

# Perranzabuloe Neighbourhood Development Plan (NDP)

## Notes: The Commercial Property market in Perranporth

### Background

Kevin Havill, head of the Business, Employment, Transport and Infrastructure (BETI) group had a telephone meeting with Simon Downling (SD) of Camel Homes estate agents in Perranporth.

These are his post phone meeting notes.

### Notes

As support and reference to a number of policies intended to be included in the PNDP KH asked SD for his views and experience on a number of issues.

SD explained his professional experience as both a residential and commercial general practice chartered surveyor and valuer with over 30 years experience in the Parish. SD is owner of Camel Homes the only RICS practice in the parish. He has acted and continues to act for landowners, tenants, the parish council and residents.

This is a note to confirm the points discussed and agreed.

- Perranporth village centre has a strong reliance on tourist trade and its season. Those traders that maintain all year-round business include food-stores and related outlets, pubs, chemist, hardware, gallery/bookstore, charity shops, veterinary services, surf sales and hire, barber shop and hair salons, brokers and estate agents. Seasonal traders include cafes, pubs, souvenir, beach wear and clothing, surf hire and clothing.
- Extending the tourist season would obviously be beneficial and the new cycle trail from Perranporth to Newquay which is not yet completed has already stimulated some tenant demand.
- The prime retail area can be described as lying on St Piran's Road between the town centre branch of the Co-op and Perran Bay. These have the strongest retail footfall influenced by the Coop, Chapmans Butchers, The Post Office and Warrens Bakery.
- These all-year-round traders give good support to each other. Secondary retail frontages are at either end of St Piran's Road which together with Beach Road are more reliant on seasonal trade.
- Upgrading the street scene and providing more opportunity for use of outdoor areas for cafés, trade would be an improvement. However, there could only be partial pedestrianisation unless there was a concerted overhaul of traffic management and action by landowners and Cornwall Council. Nonetheless a cosmetic uplift of facades, signage, hard and soft landscaping could improve the character and attractiveness of the village.
- Approximately 5 or 6 retail units in the village change hands every year and SD has the majority of agency instruction. Generally, there has proved to be a demand for any unit which becomes available and in the principal retail area there has been a slow but steady rise in achievable rental values over recent years-
- The Covid-19 pandemic caused a lockdown of local businesses between March and early July 2020 but thereafter visitor occupancy was high and extended to the end of October. It is possible this trend could continue in future years even after the pandemic is over, but it is probable that there will still be insufficient footfall to attract the major retailers.
- Other non-retail commercial demand was discussed. Agreed that the parish has good representation of small businesses and that the existing employment areas at Station Road and Cligga in Perranporth, Goonhavern Trade Park and Trevisomme all attract steady demand with few vacant units. Demand tends to be for the smaller units circa 50 sq m to 200 sq m.

- Because of seasonal local traffic congestion particularly in Perranporth, major companies generally choose a location close to the A30 Trunk Road where accessibility and distribution are easier.
- Decisions by major occupiers likely to be influenced by proximity to highway network, labour supply and the availability of grant funding.
- There is demand for storage/logistic units from those in village locations needing extra accommodation offsite.