

DWELLING USE SURVEY FOR PORTREATH VILLAGE

A dwelling use survey of the whole village was undertaken in the Autumn of 2019 to ascertain the proportion and distribution of dwellings associated with tourism.

Methodology.

- Detailed street surveys in the field when holiday let plaques, empty properties and other tell tailsigns were noted and and local residents contacted.
- Internet research into holiday let listings on various sites notably AirBnB and HomeAway. Nearly all these were identified on the ground.
- Cross-checking with local residents.
- Recording data on 1:2000 2019 OS map of Portreath village.

Volunteer help: Portreath

Brian Saunders, Lamorna Court

Brigid Clarke, Battery Hill

Chris Matisatevich, Lighthouse Hill

Fergus Stevenson , Chynance

Jaqui & Dave Simlett, Tregea terrace

Jan Price , Glenfeadon terrace

Jim Dennis, Greenfield terrace

Marjorie Rowland, Marina Court, top of the incline.

Mel Southernden, Harbour terrace

Rose Lewis, Harbour terrace

SallyAnne Bennet, Forth an Nance

Sue Jago, Green Lane

Bridge

Janet Popham

Elaine Dymock

Cambrose

Jean Oates

Tony Ball

Results

The following categories have been used to plot the results on the 1:2000 map for Portreath village within the parish boundary. This excludes the holiday let fishing cabins of Gwelan Mor.

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|--|------------------------------|
| 1. Full-time residential both owner-occupied and long term rental. | R, red on map. |
| 2. As 1 with part time holiday let of annexe, room or whole house. | R/HL, red and gold on map. |
| 3. As 1 with part or full time Bed and Breakfast. | R/Bnb, red and white on map. |
| 4. Second Home | SH, Purple on map. |
| 5. Second Home with part time holiday let. | SH/HL, Purple/gold on map. |
| 6. Second home mostly standing empty. | SH/E, Purple/black on map. |
| 7. Empty, for sale, sold, awaiting demolition, derelict. | E, Black on map. |
| 8. Commercial/community and non-residential. | CC, Green on map. |
| 9. As 8 with residential, often long term let. | CC/R, Green/red on map. |

Additional categories were included for Bridge and Cambrose

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|--|---------------------|
| 10. Full time residential | R Red on map |
| 11. Full time residential, long term let | R/LRed/grey on map |
| 12. Working farm | F Pale green on map |

- 13. Working farm, farmer in residence
- 14. Campsite
- 15. Planning permission granted

F/R Pale green/red on map.
 C Dark green on map.
 P White on map

CAUTION: The results are as accurate as it is possible to make them. The situation is constantly in flux as for example, holiday lets become long term rental, second homes become primary homes or annexes for holiday letting are used for family and vice versa. Also it is not possible to discover every single holiday let or second home as they may have a private site listing, there is no on the ground evidence and local residents are unaware of it. However, little escapes local people so this latter source of error is probably minimal.

In the scattered rural area of Cambrose with many former owner-occupied working farms the situation is very complex as fields are sold off, one farmer may own several farms and live elsewhere and farm cottages, barns and even farmhouses are let out. Even local people may be unaware of what the actual situation is.

Preliminary analysis

Portreath village

The map clearly demonstrates the distribution of holiday lets and second homes to be in three main areas

- o Along the edge of the harbour (Kingsley terrace, those parts of Chynace and Forth an Veau which are literally on the edge of the harbour.
- o Coastal views (Lighthouse Hill, Battery Hill, Tregea Hill and Green lane as far as the overgrown path onto Tregea Hill – after which there are no more views.)
- o Tregea terrace.

NUMBERS OF DWELLINGS BY CATEGORY IN THE THREE MAIN AREAS							
AREA	Dwelling total	R	R/HL Or Bnb	HL	SH	SH/HL	E
Edge of Harbour	36	16	2	10	7	1	----
Lighthouse Hill	31	17	2	5	5	2	----
Green Lane, Battery Hill, Tregea Hill to path through to Green Lane	70	27	3	24	5	-----	11
Tregea Terrace	31	18	5	3	2	1	
TOTALS	166	79	12	42	19	4	11

Holiday lets and second homes are also scattered throughout the village including the affordable housing of Forth Veau and Tregea Close adjacent to Gwelan Mor.

Points of concern

There are no conditions of use for affordable housing once they have been sold on.

Colletts Court is currently all long term rental and will remain so until all the renovations are complete, at which point they can be sold, presumably with occupiers buying where possible. Should these apartments come on the open market they would be a prime site for holiday lets and second homes having excellent views.

Bridge and Cambrose

Although the threat from second homes and holiday lets is far less than in Portreath the historic heart of Bridge is most definitely at risk, a risk it can ill afford as its services fall away – the chapel, meeting hall and shop have all closed and the Bridge Inn hangs on by a thread – and an ageing population dies or moves out to more easily maintained bungalows.

As at Portreath, the opportunity for holiday lets has been grasped commercially and a large holiday complex has been developed at Cambridge Farm with more planned and a smaller one at Pigalie at Cambrose.

The area also sports two large campsites.

Rose Lewis, 12.12.2019