



**PENZANCE  
COUNCIL**

# Place-shaping in Penzance

**James Hardy**  
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# PENZANCE COUNCIL

We operate at the most local level of government.

Your Councillors work for you - residents of our town and surrounding areas.

As well as Penzance, the distinct communities of Newlyn, Mousehole, Paul, Heamoor, and Gulval are represented by their own elected Councillors.



Heamoor



Paul



Gulval



Newlyn



Mousehole



Penlee Park, Penzance

## Our Vision

To maintain and enhance our community for the well-being and prosperity of present and future generations.

We are committed to working closely with all our local communities across the Parish to achieve this.

## Our Mission

To make the community (of Penzance Council) a better place to live, work and grow.



**PENZANCE  
COUNCIL**

# **PENZANCE COUNCIL SERVICES**

- Alexandra Play Park & Tennis Courts
- Allotments
- ASB Caseworker
- 19 CCTV cameras
- Foxes Lane Playpark
- Grant funding
- Heamoor Old School Field
- Jewish Cemetery
- Memorial maintenance
- Pavement weeding
- Penlee House Gallery & Museum
- Penlee Open Air Theatre
- Penlee Park
- Princess May Recreation Ground
- 7 Public Toilets
- Community Toilet Scheme
- Wellfields Car Park
- Wherrytown Skateboard Plaza



# PENZANCE COUNCIL

**Our Mission: To make the community a better place to live, work and grow.**

*We pledge to ensure that the decisions we take today will benefit future generations.*

At the Full Council meeting held on Monday 13 January 2025, Councillors agreed a budget for 2025/26 and set out plans to spend almost £2.5 million in the parish from 1 April 2025.

Penzance Council voted to increase the precept, in real terms, by £5.82 a year for a Band D property. This represents an annual increase of 1.8% for every household.

Cornwall Council will be charging an additional 100% Council Tax premium on second homes from 1 April 2025. There are approximately 434 'Band D' equivalent second homes across the wards of Penzance Council for the 25/26 financial year that will be paying a 100% additional premium on their Council tax bill. This increases the taxbase for the Parish, bringing the precept increase down from 8.3% to 1.8%.

## Annual Town Council Budget 2025/26

How will your money be spent?

(For full details visit our website)

### Community

Including, but not limited to:

- ASB Caseworker
- Street Marshals
- Improved CCTV monitoring
- 7 Public Toilets
- 12 Community Toilets
- Education & Family Workshops (at Penlee House)

**£376,481**

estimated

### Grants

Including, but not limited to:

- General Grants
- Jubilee Pool
- PZ & Newlyn Youth CIC
- Pengarth Day Centre
- Sustainable Penzance

**£134,200**

### Parks, Play & Open Spaces

Including, but not limited to:

- Princess May Recreation Ground
- Alexandra Play Park & Tennis Courts
- Penlee Park
- Heamoor Old School Field
- Foxes Lane Park, Mousehole
- Wherrytown Skatepark
- 190 Allotment plots (approx)

**£634,625**

estimated

### Culture & Events

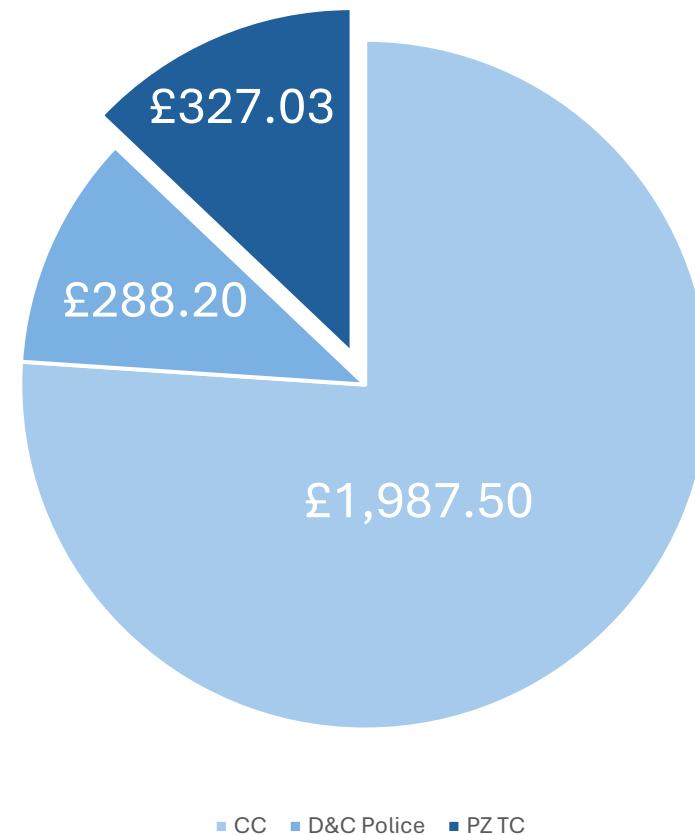
Including, but not limited to:

