultation questionnaire. In order of significance, perhaps, are the following 'issues':

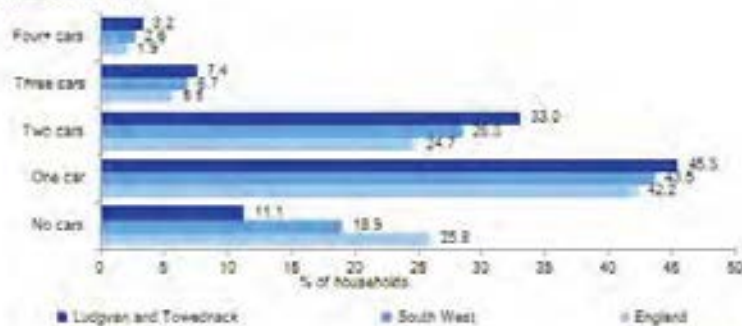
Roads – A30 Access and Safety	81
Traffic Church Hill	33
Traffic Ludgvan Lower Quarter	26
By-pass	25

Car Ownership

Only 11% of household in the area did not have access to a car in 2011 Four out of five of these non-car households are pensioner households. It is likely that approaching half of all the area's households now own two or more cars.

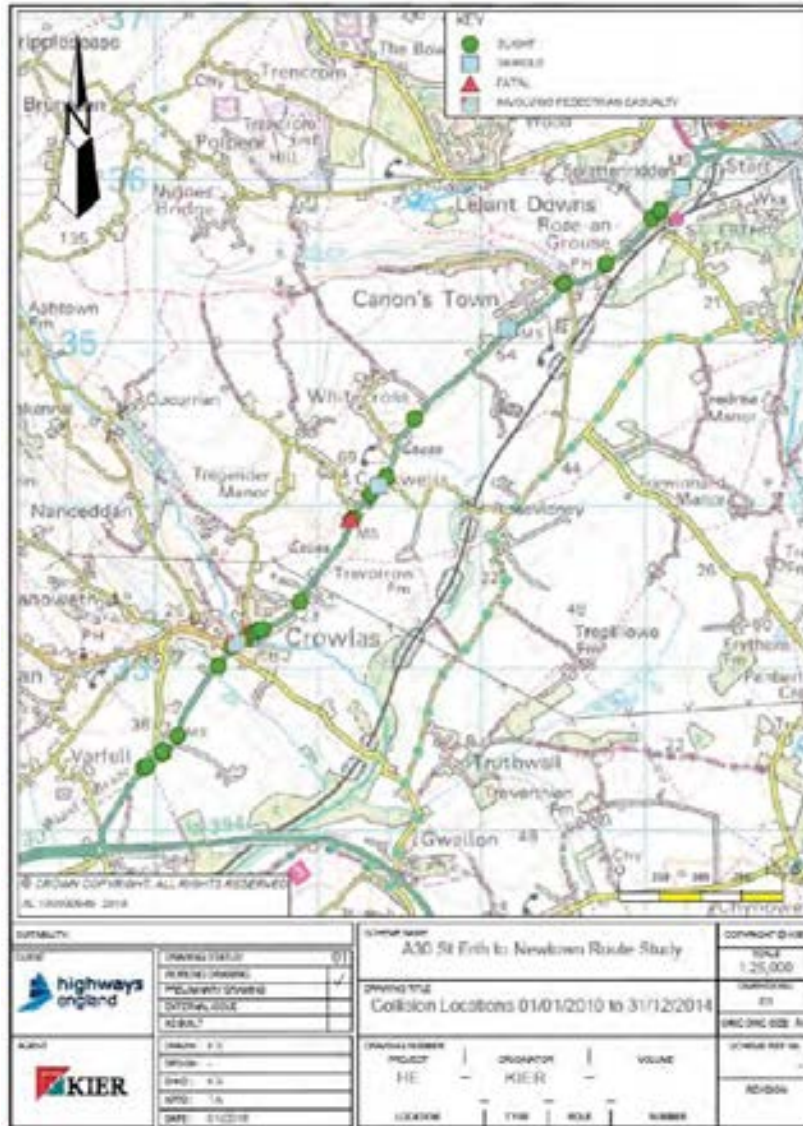


Figure: Car ownership
Source: Census 2011



Road Network

The Parish is dominated in several ways by the A30 trunk road. It provides the main routes in and out of the Parish. It brings visitors through the Parish, it regularly causes congestion locally and over the wider road network, it causes significant environmental problems and, as is evidenced by the map below, it causes accidents and collisions.



The trunk route through the Parish has been well studied. *“The A30 between St Erth and Newtown roundabouts is a national trunk road which also provides for a high level of local access movements. The large number of properties either directly or indirectly accessed from the A30 results in a route with a very different character to the sections at either end. Whilst the current layout is operating with no major problems, locals are finding it increasingly difficult to join the A30 from local side roads or properties and there appears to be scope for improvements to provide for both trunk road and local needs. The potential increase in traffic arising from future developments along the route also needs to be planned for. Many of the issues¹⁵, in particular severance and parking, are likely to be of significant concern to local residents. There*

¹⁵ Bus Stops, Cycle Lanes, Footway, Lane Widths, Parking, Severance, Signing, Speed Limits and Street Lighting

may be merit in involving the local communities along the route at an early stage in study work to assist in the prioritisation of issues and in ensuring that the local effects of the issues are fully appreciated.”¹⁶

The average daily traffic counts taken at a census point on the A30 between Jelbert Way roundabout and A394 shows the following numbers and trends since the Millennium.

