

# Neighbourhood Development Plan – Phase One Report

## Creating a Vision of Place and Engaging our Community



## Conclusion of Phase One of the Project Plan

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# Introduction

In September 2018 the Parish Council formed a steering group to produce the Neighbourhood Development Plan (NDP). *The steering group's role is to ensure that the community is fully involved and at the heart of every stage of creating the plan.* It also ensures that the statutory process is complied with. This involvement has been the key focus of phase one.

The first task undertaken by the group was awareness raising of the purpose of the plan, followed by understanding the key concerns of our residents. The next stage of engagement was to work with the community to determine what we needed to protect, adapt and transform. These stages built on each other and the final product was a set of priority objectives. Working in this way has enabled the steering group to undertake analysis and gather evidence which will underpin the plan.

There is rigorous governance in place working to the following principles;

- a. That the Steering Group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the community
- b. All decisions made shall be fully evidenced and supported through consultation with the local community.
- c. At the end of the process everyone in the Parish will have the opportunity to vote on the adoption of the proposed plan.

The overarching vision for this model of NDP development was to encourage place making; creating a sense of belonging, ownership and shared purpose – community cohesion.

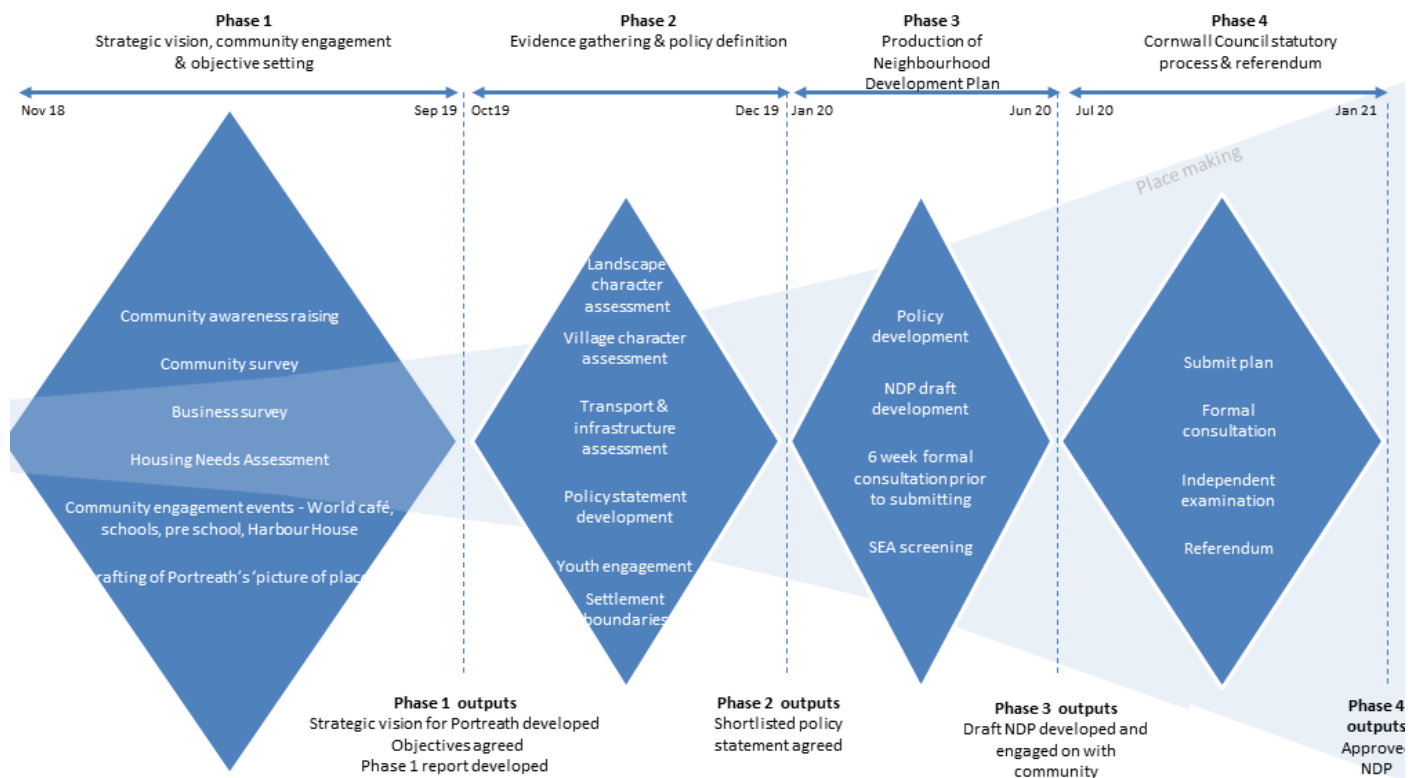
Two fundamental ways of achieving this were agreed as

- 1) Identifying a picture of place and
- 2) Public & stakeholder engagement throughout / engaging the community

## Project Plan

Phase 1	- Strategic vision, community engagement & objective setting
Phase 2	- Evidence gathering & policy definition
Phase 3	- Production of Neighbourhood Development Plan
Phase 4	- Cornwall Council statutory process & referendum

## Project Timetable



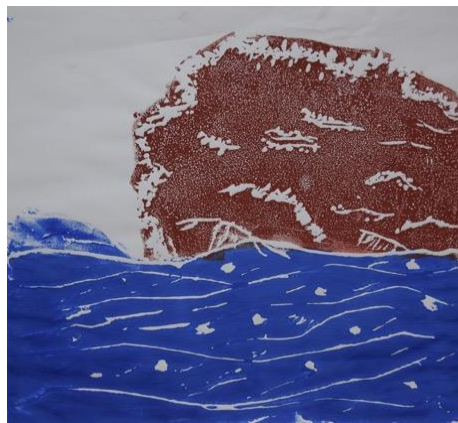
The aim of phase one was to raise awareness, engage with the community, seek their views and agree priorities going forward.



# Identifying a picture of place

Creating a picture of place was a way of informing the strategic vision to take forward from Phase One into the formal consultation phase. We wanted to paint a picture which shows our vision for community and what is important to us. We undertook some significant pieces of work with local children as they truly *are* the future, as well as with the older residents of the parish who hold the story of how our community once was. A comprehensive write up of this piece of work is available in Appendix One.

The creative activities with our local primary school & older residents of Harbour House produced some beautiful pieces of art; those images define and inform the strategic vision running throughout this project.



# Engaging the community

## Stage One – Raising Awareness

Our aim is to consult as widely and thoroughly as is possible and to demonstrate that the NDP is representative of the views of residents, to achieve this we;

- Created a Facebook page which currently has 173 followers
- Agreed a schedule of events – see Appendix Two for full list
- Produced an information leaflet which we gave out at events encouraging people to participate (see Appendix Three)
- Designed and built a cart which we used as a display & comments board at all events. It had a rolling scroll on which we captured live comments as we received them. Please see Appendix Four for more about the concept and findings.

Issues raised at the events informed and shaped the questions for the survey.

Our work gathers momentum and volunteers as we go along, we now have a group made up of at least 66 motivated volunteers many of whom are actively engaged in supporting the Steering Group.