- Penlee House Gallery & Museum
- Golowan Festival
- Penlee Coach House
- Christmas Lights
- Town Flags & Promenade Banners
- Cultural Strategy
- Civic & Community Events

**£1,022,257**

estimated

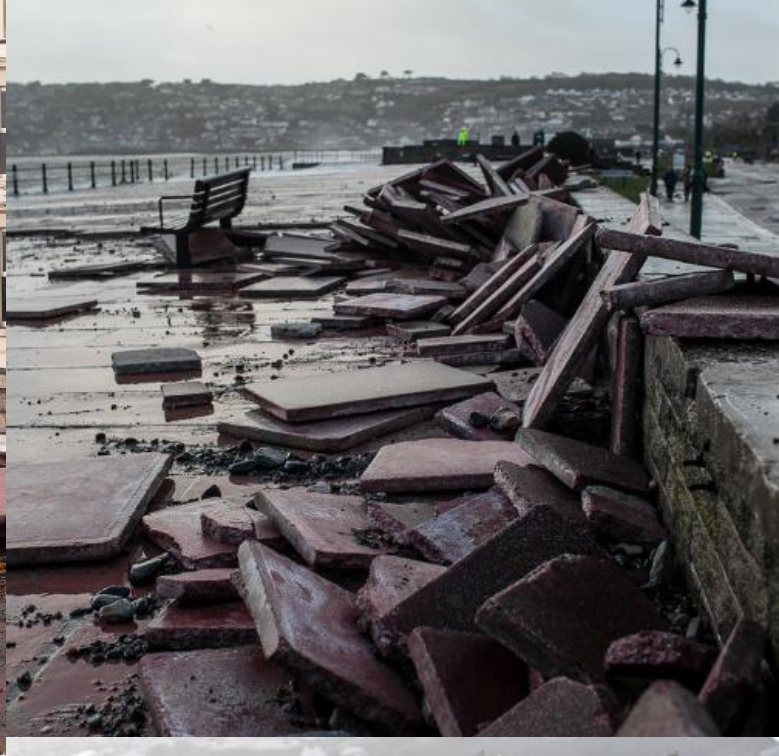
Band D Council Tax



Penzance Council's element of residents' total Council Tax Bill from 1 April 2025 will be:

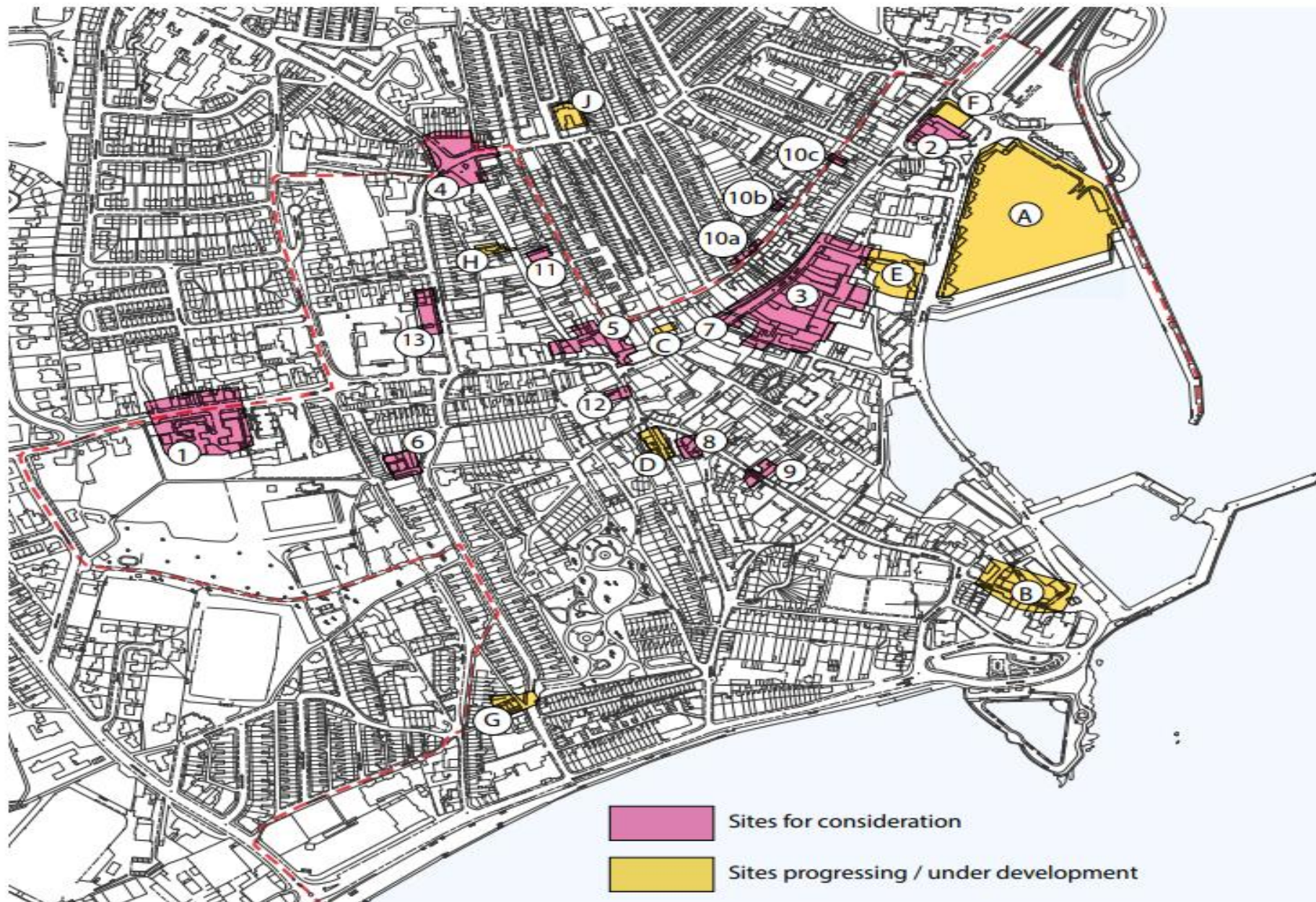
Council Tax Bands	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Annual Total	£218.02	£254.35	£290.69	£327.03	£399.70	£472.37	£545.04	£654.05
Monthly Total	£18.17	£21.20	£24.22	£27.25	£33.30	£39.36	£45.42	£54.50

(80% of households in the parish are Council Tax Band A-C)









**Strategic Locations**

- ① Bellair Health Clinic
- ② Penzance Gateway
- ③ Market Jew St Backlands
- Ⓐ Wharf Road/ Harbour
- Ⓑ Coinagehall Street
- Ⓒ Market House

**Public Realm/ Opportunity Sites**

- ④ Causeway Head North
- ⑤ Causeway Head South

**Opportunity Sites**

- ⑥ The Old Library & Arts Schools
- ⑦ The Old Post Office
- ⑧ Queen Street
- ⑨ Ganges Restaurant
- 10a Bread Street
- 10b Bread Street
- 10c Bread Street
- Ⓓ The Ritz
- Ⓔ Churchill
- Ⓕ Premier Inn
- Ⓖ Trelawny's Garage
- Ⓗ Savoy Cinema
- Ⓙ St Pauls Old School

