

Ludgvan Neighbourhood Plan

Local Evidence Report

January 2018



Introduction

Neighbourhood planning policy and proposals need to be based on a proper understanding of the place they relate to, if it 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 Local Evidence Report presents a topic by topic picture in facts, local opinions and aspirations of what the Parish of Ludgvan is all about in 2017/18, so as to provide the ‘evidence’ on which to base the development of the Ludgvan Neighbourhood Plan. We have used a variety of authoritative sources and recent survey material to put this Report together. To keep it relevant and accessible we have summarised information. Should the reader want more information or background we have provided links wherever possible to the source document. Inevitably we have not found all the information we sought. You are invited to contribute additional material to our evidence base. If you have any additional recent and relevant facts or can provide authoritative opinion about land use-related matters in Ludgvan Parish, please get in touch with the Parish Clerk at: clerk@ludgvan.org.uk

At the end of each topic section is a Key Messages box that includes messages discerned from evidence gathered and presented either in this report or the relevant Ludgvan Background Paper prepared by the NP Steering Group and available to view on the Ludgvan NP website¹. These messages are being used to inform the development of the Aims and Objectives for the Ludgvan Neighbourhood Plan.

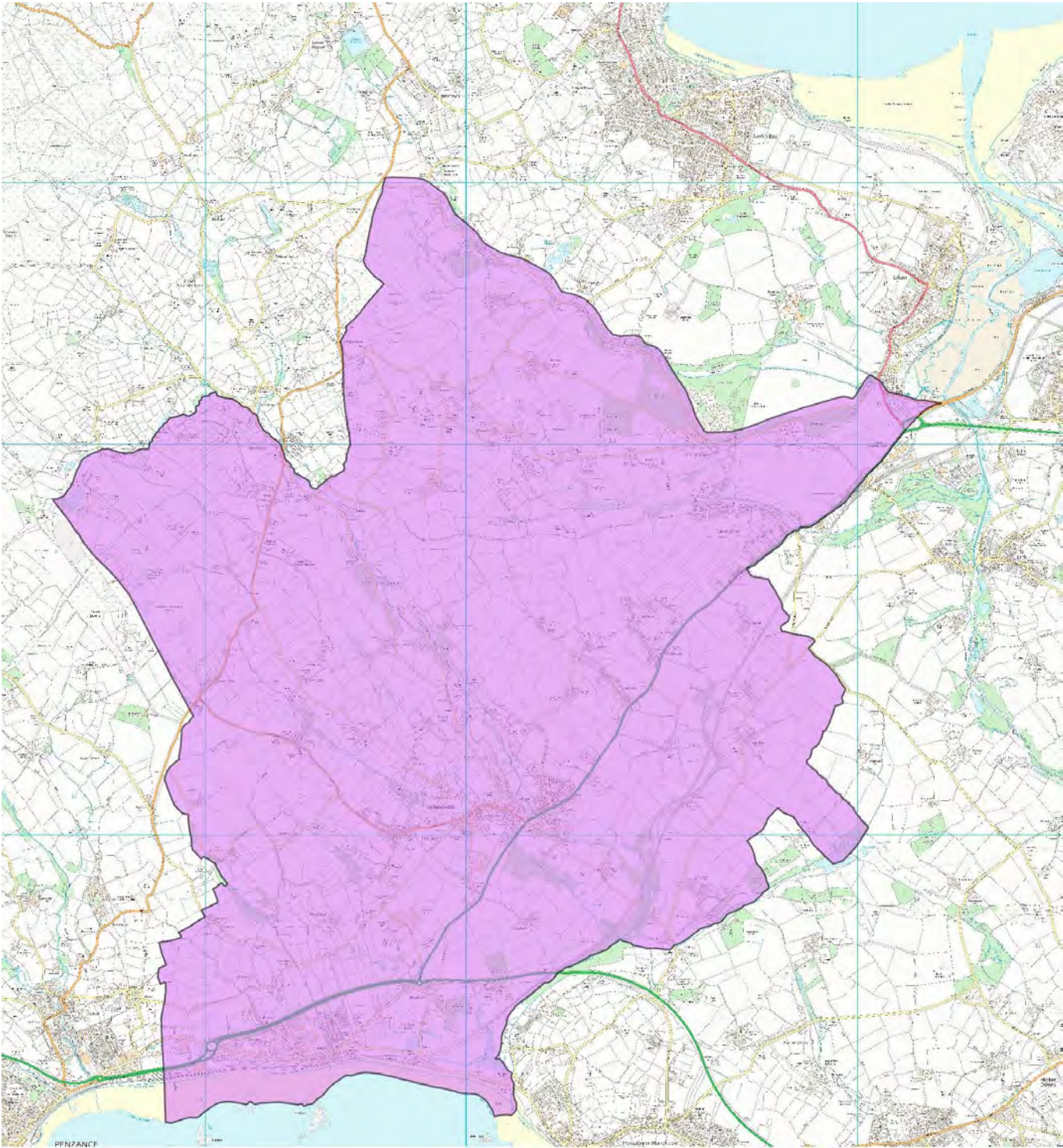
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¹ <http://www.ludgvan.org.uk/neighbourhood-planning.html>

Natural Environment

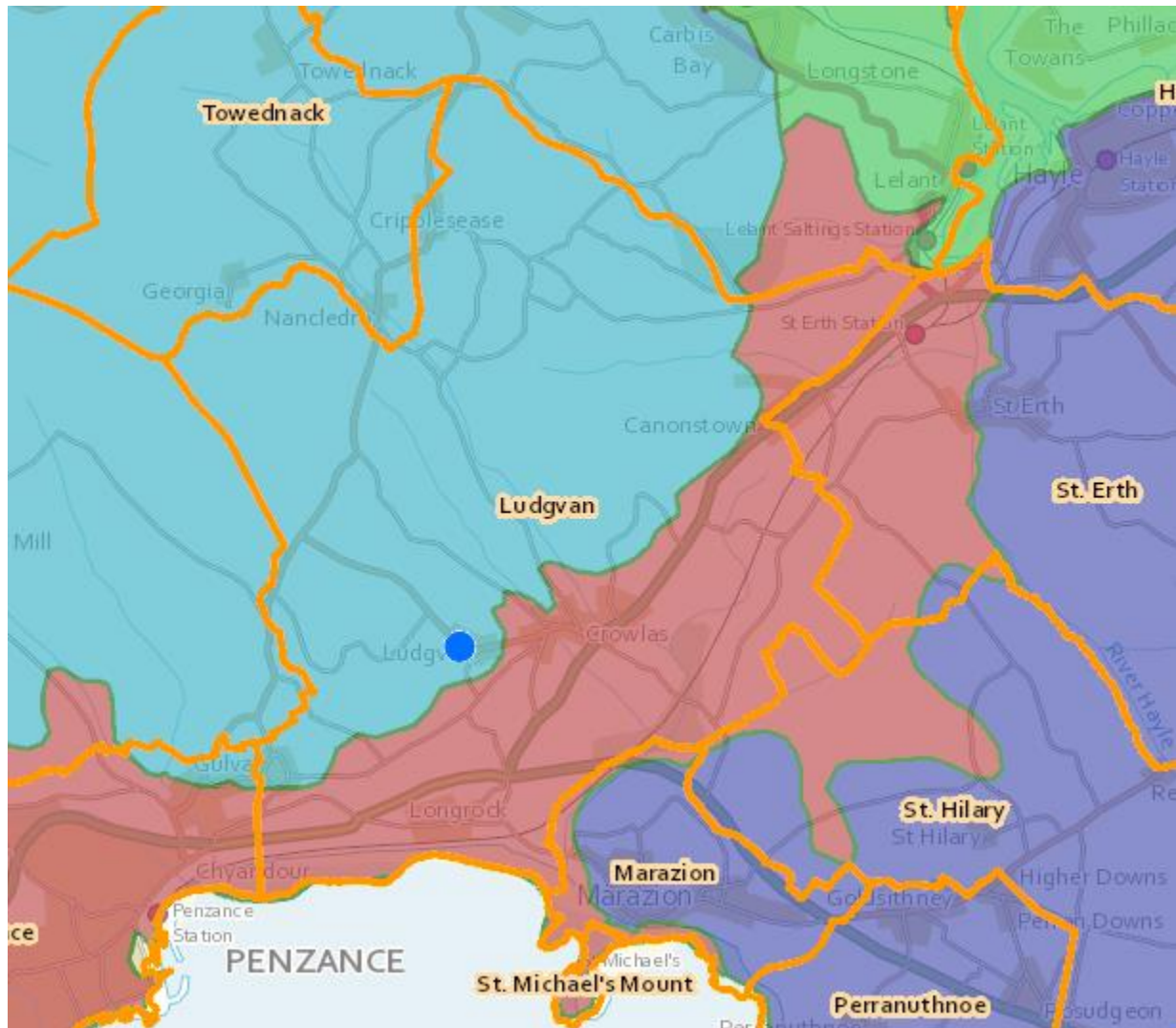
The neighbourhood area for the Ludgvan Neighbourhood Plan is the parish of Ludgvan. Its boundary is described on the map below.



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.

An up-dating review of the Penwith Central Hills Landscape Character Area (CA03) was undertaken in 2017 in by the Penwith Landscape Partnership² as part of the development of a Landscape Conservation Action Plan. The assessment found that most of the key landscape characteristics remained unchanged since 2005. However, there were some “*observable variations*” for the period 2005 – 2016:

Biodiversity

There is limited evidence that grassland is reverting to rough ground in some locations

No evident change to distribution and extent of broadleaved and wet woodland

There is limited evidence of change in the extent of the Cornish hedge network

Land Cover

There is limited evidence that grassland is reverting to rough ground in some locations

There is limited evidence that grassland is reverting to rough ground in some locations together with changes in management practices

Land Use

There has been an increase in the number and scale of agricultural buildings to the extent that they are becoming detrimental to the landscape character of their immediate locality

Field and Woodland Pattern

There is limited evidence of change in the extent of the Cornish hedge network

There is no evidence of changes in the extent of woodland cover, since woodland remains confined to the steep-sided valleys. Whilst potentially subject to pressures for change the difficulty in developing such locations is their salvation

² <http://www.penwithlandscape.com/>

Settlement Pattern

There has been some change in the extent and scale of the settlement pattern. However, recent developments have been located on the fringes of, and hence are quite well integrated. In the context of the large area covered by this Landscape Character Area, these changes to the extent and scale of settlement pattern are minimal. No adverse effects are evident on the Landscape Character Area as a whole.

Historic Features

Little discernible change was observed in relation to the immediate setting of historic features. However, it is important to note that historic features could be at risk of visual damage should wind turbines, telecommunication masts or other competing vertical elements be permitted in their general vicinity.