Average Daily Flows¹⁷	2000	2005	2010	2014
Cycles	29	30	30	32
Motorbikes/mopeds	303	289	269	211
Cars	19,958	21,799	18,134	24,747
Buses/coaches	183	133	237	95
Light goods vehicles	2,424	2,743	3,446	3,762
All HGVs	626	604	618	597
All motor vehicles	23,494	25,568	22,704	29,412

A study¹⁸ took place as recently as 2016 into the options for improving the safety on our stretch of the trunk road. Options were identified for improvements to:

- Speed limits
- Speed limit gateways (signing and road marking at speed limit terminal points)
- All major/minor priority junctions
- Private accesses from St Erth to Canon’s Town
- Red infill of central hatching at junctions and accesses
- Advisory cycle lanes should be extended across key locations, such as junctions and accesses
- Traffic management at Station Approach junction and Crowlas crossroads

The Study recommended:

Speed limits:

- Crowlas speed limit should be reduced to 30 mph as a better match for the road environment, along with extending the speed limit in each direction. Any measures to support this proposed speed limit reduction will be considered in detail in a subsequent phase of the study.
- All other speed limits should remain unchanged
- Other measures to encourage lower speeds at other points on the route will be considered in detail in a subsequent phase of the study

Speed limit gateways:

- All signing and road markings are amended to achieve consistency (yellow-backed entry signs, roundels on red surface, dragon’s teeth road markings)

Village and settlement gateway signing:

- To emphasise the change in environment, ensure all entry signs to villages are optimally located, not obstructed, of an adequate size and in good condition. Relocate, replace or increase in size as necessary.
- Use yellow backing boards if appropriate.

¹⁶ A30 St Erth to Newtown Route Review, EM Highway Services, Oct 2014

¹⁷ <http://www.uktrafficdata.info/cp/cornwall-a30-ludgvan-8624>

¹⁸ A30 St Erth to Newtown Route Study: Speed limits, Junctions and Accesses, Keir for Highways England, Apr 2016

Station Approach junction, St Erth:

- If Cornwall Council does not proceed with a traffic signal scheme, it may be appropriate for Highways England to consider introducing an appropriate junction improvement scheme at this location. It is considered that automatic traffic signals are the best option for this junction and the best 'route complement' for the recommended traffic signals at Crowlas crossroads.

Crowlas crossroads, Crowlas:

- Crowlas crossroads should be signalised, subject to satisfactory traffic modelling. This is considered to be the safest option and the best means of improving minor road traffic access to the A30.

Junctions and private accesses:

- All junctions and private accesses should be improved (as identified in section 6).
- Existing advisory cycle lanes should be continued across every junction, and at larger private accesses. This should raise road users' awareness of pedal cyclists at these key locations. Offside edge lines should be omitted to avoid side road traffic from mistaking these as the give way line. A cycle logo should be sited at either side of the junction mouth. The same treatment should be utilised as and when further cycle lanes are considered along this route during a later phase of this study.

Red infill of central hatching:

- It is recommended that red in-fill is added to all central hatching.
- Although a more expensive option, red infill of all central hatching should help to emphasise the change in environment between the study route and the adjacent A30 approaches when:
 - Westbound traffic exits the St Erth roundabout
 - Eastbound traffic reaches the westernmost low-level collision site
- It may be best to implement this recommendation when resurfacing is undertaken, which may be carried out in sections.

Public Transport

Bus Service

Being on major road does have advantages in terms of public transport. There are several bus stops in Crowlas:

Cockwells Turn (opp)
Chy-an-Gweal Estate (N-bound)
Chy-an-Gweal Estate (S-bound)
Cockwells Turn (opp)
Cockwells Turn (NE-bound)
The Star Inn (opp)
The Star Inn (E-bound)
Coach and bus services

The following bus services pick-up and drop—off in the Parish:

18C - Pendeen - St Just - Penzance - Hayle - Cornwall College - Duchy College
236 - Camborne - Hayle - Penwith College
240 - St Just - Penzance - Hayle - Truro College
241 - Penzance - Hayle - Truro College
330 - Nottingham - Penzance
406 - London - Penzance

504 - London - Penzance
 A17 - Boscawell - St Just - Penzance - Lelant - St Ives
 T1 - Penzance - Camborne - Redruth - Truro
 X18 - Penzance - Hayle - Truro

A weekly Morrisons shoppers' bus also serves the Parish.

Railway Service

The Parish is traversed by the railway line to and from Penzance, which runs parallel to the A30 and relatively close in places. The closest station is at St Erth, which is on the mainline to between Penzance and Plymouth and at the start of the St Ives branch line. Trains to Penzance, St Ives, Plymouth and beyond stop there daily.

Parking

Parking is not allowed on the A30, which places extra pressure on the other roads in the area. The B3309 near the junction with the A30 is used regularly for long-stay parking, which narrows the junction considerably. Ludgvan Lower Quarters, with its narrow streets, is short of off-road parking areas. Where parking is allowed on one-side of the B3309 through Ludgvan Lower Quarters traffic is restricted to a single flow, which often causes congestion.