**Adaptable Retail**

- ⑪ Causeway Head
- ⑫ Chapel Street

Figure 2: Potential sites





**Penzance  
and Newlyn**

Town Investment Plan

- The Towns Fund was announced by the Department for Levelling Up, Housing and Communities (DLUHC) in July 2019 as part of the government’s plan to level up regions.
- Following the announcement Penzance was among 101 towns in England invited to bid for up to £25m from the Towns Fund. This prompted the set up of the Penzance Town Deal board to lead on a large community consultation to help develop a vision for the regeneration of the town and call for projects ideas. As a result, a Town Investment Plan setting out the vision and listing a series of proposed projects for investment was submitted and later on approved in Spring 2020 by Government.
- The objective of the Town Deal fund is to drive the economic regeneration of towns to deliver long-term economic and productivity growth,

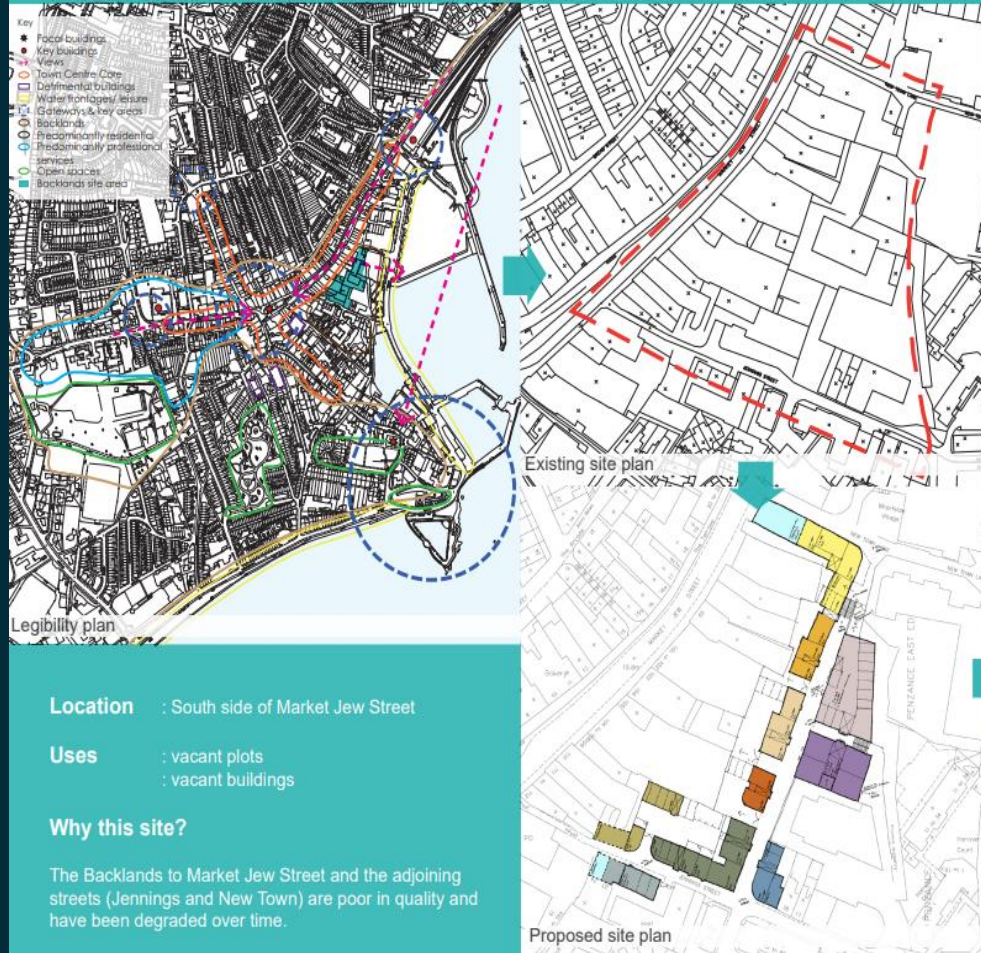
# Creative Cluster

## New built on top of Causeway Head to provide high-quality workspaces for businesses in the creative sector

Funded by Cornwall Council and the European Regional Development Fund, the Creative Cluster will offer shared workspace for creative industries, right on the high street. The project will deliver more than 1,500m<sup>2</sup> of studio units and tenancies for a range of creative businesses – from visual artists and potters, to architects and digital media companies. There will also be space for collaboration, informal meetings, networking and hot desking. It will be a key part of the enterprise infrastructure to support growth in the creative industries and revitalise the town centre.



