



Portreath Neighbourhood Development Plan (Final version for Referendum)

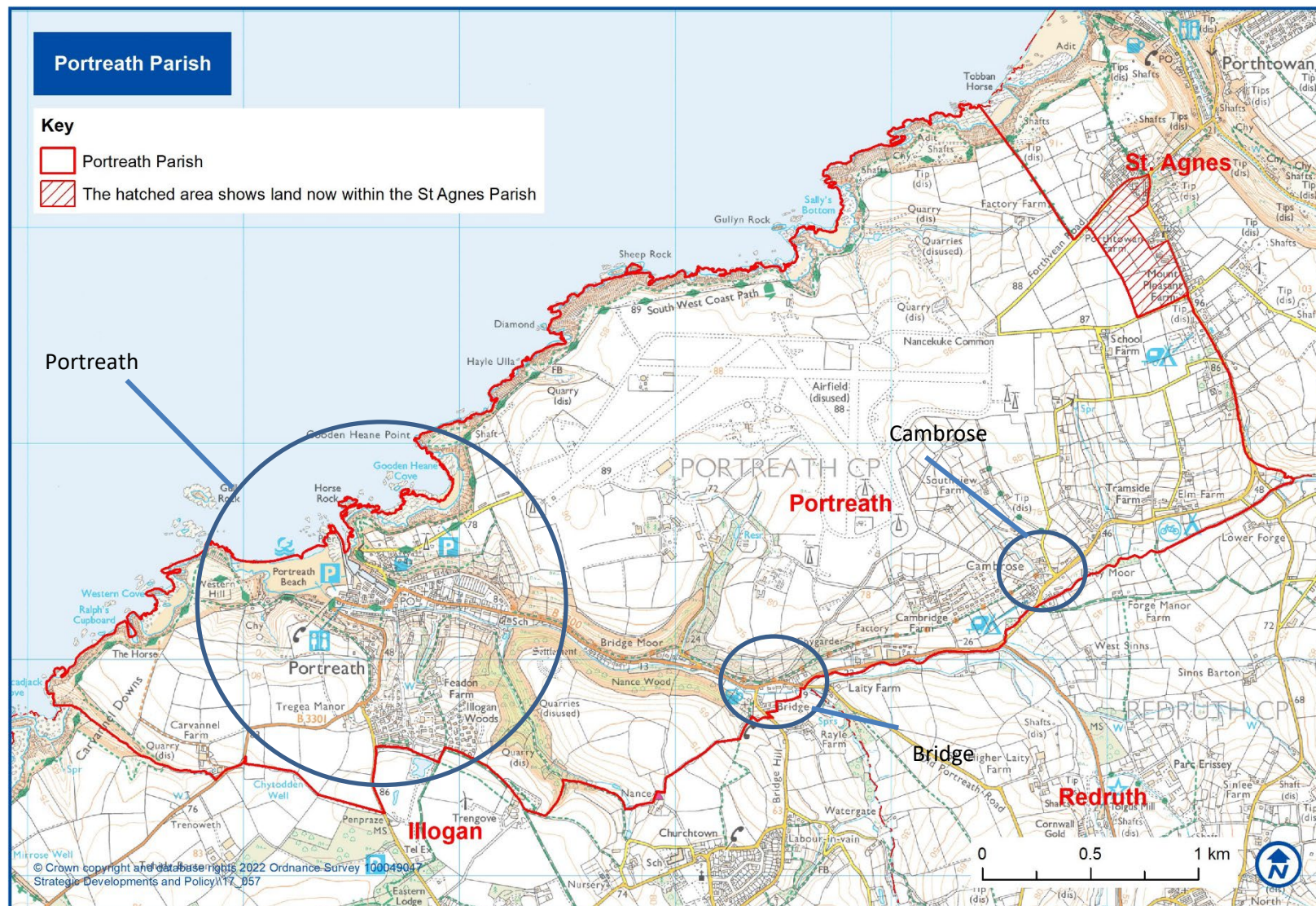
Contents

1.	Introduction	3
2.	About the Parish	5
2.1.	Introduction to the Parish	5
2.2.	Key Statistics	5
2.4.	Economy and Land Use	6
2.5.	Natural and Historic Environment	6
2.6.	Transport	8
2.7.	Facilities and Services	8
3.	The NDP Preparation Process	11
3.1.	How the NDP has Evolved So Far	11
3.2.	The Recommendations and Key Priorities Identified from the Public Engagement	15
3.3.	Earlier and Current Stages of the Portreath NDP	16
3.4.	The role of the NDP and its relationship with other planning policies and guidance	19
4.	The NDP Supporting Documentation	20
5.	The Vision for Portreath Parish	21
6.	The NDP Objectives	22
a)	Housing Objectives	22
b)	Environment Objectives	22
c)	Social and Community Objectives	23
d)	Business objective	23
7.	NDP Policies	24
7.1.	Introduction to Policies	24
	Housing Policies	26
7.2.	Policy 1: Locations and Scale for New Housing Development	27
7.3.	Policy 2: Housing Type, Size and Layout	30
7.4.	Policy 3: Principal Residency Condition to be attached to all new-build dwellings	32

	Design and Development Standards Policies	33
7.5.	Policy 4: Design	33
	Heritage Policies	34
7.6.	Policy 5: Designated and Non-designated Heritage Assets	34
7.7.	Policy 6: The Portreath Harbour, St Agnes and Gwennap components of the Cornwall and West Devon World Heritage Site	35
	Environmental Policies	37
7.8.	Policy 7: Conserving and Enhancing Village Character	37
7.9.	Policy 8: Provision of Energy Efficient Buildings and Places	41
7.10.	Policy 9: Safeguarding and Enhancing our Valued Landscapes and Seascapes	42
7.11.	Policy 10: Conserving and Enhancing the Cornwall AONB within the parish of Portreath	44
7.12.	Policy 11: Conserving, Enhancing and Restoring Biodiversity and the Natural Environment	46
7.13.	Policy 12: Informal Recreational Activities and Access	47
7.14.	Policy 13: Flood and Tidal Vulnerability and Coastal Erosion	48
	Social and Community Policies	50
7.15.	Policy 14: Local Green Space Designations	50
7.16.	Policy 15: Supporting and Safeguarding Community Facilities	52
7.17.	Policy 16: Community Scale Renewable Energy	53
	Business and Tourism Policies	54
7.18.	Policy 17: Business and Employment	54
7.19.	Policy 18: Visitor Experience and the Local Leisure Economy	55
	Glossary and Abbreviations	57
	Detailed Definitions For the Housing Policies from paragraphs 1.65 – 168 of the LP:SP	58
	Appendices	58
	Supporting Documents	58