The Primary School is probably the most complained about parking location in the Parish.

Cycling and Walking

The Parish is well provided with footpaths and bridleways. However, walking on or alongside the roads of the Parish is not easy or comfortable in many places and the road network is considered hazardous for cycling by many.

Add more on cycling – routes, demand, safety issues

Community Survey - Cycling Questions 2016:		%		%		%		%		%
Are there sufficient cycleways in the Parish?	yes	19	no	81						
How often do you cycle?	daily	24	weekly	38	monthly	5	sometimes	24	never	10
Do you cycle for?	work	15	recreation	60	school	0	facilities	15	other	11
Would areas benefit from new cycle route?	yes	56	no	11	d/k	33				
Are you in favour of multi-use trails	yes	78	no	11	d/k	11				

Community Survey - Footpaths Questions 2016:		%		%		%		%		%
Are there sufficient bridleways in the Parish?	yes	48	no	34	no response	28				
Are there sufficient footpaths in the Parish?	yes	66	no	32	no response	2				
How often do you use a footpath/bridleway?	daily	44	weekly	38	monthly	14	sometimes	4	never	0
What do you use the footpath/bridleways for?	work	3	recreation	65	dog walking	24	riding	1	other	7
Are there improvements you would like to see?	yes	73	no	13	don't know	13				

Community Facilities and Services

Health Provision

Doctors

The nearest GP surgeries are in Penzance, where there is a choice of NHs doctors:

- Sunnyside Surgery, Hawkins Rd, Penzance
- Rosmellyn Surgery, Alverton Terrace, Penzance
- Alverton Practice, 7 Alverton Terrace, Penzance
- Morrab Surgery 2, Morrab Rd, Penzance

Parishioners also have to travel, normally to Penzance to go to the Dentist.

Oasis Childcare Centre is a new building (2010) in the grounds of the Primary School. The Centre has been running since 1996. It is open all year round, except for the Christmas period, annual summer closure (usually the last 2 full weeks of August) and bank holidays. It operates Mondays to Fridays, 8.00am to 6.00pm and cater for children from 3 months to 14 years of age. *“This enables us to provide full ‘wrap-around’ care. All sessions offered are open to any child regardless of the school they attend or plan to attend. We are an equal opportunities nursery and additional needs are fully catered for.”*¹⁹

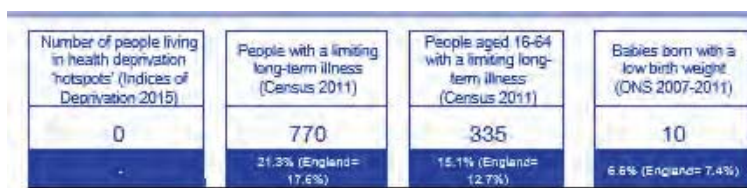
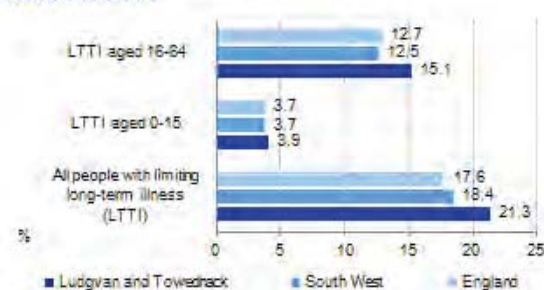


Figure: Number of people in each deprivation decile, Health domain
Source: Indices of Deprivation 2015



Figure: People with a limiting long-term illness
Source: Census 2011



Add more on delivery of local welfare services

¹⁹ <http://www.oasischildcare.org.uk/>

Education

Ludgvan County Primary School (an academy since February 2012) is a smaller-than-average sized primary school, “with numbers rapidly increasing” (according to the latest Ofsted Report in 2014). It was rated as outstanding in 2014.

- “A very large majority of pupils are of White British heritage.
- The proportion of pupils who are known to be eligible for free school meals, for whom the school receives additional income (pupil premium), is below average.
- The proportion of disabled pupils and those who have special educational needs supported through school action or have a statement of special educational needs is below average.
- The school meets the current floor standards, which set the minimum expectations for pupils’ attainment and progress”²⁰.

Community Facilities

Descriptions on use, condition, development plans required

The **Jubilee Hall** in Fairfield (Ludgvan Community Centre) is owned and run by a charitable trust. The trustees are local people. The Hall is adjacent to the outdoor recreation space.

Memorial Hall, Long Rock

Murley Hall, Ludgvan Churchtown

	daily	weekly	sometime	rarely
Bus Services	25	36	25	14
Village shops	39	28	20	7
Post Offices	14	45	36	5
Places of Worship	6	35	35	24
Community/village halls	0	33	56	11
Play areas	10	10	70	10
Sports facilities	18	60	18	10

	Very Imp	Quite Imp	Not Imp
Bus Services	98	2	0
Village shops	100	0	0
Post Offices	100	0	0
Places of Worship	70	13	17
Community/village halls	84	16	0
Play areas	97	3	0
Sports facilities	90	10	0

Is there anything available from or about young people? frustrations, aspirations etc