## Stage Two – Seeking views

### Quantitative Survey

Over 1,000 paper surveys were delivered to each home within the Parish. 301 people completed the survey. The steering group are confident that the process was robust and that we gained a statistically reliable response.

There was a very strong belief in protecting and enhancing the natural beauty & landscape 90%!

Some of the other findings were:

<b>Most valued about Portreath Parish</b>	<b>Biggest Concerns</b>	<b>Facilities Requiring Further Development</b>
Beach 87%	Harbour odour 55%	For young people (13 – 19) 44%
Coastal footpath / walking 58%	Housing Development 44%	Healthcare provision 38%
Community spirit 42%	Dog Mess 44%	Public Transport 33%
Friendly community 38%	Second Home Ownership 39%	For children (5-12) 33%
Natural Beauty 36%	Litter / waste 30%	Green Spaces 33%
Surrounding woodland 36%	Potential Flooding 30%	For older people 30%
Eateries 34%	Parking (Dangerous) 28%	Parking 30%
Green Spaces 28%	Housing (affordability) 27%	Leisure 30%
Tramway / Cycle routes 27%	Lack of newsletter/connection to what's on 27%	For preschool children 24%
Public Houses 22%	Traffic & pedestrian safety 25%	Roads / pathways 24%
Its people / neighbourhood 19%	Character changing 22%	Tec inc. broadband speed 22%
Inclusive events 16%	Parking (lack of) 16%	New affordable homes 21%
Security 13%	Lack of involvement 14%	Retail 14%
Surf Club 11%	General Development 10%?	Business / office space 9%
		New open market homes 5%

The work and research that underpinned the survey, and information provided in response to some of the questions the survey raised, were available in the form of factsheets (see Appendix Six) which in turn informed discussions for the world café consultation event.

## Business Specific Survey

We also have a business & economy work stream group who carried out a specific survey to audit business activity and identify hopes for new business development in the parish. We had 58 responses in total and a number of key themes evolved as follows;

- Broadband and mobile reception
- Parking
- Support Group for Businesses
- Transport links
- Planning policy for holiday homes
- Flood mitigation/building on higher ground or not
- Dog restrictions on beach
- Opportunities to encourage and promote local businesses
- Communal spaces
- More support for businesses
- Enhancing the Parish and encouraging visitors

## World Café Event

The World Café built on the findings of the survey.

It was another opportunity to help the Neighbourhood Development Plan Steering Group determine local priorities. The aim was to ensure that the NDP focuses on and explores the areas that residents value, want to protect and to transform.

The World Café model (<http://www.theworldcafe.com>) is built on the assumption that people already have within them the wisdom and creativity to confront even the most difficult challenges; that the answers we need are available to us; and that we are wiser together than we are alone.

It was important to create a hospitable space – one that felt welcoming, safe & inviting.

This is because when people feel comfortable to be themselves, they do their most creative thinking, speaking and listening.

There were three questions identified for consideration:

1. How do we protect, adapt & transform our housing?
2. How do we protect, adapt & transform the quality of our environment?
3. How do we protect, adapt & transform our social & community infrastructure?

Each table had a 'host' who posed the question and set the discussion off. Participants were ambassadors, moving from table to table carrying the ideas of the previous table to the rest of the 'world' thereby making links and connections between topics and diverse perspectives. The table host gave a short briefing to the new ambassadors of the table discussions, sharing the previous notes & doodles to connect and further improve ideas.





The host listened for patterns and common ideas and drew and made notes for the table.

There was a 'harvest' of all the patterns & connections that created a whole sense of the issues at the end of three rounds and discussions were shared in the big group to synthesise key ideas & share collective discoveries. We ran three 'rounds' of conversations on the day.

What came out of the event:

- An artist was present throughout the day working on a graphic recording to illustrate the evolving patterns of live conversation and make collective knowledge visible



- A story teller welcomed each group, reminding participants of the rich history and culture of Portreath and updating the 'story' each time to convey the themes from the conversations so far, again acting as an ambassador sharing key insights as they happen



- Community engagement – Feedback from the day was very positive, see our Facebook page for comments
- 171 people took part in the event in total. The majority of these being parish residents, mostly aged 30+ and slightly more females than males - for a full breakdown of these figures please see Appendix Five and Appendix Seven for a summary of the children's participation



# World Café Event – 15<sup>th</sup> June 2019

## A Powerful Question

- ◆ Is simple and clear
- ◆ Is thought provoking
- ◆ Generates energy
- ◆ Focuses inquiry
- ◆ Surfaces unconscious assumptions
- ◆ Opens new possibilities



## How Do We

## Protect, Adapt, Transform

## Housing, Environment, Community & Infrastructure?



Cart consultation



Thank you to St Mary's Church, Portreath Pantry and Wise Women' Book Club for all day refreshments



Local Organisations came to talk about their work in the Parish



Cakes from local businesses and the community - sharing food together



## **Stage Three – Identifying priorities**

### Outputs & objectives

Each event from the raising awareness stage onwards has gathered and distilled information that has in turn informed the next step. Our terms of reference are clear that we should gather data from a wide range of sources to ensure that the conclusions reached are fully evidenced and that the aspirations and issues of all residents are understood.

For example, this is how we analysed the data and arrived at the outcomes from the World Café consultation event:

The notepads used by the Hosts, the doodles on table cloths, the graphic recordings and the facilitators summaries were independently checked and collated by 4 different people at 3 separate sessions. The information was then grouped and summarised into statements under the same headings as used on the day.

## Themes and findings

The themes from the World Café Conversation Tables were:

Housing	Environment	Social & Community Infrastructure
<b>Overall</b>  Have more control - Community Land Trusts where possible.  Develop strategies that ensure approved developments are properly monitored and completed – Bonds for example.	Recognise the value of the Parish's natural assets and the vital role they play in the sense of place and people's well-being.	Protect the strong sense of community and the recognised cohesion between groups and generations.
Retain the character of the Parish as a living place through focused provision of a variety of housing that is affordable and meets the needs of families, younger people, older people and disabled people.	Promote alternatives to cars which can include enhanced cycle routes and footpaths and affordable and more frequent transport	Continue to maximise generations working together, as well as supporting their own interest groups, through provision of groups and activities that build 'togetherness' in the community thus helping prevent division and breakdown between generations.
Develop a sustainable balance between economic pressure for second homes and holiday homes without destroying the Parish as a thriving community.	Planning for increased rain fall and risk of surface flooding due to climate breakdown. Rigorous monitoring of applications prior to approval and following completion, including small scale developments that can have an incremental impact. Risk of flooding to be mitigated at every stage in proposed development.	Protection of shops and Post Office as paramount. Other village locations (Community Halls etc.) and businesses to consider preservation of library service when mobile library ends in 2020.
		Celebrate the diversity of the Parish (whilst recognising the low representation of ethnic minority groups in Cornwall)
		Natural and beautiful environment, highly valued, the benefits to people's well-being and cited areas that need transforming (eyesores)