Pressures for Change

It is evident that changes in farming practices and the demand for more rural housing, be it for local permanent residence or second / holiday homes, remain crucial elements of potential change in the Landscape Character of the Area. Following from the latter, the use of vernacular design and materials remains a challenge if the settlement edges of villages are to retain their local character.

There are two particular pressures for change which have manifested themselves in strong visual terms within the Landscape Character of the Area:

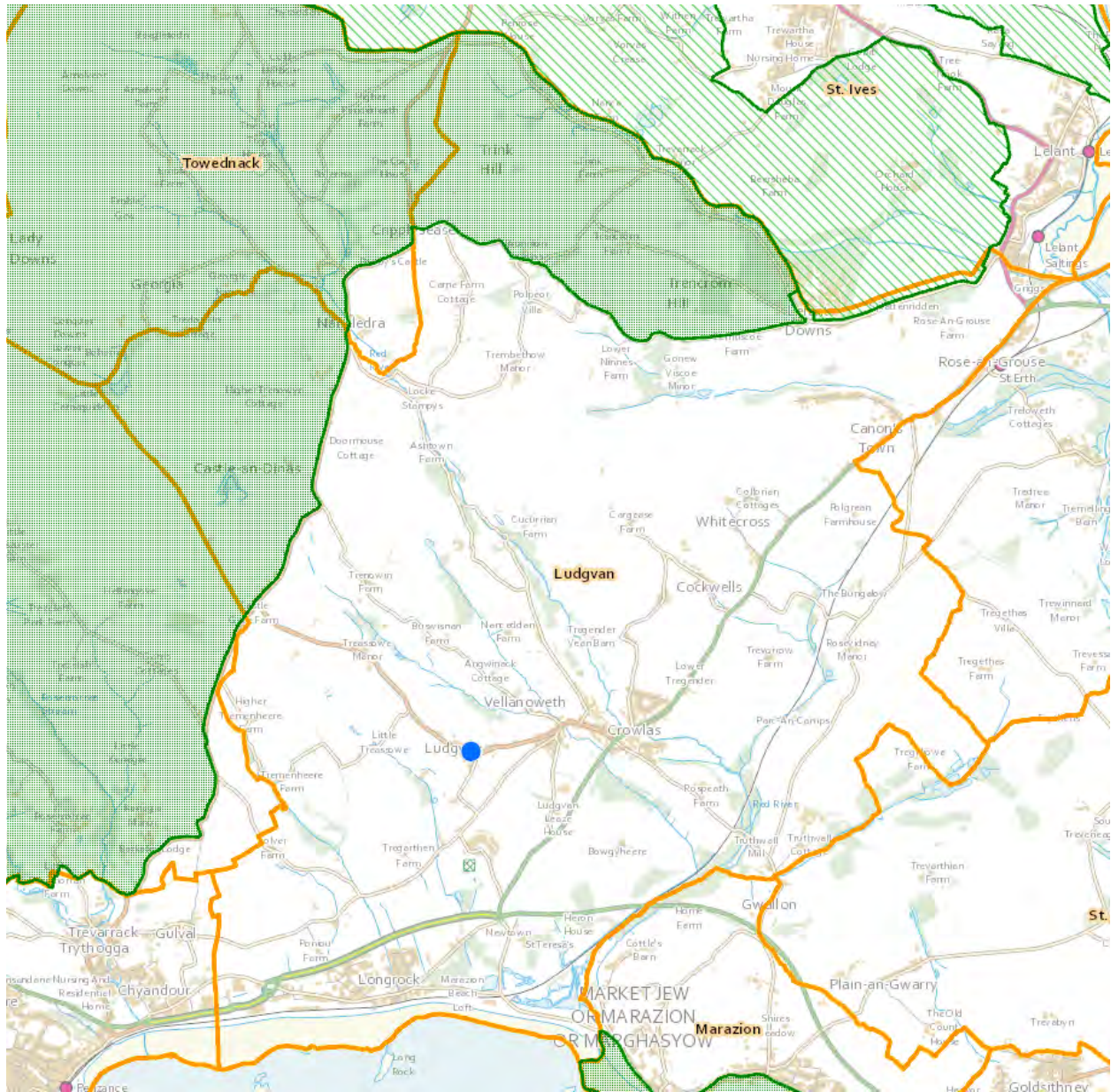
First, there is the obvious move to the construction of larger scale barns. Often, new barns are associated with existing farms, where the impact of scale is partly reduced through association with existing buildings, but where this is not the case, and the barn stands alone, there is an adverse visual impact whose significance can be quite severe.

Secondly. The introduction of wind turbines within the landscape threatens to change the character of the area quite profoundly. There are currently two operational wind turbines, (both 34 metres tip height), within this Landscape Character Area. One is located approximately 1km south of Crippleseat and the other, 2 km east of St Just. The existing turbines, whilst prominent, produce surprisingly little adverse visual impact within the wider landscape; their impact is relatively localised.

There is a third pressure to add to the "Windfarms and communication masts" above, which as yet has had only a minor impact in visual terms on the Landscape Character of the Area. This is the potential impact from Solar PV operations. Currently there is only one operational solar PV activity in excess of half a hectare within this Landscape Character Area., at Nanceddan, views of this single field facility are only visible from the south on the Ludgvan to Longrock Road, and at some distance.

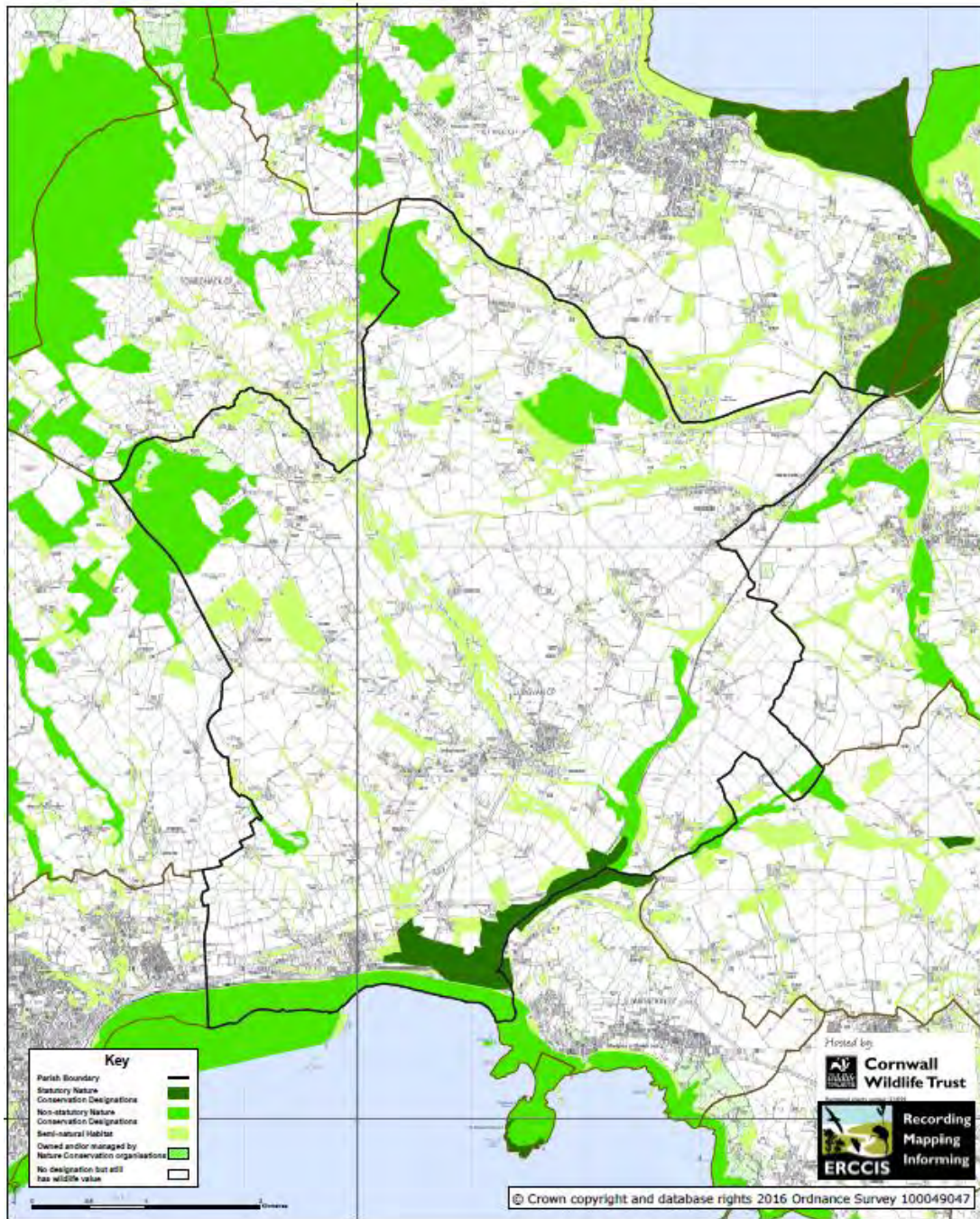
AONB/AGLV

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.

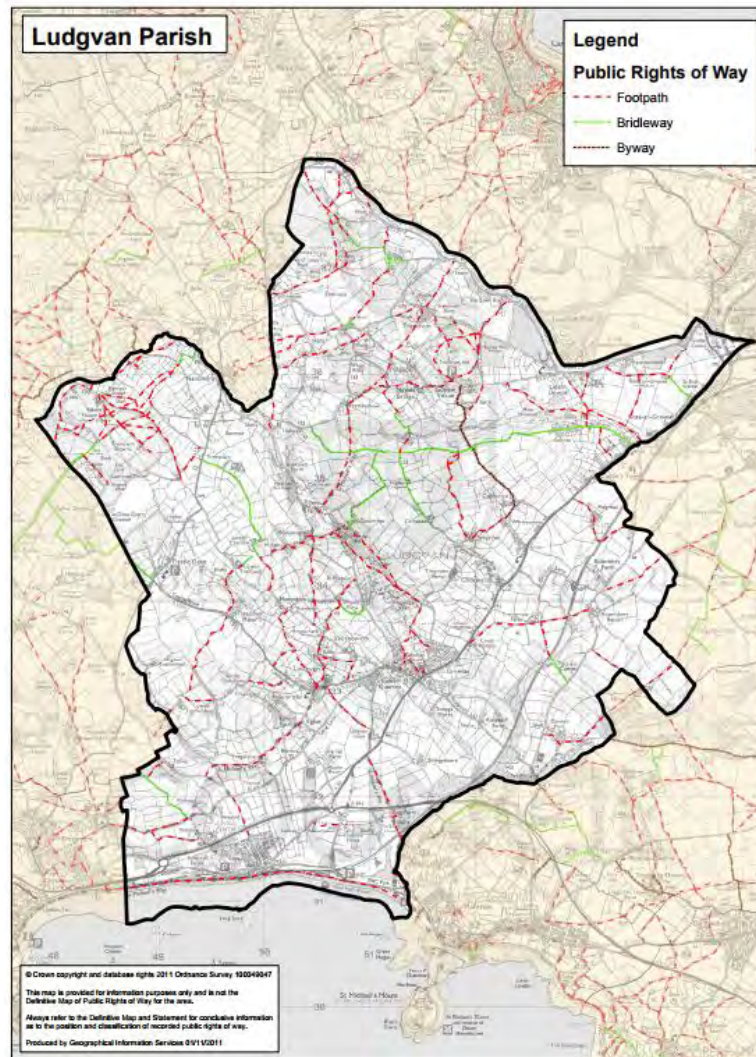


Marazion Marshes SPA³, an area of almost 55 hectares, is the most significant SSSI in the area (dark green on the above map). It is the largest fresh water reedbed in Cornwall and is important for passage and wintering birds associated with it. These include overwintering bittern and passage migrant Aquatic warbler. It is run by the RSPB.