²⁰ Ludgvan Community Primary School, Ofsted Inspection, Mar 2014

Sports and Recreation

Descriptions on use, condition, development plans required

Open Spaces

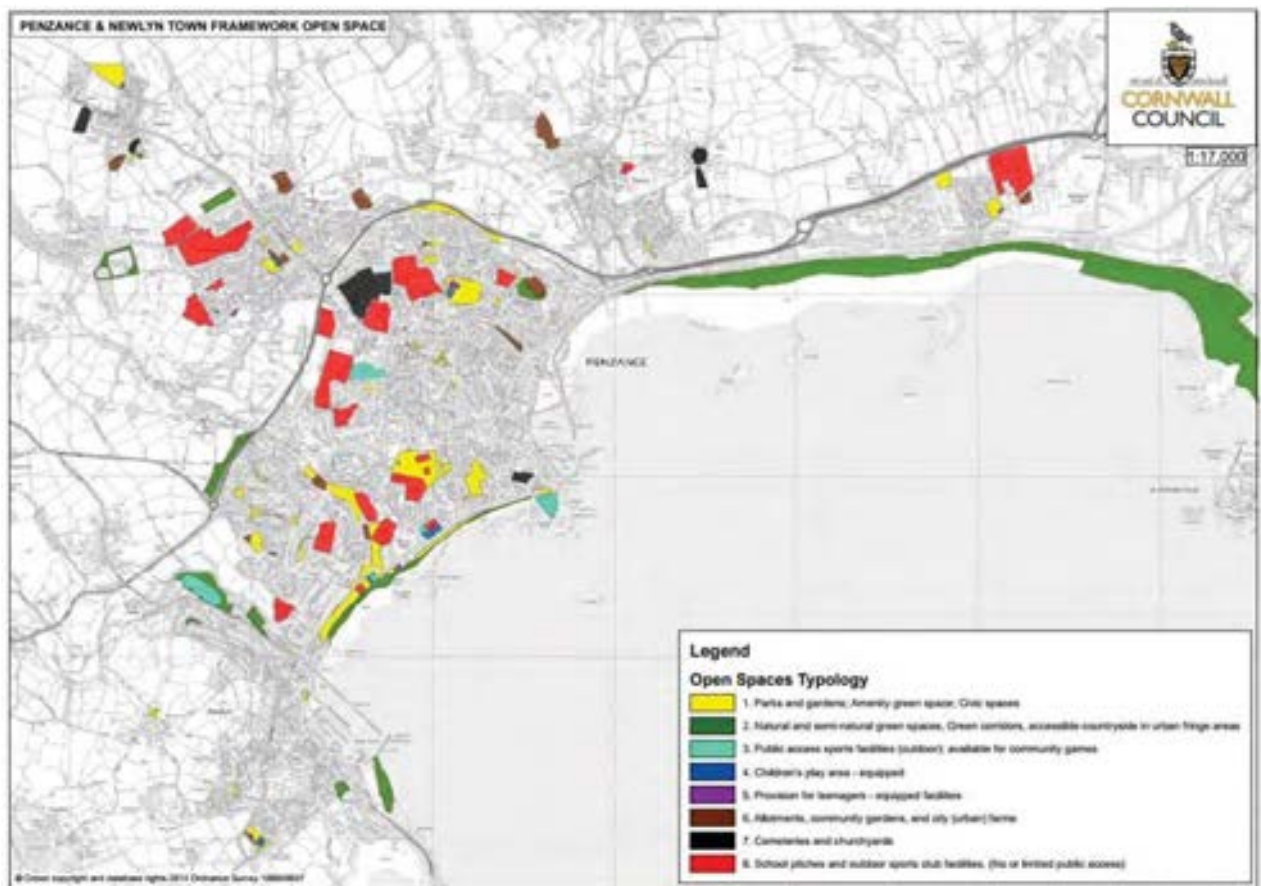
Ludgvan Play Area is located adjacent to the Community Centre

The Playing Field, (Ludgvan Recreation Ground) is also owned and run by a charitable trust.

Tolverth Playing Fields, Long Rock owned by Cornwall Council.

Play Park, Long Rock run by the Community Association

The Long Rock Playing Fields and Play Area is regarded by Cornwall Council as part of the provision for the Penzance area and has been assessed as part of the typology of provision for that area (see map below). Also shown on the map are:



Sports Activity

Add description of local sporting activity

Ludgvan Football Club

Ludgvan Cricket Club

Appendix A

Wayside cross in Ludgvan churchyard, 8m east of the church

- List Entry Number: 1015068
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Wayside cross in Ludgvan churchyard, 6m south of the church

- List Entry Number: 1015070
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Wayside cross in Ludgvan churchyard, 10m south east of the church

- List Entry Number: 1015069
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

GATE PIERS SOUTH OF HOGUS HOUSE

- List Entry Number: 1136601
- Grade: II
- Location: GATE PIERS SOUTH OF HOGUS HOUSE, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

CHELLEM HEADSTONE NEAR NORTH DOORWAY OF CHURCH OF ST PAUL

- List Entry Number: 1327644
- Grade: II
- Location: CHELLEM HEADSTONE NEAR NORTH DOORWAY OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

FLOWERS CHEST TOMB EAST OF CHURCH OF ST PAUL

- List Entry Number: 1327645
- Grade: II
- Location: FLOWERS CHEST TOMB EAST OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