1. Introduction

- 1.1.1. In September 2018 the Parish Council formed a steering group to produce the Portreath Parish Neighbourhood Development Plan (the NDP). This document is the Regulation 15 version.
 - 1.1.2. This version follows an earlier SEA/HRA screening version and Regulation 14 version. SEA refers to a Strategic Environmental Assessment and HRA to a Habitats Regulations Assessment. This earlier version of the NDP was submitted to Cornwall Council for screening as to whether the NDP, through subsequent stages in its development, will be required to be supported by Strategic Environment Assessment or an Appropriate Assessment (AA). Cornwall Council confirmed that no SEA or AA was required following consultation with statutory and non-statutory consultees between 31 March to 11 May 2020.
 - 1.1.3. The NDP itself presents the Vision and Objectives for the area over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
 - 1.1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents ('the evidence base') can be accessed at www.portreathndp.org. A glossary and abbreviations section is included at the end of this document for reference (Section 8).
 - 1.1.5. The NDP runs in tandem with the timescales of the Cornwall Local Plan: Strategic Policies Development Plan Document (LP:SP), which runs to 2030, at which time it will be reviewed and updated. The Parish Council may deem it necessary to update the NDP if circumstances warrant an earlier review.
 - 1.1.6. The NDP applies to the area that is covered by Portreath Parish Council as shown in Figure 1.
 - 1.1.7. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the LP:SP to give an extra level of detail at the local level. The NDP has been developed to ensure that future growth and development throughout the Parish is guided by local people.
 - 1.1.8. The latest Census figures from 2011 (http://www.nomisweb.co.uk/census/2011/all_tables?release=2.2) show that the number of households in the Parish are 584 and the number of residents 1,336. Please refer to our supporting evidence base at www.portreathndp.org for further information on the community profile of the Parish.
- The NDP has been driven by the need to balance the requirements of commercial and housing development whilst protecting and enhancing the environment.
- 1.1.9. The NDP positively plans for the future, putting forward the wishes of the community in shaping future development; meeting local needs; boosting the local economy; and protecting and enhancing the environment. In addition, it helps provide clarity to landowners and developers on the community's needs and aspirations.



2. About the Parish

2.1. Introduction to the Parish

- 2.1.1. Portreath Parish falls towards the North coast of Cornwall, between Porth-cadjack Cove and Porthtowan, situated between St Agnes Parish to the north-east, Illogan Parish to the south-west and Redruth Town Council to the south. Please see Figure 1.
- 2.1.2. In the past, Portreath prospered from its busy harbour, exporting metal ores and importing coal for the mining industry. Fishing also played a major role in village life and continues into the present.
- 2.1.3. The principle settlement is Portreath, which is situated on the coast, and contains a large number of services and facilities for the Parish. It is a popular destination both to locals and tourists, primarily as a consequence of the attractive context, its history and the sandy beach with consistent good quality surf.
- 2.1.4. Inland, there is the small settlement of Bridge, which supports a number of residential properties and a public house, there is also a small industrial estate, close to, but detached from the main settlement of Bridge.
- 2.1.5. Towards the northern edge of the Parish, a section of the dispersed settlement of Porthtowan overlaps into the Parish boundary. Predominantly Porthtowan is situated within the adjoining St. Agnes Parish, which have produced their own 'made' NDP.
- 2.1.6. There is also a small, but dispersed collection of properties at Cambrose situated between Bridge and Porthtowan. These properties have no form and defined shape or facilities.

2.1.7. There are also small clusters of dwellings and farms at Nancekuke as well as a number of isolated farms and the Remote Radar Head at the RAF Portreath training and development base.

2.1.8. The Portreath Stream, (formerly The Red River) runs through the valley collecting water from further inland.

2.2. Key Statistics

- 2.2.1. The key statistics record:
 - the total population was 1,336 (Census 2011), the population estimate is 1,581 (e2018)
 - 339 of the population was 16 or under (estimate 2018)
 - 330 of the population was 65 or over (estimate 2018)
 - there were 480 households
- 2.2.2. The price of homes from 2009-2018 rose by 25% (Portreath Housing Needs Assessment (HNA) July 2019)

2.4. Economy and Land Use

- 2.4.1. The Parish historically was founded on fishing and mining, the latter of which being associated with historical activities at Portreath Harbour relating to the World Heritage Site (WHS) designation (please refer to the section on Heritage and the Historic Environment). More recently, the tourist industry has boomed in the Parish.

2.5. Natural and Historic Environment

- 2.5.1. The environmental baseline for the Parish shows the following and please refer to the maps at Figures 2 and 3:

- 2.5.2. **Landscape:** The south-western corner of the Parish, from Tregea Hill falls within the Godrevy to Portreath Section of the nationally designated Cornwall AONB. The current Cornwall AONB Management Plan 2016-2021 (AONB MP) includes a Local Sections document containing a statement of significance which sets out the qualities and characteristics that makes the section as a whole recognisable, distinctive and different from surrounding areas. The statement of significance is provided in the supporting evidence base which can be found at www.portreathndp.org.

- 2.5.3. The section of the AONB within the Parish is also reflective of the Godrevy to Portreath section of the Heritage Coast.

- 2.5.4. Wrapping around the settlement of Portreath and to the remainder of the western side of the Parish is the locally designated Portreath Area of Great Landscape Value (AGLV).

- 2.5.5. The Parish is covered by two Landscape Character Areas (LCA). The two LCAs are as follows. The full LCA descriptions can be found in the supporting evidence base at www.portreathndp.org.

- LCA (CA11) Redruth, Camborne and Gwennap
- LCA (CA28) North Coast - Reskeage Downs

- 2.5.6. The majority of the Parish is covered by CA11, other than the south-western edge.

- 2.5.7. As part of the development of the NDP, an up to [date Local Landscape Character Assessment \(LLCA\)](#) specific to the Parish has been produced to support the existing LCAs and to provide a localised evidence base in landscape terms.

- 2.5.8. A [Village Character Assessment \(VCA\)](#) has also been undertaken to provide a similar evidence with regard to village character and the built environment and to identify what is locally distinctive to defined areas within our villages.

- 2.5.9. **Treescape:** There are three designated Tree Preservation Order areas including the two sections at Feadon Wood and Nance Wood (W2/W6/10/06), one at Glenfeadon (W2/K14/042) and one at Bridge (W2/W6/10/06). There are a number individual Tree Preservation Orders to the eastern edge of Bridge.

- 2.5.10. **Ecology:** There are two Sites of Special Scientific Interest (SSSI) namely the coast and heathland between Godrevy Head to St. Agnes and Nance Wood.

- 2.5.11. The Parish contains one County Wildlife Site (CWS) split over three sections called Portreath Valley (K12).

- 2.5.12. The Bristol Approaches Special Area of Conservation (SAC) has been given special protection under the European Union's Habitats Directive. The SAC provides increased protection to a variety of

wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

2.5.13. Biodiversity Action Plan (BAP) Habitat- There are two types of BAP habitat in Portreath parish: 1) Maritime Cliff and Slope (hatched coastal area) and 2) Woodland (green hatched area). Please consult the County Ecologist on any requirements for the NDP.

2.5.14. Ancient Woodland- There is an area of ancient and semi-natural woodland and ancient replanted woodland east of Portreath. Ancient woodland is land that has had a continuous woodland cover since at least 1600 AD and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally, or plantation on ancient woodland sites (PAWS) where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century.

2.5.15. County Geological Sites- There are two County Geology sites in the parish, one at Portreath and one at Kerriack Cove.

2.5.16. **Heritage and The Historic Environment:** Portreath is a modern parish established from the northern parts of the medieval Illogan and Redruth parishes. It has anciently enclosed farmland with medieval field patterns (with old hedges following sinuous lines) in its more sheltered parts, on each side of the main Nance valley, with several farms with medieval origins, like Carvannel, Nancekuke, Feadon, Tregea, and Cambrose (now Cambridge).