³ 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

Awaiting report on the footpath network – including condition/use, gaps in the network etc

Bridleways and Byways

From the British Horse Society website⁴ 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

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: Tarmac 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

⁴ <http://www.bhsaccesscornwall.org.uk/Parishes/Ludgvan.HTM>

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

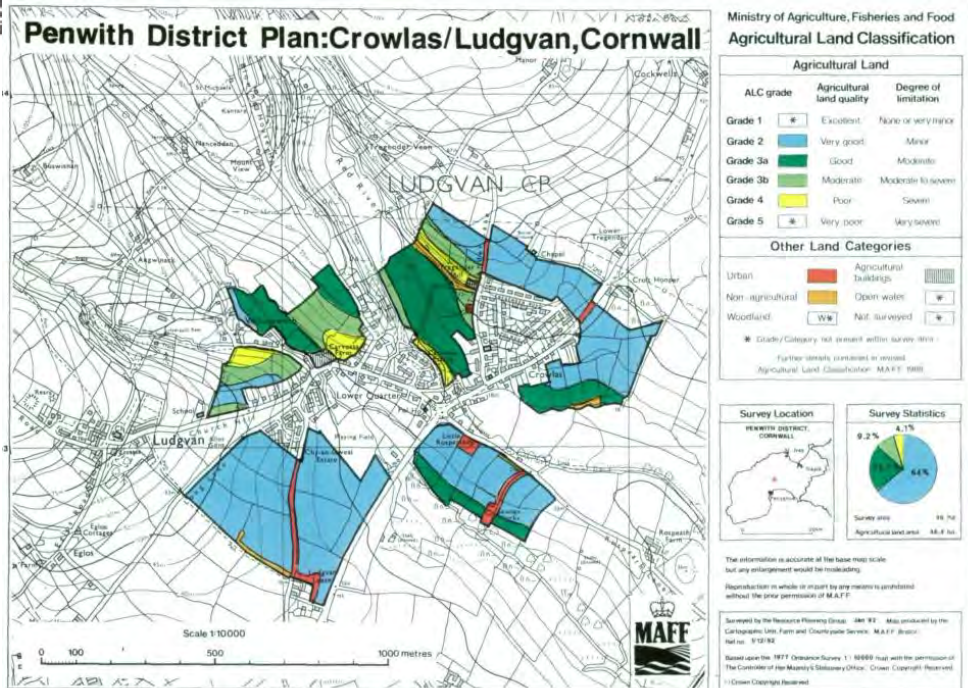
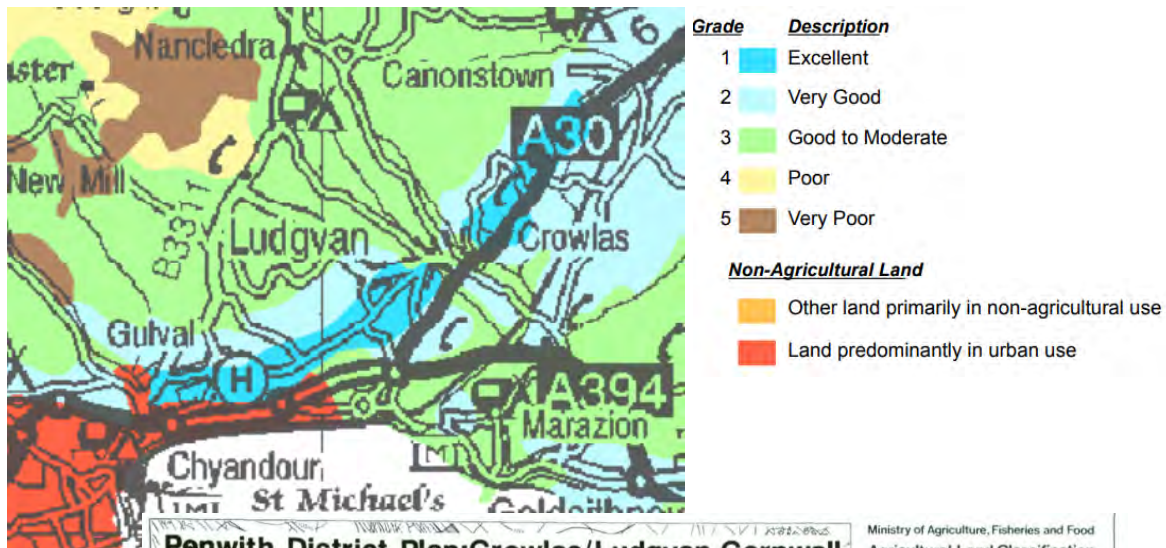
CC Priority GOLD ***** 2.63 miles. Most Important Through Bridleway with spur

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.

The earliest visible signs of agricultural practice are the Iron Age fields systems that remain visible in the Parish of Ludgvan. Nowadays these areas are predominantly farmed with livestock, but cropping by potatoes, daffodils and cauliflower is becoming the 'fall back' position as margins on livestock production decline, it is very easy for farmers to offer their land to the larger growers, irrespective of field size.



The Penwith Landscape Project has recently carried out a SWOT analysis of farming in Penwith in conjunction with the Farming Futures Project:

Strengths

1. *The predominately fertile soils are a relic of many years of livestock farming*
2. *As an area it is geographically identifiable*
3. *Traditional farming families with their history and roots in West Cornwall*
4. *The climate allows for winter cropping of vegetables*
5. *The climate enables early grass growth and extended grazing systems*
6. *The climate allows early cropping of crops like daffodils and potatoes*
7. *Dairy cows, clotted cream and grazing cows in small fields behind Cornish hedges are associated with the area in every way as much as the fishing industry is to Cornwall as whole*

Weaknesses

1. *The relative isolation of the area, makes it difficult to attract workers to key industries like agriculture. The isolation is a barrier to seeking information from other regions within the UK*
2. *Transport links to the rest of the UK are long and expensive, adding to the cost of production or reducing the price paid to farmers, this is particularly evident in the growing of cereals, where crops are discounted to crops even grown as close as Truro*
3. *The limited cattle marketing opportunities with only a single cattle market at Truro is 40 miles from Land's End and the next nearest at Hallworthy near Camelford is 73 miles away from Land's End*
4. *Often the small farms are not viable as full-time units, other work which would have been there in the past such as mining is no longer there to support those businesses*
5. *Small field size limits cropping, the average field size on some farms can be as little as 1.21ha. This can create a real challenge to farmers when tractor size is increasing, track width on tractors is increasing as the horse power increases. Rather than the field becoming beyond use the gateway is enlarged*
6. *As livestock numbers are reduced then fields could become amalgamated or indeed abandoned.*
7. *Small areas of heathland and moorland*

Opportunities

- *Brexit offers opportunities in that potentially long held land structures such as land ownership and farm tenancies will become more fluid, agreements such as "share" farming, (a partnership between owner and tenant). Or "contract farming" become more prevalent*
- *Potentially younger farmers may take the opportunity to take on land both full or part time*
- *New crops are already beginning to filter in such as courgettes and asparagus*
- *Environmental benefits provided by the farmer are seen as a saleable output, e.g. the maintenance of Cornish hedges, increased access, protection of important geological, historic or wildlife sites*
- *Encouraging farmers to become part time farmers on small farms with a job elsewhere within the region*

Threats

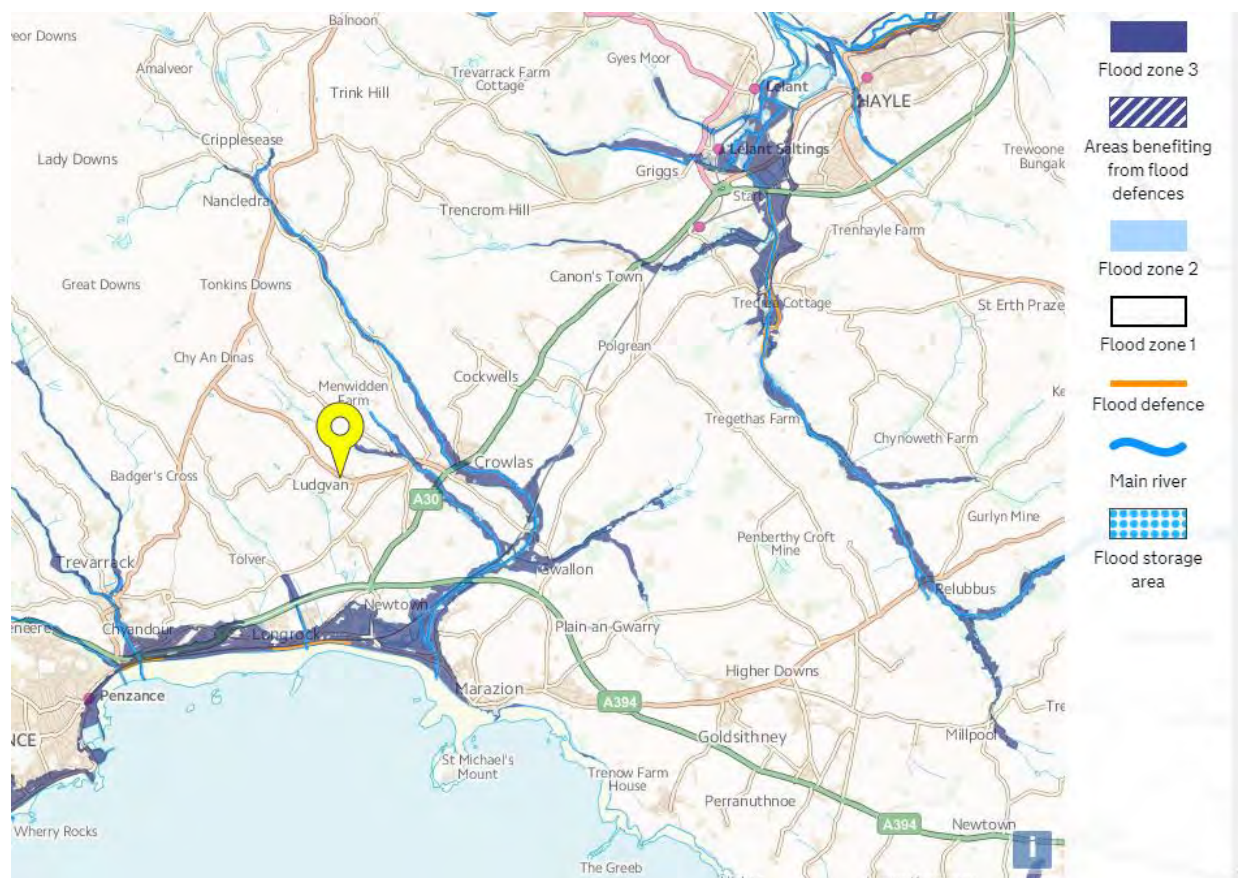
1. *Horticultural Cropping – land is becoming over cropped and displacing traditional livestock husbandry*
2. *Soils are becoming depleted of nutrients and organic matter*
3. *Small fields and permanent pasture fields are ploughed up for the first time, damaging wildlife areas or ancient sites*
4. *Farmers are renting out their land to "growers" in return for a rent. This displaces livestock enterprises and ultimately depletes the soils. A situation is then created whereby the "grower" moves on leaving the farm in a poorer state and the existing farmer struggles to move forward*
5. *The region is a long way from markets and information. Farmers are reluctant to travel to events due to time and financial constraints*