2 HEADSTONES AT APPROXIMATELY 8 METRES WEST OF CHURCH OF ST PAUL

- List Entry Number: 1312718
- Grade: II
- Location: 2 HEADSTONES AT APPROXIMATELY 8 METRES WEST OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

OATS HEADSTONE AT APPROXIMATELY 8 METRES SOUTH OF CHURCH OF ST PAUL

- List Entry Number: 1143601
- Grade: II
- Location: OATS HEADSTONE AT APPROXIMATELY 8 METRES SOUTH OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

2 HEADSTONES AT APPROXIMATELY 10 METRES SOUTH OF CHURCH OF ST PAUL

- List Entry Number: 1143602
- Grade: II
- Location: 2 HEADSTONES AT APPROXIMATELY 10 METRES SOUTH OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

CHURCHYARD WALLS SOUTH, EAST AND WEST OF CHURCH OF ST PAUL

- List Entry Number: 1143603
- Grade: II
- Location: CHURCHYARD WALLS SOUTH, EAST AND WEST OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

BLUETT HEADSTONE AGAINST EAST WALL OF CHANCEL OF CHURCH OF ST PAUL

- List Entry Number: 1136524
- Grade: II
- Location: BLUETT HEADSTONE AGAINST EAST WALL OF CHANCEL OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

THOMAS CHEST TOMB AT APPROXIMATELY 3 METRES SOUTH OF PORCH OF CHURCH OF ST PAUL

- List Entry Number: 1136541
- Grade: II
- Location: THOMAS CHEST TOMB AT APPROXIMATELY 3 METRES SOUTH OF PORCH OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

GATE PIERS AND GATES SOUTH OF CHURCH OF ST PAUL

- List Entry Number: 1136582
- Grade: II
- Location: GATE PIERS AND GATES SOUTH OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

MILESTONE AT SW 494347

- List Entry Number: 1312821
- Grade: II
- Location: MILESTONE AT SW 494347, Ludgvan, Cornwall

ROWS CHEST TOMB AT APPROXIMATELY 1 METRE WEST OF SOUTH AISLE OF CHURCH OF ST PAUL

- List Entry Number: 1143599
- Grade: II
- Location: ROWS CHEST TOMB AT APPROXIMATELY 1 METRE WEST OF SOUTH AISLE OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

7 HEADSTONES NEAR EAST WALL OF NORTH AISLE OF CHURCH OF ST PAUL

- List Entry Number: 1136527
- Grade: II
- Location: 7 HEADSTONES NEAR EAST WALL OF NORTH AISLE OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

ROGERS CHEST TOMB EAST OF SOUTH AISLE OF CHURCH OF ST PAUL

- List Entry Number: 1136552
- Grade: II
- Location: ROGERS CHEST TOMB EAST OF SOUTH AISLE OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

MEDBURY CHEST TOMBS EAST OF CHURCH OF ST PAUL

- List Entry Number: 1143600
- Grade: II
- Location: MEDBURY CHEST TOMBS EAST OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

THE WHITE HART PUBLIC HOUSE

- List Entry Number: 1136495
- Grade: II
- Location: THE WHITE HART PUBLIC HOUSE, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

STEPS, GATE PIERS AND GATES EAST OF CHURCH OF ST PAUL

- List Entry Number: 1327646
- Grade: II
- Location: STEPS, GATE PIERS AND GATES EAST OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

STEPHENS AND GRAHAM CHEST TOMBS AND 3 HEADSTONES

- List Entry Number: 1312721
- Grade: II
- Location: STEPHENS AND GRAHAM CHEST TOMBS AND 3 HEADSTONES, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

GATE PIERS SOUTH EAST OF TREASSOWE MANOR HOUSE

- List Entry Number: 1143595
- Grade: II
- Location: GATE PIERS SOUTH EAST OF TREASSOWE MANOR HOUSE, CASTLE ROAD, Ludgvan, TREASSOWE MANOR, Cornwall

BOUNDARY STONE AT SW 508361

- List Entry Number: 1143621
- Grade: II
- Location: BOUNDARY STONE AT SW 508361, Ludgvan, Cornwall

GUIDE POST AT SW 536344

- List Entry Number: 1136648
- Grade: II
- Location: GUIDE POST AT SW 536344, TREDEA LANE, St. Erth, Cornwall

BRIDGE AT SW 500354

- List Entry Number: 1327657
- Grade: II
- Location: BRIDGE AT SW 500354, Ludgvan, Cornwall

MILESTONE AT SW 511326

- List Entry Number: 1327658
- Grade: II
- Location: MILESTONE AT SW 511326, Ludgvan, Cornwall

7 HEADSTONES AGAINST EAST WALL OF SOUTH AISLE OF CHURCH OF ST PAUL

- List Entry Number: 1327643
- Grade: II
- Location: 7 HEADSTONES AGAINST EAST WALL OF SOUTH AISLE OF CHURCH OF ST PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

COTTAGES WEST OF CHURCH OF ST PAUL INCLUDING FRONT GARDEN WALLS, GATE PIERS AND GATES

- List Entry Number: 1312728
- Grade: II
- Location: COTTAGES WEST OF CHURCH OF ST PAUL INCLUDING FRONT GARDEN WALLS, GATE PIERS AND GATES, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

NINNIS FARMHOUSE

- List Entry Number: 1143606
- Grade: II
- Location: NINNIS FARMHOUSE, Ludgvan, NINNES BRIDGE, Cornwall