		Possibility of voluntary tax on second homes/holiday homes to go towards local groups.
<b>Public Transport</b>		<p>Transport links are seen as reasonable.</p> <p>Future developments should strive to reduce vehicle dominance through appropriate siting (within existing service areas) maximising access to sustainable transport links.</p>
<b>Traffic Calming</b>		<p>Key areas cited as dangerous and require safe crossing measures (by public toilets and school) and traffic calming measures (Red Lines and reduction in speed limit suggested).</p> <p>Caution suggested to avoid roadside clutter (over use of signage).</p>
<b>Parking</b>  Support safe, sustainable housing that addresses parking appropriately and achieves environmental gain and promotes well-being for all age groups		<p>There is an increased reliance on cars and increased volume of traffic in rural settings. Protecting the quality of life against growing traffic volumes and the need for parking space was seen as an increased challenge in the Parish.</p> <p>Lighthouse Hill Parking to be officially reinstated and people encouraged walking to beach and harbouring via New Walk Footpath.</p> <p>Parking restrictions and enforcements are needed to protect community and visitors.</p>
<b>Recreational / Green Spaces</b>  Support only development that rigorously addresses risks of flooding – porous surfacing,	<p>New developments to provide opportunities for composting, growing, recycling and to be as close to carbon neutral as possible.</p> <p>Greater commitment to community projects</p>	<p>Protect places people value, the green spaces, and places that have recreational value such as Jubilee and Greenfield Gardens, Greenslade Park, Parish seating facilities etc.</p>



<p>sustainable and natural drainage systems</p> <p>Reject development that leads to the destruction of cliffs and hillsides and damages the natural environment and wildlife</p>	<p>focusing on sustainability within the Parish; community composting, space for growing, edible streets (fruit / nut trees), solar panels for example.</p> <p>Preserving and enhancing the quality and character of the natural environment-the cliffs, trees, woods, wild flowers and being sensitive to wildlife habitat in development decisions.</p> <p>Balance any built development with enhanced opportunity for green space i.e. tree planting, protect and enhance natural habitat, non-destruction of viable Cornish hedges.</p>	<p>The beach is valued as a major Parish asset to be protected.</p> <p>Whilst various suggestions were raised for future use of the Ex Crazy Gold area, risk of flooding from sea water limits options.</p> <p>Rewilding is a viable choice, i.e. leave nature to regenerate the Ex Crazy Golf area and other significant and untouched environmental space (RAF Portreath).</p> <p>Promote the Green Agenda e.g. seaweed composting &amp; wind turbines.</p>
<b>Social Spaces</b>		<p>Spaces and places where people congregate are highly valued, living space where 'life happens' to be protected.</p>
<p><b>World Heritage Status</b></p> <p>Quality, character and sensitive massing-replacements not out of scale large- "Grand Designs" detracting from Village character, adverse impact on skyline.</p> <p>Dilapidated buildings detract from quality and character.</p> <p>Retain Cornish hedges by mapping historical assets – pertinent to housing development</p>	<p>Protect the natural topography and the setting of the World Heritage Site from degradation from harmful development.</p> <p>Developments must be appropriate to place and the historic environment</p>	<p>The community value this &amp; recognise the work in the Parish to protect it. The road along Kingsley Terrace (alongside the harbour basins) is part of the WHS and is vulnerable to further deterioration. Assessment and transformation work is required.</p>
<b>Access &amp; Inclusion</b>		<p>Adapt building to facilitate better health provision and access.</p> <p>Strengthen inclusion through improved disability access to the beach</p> <p>Improve social and physical links between the</p>

		village and the rest of the Parish.
<b>Footpaths</b>  Consider enhancing accessible footpaths and maximising links within the Parish when developing housing, adapting or transforming areas within Villages	Protect the openness of the Parish, maintaining and improving safe footpaths and other green links.	Maintain and manage footpaths and The Mineral Tramway to the benefit of the community and maximise their use through clear signage appropriate to sense of place and historical significance.
		The Incline is a valued historical asset that could be transformed for public use. Continued protection of The Incline from development that could impact on its valued significance.

#### Summary of Written Feedback from drop in attendees:

During the World Café event, 44 people provided comments to the steering group in response to the same questions that were posed around the discussion tables, these were written up by a member of the steering group who facilitated these informal one to one conversations.

How do we protect, adapt & transform our housing?	How do we protect, adapt & transform the quality of our environment?	How do we protect, adapt & transform our social & community infrastructure?
<p>To ensure that if new homes are built, they respond to local need e.g. affordable housing, without compromising the design quality, build quality and energy efficiency.</p> <p>The NDP should give a clear vision for the expected growth of the parish. The plan should consider allocating sites for development, or suggesting future areas of growth.</p> <p>Encourage replacement dwellings where they would demonstrably improve the visual setting of the site (e.g. behind the surf club). Replacements should respond to the existing footprint of the unit.</p>	<p>Development should contribute towards protecting areas and assets of historical significance.</p> <p>There is a recognised need for a strategic flood relief system. The cumulative impact of developments need to be considered and mitigated on a site by site basis.</p> <p>The green infrastructure e.g. woods and hills, trees and green spaces (Greenfield Gardens) must be protected from development.</p> <p>Development should maximise opportunities to stimulate the nature and wildlife values of sites through biodiversity net gain. (Mitigation of loss</p>	<p>Development should ensure that proportionate contributions are made towards local infrastructure deficiencies (e.g. footpaths and parks) and essential services (e.g. school).</p> <p>Facilities for allotments and community composting (from the harbour seaweed) should be considered.</p> <p>Pathways around the village should be adapted where needed to become safe and access to pathways and active travel routes should not be compromised by development. This includes buggy and disabled access to the beach.</p> <p>Signage (direction and informative) should be</p>