6. *The farmer is aging, the average age is 59 years*
7. *Succession; The drudgery and lack of income has led some farmers to actively discourage their children from farming*
8. *Encouraging the farmer to have access to grant aid to develop their business*
9. *Brexit – This issue will now effect all thinking as to how farms move forward or cease to operate*
10. *TB and other notifiable diseases*
11. *Staffing; the need to encourage technically trained staff to this area is always difficult with low wages and the challenges of trying to find housing when it competes for holiday accommodation or second homes*

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.

Coastline

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".

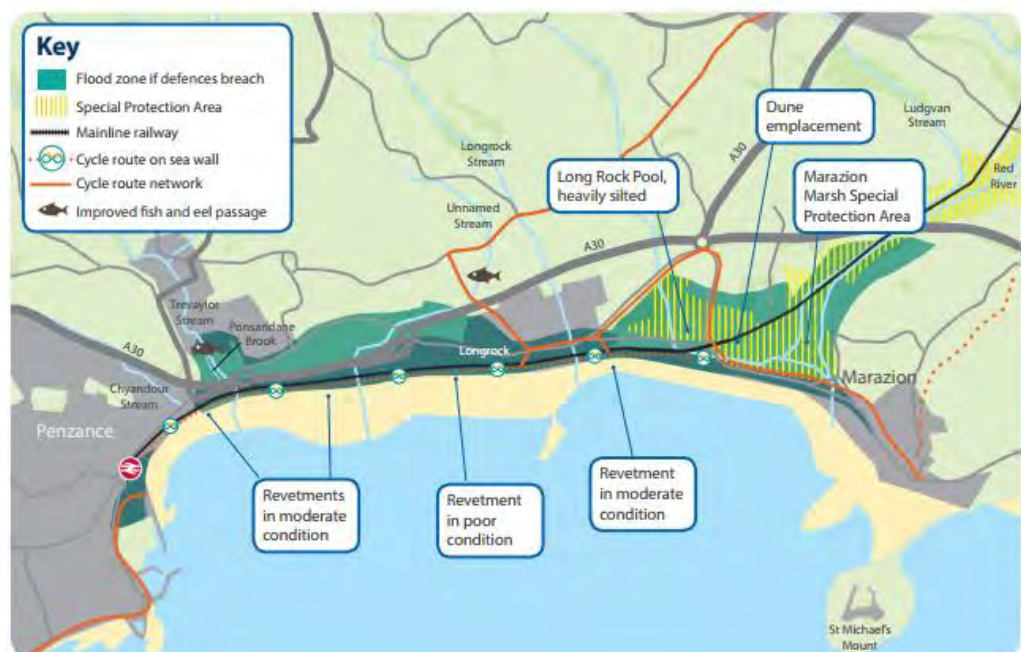
The sea wall at Long Rock has recently been prone to collapse. An application for a new rock armour sea defence protection to a 63metre section of existing sea wall, was approved in January 2017.

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.

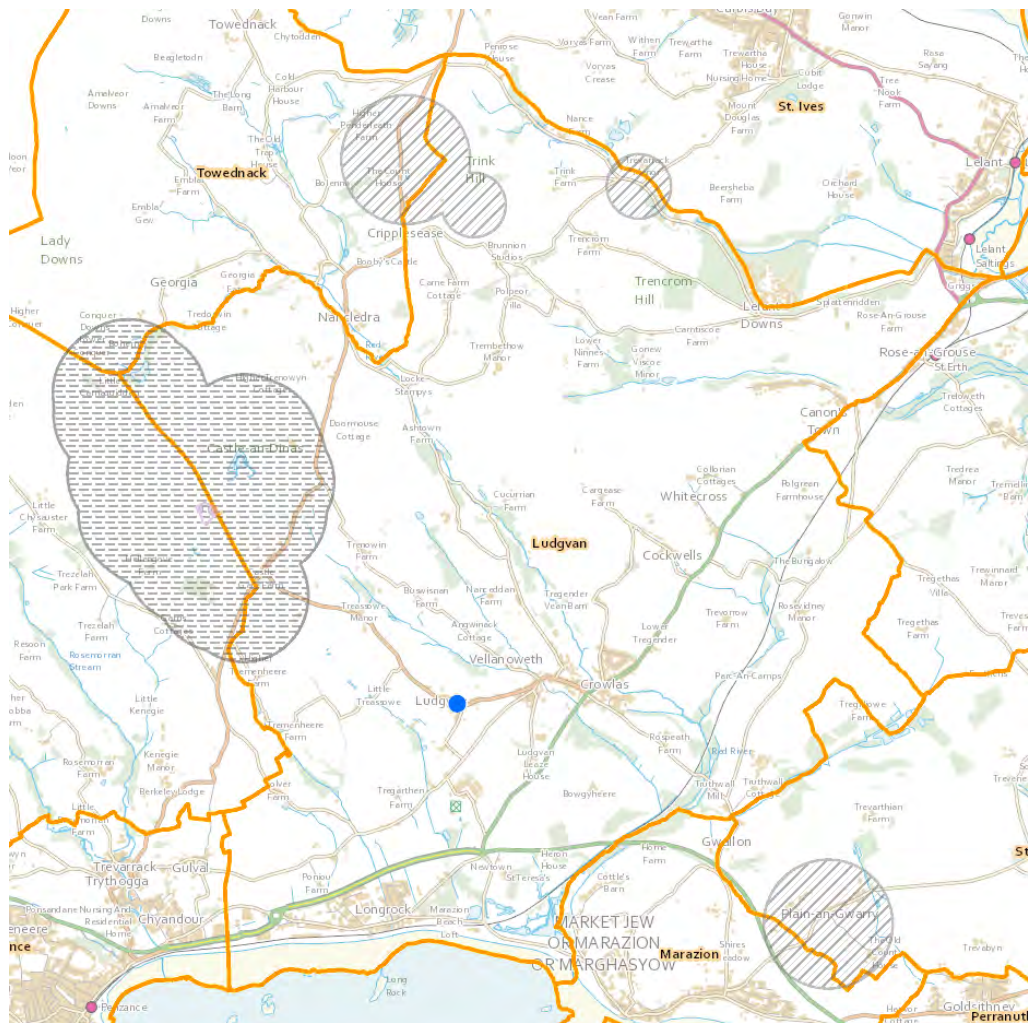


Minerals

Three areas of the Parish have been identified as mineral safeguarding areas - see map below of Proposed Mineral Safeguarding Areas⁵ (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.



⁵ Cornwall Minerals Safeguarding Development Plan Document – Submission Version 2017

Community Survey – Renewable Energy Questions 2016:		%		%		%		%	No. replies
Single wind turbines	encourage	5	allow	7	minimise	12	restrict	76	41
Groups of medium sized turbines (tip 150m)	encourage	19	allow	3	minimise	6	restrict	71	31
Small-scale (tip 26-60m)	encourage	10	allow	10	minimise	5	restrict	75	20
Very small (tip 18-25m)	encourage	11	allow	5	minimise	11	restrict	73	19
Domestic (tip <18m)	encourage	45	allow	10	minimise	3	restrict	42	31
Robust policy on solar farms – large scale?	encourage	7	allow	3	minimise	20	restrict	70	30
Robust policy on solar farms – small scale?	encourage	60	allow	5	minimise	30	restrict	5	20
Robust policy on solar farms – domestic?	encourage	41	allow	48	minimise	3	restrict	7	29

Theme 2: Preserving our Natural Environment – Agreed (planning-related) Initiatives

11: Developing a long-term vision for the coast and countryside

12: A local energy plan

13: Reducing, rejecting and recycling

14: Footpaths, bridleways and cycle paths

15: Village greens and parks

16: Access to the countryside for those with disabilities

18: Tree-planting scheme

19: Clean and safe beaches

Ludgvan Parish Specific 'Wish list' (from 2006 Survey)

Beach-cleaning at Marazion and Long Rock; and provision of facilities at Long Rock beach

From Marazion and District Community Plan 2007

Natural Environment – Key Messages

- There are areas of beauty in the Parish that must be protected
- We should safeguard and enhance the local countryside
- Significant wildlife habitats should be protected
- Traditional farming practices should be encouraged
- We should increase our resilience to the effects of climate change and flooding in particular
- We should not develop in areas susceptible to flooding
- We should insist on SUDS wherever possible
- We should improve responsible public access to the countryside
- We need to develop a policy for renewable energy development
- We should safeguard and enhance the character and quality of the beach area

Built Environment and Heritage

History

From the Parish Council website⁶:

“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.

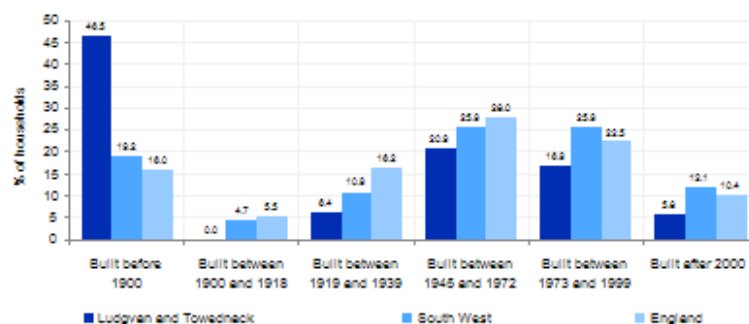
For agriculture, the arrival of the railways brought access to new markets and this, in turn, brought changes in the production profile with more emphasis being placed on the cultivation of potatoes, cauliflower, sugar beet, flowers, etc.”