# Market Jew Street Backlands DRAFT



**Location** : South side of Market Jew Street

**Uses** : vacant plots  
: vacant buildings

### Why this site?

The Backlands to Market Jew Street and the adjoining streets (Jennings and New Town) are poor in quality and have been degraded over time.

### What are the issues?

- Poor links between Market Jew Street and the waterfront
- Existing state of the Backlands, Jennings Street and New Town Lane is poor with very little 'use'.

### What are the benefits of development?

- Improve and restore the inherent historic links between the Town Centre and the waterside
- Maximise the site potential for development
- Possible views out over Mounds Bay
- Developing housing within the centre of the Town

The Market Jew Street backlands proposal looks to improve two aspects of the town centre;

- Increase footfall within the town centre area by increasing the population by developing housing/apartments on derelict land in close proximity to the high street.
- Improving the links between Wharf Road and Market Jew Street to encourage pedestrian movements around the town centre and water front in accordance with the emerging Neighbourhood Plan. This forms part of the urban renewal- repairing damaged townscape along Jennings Street and New Town Lane



Existing aerial view of the backlands area



Proposed aerial view of the backlands area



Proposed street view of the backlands area

## Penzance Harbour



The refurbishment and modernisation of the Penzance Harbour aims to boost the local marine and engineering sectors and support the long-term economic sustainability of the area by providing new and affordable space for businesses.

Capitalising on being the key gateway to the popular Isles of Scillies, this project also seeks to bring further economic benefits for the town. The regeneration will include enhancing the marine facilities for visiting vessels and creating a more attractive site for all to enjoy through alleviating the congestion caused by freight vehicles queuing on the roads.

## Sustainable Travel Network

This transport infrastructure scheme will facilitate and support local ambition of creating a more sustainable and attractive town. The project proposes to create a fully sustainable network of safe and accessible walking, cycling and functional green and open urban spaces that support the local area's economic growth.

## Market House

The redevelopment of the vacant portion of this iconic building aims to attract footfall and bring more vitality at the heart of Penzance Town Centre. The vision for this redevelopment includes hosting a food hall with street food kitchens on the ground floor, with the first floor transformed to house a bar and events space, whilst the lower ground floor will be a town hub and shared workspace.