2.5.17. On the higher more exposed downland, especially in the northern and eastern parts of the parish, the rough grazing land was enclosed in the 18th and 19th centuries in new farms and complexes

of smallholdings whose fields have rigidly straight sides and fewer trees, but more furze and thorn-topped hedges. The northern cliffs remain as rough ground. Wheal Tye eighteenth century copper mine worked on the cliff tops here and in the Second World War one of Cornwall's most important military airfields, RAF Portreath, was laid out on the plateau inland from this. After the war the military research base of Nancekuke was established here.

2.5.18. The whole of the parish is therefore recognised as historic environment and has been mapped in the Cornwall Historic Landscape Characterisation that can be viewed by clicking [here](#).

2.5.19. Portreath Harbour, and the associated industrial mineral transport infrastructure connections to Devoran and Redruth/ Camborne are designated as a WHS. It forms part of the Camborne and Redruth with Portreath section (A5) of the wider Cornwall and West Devon WHS. The northern section of the Parish also captures a small component of the St. Agnes (A7) section of the WHS which of most relevance to Portreath parish, is famous for its spectacular coastline and well-preserved Cornish engine houses perched on rugged cliffs, including Wheal Tye. A small component of the Gwennap (A6) section is situated to the east of the parish.

2.5.20. The WHS was designated to recognise the transformation to the Cornwall and West Devon landscape during the period of 1700-1914 by early industrial development, that made a key contribution to the evolution of an industrialised economy and society in the United Kingdom, and throughout the world. The outstanding survival of features associated with the activity, is testimony to this achievement. The '*coherent series of distinctive cultural landscapes*' comprises ten Areas and contain seven landscape 'components' identified through which Outstanding Universal Value (OUV) of the WHS is physically expressed.

- 2.5.21. The Parish additionally contains 13 listed Buildings, 2 Scheduled Monuments and over 100 sites recorded in the Cornwall and Scilly Historic Environment Record.
- 2.5.22. As part of the NDP, a Local List of designated heritage assets is also being developed and is subject to Policy 5 of the NDP.

2.6. Transport

- 2.6.1. The main highway in the Parish is the B3300 running from east to west connecting Portreath to Redruth and running through Bridge. Tregea Hill connects Portreath to the coast road towards Gwithian and inland towards Illogan and Camborne.
- 2.6.2. Secondary school students travel predominately to Pool and Redruth, for which there is a school bus service from the village
- 2.6.3. The village of Portreath is served by the following bus services:
- [46 - Camborne - Illogan - Redruth - Frogpool - TruroFirst Kernow \(note this only comes to Portreath once a day to pick up school children in the am and drop back in the pm\)](#)
 - [47 - Troon - Camborne - Illogan - Redruth - St Day - TruroFirst Kernow](#)
 - [243 - Portreath - Mount Hawke - Truro College \(Note this is a school bus only\)](#)
- 2.6.4. There is a private mini bus provided by Redruth school which pupils can pay and use. There is also a seasonal bus, between May and September which connects Newquay to St. Ives via Portreath.
- 2.6.5. The Parish is popular with walkers and for exercising dogs with a broad range of public footpaths and bridleways. Illogan woods has

a number of footpaths which links the Parish to the village of Illogan.

2.7. Facilities and Services

- 2.7.1. There is a place of worship. a junior school, three public halls, a small retail estate, a major holiday site, three camping sites, a cycle hire business, a residential home for the elderly, a surf and life-saving club, a small supermarket with post office, a village bakery, a hairdresser, four pubs which also have restaurants, five restaurants/cafes, one hotel and numerous B&Bs, two garage repair shops and a couple of specialist shops.

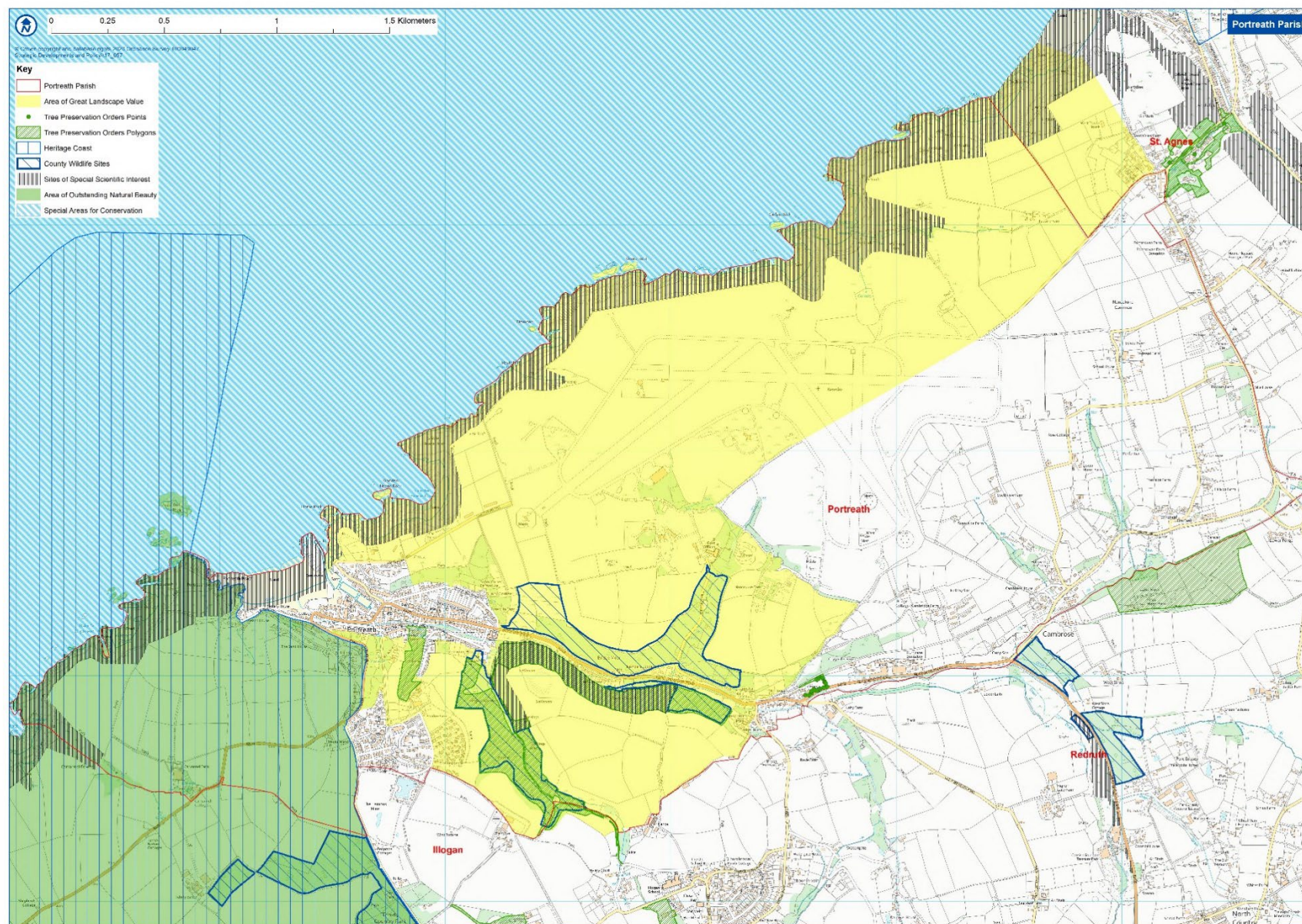


Figure 2 Landscape and natural designation covering the parish

©Crown copyright and database rights 2018 Ordnance Survey 100049047. Strategic Developments and Policy\17_057