<p>To prevent over development adversely affecting the village character, applications should ensure that the scale, massing and site layout should complement the existing built form, with adequate space and parking to meet an identified need. Infill sites should assess the setting of the application site to attain an appropriate density.</p> <p>All new builds should respect and enhance the historical character of the parish and be built to a high standard to withstand maritime environment pressures (built to last/build less build better).</p> <p>New development should be appropriately located to protect the vulnerable cliff edge and respect the skyline and identified views that are demonstrably important to the parish.</p> <p>To minimise the detrimental impact of second homes, a cap on new build second homes should be adopted, in order to ensure that new builds reflect local needs.</p> <p>The Parish Council should encourage houses to be occupied (no empty homes).</p> <p>Residential/householder applications to extend existing properties should be supported where appropriate, to support local family needs.</p> <p>There is a growing concern that the parish is becoming one large housing estate. The look of large housing estates are out of character for the parish. Development will be encouraged to protect distinctive characters of cluster areas and incorporate characteristically important open</p>	<p>is a minimum).</p> <p>Measures should be taken locally to address the harbour odour. Opportunities to recycle seaweed for future fertiliser use should be explored.</p> <p>The beach is perceived as an unspoilt open space, which should be maintained through the effective management of the surrounding area (car park).</p> <p>Opportunity for waste management improvements including recycling, litter reduction and dog waste should be supported.</p>	<p>made from sustainable materials to be noticeable whilst being complimentary to the surrounding environment.</p> <p>There should be more enforcement to address illegal parking and dog fouling.</p> <p>Children and young people should be valued to learn and educate others on issues important to them e.g. plastic, litter and the environment.</p> <p>Traffic safety measures such as double yellow lines, speed bumps, zebra crossings (at school and square) and safe, reasonably priced parking need to be promoted to ensure that we protect pedestrian safety and better manage the increased volume of traffic.</p> <p>Any new development should be encouraged to incorporate a neighbourhood style model for the occupation of local families, to promote social cohesion and allow opportunity for local people to buy and stay within the parish.</p> <p>To help to address community imbalances throughout the parish, investment in community cohesion opportunities to bring people together include farmers markets, newsletters and local events to celebrate and showcase who we are as a parish will be welcomed. There is a recognition that strengthening neighbourhoods can combat anti-social behaviour too.</p> <p>Portreath has many valued indoor public spaces which should be protected for future community use (outdoor spaces are covered in the environment section). These spaces are: Millennium Hall, The Institute, Surf Club and Church Hall. Ancillary uses for mobile services</p>
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spaces in between.		<p>for example a mobile doctor would be welcomed. There is a recognition that community groups e.g. the surf club and pre-school are invaluable for the parish and should be protected.</p> <p>The former crazy golf site has potential for regeneration. Ideas include a BBQ/picnic area, a skate park and an outdoor gym (with CCTV).</p> <p>There is local support for the expansion of the primary school for additional class space.</p> <p>There is a need to consider strategic infrastructure needs. Developments need to be mindful of their infrastructure needs e.g. sewage and flood management. Local concerns include the river bank at Tregea Terrace due to litter blockage and surface water flow.</p> <p>The transport strategy needs to consider access for emergency services with Glenfeadon Terrace as a particular area of concern.</p> <p>There should be an audit of footpaths and appropriate signage for the use of trails across the parish.</p>
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Additionally, once [business](#) work stream activities are complete:

- Use the NDP to address issues holistically and not in isolation
- Consider 'ripple effects' of business development in the village on nearby towns
- Continue the great work of the NDP

Please also see appendix seven which gives an overview of the children's involvement in the world café event.

## Outcome / next steps

The NDP Steering Committee have begun the evidence gathering required in Phase Two and are currently collecting more evidence for the plan in relation to all of the work streams;

<b>Housing</b>	<b>Environment</b>	<b>Social &amp; Community Infrastructure</b>	<b>Business</b>
<b>Housing Needs Assessment</b> (includes Technical Support) <b>Existing Housing Review</b> (Types, Tenure, Adaptability etc)	<ul style="list-style-type: none"><li>• Starting Local Landscape Character Assessment</li><li>• Need opinions on maintaining and improving quality of the environment in Portreath parish<ul style="list-style-type: none"><li>◦ Natural Beauty</li><li>◦ Landscape</li><li>◦ Historic Environment</li><li>◦ Green/Open Spaces</li><li>◦ Biodiversity</li><li>◦ Trails and Footpaths</li><li>◦ Leisure Facilities</li></ul></li></ul> <b>Village Character - Village Character Assessment</b> Linked to Environment LLCA & Learning from St Agnes Group. <b>Aims to identify and capture Parish Settlements</b> - Portreath, Bridge etc.	<b>Community Facilities</b> <b>Community Access Facilities</b> - Survey of Halls, Play Areas, Playing Fields <b>Community Groups</b> - Survey of Groups using facilities, their needs and future aims	<ul style="list-style-type: none"><li>• Identifying stakeholders</li><li>• Creating a database</li><li>• Engaging through business specific survey</li><li>• Results will be analysed and key themes explored</li><li>• Shared at networking event to identify next steps for this workstream</li></ul>

The next engagement event will take place in December 2019 when we will work with the community to shortlist the policy statements which will feature in our plan. In the meantime many of our volunteers are supporting us to undertake a Local Landscape Character Assessment and a Village Character Assessment. These will add to the evidence base for our plan.

Once we have agreed the policy statements that best address the needs we have identified we will work them up in more detail as well as writing our Neighbourhood Development Plan. A draft plan will be completed in March 2020 and we will then undertake a 6 week consultation within the parish, amend the plan as necessary and then submit it to the Council in June 2020.



## The recommendations / key priorities

As a result of this engagement phase and the findings that came out of all consultation and engagement the steering group has been used to create a set of objectives. These objectives will help us decide which policies will be included in the NDP. Some of our draft objectives are outlined below...

### **Housing:**

- ✓ Build only what we need to protect and sustain the Community's diversity. Ensuring this is supported by specific policies focused on;
  - Housing choice for growing older generation and young single people
  - Supporting decent affordable housing for people of lower incomes
  - With 75 to 100% targets for affordable housing being what is left of the Parish allocation up to 2030 favouring genuine social housing providers (bearing in mind data suggesting we have already built or committed to well over our minimum)
- ✓ Build in a manner that protects and respects the Natural Environment and Sense of Place, avoiding increasing risk of flooding and addressing concerns about degradation of the natural environment. Ensuring this is supported by specific policies requiring that;
  - Development fits the Place, rather than Place is changed to suit development (i.e. cutting away natural topography, destruction of green hillsides)
  - Small one off schemes as well as larger projects are subject to the same level of engineering scrutiny for surface water management
- ✓ Demand higher development standards for amenity space and environmental performance of dwellings, capable of adapting to future needs. Ensuring this is supported by policies that;
  - make reference to existing standards such as Building for Life and Lifetime Homes
  - aim higher than Building Regulation minimums when it comes to environmental performance standards

### **Environment:**

- ✓ To prioritise the natural environment to achieve environmental growth.
- ✓ To protect, enhance and conserve the quality of the natural, historic and cultural landscape and seascape.
- ✓ To protect and enhance the historic environment and wildlife in recognition of their international, national and local status
- ✓ To protect and retain features of importance to the visual appearance and character of the area, including its built heritage,
- ✓ To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.
- ✓ To protect the most important green assets whilst improving and increasing the provision of open space and green links for the existing and future population.

### **Social & Community Infrastructure:**

- ✓ Protect the valued sense of community and community cohesion across the generations
- ✓ Maintain and develop further what contributes to an integrated community where people's inclusion and happiness in the Parish is valued
- ✓ Have a community infrastructure which balances the needs of the resident community with those of visitors, holiday makers and second home owners
- ✓ Consider voluntary tax on second homes with any financial gain going towards;
  - strengthening parish life
  - investment in groups and newsletter
  - improved signage and to addressing areas of neglect and dereliction
- ✓ Preserve and develop ease of access to local shops and services, for example post office, library, health advice and services related to health
- ✓ Make use of parish assets to facilitate access to needed services from halls and other settings
- ✓ Critical Impact Assessments should inform all development decisions, ensuring that;
  - Increased pressures on local services and parish infrastructure, and

- The impact on the daily lives of residents (including services such as healthcare and schools, pollution and congestion) are considered
- Intergenerational community cohesion is supported and upheld, valued and considered
- Housing development decisions are proportionate and recognise that we have reached a critical community need
- The value residents and visitors place on having access to nature, green and open spaces, and recreational areas (and the significant contribution this makes to physical and mental wellbeing) is considered

### **Business:**

- ✓ Consider 'ripple effects' of business development in the village on nearby towns

*With more to follow.*

Phase Two will focus on evidence gathering & policy definition. Phase Three will be the production of our Neighbourhood Development Plan and Phase Four involves the Cornwall Council statutory process & referendum.