## Newlyn Harbour Marine Skills and Resource Centre

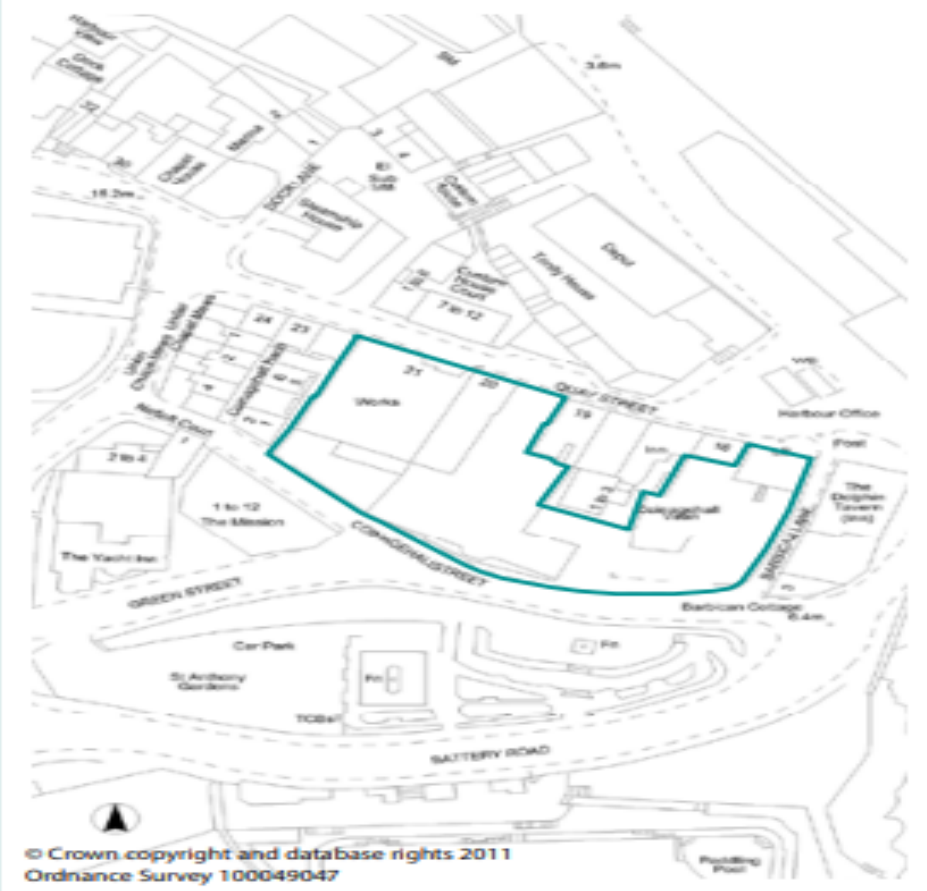


Situated in the heart of the ancient harbour, the new Marine Skills and Resource Centre will establish a centre of excellence for learning and development for the County. It aims to support and future proof the local marine sector by recruiting, training and retaining new and current workforce locally. The new building will be the focal point that catalyses wider collaboration and activity among organisations and partners including fostering innovation, growth of the supply chain and attract further investment and economic benefit.



## The Site

The site is held freehold by Cornwall Council and located in an area which connects the main seafront promenade and the harbour with the centre of Penzance via the historic route of Quay Street and Chapel Street. Coinagehall Street is situated opposite Jubilee Pool, a Grade II listed art deco lido which will shortly benefit from a substantial investment package of repairs and refurbishment. The eastern section of the site adjacent to Barbican Lane has been cleared and is used for parking, whilst the remainder is largely occupied by the former Vospers garage complex and is currently licensed to the PZ Gallery.





THE PENZANCE  
REGENERATION  
COMPANY



# WHO WE ARE

- Penzance Regeneration Company (PZRC)
- Not-for-profit company
- Run by volunteers from the community
- Funded by around £11m of government money (Town Deal / Future High Streets)

THE PENZANCE  
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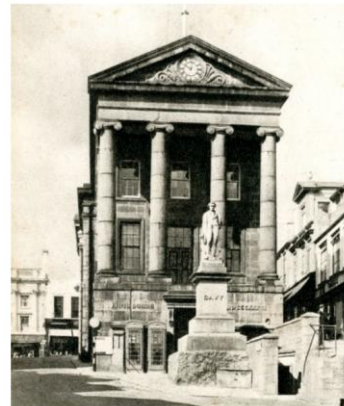
**P/RO**

**PAST**

The Market House has never been a single use building. The floors and rooms inside have always been adapted to provide what the community wanted / needed. This helped form the basis of our philosophy and approach to re-energising the building for a new historic chapter.



Pre 1925 view of west end of Market House  
Image courtesy of Penlee House Gallery & Museum, Penzance



1930s view of eastern elevation and Davy statue  
Image courtesy of Morrab Library Archive



1899 view of eastern approach to Market House  
Image courtesy of Penlee House Gallery & Museum, Penzance

THE PENZANCE  
REGENERATION  
COMPANY

**PZRC**

**PRESENT**

The Market House is now community owned,  
bought by PZRC for Penzance.

The building is in a bad way, and on the Historic England  
Heritage at Risk register.