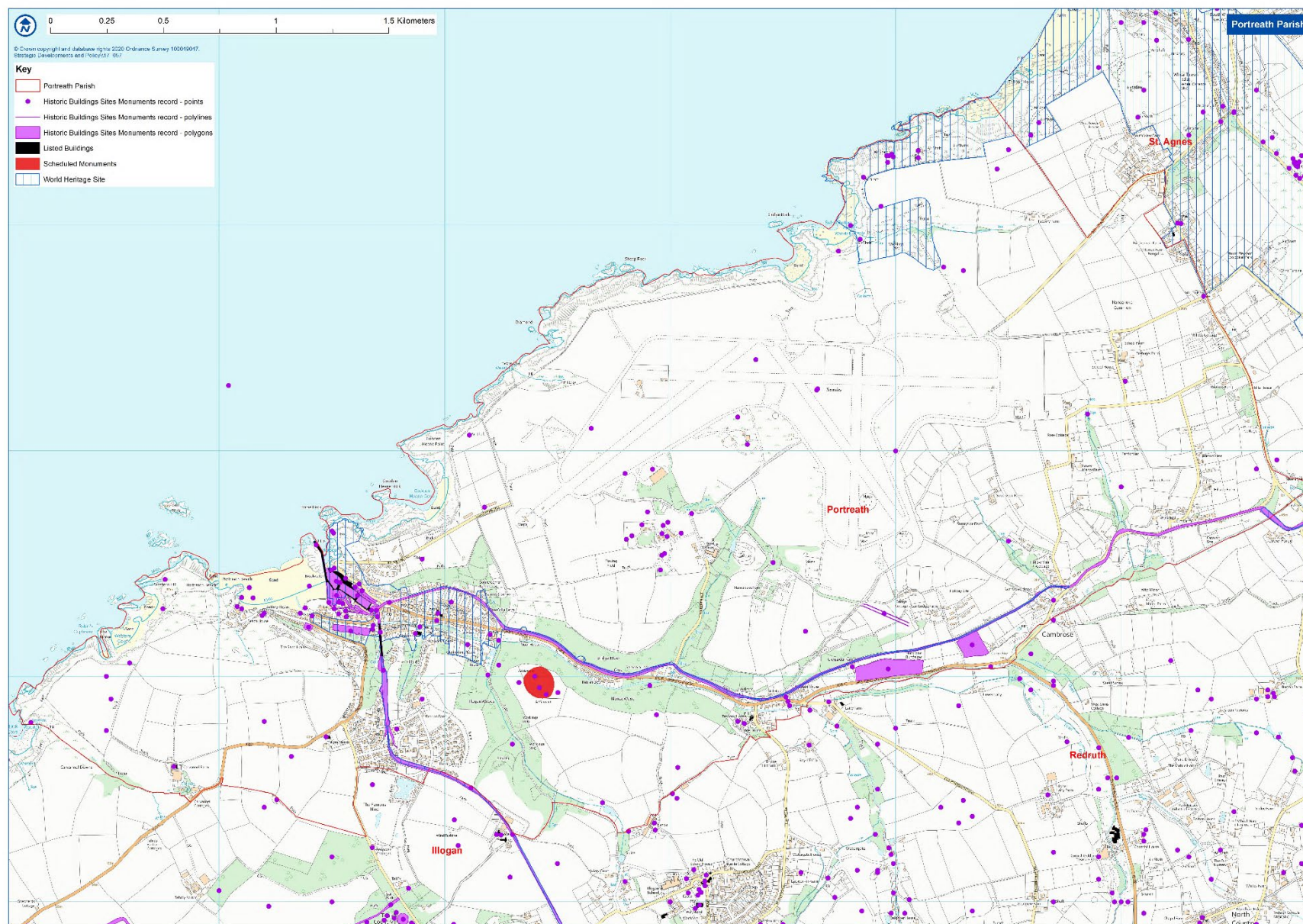


Figure 3 Heritage designations covering the parish

©Crown copyright and database rights 2018
Ordnance Survey 100049047.
Strategic Developments and Policy\17_057

3. The NDP Preparation Process

3.1. How the NDP has Evolved So Far

- 3.1.1. Progress on the NDP first began in August 2017, and In September 2018 the Parish Council formed a steering group to produce the 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.
- 3.1.2. The first task undertaken by the group was awareness raising of the purpose of the NDP, 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 is 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.
- 3.1.3. 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.
- 3.1.4. 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 (POP) and
 - 2) Public & stakeholder engagement throughout / engaging the community
- 3.1.5. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation following the application to designate the NDP. This has included the Portreath Parish Neighbourhood Development Stage 1 research Quantitative Survey as follows:
- Over 800 paper surveys were delivered to each home within the Parish
 - An online survey link was also posted on the Portreath Neighbourhood Development Facebook page, shared and promoted by many
 - 'A Chance to Win' £100 enticed people to complete
 - 301 completed survey
- 3.1.6. Further engagement and consultation events have taken place raising awareness of the development of the NDP, further examples of these are highlighted in Table 1 overleaf.
- 3.1.7. All the consultations have been summarised in the '*Consultation Statement*' and supporting '*Consultation Statement Appendices*', as required by the formal NDP legislative requirements. These can be found at www.portreathndp.org.

Table 1 Examples of Engagement and Consultation Events

Event Date	Event	Location	Summary
10/12/2018	Portreath Improvement Committee	Portreath Institute	briefing on NDP
14/12/2018	Portreath CP Christmas Fayre	Portreath School	Initial Consultation and Community awareness event
16/12/2018	Portreath Arms Christmas Fayer	Portreath Arms	Initial Consultation and Community awareness event (90 attendees)
08/01/2019	School Yrs 5 and 6 Village Walk	Portreath Village	POP Event - Graham May Village History
10/01/2019	School Yrs 2 and 3 Village Walk	Portreath Village	POP Event - Graham May Village History
11/01/2019	CSI Sounding Board/Focus Group	St Mary's Church Hall	CSI Focus Group Meeting
14/01/2019	School Yrs 1 and 2 Village Walk	Portreath Village	POP Event - Graham May Village History
14th - 21st January	Survey Leaflets to all households	Portreath Parish	Resident Survey

Event Date	Event	Location	Summary
14/01/2019	Electronic Survey Published	Portreath Parish	Available on Facebook & Parish Council Website
15/01/2019	School Yrs 5 and 6 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
17/01/2019	School Yrs 2 and 3 Art Workshop 1	Portreath School	POP Event - Claire Summerson Community Artist
18/01/2019	School Yrs 2 and 3 Art Workshop 2	Portreath School	POP Event - Claire Summerson Community Artist
21/01/2019	School Yrs 5 and 6 Art Workshop 2	Portreath School	POP Event - Artist Cath Dennis and Volunteers
22/01/2019	School Yrs 1 and 2 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
23/01/2019	School Yrs 1 and 2 Art Workshop 2	Portreath School	POP Art Event - Artist Cath Dennis and Volunteers
23/01/2019	School Yrs R and 1 Village Walk	Portreath Village	POP Event - Graham May Village History