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.



Figure: Dwellings by age of dwelling (year property was constructed)

Source: Valuation Office Agency (VOA) 2015



⁶ <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 minor'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 SHLAA⁷.

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	

Theme 4: Housing and the Built Environment – Agreed (planning-related) Initiatives

35: A policy to manage development within the Forum area

36: A policy for the provision of affordable homes and social housing in the Forum area

37: A policy for second home ownership in the Forum area

38: A policy for holiday accommodation in the Forum area

39: A 'Design Statement' for our town and villages

Ludgvan Parish Specific 'Wish list' (from 2006 Survey)

More affordable homes for local people

From Marazion and District Community Plan 2007

Built Environment and Heritage – Key Messages

- We should recognise and safeguard all the significant features and aspects of the historic environment
- We should encourage good quality design that enhances local character
- We should protect local green space that is special to the community and/or the character of the settlement
- We should control back garden development

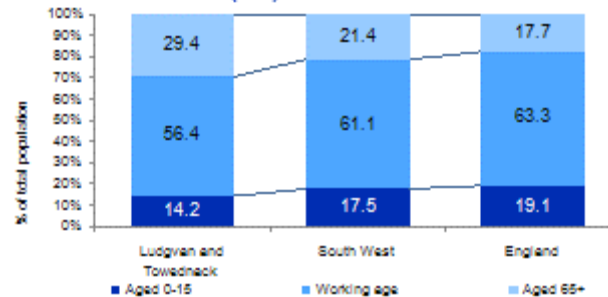
⁷ SHLAA = Strategic Housing Land Availability Assessment – a regular exercise the Government require local planning authorities to carry out

People and Housing

Demography

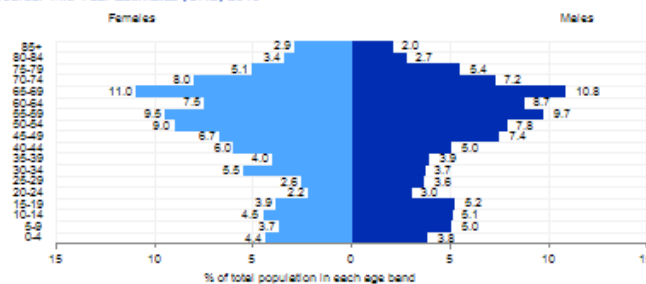
Cornwall Council's estimates of population for 2013 put the number of residents in the Parish at approximately 3,300 persons. The latest demographic profile for the area (2015), which combines the parishes of Ludgvan and Towednack (approximately 400 residents) show that the area has a relatively elderly 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 = 19.1%)	56.4% (England average = 63.3%)	29.4% (England average = 17.7%)	England average = 0.68

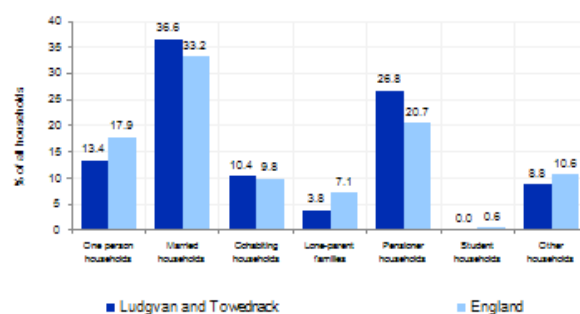
Source: Mid-Year Estimates (ONS) 2015
Figure: Population estimates by 5 year age band
Source: Mid-Year Estimates (ONS) 2015



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	One person households (aged under 65)	Lone parent families with dependent children
425	215	60
26.8% (England average = 20.7%)	13.4% (England average = 17.9%)	15.4% of all families with dependent children (England average = 24.5%)
Married households	Cohabiting households	Student households
580	165	0
36.6% (England average = 33.2%)	10.4% (England average = 9.8%)	0.0% (England average = 0.6%)

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

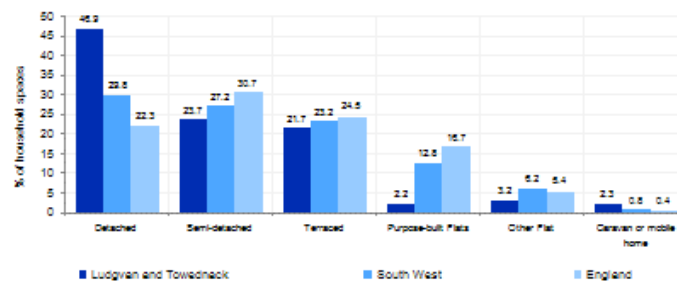


Dwellings

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.

Detached	Semi-detached	Terraced	Purpose built flat
808	409	374	38
46.9% (England average = 22.3%)	23.7% (England average = 30.7%)	21.7% (England average = 24.5%)	2.2% (England average = 16.7%)
Flat (in converted house)	Flat (in commercial property)	Caravan or other temporary dwelling	Second homes
46	10	39	50
2.7% (England average = 4.3%)	0.6% (England average = 1.1%)	2.3% (England average = 0.4%)	3.1% (England average = 0.6%)
Source: Census 2011			

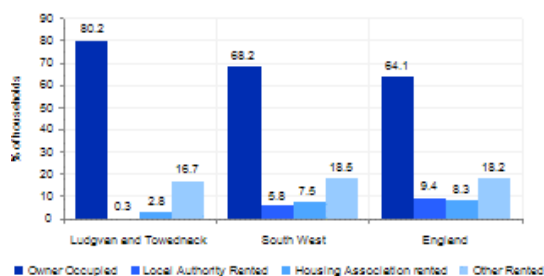
Figure: Dwellings type breakdown
Source: Census 2011



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.

Owner occupied	Owner-occupied: owned outright	Owner-occupied owned: with mortgage or loan
1,270	783	477
80.2% (England average = 64.1%)	49.4% (England average = 30.6%)	30.1% (England average = 32.8%)
Owner-occupied: shared ownership	Social rented households	Rented from Council
10	49	05
0.6% (England average = 0.8%)	3.1% (England average = 17.7%)	0.3% (England average = 9.4%)
Rented from Housing Association or Social Landlord	Rented from private landlord or letting agency	Other rented dwellings
44	217	48
2.6% (England average = 8.3%)	13.7% (England average = 15.4%)	3.0% (England average = 2.8%)
Source: Census 2011		

Figure: Housing tenure breakdowns
Source: Census 2011



Housing Need

Ludgvan Housing Need Survey November 2014⁸

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.

⁸ Ludgvan Housing Needs Survey, Cornwall Council, 2014
<https://www.cornwall.gov.uk/media/25531967/final-hns-summary-report-ludgvan.pdf>

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.

Average house price (all types of housing) (Land registry Apr16-Mar17)	Average house price (detached) (Land registry Apr16-Mar17)	Average house price (flats) (Land registry Apr16-Mar17)
£242,000	£364,625	£143,000
England average = £285,868	England average = £392,784	England average = £289,561
Average house price (semi-detached) (Land registry Apr16-Mar17)	Average house price (terraced) (Land registry Apr16-Mar17)	Households in Council Tax Band A (Valuation Office Agency (VOA) 2015)
£206,625	£172,950	220
England average = £244,050	England average = £234,247	12.8% (England average = 24.5%)
Households in Council Tax Band B (VOA,2015)	Households in Council Tax Band C (VOA,2015)	Households in Council Tax Band F-H (VOA,2015)
440	410	100
25.6% (England average = 19.7%)	23.8% (England average = 21.8%)	5.8% (England average = 9.1%)

Figure: Dwelling stock by council tax band
Source: Valuation Office Agency (2015)

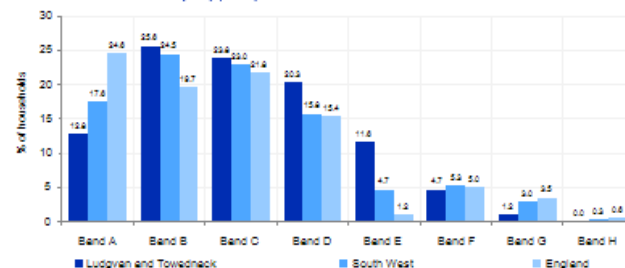
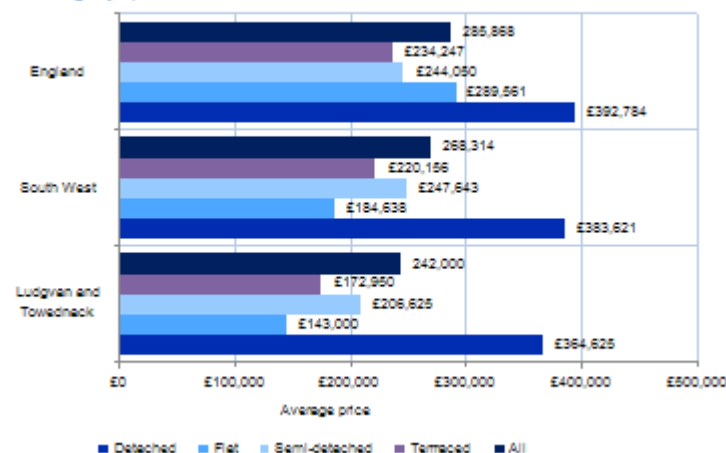


Figure: Average property price by dwelling type
Source: Land registry Apr16-Mar17



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 CNA⁹ (e.g. AONB¹⁰)

This should be considered as a minimum requirement and a "starting point for deciding whether additional homes are required"¹¹. 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);