Before the plan gets submitted to Cornwall Council, we will formally consult on the draft plan for 6 weeks.

Local plans become most powerful when they have been approved by Cornwall Council. Nevertheless our own parish council has made a commitment to consider emergent evidence (including this report) on an on-going basis.

The Steering Group welcomes new volunteers, to contribute as much or as little as you like to the process. If you are interested in getting involved then please get in touch.

We are looking forward to a friendly, sustainable, affordable future for the Parish.

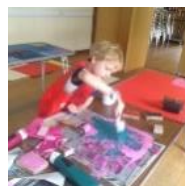
## Appendix One

### Picture of Place

#### Children's Work at Portreath Primary School

#### Why this piece of work

We wanted the children to understand the Parish as a unique place and to find out from them how they feel about the environment they live in - what they hold dear and what things they might want to see changed. Our work with the children is part of Picture of Place as place and place making lie at the centre of any positive vision for the future. Children and adults alike perceive the world around them through their senses, sight, sound, smell and touch. Our work with the children was to help them to use their senses, their creativity and language to create a visual expression of their lives in the Parish. Portreath Primary School plays a vital role in the heart of the Parish and engaging with the staff and children was a primary goal of the NDP, thus ensuring that children of the Parish had the role as Ambassadors and that their voices and enthusiasm would be embraced by the wider community.



#### How we approached this work

Extensive planning commenced in early July 2018. Initial meetings with Cassie Pamplin (Portreath CP School Head) resulted in a plan of work that linked into existing aspects of art, creative writing, local geography and history in the school's curriculum. Local artist, Cath Dennis, led on the project (Picture of Place with the School and Community) coordinating from this first meeting a plan of work where the final pieces would be a collective artwork created by the children of the school. At this initial meeting Graham May, local photographer, introduced his archived photographs of the Parish to complement and contrast with our modern-day Parish.

Each class, commencing January through to March 2019, supported by Cath, Graham, Class Teachers and Volunteers went on 'walkabouts' to observe, photograph, capture through language and imagery the places of inspiration and of importance to them for 'keeping or transforming'. Back in the classroom the children each chose an individual image and this was transposed onto a printing plate that they then printed on to paper. Relief printing (using polystyrene tiles) provided a novel and memorable experience for the children. Prior to this Cath and Graham had put on display many old photographs and relevant art work to inspire the children and to act as a focus for conversation and future work.

#### Outcomes

Positive relationships were forged between NDP, School and Community. The project was of mutual benefit, facilitating a rich collaboration between staff, parents, children and wider community. The school curriculum work fed into the visual project and there was gain for school and NDP. The school will retain two mounted pieces for posterity and as a reminder of their highly valued work.

During the programme of work, planning for World Café Event was progressing and as was the original intention, there was now an abundance of meaningful and beautiful art work ready to be incorporated into the World Café event on the 15<sup>th</sup> June 2019. The final display included not only the A1 montage pieces but also flagged up the children's comments and wish lists. The children really did act as Ambassadors for the NDP, bringing in their families and wider community to the event. World Café is built on the premise of hospitable space and creativity and the whole ambience of this event, supported largely by the art work, significantly contributed the success of the day.



## A selection of Children's Comments

"I like doing this work because it is about where I live" "I like the woods and stream in the woods and all the trees and wildlife. I am doing this for my picture" "I am calling mine Red River and Brown Woods because the river turned red from mining. I have put in wildlife as I like wildlife" "My picture is the sea and gull rock" "I like boats as you see lots in Portreath near my house" "I have done cupcake hill because everyone calls it this"

## Chair of School Governors

The governing body of Portreath School were delighted with the involvement the pupils had with the Neighbourhood Development Plan. Without a doubt the children benefited hugely from the interaction with local artists and photographers and learnt so much about their local environment. The work they produced during this time was outstanding and we benefited hugely from Graham's photographs that still adorn some of our walls.

It was amazing to see their wonderful work displayed at the NDP event in our local hall. As Chair of Governors and a local resident I have been so heartened to see the village come together and embrace this plan and particularly to see the children so included in all of this, they are after all our future.

## Pre- School Work

The rationale for the work with the primary school fed into printing sessions with the pre-school children. 25 children and their pre-school teachers focused on the local woods and the wildlife of the Parish to create a 'colourful printed extravaganza' of wildlife imagery.

This was used at World Café Day with Pre- School also retaining some of the work.



## Harbour House Residential Home

To be included in the POP activities, we commenced a series of workshops with residents at Harbour House. Our Community Artist, Clare Summerson, ran a series of workshops based around themes of memory and change. We recognised that most of the participating residents have memories of the Parish dating back many decades while others will have come to the Parish relatively recently, having lived their lives elsewhere. We can glean much about how older residents see our Parish today, whether they've lived most of their lives here or chosen it as the place to live in older age.



Clare Summerson and Cath Dennis made an initial visit to ascertain which residents would be willing to participate in three proposed workshops and how best to approach them. Clare and Cath aimed to sustain a process of enhanced engagement - "Memory Lane"- triggered by Graham May's archive reproductions of old Portreath. Recordings of their reminiscences and memories were to play an integral part in the workshops.

Using images and memories already collected, a couple of introductory games – Pictorial Bingo and Dominoes - helped to give the artists an understanding of how to proceed in the three subsequent visits which lasted approximately 2 hours each time.

The Archive photographs stimulated memories and conversations which were recorded; The art activity of painting the individual P O R T R E A T H letters added to the relaxed convivial group ambience thus encouraging the conversation, opinions and shared memories to flow. Further work is planned to ensure we capture historical data as well as continuing with engagement across all generations.



The initial planning and preparation for the three workshops took place on Tuesday 07-05-19, in consultation with Harbour House Manager.