Event Date	Event	Location	Summary
25th Feb - 3rd March	Business Survey Launched	Portreath Parish	All Businesses
28/01/2019	School Yrs 4 and 5 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
29/01/2019	School Yrs 4 and 5 Art Workshop 2	Portreath School	POP Event - Artist Cath Dennis and Volunteers
29/01/2019	School Yrs 4 and 5 Village Walk	Portreath Village	POP Event - Graham May Village History
04/02/2019	School Yrs R and 1 Art Workshop 1	Portreath School	POP Event - Artist Cath Dennis and Volunteers
05/02/2019	School Yrs R and 1 Art Workshop 2	Portreath School	POP Event - Artist Cath Dennis and Volunteers
07/02/2019	Portreath EA Flood Consultation	St Mary's Church Hall	NDP Consultation Stand at EA Event
05/03/2019	School session (age 10-11)	Portreath School	Session on wider impacts of NDP
18/03/2019	Public Meeting and Presentation	St Mary's Church Hall	Update presentation and Q&A. 28 attendees

Event Date	Event	Location	Summary
07/05/2019	Harbour House Workshop	Harbour House	POP Event-Cath Dennis and Claire Summerson Community Artist
14/05/2019	Harbour House Workshop	Harbour House	POP Event-Cath Dennis and Claire Summerson Community Artist
15/05/2019	Harbour House Workshop	Harbour House	POP Event-Cath Dennis and Claire Summerson Community Artist
15/05/2019	Bridge Coffee Morning Presentation	Bridge Inn	Briefing on NDP 12 attendees
23/05/2019	Presentation of Business Survey	St Mary's Church Hall	Presentation of survey results 33 attendees
05/06/2019	Pre School Art Workshop	Harbour House	POP Event-Cath Dennis
06/06/2019	Pre School Art Workshop	Harbour House	POP Event-Cath Dennis

Event Date	Event	Location	Summary
15/06/2019	World Café	Millennium Hall	Extensive Phase 1 Consultation Event open to whole Community
04/07/2019	Follow up meeting of businesses	St Mary's Church Hall	10 local organisations represented
	Talks at Surf Life Saving Club		
14/10/19-29/11/19	Instagram selfie competition	Social Media	Competition targeted at 11-21 year olds to capture important places and visions
16/10/2019	Formation of Portreath Business Grp	Gwel an Mor	Objectives agreed - 13 attendees. Agreed to form independent group but act as consultee as needed for PC and NDP
25/11/2019	Pool Academy Year 7 Assembly	Pool Academy	Gave an overview of the NDP process and how children could get involved. Around 70 children and 10 teachers

Event Date	Event	Location	Summary
04/12/2019	Picture and Pizza Evening 11-20 year olds	The Hub	20 Participants to fill out surveys, discuss NDP and get volunteers
7th - 14th October 2020	Pre-Submission Consultation Document Distributed	Portreath Parish All businesses, residences and statutory bodies to be consulted	
26/10/2020	Consultation meeting	Zoom meeting	8 residents, 4 NDP, 1 Go Collaborate
11/11/2020	Consultation meeting	Zoom meeting	20 residents, 4 NDP, 1 Go Collaborate 1 consultant
25/11/2020	Consultation meeting	Zoom meeting	16 Residents, NDP members and Go Collaborate

3.2. The Recommendations and Key Priorities Identified from the Public Engagement

3.2.1. The outcome of the engagement and consultation highlighted the following **recommendations and key priorities** which have helped inform the objectives for the NDP as outlined in Section 6. Please refer to the report 'Neighbourhood Development Plan – Phase One Report Creating a Vision of Place and Engaging our Community' which can be found [here](#) for further detail.

3.2.2. 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
- The Parish has already met its minimum housing target from the Cornwall Local Plan and as a result we will prioritise housing development that supports affordable housing delivery from genuine social housing providers.

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

3.2.3. Environment:

- To prioritise the natural environment to achieve environmental growth.
- To protect, enhance and conserve the quality and distinctive character 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 and historic landscape,
- 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.

3.2.4. 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;
 - o strengthening Parish life
 - o investment in groups and newsletter
 - o 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

3.2.5. Business and Tourism

- Recognise that the Parish is supported by the larger business infrastructures of Redruth and Camborne.

- Retain existing businesses and support new businesses of an appropriate scale.
- Support developments that enhance the quality, diversity and availability of local employment.
- Acknowledge the importance of tourism and recognise the need to support this sector of the local economy whilst balancing the needs of local residents and maintaining the character of the Parish.
- Support improvements to the technological infrastructures that are needed to sustain viable businesses.

3.2.6. In addition to consultation work other evidence has helped to shape this NDP as referred to in Section 4.

3.3. **Earlier and Current Stages of the Portreath NDP**

3.3.1. An earlier version of the NDP was submitted to Cornwall Council in March 2020 to establish if it is required to be supported by a Strategic Environmental Assessment (SEA). At that stage Cornwall Council notified a number of statutory and non-statutory consultees to determine if an SEA or HRA is required.

3.3.2. SEA is a process that helps to understand how plans (including the choice of sites and policies) will affect the environment of the area that it covers. An SEA screening is required by the SEA Directive which places a legal duty on people preparing some development plans to assess those plans for their potential effect on the environment. An SEA is required if your plan is likely to have a significant effect on the environment, particularly where it affects a sensitive area and the features for which it was designated. The Environmental Impact Regulations (2011) define sensitive areas as:

- Sites of Special Scientific Interest and European sites (Special Areas of Conservation and Special Protection Areas);
 - Areas of Outstanding Natural Beauty; and
 - World Heritage Sites and Scheduled Monuments.
- 3.3.4. In addition, proposals may also be significant if they affect other designations or features (such as Conservation Areas or Listed Buildings). The more environmentally sensitive the location, the more likely it is that the effects will be significant and will require an assessment.
- 3.3.5. In September 2019 Cornwall Council confirmed that the NDP was not required to be supported by an SEA. However, a number of suggested recommendations and revisions were provided by Cornwall Council, statutory and non-statutory consultees. These comments, and all those received through the process of evolving the NDP were detailed in the consultation statement, alongside how Portreath responded to the points that were raised. Please refer to the consultation statement at www.portreathndp.org.
- 3.3.6. Following the pre-submission consultation the Regulation 14 document was amended as a result of the feedback received. It was then formally submitted to Cornwall Council for their consideration (to ensure it fulfils relevant conditions) and to enable it to be publicised and comments collated.
- 3.3.7. The comments and the NDP were then sent to an independent examiner (mutually agreed by Cornwall Council and the NDP Parish Council Steering Group) who checked the NDP to ensure it conforms with legislation, higher level policies, designations and any other relevant documents.
- 3.3.8. The examiner noted Portreath PC have undertaken extensive consultation on this Plan, and it complies with legislative requirements. The examiner complimented the local community volunteers and Portreath Parish Council, who have produced a well-presented and locally relevant Plan. The Plan deals with locally relevant issues, has coherently moved from vision and objectives to policies and produced local evidence for policies where needed.
- 3.3.9. On this basis the independent examiner recommended that the NDP should continue to the referendum stage. Cornwall Council will organise a Referendum in order to gauge community support. The NDP will be adopted if the majority of those voting in the Referendum support it.
- 3.3.10. Once adopted, the policies contained within the NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.
- 3.3.11. A summary of the key stages in neighbourhood planning is shown below. The current version of the NDP is dashed in red.