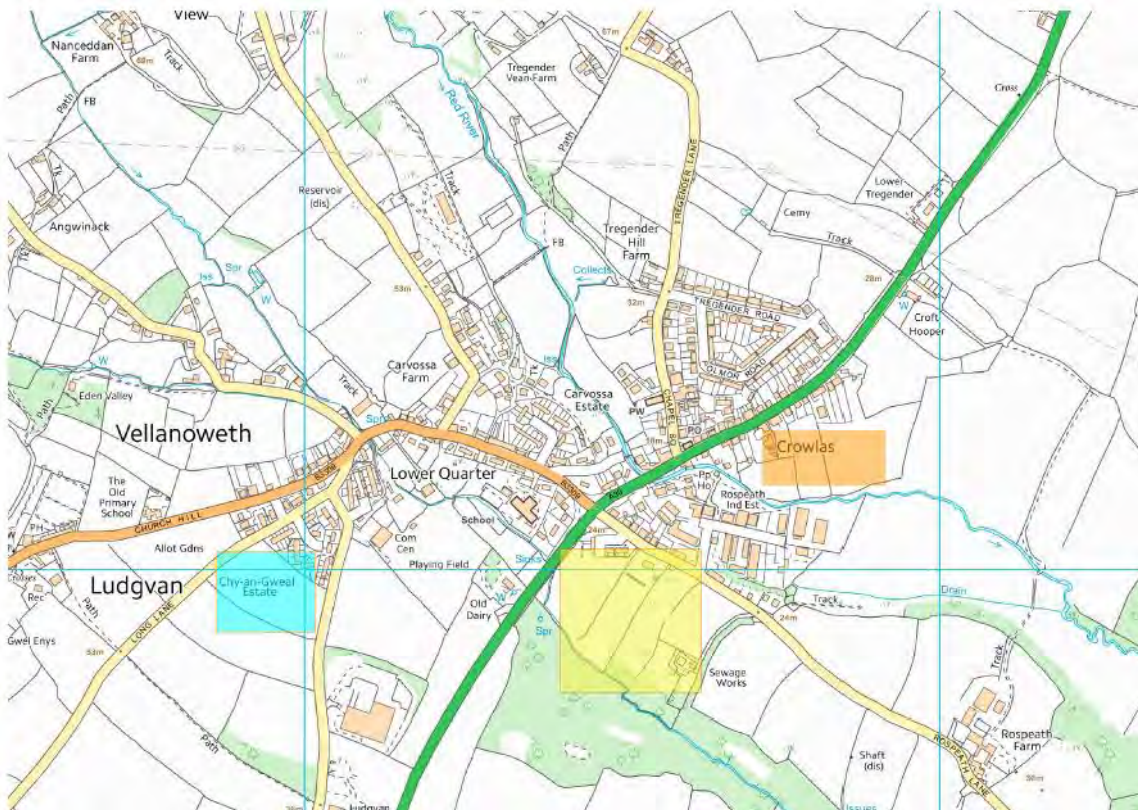
Turquoise: Permission for 54 affordables is now extant.

Fifty dwellings have been built in the Parish since 2010.

⁹ CAN = Community Network Area of 'West Penwith'

¹⁰ AONB = Area of Outstanding Natural Beauty

¹¹ 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 estimate¹², 3.4% (53 properties) of the Parish's 1,537 dwellings were second homes, this does not include holiday lets.

¹² <http://www.cllrandrewwallis.co.uk/the-full-list-of-second-homes-by-parish-in-cornwall/>

Housing – Key Messages

- We should endeavour to meet local housing need
- We should better understand housing needs that are local to the Parish
- Affordability is an issue
- We should establish the appropriate scale of future housing development
- We should consider allocating suitable sites for housing
- Second homes are not a significant problem
- We should seek to influence the layout and design of new housing
- We should control housing development in the countryside

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.

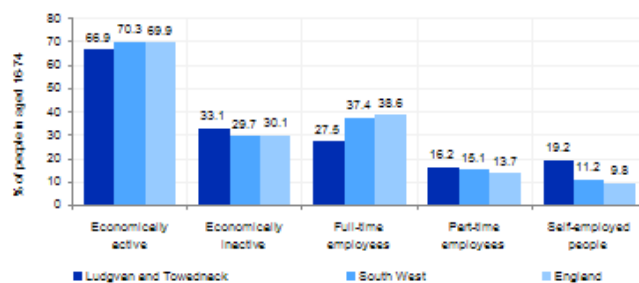
Employment

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	750	442	524	904
66.9% (England average = 69.9%)	27.5% (England average = 38.6%)	16.2% (England average = 13.7%)	19.2% (England average = 9.8%)	33.1% (England average = 30.1%)

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)	175 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 = 10.9%)	26.6% of 1,750 people in employment (England = 30.3%)	9.2% 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

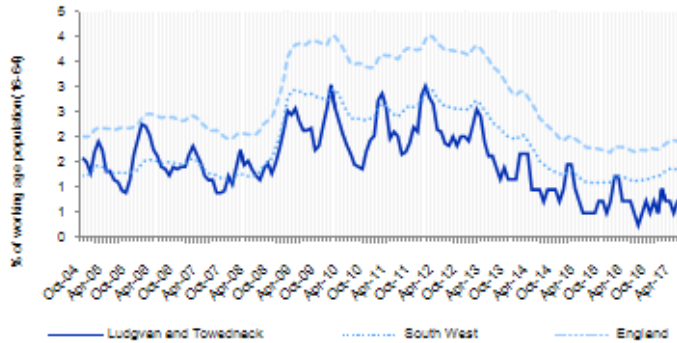


The local unemployment rate is relatively low and generally in line with regional and national averages. It has been 'trending' downwards over the past few years.

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),

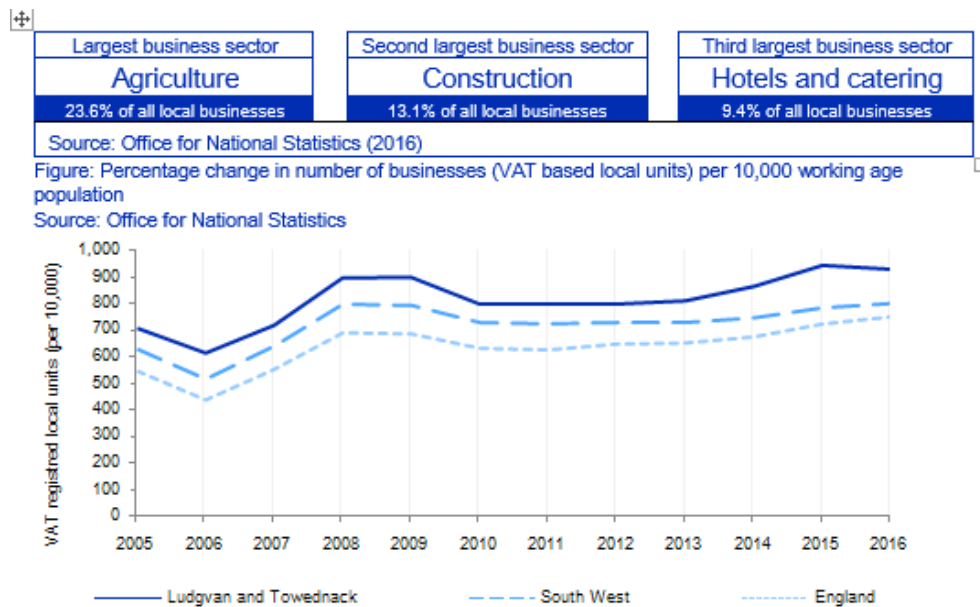
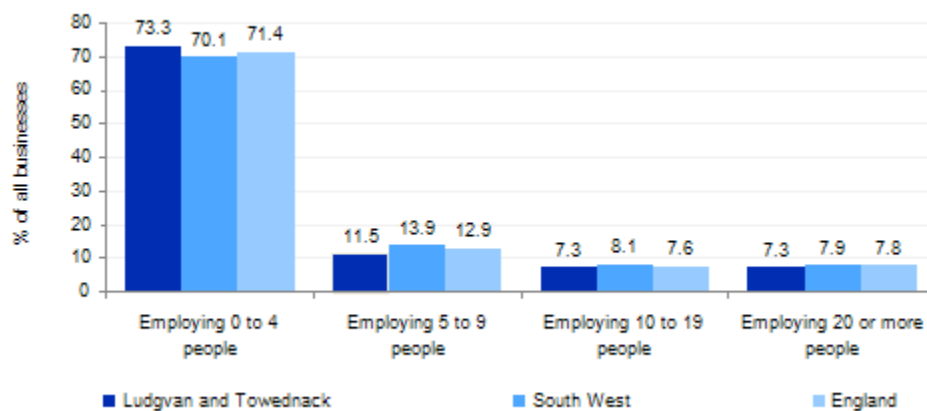


Figure: Businesses (VAT based local units) by employment size band

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 environment¹³):

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.”¹⁴ Two sites at Long Rock have been identified by Cornwall council as important to accommodate economic growth particularly in the Penzance/Newlyn area.

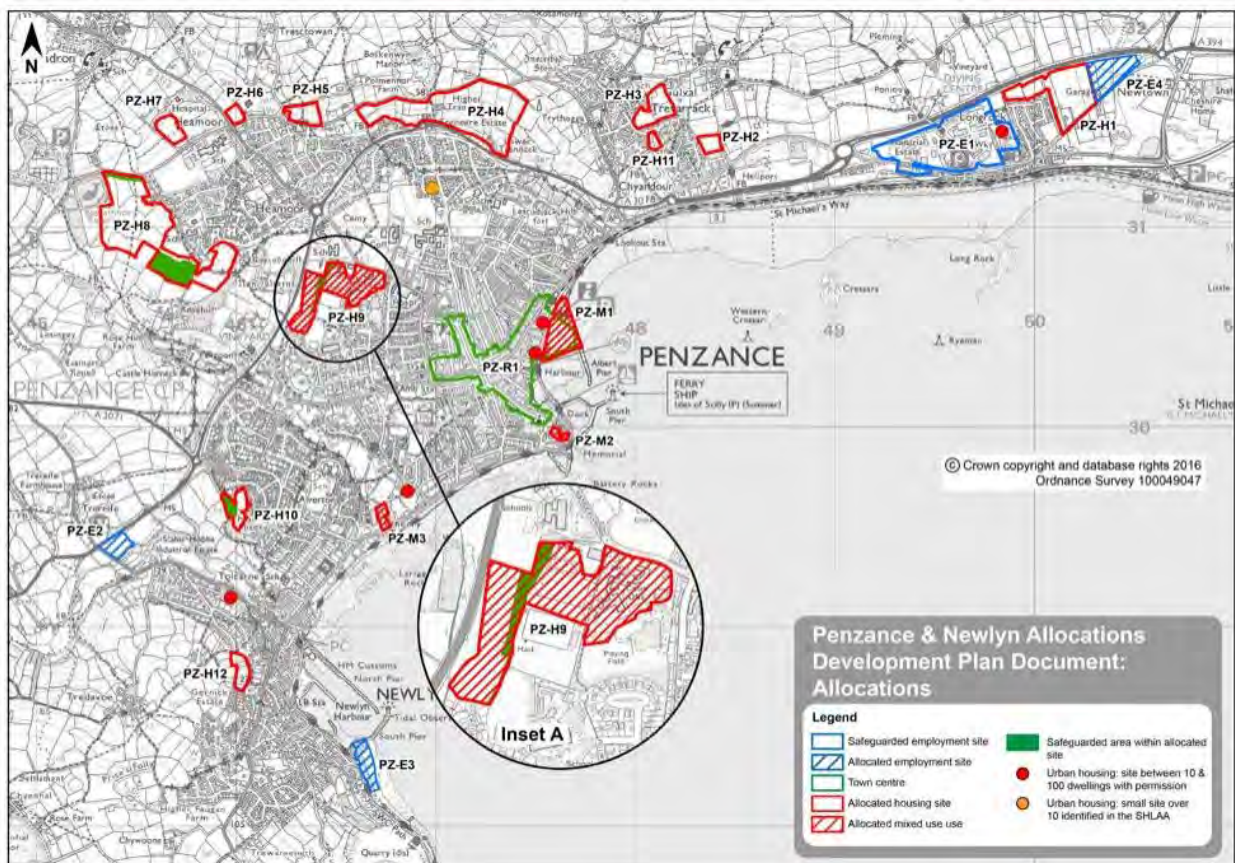


Figure PZ 1. Penzance & Newlyn Strategy Map

¹³ Assessment by Cornwall Council

¹⁴ 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/B8¹⁵ 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