Workshop 1 took place on Tuesday afternoon 14-05-19

Workshop 2 took place Tuesday afternoon 21-05-19

Workshop 3 took place on Wednesday afternoon 21-05-19



## Appendix Two

### PORTREATH NDP - ENGAGEMENT AND CONSULATION EVENTS

Event Date	Event	Location	Summary
10/12/18	Portreath Improvement Committee	Portreath Institute	briefing on NDP
14/12/18	Porteath CP Christmas Fayre	Portreath School	Initial Consulation & Community awareness event
16/12/18	Portreath Arms Christmas Fayer	Portreath Arms	Initial Consulation & Community awareness event (90 attendees)
08/01/19	School Yrs 5 and 6 Village Walk	Portreath Village	POP Event - Graham May Village History
10/01/19	School Yrs 2 and 3 Village Walk	Portreath Village	POP Event - Graham May Village History
11/01/19	CSI Sounding Board/Focus Group	St Mary's Church Hall	CSI Focus Group Meeting
14/01/19	School Yrs 1 and 2 Village Walk	Portreath Village	POP Event - Graham May Village History
15/01/19	School Yrs 5 and 6 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
17/01/19	School Yrs 2 and 3 Art Workshop 1	Portreath School	POP Event - Claire Summerson Community Artist
18/01/19	School Yrs 2 and 3 Art Workshop 2	Portreath School	POP Event - Claire Summerson Community Artist
21/01/19	School Yrs 5 and 6 Art Workshop 2	Portreath School	POP Event - Artist Cath Dennis and Volunteers
22/01/19	School Yrs 1 and 2 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
23/01/19	School Yrs 1 and 2 Art Workshop 2	Portreath School	POP Art Event - Artist Cath Dennis and Volunteers
23/01/19	School Yrs R and 1 Village Walk	Portreath Village	POP Event - Graham May Village History
28/01/19	School Yrs 4 and 5 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
29/01/19	School Yrs 4 and 5 Art Workshop 2	Portreath School	POP Event - Artist Cath Dennis and Volunteers
29/01/19	School Yrs 4 and 5 Village Walk	Portreath Village	POP Event - Graham May Village History
04/02/19	School Yrs R and 1 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
05/02/19	School Yrs R and 1 Art Workshop 2	Portreath School	POP Event - Artist Cath Dennis and Volunteers
07/02/19	Portreath EA Flood Consulatation	St Mary's Church Hall	NDP Consulatation Stand at EA Event
05/03/2019	School session (age 10-11)	Portreath School	Session on wider impacts of NDP
18/03/19	Public Meeting and Presentation	St Mary's Church Hall	Update presentation and Q&A. 28 attendees
07/05/19	Harbour House Workshop	Harbour House	POP Event- Cath Dennis and Claire Summerson Community Artist
14/05/19	Harbour House Workshop	Harbour House	POP Event- Cath Dennis and Claire Summerson Community Artist
15/05/19	Harbour House Workshop	Harbour House	POP Event- Cath Dennis and Claire Summerson Community Artist
15/05/19	Bridge Coffee Morning Presentation	Bridge Inn	Briefing on NDP 12 attendees
05/06/19	Pre School Art Workshop	Harbour House	POP Event- Cath Dennis
06/06/19	Pre School Art Workshop	Harbour House	POP Event- Cath Dennis
15/06/19	World Café	Millenium Hall	Extensive Phase 1 Consultation Event open to whole Community

## Appendix Three

### Awareness Raising – Leaflet



#### What Is The Neighbourhood Plan?

It gives people like ourselves a real say in how our community develops – the way that land is used for housing, business, shops and leisure. It can also protect green spaces and influence the design of buildings and estates

Local people play a major role in making the plan. It's part of their democratic right granted by the Localism Act

The plan has to be agreed through a local referendum. It may take up to 2 years to complete. It will have legal force for the next 20 years

#### Creating a shared vision for the future of the Parish of Portreath

BUT there is some 'small print': the Neighbourhood Plan must be realistic. It's not about stopping development.

It's really about making local land-use choices, which the whole community will have to support through a referendum.

It must also fit within the National Planning Policy Framework, Cornwall's Local Plan, and accord with European legislation.

Throughout the process information will be available on our Facebook page

Portreath Parish NDP Facebook page

or contact the Communication and Engagement member Claire on 07814 978553

Discover more about Neighbourhood Planning: **Department for Communities and Local Government**

[www.gov.uk/government/publications/neighbourhood-planning](http://www.gov.uk/government/publications/neighbourhood-planning)

**Cornwall Council**

<https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning>

#### Why should we care?

**three**

Are we up for taking part in some tough decisions about the future of the Parish?

Things like where housing should go, jobs created, shopping developed and play spaces increased. Or do we let those decisions be made elsewhere?

The Portreath Parish Neighbourhood Plan is this community's chance to make these important decisions locally, and to influence how future planning applications are decided.

#### How You Can Get Involved

**six**

- Help decide what should be in the plan by taking part in workshops, surveys, attend meetings and exhibitions
- Talk about the plan with friends and neighbours – spread the word!
- Join a working party that focuses on a topic that interests you
- Keep up-to-date and put forward your thoughts via our website, Facebook page, posters and Parish Council updates
- Volunteer practical help to create the Plan, from photocopying, to doing surveys, site assessments and delivering leaflets, manage the process
- Comment on the draft Plan before it goes off for inspection and we all vote on it

#### An Opportunity For Us To Shape The Future Of Our Community

**one**

Portreath Parish Neighbourhood Development Plan

## Appendix Four

### 'The Cart' – concept and findings

Adults and children, residents of the Parish and visitors to the area, came along to our first three consultation events. They were invited to write their comments on the Cart scroll prompted by three questions:

- What do you Value Most?
- What are your Biggest Concerns?
- What facilities need more investment/development?

The Cart also carried display information explaining the purpose of the Neighbourhood Development Plan (NDP), its objectives and how people could get involved, together with maps and pictures of the Parish area.

At the World Café Event the Cart was used again, this time as an interactive display, where people were encouraged to place different coloured spots on a large Parish map to mark places of importance to them, why they were important and what they would hope to Protect, Adapt or Transform.



## WHAT DO YOU VALUE MOST?



## PORTREATH NEIGHBOURHOOD DEVELOPMENT PLAN

### WHAT ARE YOUR BIGGEST CONCERNS?





## PORTREATH NEIGHBOURHOOD DEVELOPMENT PLAN

### WHAT NEEDS INVESTMENT OR DEVELOPMENT?



## Appendix Five

### World Café Attendance Statistics

#### Ambassadors

Session	Parish	Non-Parish	Male	Female	Under 30	30-60	60+	Not given
10-12	34	2	20	16	1	12	23	0
Sub Total	36							
12-2	23	2	8	17	0	10	15	0
Sub Total	25							
2-4	30	3	14	19	1	21	11	0
Sub Total	33							
Totals	87	7						
	94		42	52	2	43	49	0

#### Walk In

Parish	Non Parish	Male	Female	0-14 Gender & Parish not collected	Under 30	30-60	60 +	Not Given
41	3	23	21	22	4	17	6	17

#### Facilitators / HOSTS

Parish	Non Parish	Male	Female	Under 30	30-60	60+
5	6	2	9	2	6	3

#### Totals

Attendances	171
Parish Residents	133
Non Parish residents	16
Not Collected	22
Males	67
Females	82
Not Collected	22
Under 14	22
Under 30s	8
30-60	66
60+	58
Not given	17

## **Appendix Six**

Factsheets informed discussions for the world café consultation event and were based on work and research that underpinned the survey & information provided in response to some of the questions the survey raised...

1. Housing
2. Environment
3. Social & Community Infrastructure

### Definition of Environmental Growth

Environmental growth is the net gain of our natural systems - important because protection is not enough.

Environmental growth will be achieved by:

- ✓ Securing our natural heritage and enhancing it through better management.
- ✓ Increasing our natural capital by increasing the size, number and connectedness of areas where nature thrives.
- ✓ Designing existing activities and new developments to enhance and support our natural systems.