COOMBE COTTAGE

- List Entry Number: 1143623
- Grade: II
- Location: COOMBE COTTAGE, Ludgvan, Cornwall

MILESTONE AT SW 521338

- List Entry Number: 1136368
- Grade: II
- Location: MILESTONE AT SW 521338, Ludgvan, Cornwall

MILESTONE AT SW 543361

- List Entry Number: 1265074
- Grade: II
- Location: MILESTONE AT SW 543361, St. Erth, Cornwall

MILESTONE AT SW 501313

- List Entry Number: 1327642
- Grade: II
- Location: MILESTONE AT SW 501313, Ludgvan, LONGROCK, Cornwall

MILESTONE AT SW 531350

- List Entry Number: 1327679
- Grade: II
- Location: MILESTONE AT SW 531350, Ludgvan, CANONSTOWN, Cornwall

PRIMITIVE METHODIST CHAPEL

- List Entry Number: 1143605
- Grade: II
- Location: PRIMITIVE METHODIST CHAPEL, Ludgvan, NINNES BRIDGE, Cornwall

ENGINE HOUSE AT SW 480357

- List Entry Number: 1143624
- Grade: II
- Location: ENGINE HOUSE AT SW 480357, Ludgvan, Cornwall

ENGINE HOUSE AT SW 512267, WHEAL SISTERS MINE

- List Entry Number: 1143625
- Grade: II
- Location: ENGINE HOUSE AT SW 512267, WHEAL SISTERS MINE, Ludgvan, Cornwall

LOWER TRENOWIN FARMHOUSE

- List Entry Number: 1143628
- Grade: II
- Location: LOWER TRENOWIN FARMHOUSE, Ludgvan, TRENOWIN, Cornwall

BOUNDARY STONE MARAZION OLD BRIDGE

- List Entry Number: 1143629
- Grade: II
- Location: BOUNDARY STONE, Ludgvan, Cornwall

BARN NORTH EAST OF ROSEVIDNEY FARMHOUSE

- List Entry Number: 1143631
- Grade: II
- Location: BARN NORTH EAST OF ROSEVIDNEY FARMHOUSE, Ludgvan, ROSEVIDNEY, Cornwall

2 HOUSES AT APPROXIMATELY 20 METRES SOUTH EAST OF PRIMITIVE METHODIST CHAPEL

- List Entry Number: 1136611
- Grade: II
- Location: 2 HOUSES AT APPROXIMATELY 20 METRES SOUTH EAST OF PRIMITIVE METHODIST CHAPEL, Ludgvan, NINNES BRIDGE, Cornwall

BOSKENNAL COTTAGE

- List Entry Number: 1327656
- Grade: II
- Location: BOSKENNAL COTTAGE, Ludgvan, BOSKENNAL, Cornwall

HOGUS HOUSE

- List Entry Number: 1143604
- **Grade: II***
- Location: HOGUS HOUSE, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

Round 450yds (405m) NW of Lower Chellev Farm

- List Entry Number: 1004262
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Circular enclosure 385m NE of Higher Trenowin

- List Entry Number: 1004263
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Round barrow 300yds (270m) SSE of Polhigey

- List Entry Number: 1004636
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Cross at Treassowe

- List Entry Number: 1006627
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

CHURCH OF SAINT PAUL

- List Entry Number: 1143598
- **Grade: II***
- Location: CHURCH OF SAINT PAUL, Ludgvan, LUDGVAN CHURCHTOWN, Cornwall

BRIDGE AT SW 49403632

- List Entry Number: 1144360
- Grade: II
- Location: BRIDGE AT SW 49403632, Ludgvan, Cornwall

TREGENDER MANOR FARMHOUSE INCLUDING FRONT GARDEN WALL

- List Entry Number: 1143591
- Grade: II
- Location: TREGENDER MANOR FARMHOUSE INCLUDING FRONT GARDEN WALL, Ludgvan, TREGENDER MANOR, Cornwall

WHITE COTTAGE

- List Entry Number: 1143593
- Grade: II
- Location: WHITE COTTAGE, Ludgvan, Cornwall

LOURAINE HOUSE INCLUDING FRONT GARDEN WALLS AND GATE PIERS

- List Entry Number: 1143596
- Grade: II

- Location: LOURAINÉ HOUSE INCLUDING FRONT GARDEN WALLS AND GATE PIERS, Ludgvan, CROWLAS, Cornwall

WOODREEVE INCLUDING FRONT GARDEN WALLS AND GATE PIERS

- List Entry Number: 1143597
- Grade: II
- Location: WOODREEVE INCLUDING FRONT GARDEN WALLS AND GATE PIERS, LOWER QUARTER, Ludgvan, CROWLAS, Cornwall

LOWER TREGENDER INCLUDING FRONT GARDEN WALLS AND GATE PIERS

- List Entry Number: 1143626
- Grade: II
- Location: LOWER TREGENDER INCLUDING FRONT GARDEN WALLS AND GATE PIERS, Ludgvan, Cornwall

LOWER CHELLOW FARMHOUSE AND FRONT GARDEN WALLS, GATE PIERS AND GATE

- List Entry Number: 1143627
- Grade: II
- Location: LOWER CHELLOW FARMHOUSE AND FRONT GARDEN WALLS, GATE PIERS AND GATE, Ludgvan, Cornwall