Step 1: Designating neighbourhood area and if appropriate neighbourhood forum

- Parish Council submits an application to the Local Planning Authority (LPA) to designate a neighbourhood area
- LPA publicises and consults on the area application for minimum 6 weeks (or minimum of 4 weeks where the area to which the application relates is the whole of the area of a Parish council and is wholly within the area of one local planning authority)
- LPA designates a neighbourhood area within the statutory timescales

Step 2: Preparing a draft neighbourhood plan**The Parish Council:**

- Gather baseline information and evidence
- Engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers)
- Talk to land owners and the development industry
- Identify and assess options
- Start to prepare proposal documents
- Submits the document to the LPA to identify if it needs to be supported by an SEA/HRA

Step 3: Pre-submission publicity & consultation**The Parish Council:**

- Publicises the draft plan and invites representations
- Consults the consultation bodies as appropriate
- Sends a copy of the draft plan to the LPA
- Considers consultation responses and amends plan if appropriate
- Prepares consultation statement and other proposal documents

Step 4: Submission of a neighbourhood plan proposal to the LPA

- Parish Council submits the plan proposal to the LPA
- LPA checks that submitted proposal complies with all relevant legislation
- If the LPA finds the plan meets the legal requirement it:
 - Publicises the proposal for minimum 6 weeks and invites representations
 - Notifies consultation bodies referred to in the consultation statement
 - Appoints an independent examiner (with the agreement of the Town Council)

Step 5: Independent examination

- LPA sends plan proposal and representation to the independent examiner
- Independent examiner undertakes examination
- Independent examiner issues a report to the LPA and Parish Council
- LPA publishes and considers report, and reaches own view
- LPA takes the decision on whether to send plan to referendum

Step 6 & 7: Referendum and Making the neighbourhood plan (bringing it into force)

- Cornwall Council publishes information statement
- Cornwall Council publishes notice of referendum/s
- Results declared
- Subject to results LPA considers plan in relation to EU obligations and Convention rights
- If the plan is compatible with EU obligations and does not breach Convention rights – LPA makes the plan

3.4. The role of the NDP and its relationship with other planning policies and guidance

- 3.4.1. The NDP once '*made*', will constitute part of the 'Development Plan' covering the Parish, alongside the strategic policies in the LP:SP.
- 3.4.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 11, 196 and 210 of the National Planning Policy Framework 2019 (NPPF) dictate that '*applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.*'
- 3.4.3. It is important to acknowledge that Legislation in the Localism Act 2011 requires that the NDP must relate to the development and use

of land within the designated neighbourhood plan area (see Figure 1) and must comply with National and at present European legislation.

- 3.4.4. The NDP is also required to have appropriate regard to the NPPF and the National Planning Policy Guidance (NPPG) and to be in general conformity with the LP:SP.
- 3.4.5. The NDP is therefore an integral component of these suite of documents in which planning proposals will be assessed. Its focus is local issues that are not covered in the higher-level documents for which it is required to confirm or have regard to. For clarity the NDP will not address higher level policy direction that these strategic documents and guidance already direct, it is not the role of the NDP to repeat these policies, and ultimately due to legislative requirements, it cannot change the direction of these strategic policies either.

4. The NDP Supporting Documentation

- 4.1.1. The NDP is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting documents and information referred to throughout this NDP are presented in the '*Supporting Evidence Base*' section at www.portreathndp.org.
- 4.1.2. All supporting documents, including the 'Basic Condition Statement' and 'Consultation Statement', are available at www.portreathndp.org.
- 4.1.3. Alternatively, hard copies can be requested from the Parish Clerk at Mrs. L.B. Jose, 16 Glenfeadon Terrace, Portreath, Cornwall TR16 4JX.
- 4.1.4. A list of the key supporting documents commonly referred to in the NDP is provided in the table below.

Table 2: Key Evidence Base Documents Referred to in the NDP

Document	Date	Author
Cornwall and West Devon World Heritage Site Management Plan 2013 - 2018	2013	Cornwall Council and Cornwall and West Devon World Heritage Site Office
Cornwall Industrial Settlements Initiative - Portreath	March 2002	The Cahill Partnership and Cornwall Archaeological Unit

Document	Date	Author
Cornwall Local Plan 2010-2030	September 2016	Cornwall Council
Cornwall AONB Management Plan 2016-2021	2016	Cornwall Council/ Cornwall AONB Unit
Landscape Character Area LCA (11) Redruth, Camborne and Gwennap	11 June 2008	Cornwall Council
Landscape Character Area LCA (28) Reskeage Downs	11 June 2008	Cornwall Council
Portreath Housing Need Assessment	July 2019	AECOM
Portreath Parish Local Landscape Character Assessment	2020	Portreath Parish NDP Steering Group with local volunteers
Portreath Parish Village Character Assessments	2020	Gain Consulting Portreath Parish NDP Steering Group with local volunteers
Wildlife Resource, BAP Priority and Landcover Habitat, information, maps and metadata.	2019	Cornwall Wildlife Trust and the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS)

5. The Vision for Portreath Parish

- 5.1.1. Every plan has an aim and the aim is for the policies of the NDP to help achieve a 'Vision' for Portreath Parish by 2030, with this Vision as developed by the Steering Group being as below:
- 5.1.2. In order to achieve this 'Vision' a number of NDP 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of policies are set out. It is these policies that will have to be

taken into consideration by both developers, when developing planning proposals, and, planning officers, when determining future Planning Applications, thereby helping to deliver the Vision for the Parish. The way the Vision, Objectives and Policies link together is illustrated in Figure 4.

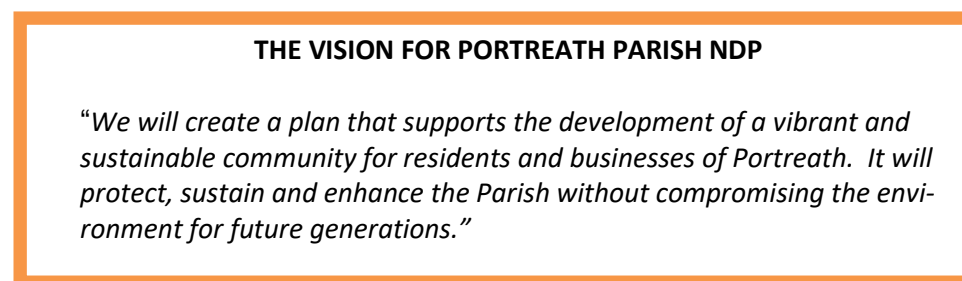
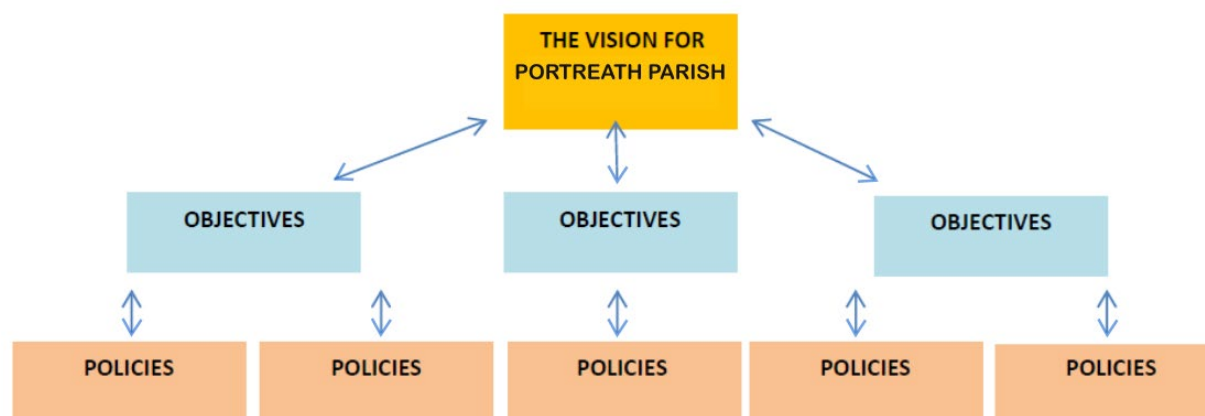