## PORTREATH PARISH & ENVIRONMENT

### DISCUSSION POINTS

**What do YOU value, want to protect and enhance in the Environment of YOUR Community?**

#### Cornwall Local Plan Spatial Strategy to:

- Consider the impact of development on **biodiversity, beauty and diversity of landscape and seascape**, character and setting of settlements, wealth of **natural resources, agricultural, historic and recreational** value ...;
- Identify the value and sensitivity, of the character and importance of **landscapes, biodiversity and geodiversity** and historic assets;
- **Protect, conserve and enhance the natural and historic landscape, heritage, cultural, biodiversity and geo-diversity assets of Cornwall in recognition of their international, national and local status ...**

**How should we 'Protect, conserve and enhance' Portreath Parish?**

**What features in the landscape do you feel need protection?**

#### Cornwall Environmental Growth Strategy 2015-2065

In 2065, **Cornwall's environment** will be **naturally diverse, beautiful and healthy**, supporting a **thriving society, prosperous economy** and **abundance of wildlife.**

**What environmental growth projects would you like to see?**

#### Shoreline Management – Climate Change/Flooding

Portreath and it's surrounding coastline is unique, with coastal landscapes and seascapes that have been shaped by natural processes over geological timescales. Evolution of the shoreline is usually gradual but occasionally rapid and dramatic and it always involves change of some kind, but change can also represents a threat to communities. Rates of erosion and incidents of flooding are expected to increase, because of increasing storms and rising sea levels brought about by climate change.

**What does this mean for the long-term planning of Portreath?**

#### Biodiversity Action

Large areas of the Parish are particularly valuable for Biodiversity value. With '600 plant species lost in the wild over the last 250 years' Nature: Ecology and Evolution, April 2019.

**What can be done to protect, preserve, enhance or extend greenspaces?**

#### Area of Outstanding Natural Beauty (AONB)

AONBs are like Cornwall's own 'National Park', and with the Area of Great Landscape Value (AGLV) these cover ~ 30% of Portreath Parish. The AONB has been encroached upon by housing development, and the AGLV is not a robust protection mechanism.

**What should we include in our NDP to enhance and safeguard these protection areas?**

#### Sustainability in development

Cornwall Council actively promotes sustainable development in Cornwall.

**What does this mean to you and how does this apply to new development?**

**How can sustainable living be promoted?**

## COMMUNITY AND SOCIAL INFRASTRUCTURE is...

**All the activities you do and spaces you inhabit in the Parish when not at home or working....**

Sometimes it's within a group... Worship, Clubs, Sports Activities, Performance

Sometimes it's when you might want to be alone... A Quiet Church, Sitting on a bench

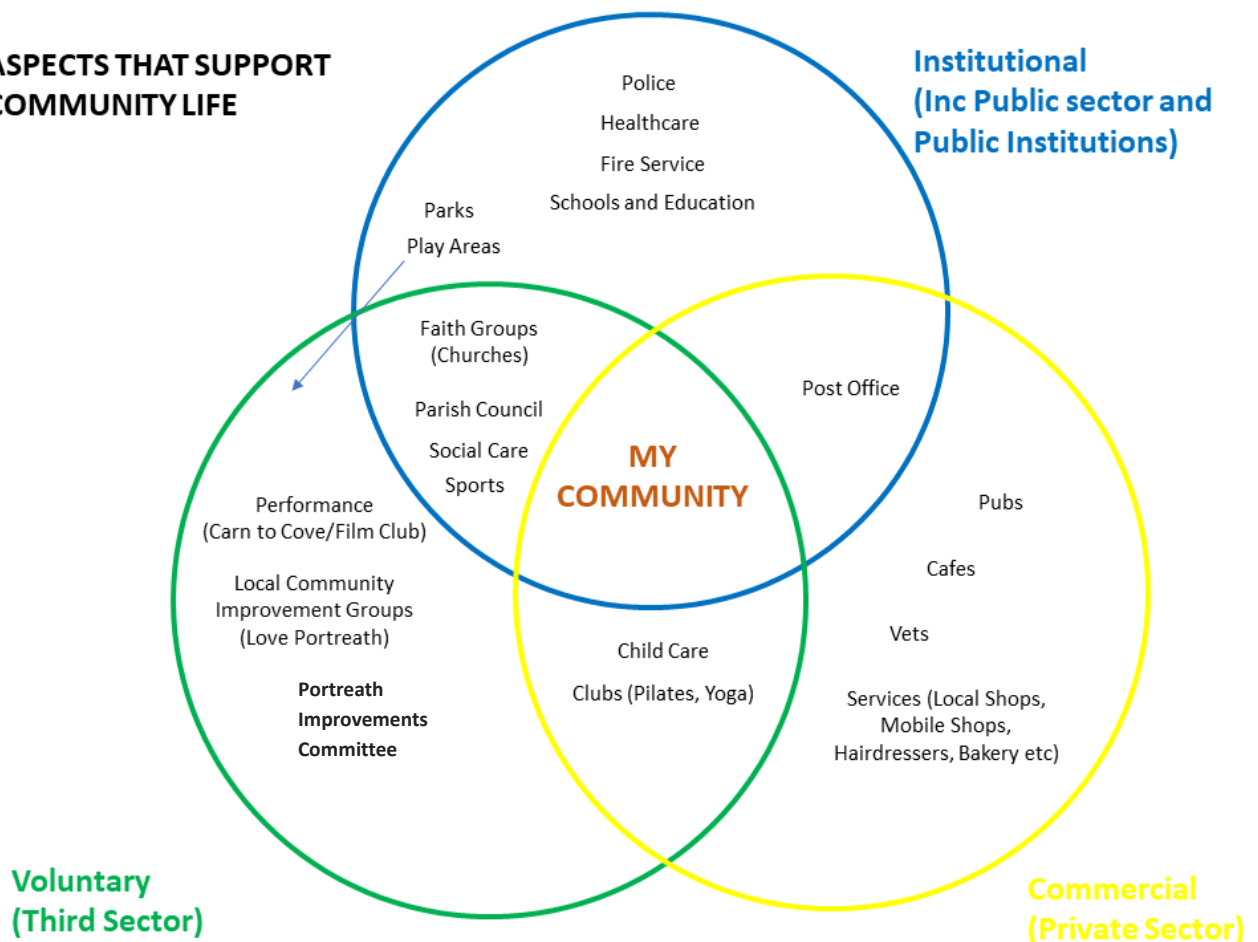
Sometimes it's fun and active... Playgrounds, Sports Activities

Sometimes it's social... Clubs, Pubs, Cafe

Sometimes it's when you need support... Healthcare, Church, Voluntary Support Groups

Sometimes it's to help you learn... Nursery, Pre School, School, College, Adult Education

### ASPECTS THAT SUPPORT COMMUNITY LIFE



### COMMUNITY AND SOCIAL INFRASTRUCTURE SPACES

- ❖ Churches – St Marys Twice Weekly Services and Community Events
- ❖ Halls - Millennium Hall, Institute, Surf Lifesaving Club, Bridge: Weekly Coffee Morning
- ❖ Parks and Greenspace – Sunnyvale Park, Memorial Garden, sitting and place for reflection
- ❖ Formal Playing Areas – Greenslade Park, the School, and Chapel Meadows
- ❖ Playing Fields – RAF Portreath, soon also MUGA at Greenslade Park
- ❖ Open Greenspace and Paths in Countryside (Environment Group)
- ❖ Pubs and Cafes (Business Group)
- ❖ Shops (Business Group)