POLGREAN FARMHOUSE

- List Entry Number: 1143630
- Grade: II
- Location: POLGREAN FARMHOUSE, Ludgvan, Cornwall

MARAZION BRIDGE

- List Entry Number: 1136354
- Grade: II
- Location: MARAZION BRIDGE, Ludgvan, Cornwall

THE OLD INN

- List Entry Number: 1136482
- Grade: II
- Location: THE OLD INN, LOWER QUARTER, Ludgvan, CROWLAS, Cornwall

TRINK COTTAGE

- List Entry Number: 1327678
- Grade: II
- Location: TRINK COTTAGE, Ludgvan, TRINK, Cornwall

ROGERS' TOWER

- List Entry Number: 1312795
- Grade: II
- Location: ROGERS' TOWER, Ludgvan, ROGERS' TOWER, Cornwall

TRUTHWALL MILL

- List Entry Number: 1136617
- Grade: II
- Location: TRUTHWALL MILL, ROSEPEATH LANE, Ludgvan, TRUTHWALL, Cornwall

CHYVELLAN FARMHOUSE AND ADJOINING OUTBUILDINGS

- List Entry Number: 1143607
- Grade: II
- Location: CHYVELLAN FARMHOUSE AND ADJOINING OUTBUILDINGS, ROSPEATH LANE, Ludgvan, Cornwall

BOWGYHEERE FARMHOUSE

- List Entry Number: 1143622
- Grade: II
- Location: BOWGYHEERE FARMHOUSE, Ludgvan, Cornwall

ROSEVIDNEY FARMHOUSE

- List Entry Number: 1312803
- Grade: II
- Location: ROSEVIDNEY FARMHOUSE, Ludgvan, ROSEVIDNEY, Cornwall

TOLVER FARMHOUSE

- List Entry Number: 1312812
- Grade: II
- Location: TOLVER FARMHOUSE, Ludgvan, TOLVER, Cornwall

TREASSOWE MANOR HOUSE

- List Entry Number: 1143594
- Grade: II
- Location: TREASSOWE MANOR HOUSE, CASTLE ROAD, Ludgvan, TREASSOWE MANOR, Cornwall

ROSEVIDNEY MANOR

- List Entry Number: 1327659
- Grade: II
- Location: ROSEVIDNEY MANOR, Ludgvan, ROSEVIDNEY, Cornwall

TREASSOWE MANOR FARMHOUSE AND ADJOINING BARN

- List Entry Number: 1327680
- Grade: II
- Location: TREASSOWE MANOR FARMHOUSE AND ADJOINING BARN, CASTLE ROAD, Ludgvan, TREASSOWE MANOR, Cornwall

TREVORROW FARMHOUSE, FRONT GARDEN WALLS AND GATE PIERS

- List Entry Number: 1143592
- Grade: II
- Location: TREVORROW FARMHOUSE, FRONT GARDEN WALLS AND GATE PIERS, Ludgvan, TREVORROW FARM, Cornwall

Cornwall and West Devon Mining Landscape

- List Entry Number: 1000105
- Heritage Category: World Heritage Site
- Location: Breage, Cornwall, Devon

MARAZION OLD BRIDGE AND BOUNDARY STONE

- List Entry Number: 1159370
- Grade: II
- Location: MARAZION OLD BRIDGE AND BOUNDARY STONE, Ludgvan, Cornwall

Wayside cross called Crowlas Cross, 230m north east of Lower Tregender

- List Entry Number: 1006667
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

A small multivallate hillfort known as 'Castle-an-Dinas' which contains an 18th century folly called 'Roger's Tower'

- List Entry Number: 1006725
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Brunnion Cross, at Brunnion Carn

- List Entry Number: 1008170
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Neolithic hilltop enclosure and Iron Age defended settlement known as Trencrom Castle

- List Entry Number: 1006721
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

Medieval wayside cross at Whitecross, near Crowlas

- List Entry Number: 1007964
- Heritage Category: Scheduling
- Location: Ludgvan, Cornwall

MORRAB GARDENS

- List Entry Number: 1001492
- Heritage Category: Park and Garden
- Grade: II
- Location: Penzance, Cornwall

TRENGWAINTON

- List Entry Number: 1000657
- Heritage Category: Park and Garden
- **Grade: II***
- Location: Penzance, TRENGWAINTON HOUSE, Cornwall

Appendix B

Residential Planning Applications 2012-17 (for more than 1 dwelling)

Construction of 14 dwellings and associated works
Strawberry Fields Crowlas Cornwall TR20 8BH
Ref. No: PA17/03201 | Validated: Fri 31 Mar 2017 | Status: Awaiting decision

Outline Application for an affordable led mixed tenure scheme for 18 dwellings together with domestic gardens, landscaped space, garages, roads and infrastructure with provision of amenity space.
Land Off Rospeath Lane Crowlas Cornwall
Ref. No: PA15/06202 | Validated: Tue 14 Jul 2015 | Status: Decided

Construction of 14 affordable dwellings and associated works
Land SE Of Rospeath Lane Crossroads in Crowlas Rospeath Lane Crowlas Cornwall
Ref. No: PA12/02257 | Validated: Thu 12 Apr 2012 | Status: Decided