Figure 4: Links between Vision, Objectives and Policies



6. The NDP Objectives

- 6.1.1. The Objectives of the Portreath Parish NDP have been informed by the key priorities set out in Section 3 of this report and follow an analysis of how these can best be delivered through the NDP.
- 6.1.2. It has to be highlighted that the NDP is a planning document, and can only address matters relevant to the development of land that requires planning permission. Further, as outlined in the 'Basic Conditions Statement', which can be found within the www.portreathndp.org, the policies in the NDP have to demonstrate conformity with the strategic policies in the LP:SP and the NPPF. Consequently, the objectives have been tailored within this context.
- 6.1.3. The objectives have been focused into specific topics which align with the policy areas in the LP:SP. The objectives for the NDP are as follows:

a) Housing Objectives

H1 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 younger single people
- Supporting decent affordable housing for people of lower incomes
- The Parish has already met its minimum housing target from the Cornwall Local Plan and as a result we will prioritise housing development that supports affordable housing delivery from genuine social housing providers.

H2 – Demand higher standards for amenity space and environmental performance of dwellings, capable of adapting to future needs. Ensuring that this is supported by policies that:

- Make reference to existing standards such as Building for Life and Lifetime homes
- Aim higher the Building Regulation minimums when it comes to environmental performance standards

b) Environment Objectives

E1- To conserve and enhance the natural environment, making space for nature and wildlife through the restoration of valued habitats, the inclusion of high-quality green infrastructure and the protection of key landscape features.

E2 – To maintain and enhance the quality and character of the landscape and settlements of Portreath Parish, enhancing local and cultural distinctiveness and protecting and enhancing the Cornwall Area of Outstanding Natural Beauty and our coast.

E3- To conserve, enhance and take opportunities to restore the unique and distinctive heritage of the Parish including:

- Designated and non-designated heritage assets.
- Features of importance to the visual appearance and historic character of the area.
- The Parish's built heritage.
- The internationally important features associated with the Cornwall and West Devon Mining World Heritage site and Portreath's industrial past.

- Feature's associated with conflict and Portreath's military history.

E4- To ensure carbon reduction and resilience to climate change effects, ensuring that development:

- Is low carbon and energy efficient
- Does not contribute to increase flood risk within the floodplain or at the coast
- Does not increase the risk of erosion and cliff or slope instability
- Promotes the use of electric vehicles
- Promotes sustainable modes of transport e.g. cycling, public transport and walking.

E5- To protect and improve our most important and valued green assets whilst increasing the provision of high quality, connected green and open spaces within settlements that can secure environmental benefits. health and well-being and social cohesion for the existing and future residents of the Parish.

c) Social and Community Objectives

SCI1- Protect the valued sense of community and Maintain & Develop that which contributes to an integrated community where people's inclusion and happiness are valued.

SCI2 – Create a community infrastructure which balances the needs of the resident community with those of visitors, holiday makers and second home owners and preserves / develops ease of access to a range of resources including; local shops and services, post office, healthcare resources and library.

d) Business objective

B1 - To preserve a thriving village with an appropriate business infrastructure supported by the larger towns of Redruth and Camborne.

- Retain, protect and promote existing premises and businesses within the Parish and enhance the prospects for full time employment.
- Support new retail or workspace of an appropriate scale and nature providing that it fulfils the needs of the Parish either for goods, services or employment.
- Recognise the importance of tourism to local business, providing better wages and a longer season and ensure any new development enhances rather than detracts from the character, attractiveness and history of the Parish.
- Ensure high environmental and sustainability standards and provide or improve access to technological services, such as mobile and broadband connections and electric vehicle charging points

7. NDP Policies

7.1. Introduction to Policies

- 7.1.1. This section sets out the policies of the NDP. Each policy is structured as follows:
- Policy justification (why the policy is needed)
 - Policy intention (what the policy seeks to achieve)
 - Policy wording (including supporting maps as appropriate)
- 7.1.2. As set out in Section 3.4, this NDP will form one component of the development plan for the Parish and it must not repeat higher level policies (e.g. of the NPPF and LP:SP). A number of the issues associated with the NDP objectives (Section 6) are already addressed within these higher-level policies and, as such, the policies of the NDP cannot repeat or undermine these.
- 7.1.3. The NDP provides local planning policies which add local detail and interpretation to the higher-level policies of the NPPF and LP:SP.
- 7.1.4. It is important to understand that each policy should not be read in isolation. Planning law makes clear that the development plan is required to be read as a whole.
- 7.1.5. Policies applicable to design, landscape and heritage are key policies in the NDP that are likely to apply to the majority of proposals. Particular reference is also made to the Parish level Local [Land-scape Character Assessment \(LLCA\)](#) and [Village Character Assessment \(VCA\)](#) which provide detailed policy direction for defined character areas across the Parish.
- 7.1.6. Table 3 overleaf, outlines the Objectives from Section 6 that each NDP policy seeks to address.

Table 3: Links between Policies within the NDP and the NDP Objectives

POLICIES	OBJECTIVES									
	Objective A Housing		Objective B Environment					Objective C Social and Community		Objective D Business
	H1	H2	E1	E2	E3	E4	E5	SCI1	SCI2	B1
Policy 1	✓									
Policy 2	✓								✓	
Policy 3	✓								✓	
Policy 4		✓	✓	✓	✓	✓	✓	✓		
Policy 5				✓	✓					✓
Policy 6				✓	✓					
Policy 7			✓	✓	✓		✓			
Policy 8		✓				✓				✓
Policy 9			✓	✓			✓			
Policy 10			✓	✓			✓			
Policy 11			✓	✓			✓			
Policy 12								✓	✓	
Policy 13						✓				
Policy 14							✓	✓	✓	
Policy 15								✓	✓	✓
Policy 16			✓	✓	✓	✓	✓	✓	✓	
Policy 17				✓			✓	✓	✓	✓
Policy 18				✓		✓	✓	✓	✓	✓

Housing Policies

The NDP Minimum Housing Target

- 7.1.7. The LP:SP apportions 1000 dwellings to be delivered in the Parishes that make up the rural area of the Camborne, Pool & Redruth Community Network Area (CNA). Figures supplied by Cornwall Council are presented in Table 4. These figures show that, Portreath Parish has already delivered the minimum target set for them, and in fact a further 179 dwellings have either been completed or have planning permission. Nonetheless, it is important to acknowledge that the above target is a minimum requirement.