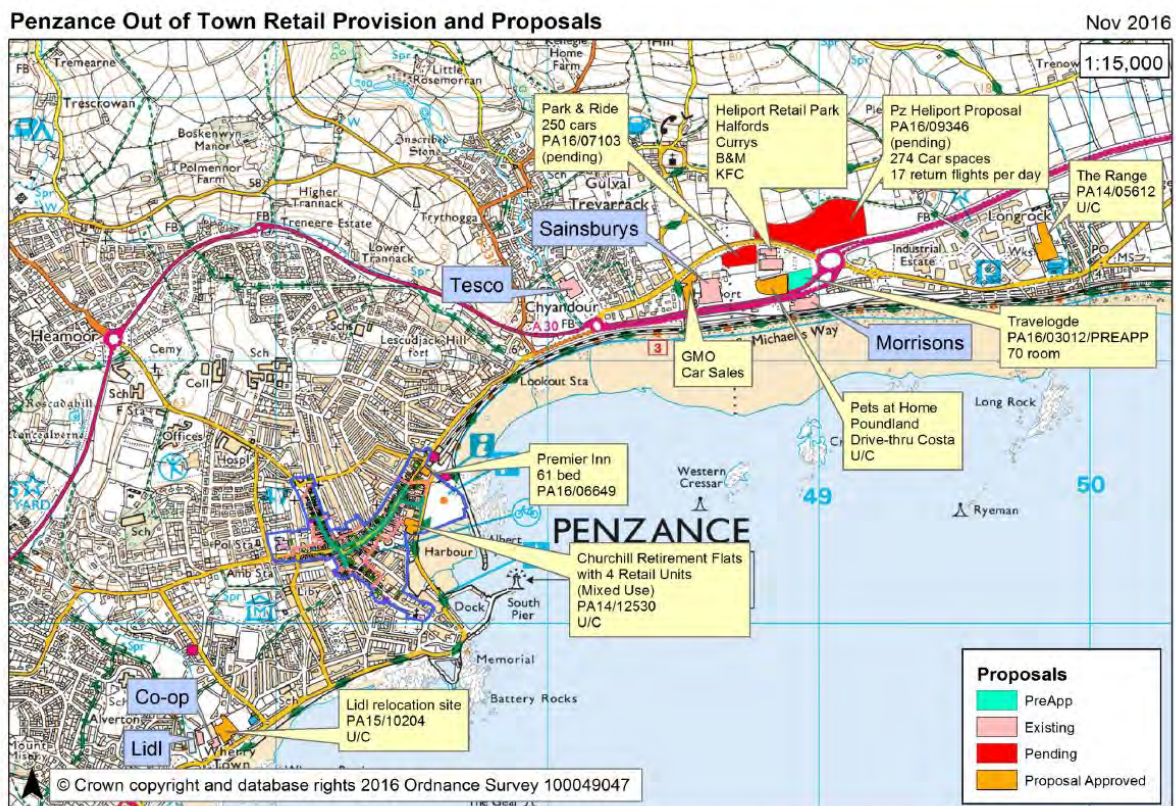
Community Survey - Employment Questions 2016:					
Do you think there is adequate employment space?	yes	29%	no	71%	don't know
Favour renewable energy or creative industries?	yes	7%	no	93%	don't know
Should tourism related development be encouraged?	yes	39%	no	61%	don't know
Should farm diversification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

¹⁵ 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 map¹⁶ below sets recent retail planning proposals in its wider context.



Any consideration of and justification for additional retail development in the Long Rock area is based on the Penzance market. Parishioners of Ludgvan may gain some benefit in terms of local access, greater choice and jobs, but the retailing in this area is aimed primarily at the Penzance and tourist market.

Local shops elsewhere in the Parish are few. Crowlas still retains a village shop (Spar Convenience Store and Post Office) alongside the pub and near the chip shop. Ludgvan Leaze is the location of a Countywide (Cornwall Farmers) Store.

¹⁶ 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).*

Theme 1: Thriving Town and Villages – Agreed (planning-related) Initiatives

2: Encouraging enterprise

3: Supporting local shops and local producers

5: Support for local businesses and services

Ludgvan Parish Specific 'Wish list' (from 2006 Survey)

More year-round local shops and services such as butcher, hairdresser, cafe/video library; street market

From Marazion and District Community Plan 2007

Business and Jobs – Key Messages

- We should support appropriate types of business development in the right places
- A more diverse local business sector is desirable
- We should support local shops, services and producers
- Sustainable tourism should be encouraged
- Farm diversification is acceptable in principle

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':

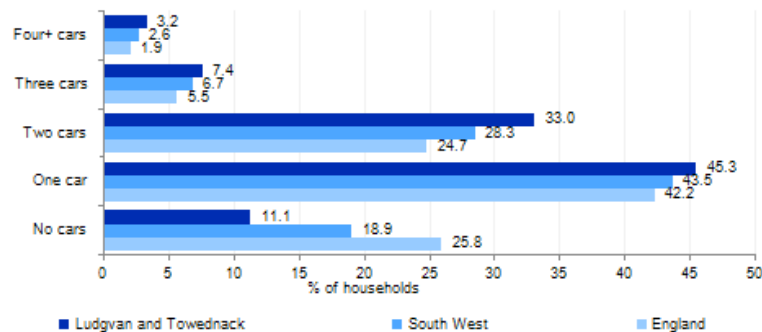
Roads – A30 Access and Safety	81
Traffic Church Hill	33
Traffic Ludgvan Lower Quarter	26
By-pass	25

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.

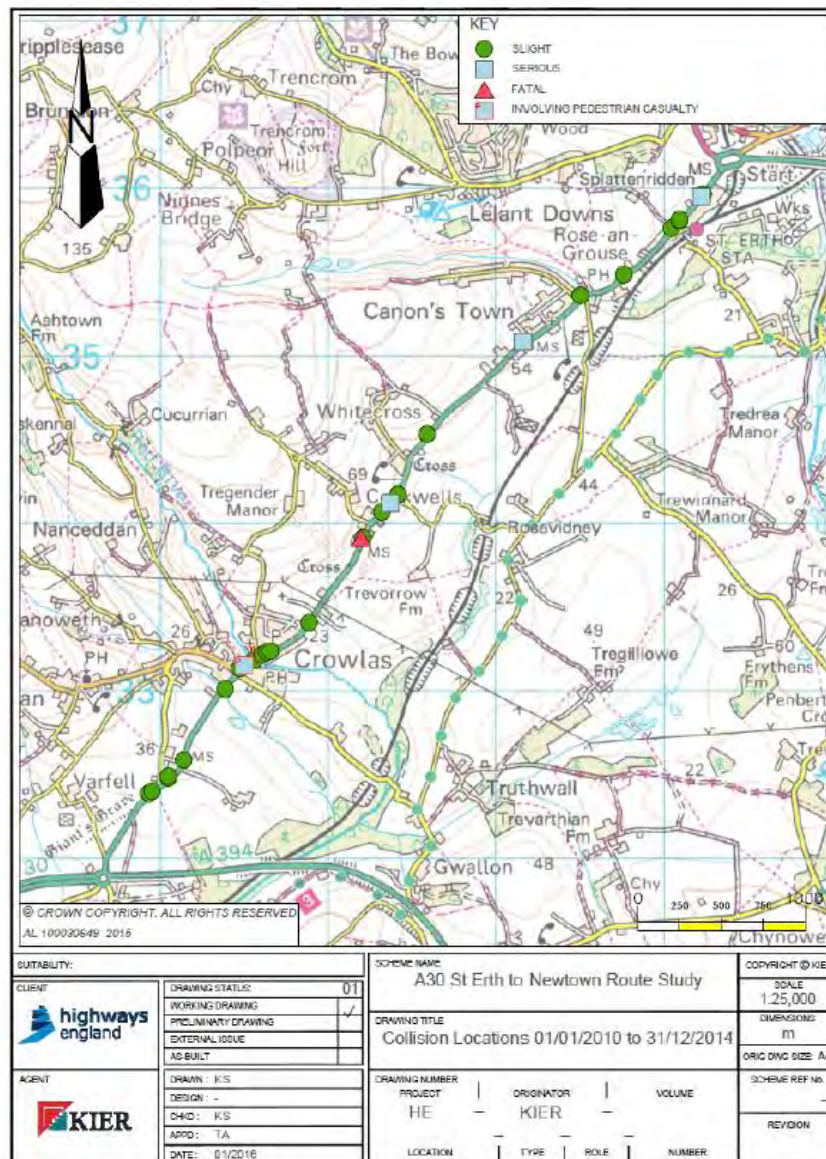
No cars	One car	Two cars	Three cars	Four + cars
175	720	520	120	50
11.1% of 1,585 households (England = 25.8%)	45.3% of 1,585 households (England = 42.2%)	33.0% of 1,585 households (England = 24.7%)	7.4% of 1,585 households (England = 5.5%)	3.2% of 1,585 households (England = 1.9%)
Source: Census 2011				

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 issues¹⁷, in particular severance and parking, are likely to be of significant concern to local residents. There*

¹⁷ 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.”¹⁸

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 Flows¹⁹	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 study²⁰ 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.

¹⁸ A30 St Erth to Newtown Route Review, EM Highway Services, Oct 2014

¹⁹ <http://www.uktrafficdata.info/cp/cornwall-a30-ludgvan-8624>

²⁰ 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 - Boscaswell - 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.

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				

The Parish is crossed by the long distance National Cycle Network Route 3, connecting Land's End to Bristol via St. Austell, Bude, Barnstaple, Taunton and Wells. The Cornwall Section, known as The Cornish Way, starts or finishes at Land's End the route passes through Penzance, Hayle, Camborne and Redruth. Near Truro the Cornish Way splits and National Route 3 forms the southern option crossing the River Fal on the King Harry Ferry and taking in Mevagissey, St. Austell, The Eden Project and Bodmin where the route options rejoin. Heading north the route passes Camelford and the edge of Bodmin Moor on the way to Bude.