The erection of up to ten residential dwellings (outline application with all matters reserved)
Land N of Rainbow Meadow Back Lane Crowlas TR20 8EP
Ref. No: PA17/08055 | Validated: Wed 23 Aug 2017 | Status: Awaiting decision

Outline planning permission with all matters reserved: Proposed two new houses Land NE Of Ludgvan House
Blowing House Hill Ludgvan Cornwall
Ref. No: PA17/08019 | Validated: Mon 21 Aug 2017 | Status: Awaiting decision

Conversion of former public house/restaurant (originally built as a school) to 5 residential units.
Tyringham Arms Nance Trink TR26 3EZ
Ref. No: PA17/06372 | Validated: Fri 07 Jul 2017 | Status: Decided

Change of use of single storey office/warehouse building to 2 no. 2 storey semi-detached dwellings with demolition of roof structure and construction of new first storey and roof. New amenity space and private drive created out of surroundings.
Redundant Barn Trenowin Farm Ludgvan Cornwall TR20 8BL
Ref. No: PA16/11545 | Validated: Wed 07 Dec 2016 | Status: Decided

Construction of two dwellings and associated works
Land N of Rainbow Meadow Back Lane Crowlas TR20 8EP
Ref. No: PA16/10462 | Validated: Tue 08 Nov 2016 | Status: Decided

Conversion of former public house to four new residential units, and demolition of single-storey function room and erection of two semi-detached dwellings, together with associated works
Tyringham Arms Nance Trink St Ives Cornwall TR26 3EZ
Ref. No: PA16/10036 | Validated: Fri 18 Nov 2016 | Status: Decided

3 new detached dwellings with integral garage
Rear of 36 - 38 Polmor Road Crowlas Penzance Cornwall TR20 8DW
Ref. No: PA16/08784 | Validated: Tue 20 Sep 2016 | Status: Decided

Proposal for 2 new houses and associated site works
Former Omeagayne Canonstown Hayle Cornwall TR27 6LU
Ref. No: PA16/03614 | Validated: Wed 20 Apr 2016 | Status: Decided

Sub-division of Ludgvan House to create two dwellings
Ludgvan House Lower Quarter Ludgvan Cornwall TR20 8EG
Ref. No: PA15/11006 | Validated: Mon 07 Dec 2015 | Status: Decided

Erection of 3 dwellings and associated works
Land South of Trewidden Cottages Crowlas Cornwall
Ref. No: PA15/10512 | Validated: Wed 11 Nov 2015 | Status: Appeal decided

Two new houses and associated site works.
Former Omeagayne Canonstown Hayle Cornwall TR27 6LU
Ref. No: PA15/08260 | Validated: Thu 03 Sep 2015 | Status: Decided

Construction of Four Sustainable Dwelling Houses (Previously Approved Planning Site PA10/06940)
Land South of Trewidden Cottages Crowlas Cornwall
Ref. No: PA15/04731 | Validated: Fri 22 May 2015 | Status: Decided

The erection of two dwellings and associated works, including their new access, and the improvement of the existing access for Blue Horizon
Blue Horizon B3311 Between Badgers Cross and Nancledra Hill Castle Gate Ludgvan TR20 8BG
Ref. No: PA15/03757 | Validated: Wed 22 Apr 2015 | Status: Decided

Construction of two new dwellings and associated drainage. Relocation of vehicular access to serve Blue Horizon and two proposed dwellings.
Blue Horizon Castle Gate Ludgvan Penzance Cornwall TR20 8BG
Ref. No: PA15/01128 | Validated: Thu 05 Feb 2015 | Status: Decided

Construction of new vehicular access junction with main road serving five new dwellings
Former Railway Sidings Station Road Long Rock Cornwall TR20 9TT
Ref. No: PA15/01118 | Validated: Fri 06 Feb 2015 | Status: Decided

Outline application for erection of three dwellings
Gitchell Gitchell Lane Whitecross Ludgvan Penzance Cornwall
Ref. No: PA14/02635 | Validated: Fri 11 Apr 2014 | Status: Decided

Outline application (some matters reserved) Construction of two new dwellings and associated drainage. Relocation of vehicular access to serve Blue Horizon and two proposed dwellings.
Blue Horizon Castle Gate Ludgvan Penzance TR20 8BG
Ref. No: PA14/01245 | Validated: Tue 11 Feb 2014 | Status: Appeal decided

Conversion and extension of existing single dwelling into two dwellings
Lynwood Crowlas Penzance Cornwall TR20 8DP
Ref. No: PA13/01230 | Validated: Mon 11 Feb 2013 | Status: Decided

Erection of 4 dwellings (reserved matters for the appearance, landscaping, layout and access following outline permission PA10/03078)
Phase 2A Strawberry Fields Crowlas Penzance Cornwall TR20 8BH
Ref. No: PA12/06700 | Validated: Mon 16 Jul 2012 | Status: Decided

Conversion of dwelling to form two residential units
1 Carvossa Place Ludgvan Penzance Cornwall TR20 8AJ
Ref. No: PA12/03176 | Validated: Mon 02 Apr 2012 | Status: Decided

Construction of 7 affordable dwellings and associated works
Phase 3 Strawberry Fields Crowlas Penzance Cornwall TR20 8BH
Ref. No: PA12/02529 | Validated: Fri 23 Mar 2012 | Status: Decided