# HOUSING - KEY FACT SHEET

## HOUSING NEEDS

CORNWALL'S 2016 ADOPTED LOCAL PLAN AIMS TO BUILD A MINIMUM OF 52,500 NEW HOMES OVER THE PLAN PERIOD RUNNING FROM 2011 TO 2030

PORTREATH PARISH SITS WITHIN THE CAMBORNE, POOL AND REDRUTH COMMUNITY NETWORK AREA (CNA)

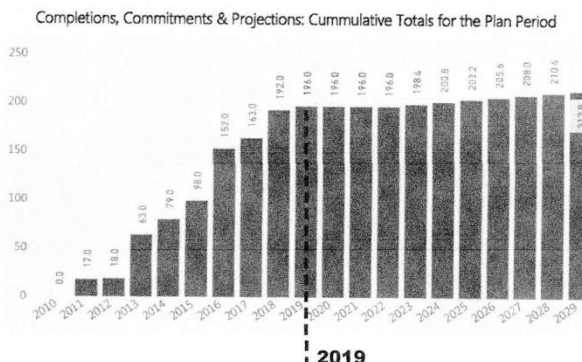
CAMBORNE, POOL, REDRUTH AND ILLOGAN FORM THE CENTRAL CNA AREA WITH AN ORIGINAL APPORTIONMENT OF 5,200 NEW HOMES

PORTREATH IS IN THE SURROUNDING RURAL CPR CNA TOGETHER WITH TROON, ST DAY, CARHARRAK, LANNER, STITHIANS AND FOURLANES - THE ORIGINAL RURAL CPR CNA APPORTIONMENT WAS 1000 HOMES.

PORTREATH PARISH HAD A 9% SHARE OF THE RESIDUAL 1000 HOMES APPORTIONMENT AS A MINIMUM TARGET FOR THE 2011 TO 2030 PLAN PERIOD - A MINIMUM OF 90 NEW HOMES

A RECENT SURVEY OF APPROVED APPLICATIONS AND COMPLETIONS INDICATES THAT SINCE 2011 PORTREATH HAS ALREADY COMPLETED 115 NEW HOMES WITH COMMITMENTS TO A FURTHER 57 NEW HOMES. HOWEVER, THESE FIGURES WILL CONTINUE TO CHANGE. 49 OF THESE HOMES HAVE BEEN DELIVERED AS AFFORDABLE HOUSING

CORNWALL COUNCIL'S LATEST TABLE SHOWING PORTREATH PARISH COMPLETIONS AND PROJECTIONS UP TO 2030 OPPOSITE



PORTREATH'S MOST RECENT TARGET SET BY CORNWALL COUNCIL IS FOR A FURTHER 12 HOMES UP TO 2030

IN THE 2011 CENSUS AT THE START OF THE PLAN PERIOD PORTREATH HAD A POPULATION OF APPROXIMATELY 1,336 PEOPLE IN 584 HOUSEHOLDS. THESE FIGURES WOULD HOWEVER VARY TODAY TO REFLECT THE NEW HOMES AND FAMILIES THAT HAVE JOINED THE PARISH

## HOUSING TENURE AND TYPES

HOUSING IS DEFINED AS OPEN MARKET HOUSING (OM) OR AFFORDABLE HOUSING (AH). OPEN MARKET HOUSING CAN BE SOLD OR RENTED AT OPEN MARKET RATES

AFFORDABLE HOUSING INCLUDES: SOCIAL RENT : AFFORDABLE RENT : AFFORDABLE PRIVATE RENT AND FORMS OF AFFORDABLE HOUSING DESIGNED TO OFFER AFFORDABLE ROUTES TO HOME OWNERSHIP SUCH AS SHARED OWNERSHIP : STARTER HOMES AND DISCOUNTED HOUSING FOR MARKET SALE

PORTREATH PARISH IS SUBJECT TO A TARGET OF 30% AH ON NEW DEVELOPMENT SITES

WHERE THERE IS A NET INCREASE OF MORE THAN 10 DWELLINGS OR COMBINED GROSS FLOOR SPACE OF 1000SQM THE DEVELOPMENT MUST CONTRIBUTE TOWARD AFFORDABLE HOUSING NEEDS

WHERE DEVELOPMENT FALLS WITHIN AN AONB (AREA OF OUTSTANDING NATURAL BEAUTY) THE THRESHOLD FALLS TO 5 OR MORE DWELLINGS

AN EXPERT STUDY CARRIED OUT FOR PORTREATH HAS CONCLUDED - BASED ON NEED AND INCOME - PORTREATH PARISH'S RECOMMENDED AH TENURE SPLIT IS 25% SHARED OWNERSHIP, 25% STARTER HOMES, 25% SOCIAL RENT AND 25% AFFORDABLE RENT (AFFORDABLE RENT IS NO MORE THAN 80% OF LOCAL MARKET RENT)

THE MOST RECENT SNAP SHOT FROM CORNWALL COUNCIL'S HOME CHOICE REGISTER INDICATES DEMAND FOR 8 NEW AFFORDABLE HOMES WITHIN THE PARISH. HOWEVER, THIS FIGURE WILL CONTINUE TO CHANGE AS NEW PEOPLE COME ONTO OR OFF THE REGISTER

HOUSING TYPES MAY NEED TO ADAPT TO DEMOGRAPHIC CHANGE AND CHANGES IN SIZE OF HOUSEHOLDS. AN EXPERT STUDY HAS PREDICTED THE FOLLOWING CHANGE IN DISTRIBUTION OF PORTREATH PARISH HOUSEHOLDS UP TO 2030

	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	9	53	217	131	174
2014	10	55	212	124	199
2030	10	56	220	124	264

Source: ONS 2011(QS111EW) (LC4201EW) AECOM Calculations

## Appendix Seven

### Children's Involvement in the World Café Event 15<sup>th</sup> June 2019

14 pre-school & primary school aged children participated during the day

Activities were

- Table of Play dough which was a big success
- Books and Toys provided a short term alternative to the other activities and offered further choice
- Map with quiz, find the location in the parish of shops, school, surf club etc. this worked with adult support
- Children created two pieces of art, facilitated by artist (Woodland and Seascape). Children coloured in, cut out & stuck on fish, seagulls, seals, hedgehogs, squirrels, birds etc. whilst talking with one another and adults. Enjoyed mainly by the school age children.
- Pin Board – mainly older primary school aged children took part...

Parish of Good Things	Parish of Worries	Parish of Dreams
The Beach The Beach The Beach, we have a beach! The Park, the shops with sweets in it ☺ The Wood and the Park The cliffs and the beach, I like the beach The paths to cycle to the beach The woods The Park The sea and the beach My garden and trampoline	Getting stuck in a cave Stuck in a rip curl I want to know how squirrels crack nuts Having nightmare dreams Don't know a worry	I dream of skate park too I drew the picture of a skate park More chocolate to eat I want to climb more I like the park and want to have more park Skate Park in village Have picnics and go to the beach Ship on the beach made of wood and plastic to climb on I want to go to a hidden wood walk covered in sweets Surfing on a big wave See a badger and a hedgehog walk past my house I want to climb up the cliff and take my dog up



**Report produced by Portreath NDP Steering Group**  
**August 2019**