A recent assessment (2017) of the Route 3 through the Parish, by members of the Steering Group, found:

- *Hayle Roundabout Bridge (Hayle RC), and Penzance Bridge (Mounts Bay Coaches), are difficult to cross pushing a bike*
- *Main Cycle route 3 needs to be regularly maintained, as bumpy, overgrown and slippery in some places. (Will identify places next time out)*
- *The route from Marazion car park to Penzance Railway Station is an obstacle race!*
- *Many people think this path is for pedestrians and dogs only*
- *We have received some negative comments when cycling here recently*
- *There are no clear signposts along this stretch of path clearly stating that it is a shared route*
- *It can be difficult to manoeuvre when cycling as pedestrians walk to the left, to the right, and in the middle! Should cyclists keep to the left as they do on the road? If so, then the path needs to be signposted*
- *Dogs off their leads and running in front of cyclists, does pose a potential danger to all concerned.*
- *There are some places which need repair and maintenance*
- *When on the road, it is difficult to navigate the main roundabout by KFC, to access Morrisons' garage, and the road into Long Rock. Some car drivers are inconsiderate towards other road users*
- *Have spoken to some people (ourselves included), who do not feel safe using the cycle paths on the main A30 as some selfish drivers, pass very close to cyclists*
- *Would it be a better solution to say that cyclists may use all the pavements, but must give priority to pedestrians?*
- *Not Ludgvan parish, but many cyclists do not use the cycle paths at Hayle Causeway, or on Penzance promenade. This can be irritating for car drivers!*

Theme 1: Thriving Town and Villages – Agreed (planning-related) Initiatives

8: Managing traffic in the villages

Ludgvan Parish Specific 'Wish list' (from 2006 Survey)

A by-pass or improved traffic route for Crowlas; traffic calming; traffic lights at Crowlas crossroads

By-pass between St Erth roundabout and Long Rock

Cyclepaths: more cycle paths and improvements to existing provision, including making them safer

An improved public transport system

Better, affordable public transport to reduce reliance on private cars

Restrict heavy goods vehicles driving through Ludgvan Churchtown

From Marazion and District Community Plan 2007

Transport and Travel – Key Messages

- We should tackle local traffic issues
- Local parking opportunities need to be increased
- We should support an improved public transport system
- We should make cycling and walking safer and more appealing
- We should provide more cycle routes

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.

Number of people living in health deprivation 'hotspots' (Indices of Deprivation 2015)	People with a limiting long-term illness (Census 2011)	People aged 16-64 with a limiting long-term illness (Census 2011)	Babies born with a low birth weight (ONS 2007-2011)
0	770	335	10
-	21.3% (England= 17.6%)	15.1% (England= 12.7%)	6.6% (England= 7.4%)

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

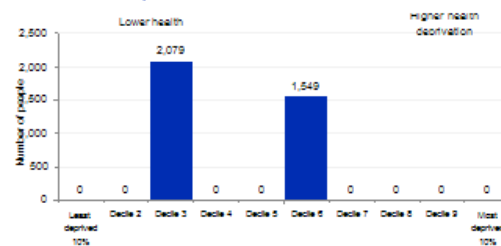
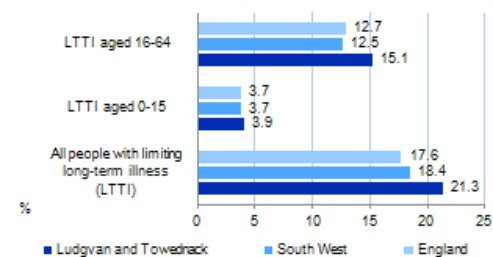


Figure: People with a limiting long-term illness
Source: Census 2011



Education

Ludgvan County Primary School (an academy since February 2012) is a smaller-than-average sized primary school located in Ludgvan village, “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”²¹.

²¹ Ludgvan Community Primary School, Ofsted Inspection, Mar 2014

It has a school hall in which the pupils have physical education, lunch and meet for assemblies. There are two playgrounds, a recently developed, all-weather surface outdoor areas. It has use of the community sports field, which backs on to the school grounds.

The school caters for children from 4-11 years in 7 classes. Currently (according to the School’s website) there are 165 pupils on roll.

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.”*²²

Community Facilities

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 (Institute), Long Rock is owned and run by a charitable trust.

Murley Hall, Ludgvan Churchtown, the Church Hall, has recently been refurbished, 2016 and, as a result, is now a well-used community hub. It is the ‘home’ of Crowlas and Ludgvan W.I., along with Penwith Photographic Group.

	daily	weekly	sometime	rarely	Very Imp	Quite Imp	Not Imp
Bus Services	25	36	25	14	98	2	0
Village shops	39	28	20	7	100	0	0
Post Offices	14	45	36	5	100	0	0
Places of Worship	6	35	35	24	70	13	17
Community/village halls	0	33	56	11	84	16	0
Play areas	10	10	70	10	97	3	0
Sports facilities	18	60	18	10	90	10	0

Community Facilities and Services – Key Messages
<ul style="list-style-type: none"> • Local retail and services are important • We should support the delivery of local services • We should protect existing community facilities • We should identify future needs and demands for community facilities and services • We should meet the demand for allotments • We should develop more youth facilities

²² <http://www.oasischildcare.org.uk/>

Sports and Recreation

Open Spaces

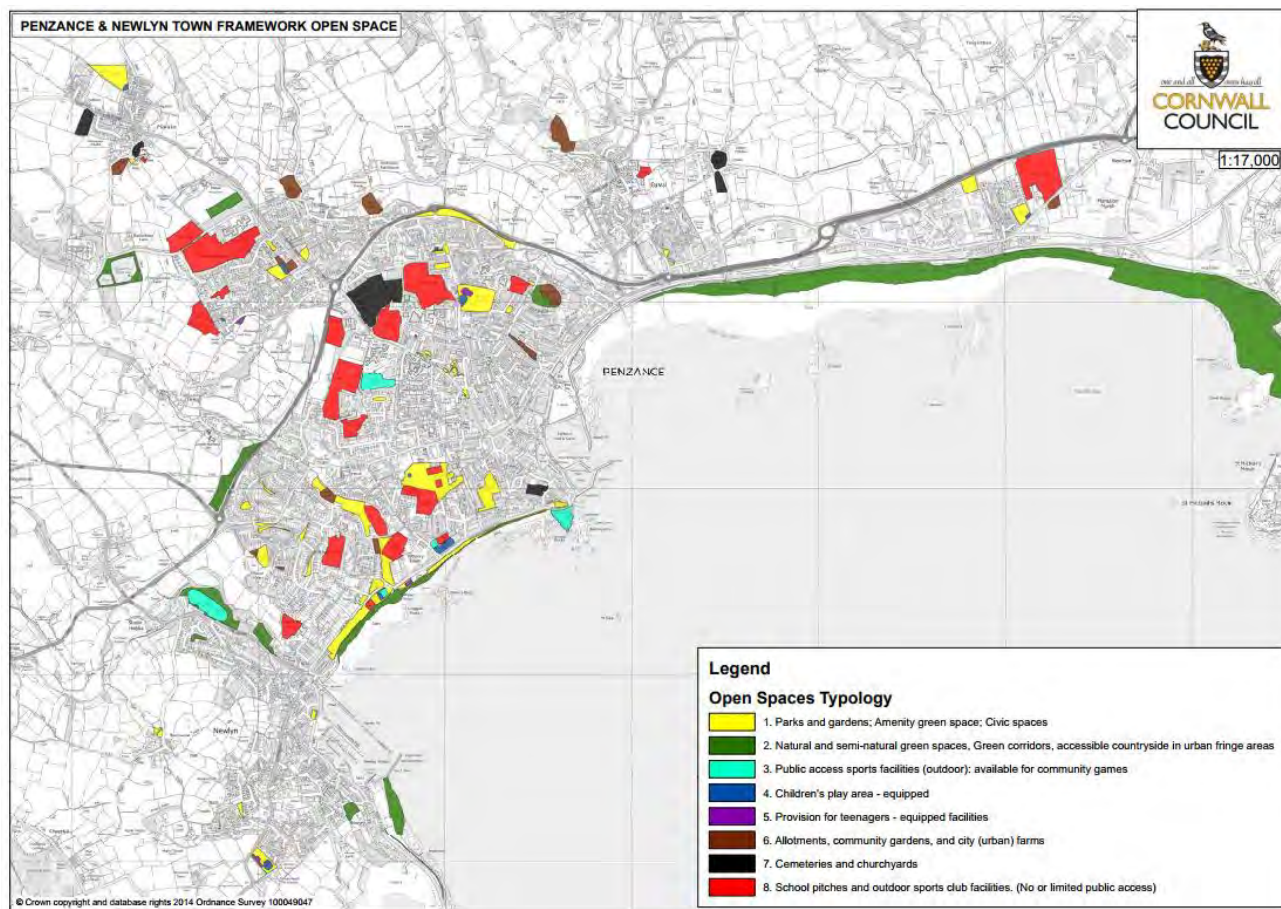
Ludgvan Play Area is located adjacent to the Community Centre

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:



Allotments and Community Gardens

Church Hill Allotments has 49 plots. It is managed by the Parish Council.

Long Rock Allotments has 11 plots. It is managed by the Parish Council.

The Council charges an annual rent calculated to cover the costs of providing the sites which include rentals paid, water and maintenance charges. This is reviewed on an annual basis.

The Council also lays down a set of Rules that allotment holders (Tenants) must abide by.

These rules are available on the Council's website. A waiting list is maintained by the Parish Clerk, and plots are allotted on a first come first served basis, however, precedence on the waiting list is given to those living

in the parish and to those who do not already have a plot. From the 1st January 2015, Tenants have been limited to two plots, other than in exceptional circumstances.

Ludgvan Community Garden was a newly designated community space in 2008 of 0.34 ha. situated on the edge of village. It was assessed by Penwith Council at the time as being an isolated site with sloping field may limit usability of space.

Sports Activity

Ludgvan Football Club

The Football Club has two teams plus a junior team. They play their home games on the single football pitch at the recreation ground adjacent to Jubilee Hall, Fairfield, Ludgvan. According to the website: *“The club facilities are of a good standard with a well-kept pitch, parking, Club house and tea hut. There is no stand but a standing area that is covered.”*

Ludgvan Cricket Club

The Cricket Club has two teams that also play at the recreation ground adjacent to Jubilee Hall, Fairfield, Ludgvan.

Theme 3: Community Services and Facilities – Agreed (planning-related) Initiatives

22: A review of public transport services

24: Developing youth facilities

25: Community Centres in the Forum area

27: An NHS dental practice serving the Forum area

29: Introduce a ‘Community Pride Officer’ scheme

32: Developing improved beach facilities

33: A community orchard, and community garden scheme

Ludgvan Parish Specific ‘Wish list’ (from 2006 Survey)

New play area in Long Rock

Help with providing play equipment for playing fields

Village hall or community centre for Long Rock

More facilities for children; provision of green space in Crowlas for children and families

From Marazion and District Community Plan 2007

Sports and Recreation – Key Messages

- We should protect existing sport and recreation spaces
- We should increase opportunities for outdoor play

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 Chellew 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 Trecrom 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 Nancedra 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