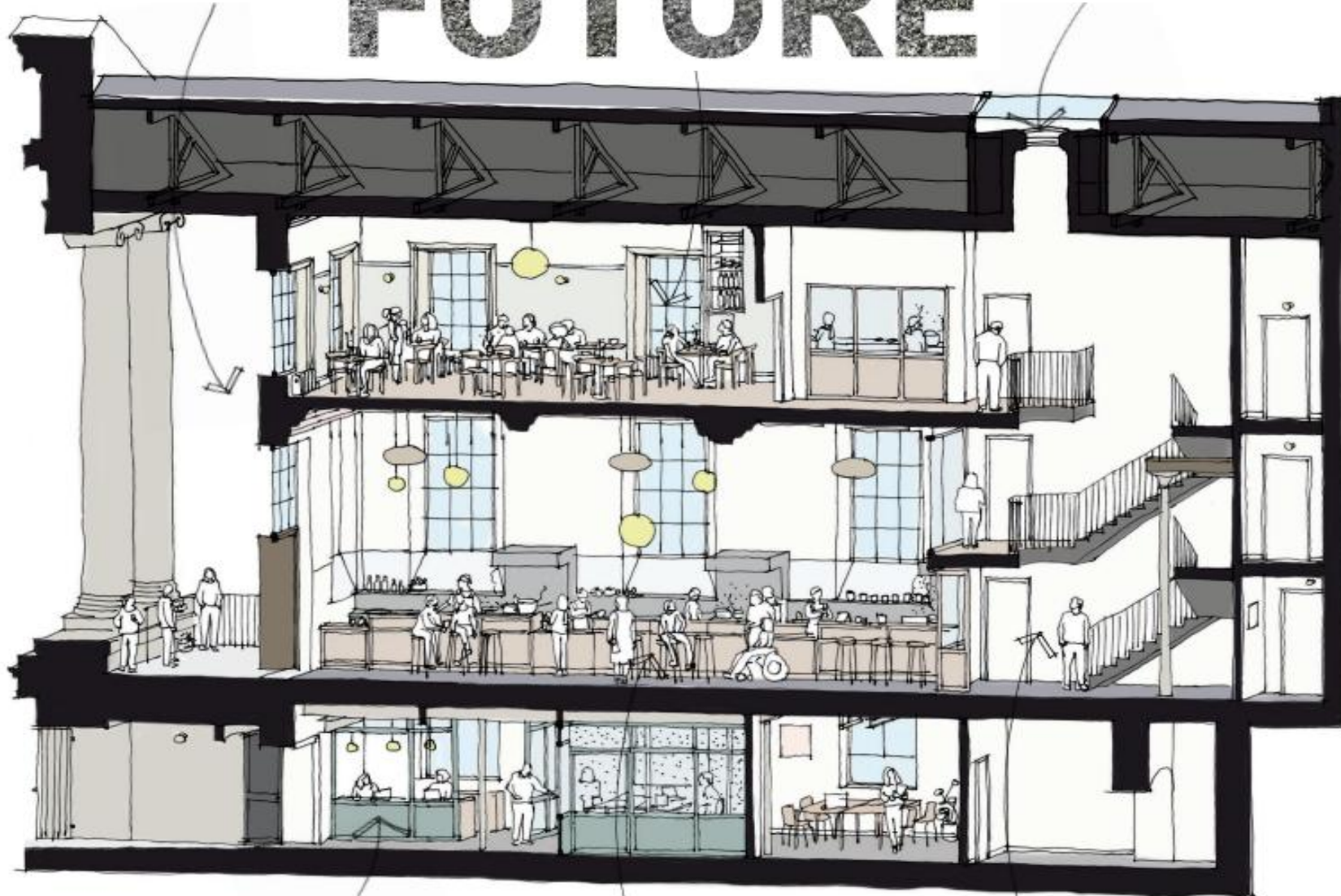




THE PENZANCE  
REGENERATION  
COMPANY

**P/RO**

**FUTURE**







**PENZANCE  
COUNCIL**

# **CULTURE AND EVENTS**

(Including, but not limited to:)

- Penlee House Gallery & Museum
- Golowan Festival
- Penlee Coach House
- Christmas Lights
- Town Flags & Promenade Banners
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