Delivering the Parish Housing Requirement

- 7.1.8. Due to the above, as there is no minimum target for the Parish to align with the housing figures and policies from the LP:SP, it is not proposed to include a minimum target through the NDP. That does not mean no new housing will be supported, but simply that to be supported in principle, new build housing development is required to demonstrate how it is responsive to context, and ultimately does not prejudice the high level of designations that cover Portreath Parish and make the Parish so unique and special.
- 7.1.9. The main focus for delivering the housing will be through allowing small scale housing within specified settlements and small scale rural exception sites (please refer to Policy 1 of the NDP). This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of Parish.

Table 4: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

	Camborne, Pool Redruth CNA (Rural) (a-d)
	Portreath Parish (e-h)
a) Local Plan Housing Target (April 2010-April 2030)	1000
(b) CNA Commitments (April 2019)	352
(c) CNA Completions (April 2010 – April 2019)	710
(d) Local Plan Target (April 2020- April 2030) (a- (b+c))	-62
(e) Adjusted Pro Rata rate*	9% = 90
(f) Parish Commitments (April 2019)	41
(g) Parish Completions (April 2010 – April 2019)	228
(h) Parish baseline figure (pro rata of CNA remainder)	-179

*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).

7.2. Policy 1: Locations and Scale for New Housing Development

Policy 1: Justification

- 7.2.1. The scale and location of new housing development was one of the key topic points in the public consultations as outlined in the consultation statement which can be found in the 'Supporting Evidence Base' at www.portreathndp.org.
- 7.2.2. The housing objective H1 seeks, amongst other matters, to 'build only what we need to protect and sustain the community's diversity'.
- 7.2.3. The LP:SP through Policy 3 and its supporting text (paragraphs 1.52 to 1.72) outlines that outside of the main towns in Cornwall the housing requirement will be met through four principle methods - *the identification of sites through NDPs; rounding off settlements; infill; and/or rural exception sites (under LP:SP Policy 9)*. Please refer to the Glossary and Abbreviations at the end of this document for more detail on the definition of the methods for housing delivery referred to above.
- 7.2.4. Paragraph 1.68 of the LP:SP explains that *'Neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.'*
- 7.2.5. The purpose of NDP Policy 1 is to provide more detailed clarity for the interpretation of LP:SP Policy 3 at the local level. Policy 1 explains which settlements are appropriate for infill, rounding off and previously developed land market led housing development for which LP:SP Policy 3 will operate.
- 7.2.6. Furthermore, the policy refers to the settlement areas and the extent to which LP:SP Policy 3 will apply in terms of infill, rounding off and previously developed land development as set out in paragraphs 1.52 - 1.72 of the LP:SP.
- 7.2.7. In identifying the settlements in which the infill policy applies, reference is made to paragraph 1.64 of the LP:SP which explains that *'development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities' and that 'Development should be of a scale and nature appropriate to the character, role and needs of the local community.'*
- 7.2.8. **Portreath:** contains the majority of the population and provides the core of the facilities and services for the Parish;
Bridge is a small settlement situated on the approach into Portreath from the Redruth direction and contains a grouping of dwellings and a public house;
Porthtowan is located to the northern edge of the Parish, with the predominance of the village within the adjoining St Agnes Parish boundary, which has its own NDP and settlement boundary for this village. Due to the overlap of the settlement into our Parish, and the wider services and facilities the village contains, a small grouping of dwellings are identified as a settlement area within this NDP
- 7.2.9. These Settlement areas have been shown for the settlements of Portreath, Bridge and Porthtowan (within Portreath Parish) in accordance with Paragraph 1.68 of the LP:SP to specify where the infill and rounding off policies in the LP:SP apply. The following methodology has been used to define the settlement areas:

- settlements are distinguished through clearly defined physical features relating to land included within the Parish boundary of Portreath Parish
- the curtilages of dwellings are included unless functionally separate from the dwelling or where the land has the capacity to significantly extend the built form of the settlement and as such would result in ribbon development or coalescence.
- free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement are excluded
- existing leisure uses on the edge of the settlement which are detached from or peripheral to the main built up area are excluded from the village boundary
- previously developed land sites within or on the edge of the settlements are included.
- individual plots or small-scale development sites that would provide rounding off opportunities in areas physically and visually related to the settlement are included
- sites that have planning permission in place, for market housing development, as the principle of residential development has been established in these locations.

7.2.12. With regard to scale, the settlement of Portreath due to its level of services and size, is in principle suitable for a scale infill or rounding off development beyond one or two dwellings, at a scale of four dwellings, however care in terms of scale is required due to the heritage and landscape designations covering the settlement.

7.2.13. The smaller settlements of Bridge and the edge of Porthtowan (within Portreath Parish) are considered to represent '*smaller vil-*

lages' as specified in Paragraph 1.68 of the LP:SP and are only considered suitable for infill or rounding off developments of one to three dwellings in line with this paragraph'.

Policy 1: Intention

7.2.14. In line with section 1.68 of LP:SP, Policy 1 aims to detail which settlements are appropriate for infill, rounding off and previously developed land market led housing development to which LP:SP Policy 3 will operate. In addition, Policy 1 also defines a suitable scale of new housing development.

Policy 1: Locations and Scale for New Housing Development

New housing development will only be supported within

- a) the settlement area of Portreath, where it represents infill, rounding-off and/or brownfield site (previously developed land) development. Development proposals should be small scale in nature and with a density appropriate to the site's setting and context. Proposals will need to be considered in the context of the holistic village setting, landscape setting of the settlement and street scape and brought forward as a single co-ordinated proposal on any individual or cumulative site *; or
- b) the settlement areas of Bridge and Porthtowan (North Chapel Hill) within the designated neighbourhood plan area, where it represents infill or rounding-off development of no more than three residential units on any individual or cumulative site*; or
- c) within or physically adjacent to the settlement of Portreath where it would represent a small scale Rural Exception Site that complies with the landscape and village character requirements of this neighbourhood plan on any individual or cumulative site*;

Outside of the settlement areas or small scale rural exception sites as supported in Policy 1 c) of the NDP, new housing development will not be supported unless it is in accordance with LP:SP policy 7.

** the term cumulative in the context of this policy relates to proposals for all new housing developments that adjoin sites which are/have been either:*

- a. subject to the determination of a current planning application;*
- b. to an extant planning approval; or,*
- c. developed within the NDP period.*

7.3. Policy 2: Housing Type, Size and Layout

Policy 2: Justification

7.3.1. Our Housing Objectives seek, amongst other matters:

- Housing choice for growing older generation and younger single people
- Decent affordable housing for people of lower incomes
- Favouring genuine social housing providers
- Demand higher standards for amenity space and environmental performance of dwellings, capable of adapting to future needs.

7.3.2. The size and type of all new dwellings in the Parish should respond directly to existing and projected needs. For example, the Portreath Housing Needs Assessment (HNA) from July 2019, which can be found in the 'Supporting Evidence Base' at www.portreathndp.org, highlighted through section 6 the type and quantity of housing needed in Portreath. A summary table (table 5) is provided below.

7.3.3. As a consequence, proposals for single dwellings or apartments shall normally be a maximum of three bedrooms, but in exceptional circumstances four, if evidence is provided. Proposals for more than one dwelling unit shall provide a mix of dwelling sizes, based on the number of bedrooms, with a predominance of 1, 2 and 3 bedrooled dwellings.

7.3.4. Further, all developments on rural exception sites, should demonstrate how the proposed tenure mix provides for what is needed in the Parish through supporting evidence.

Table 5: Overall conclusions of Portreath Neighbourhood Plan Housing Needs Assessment undertaken by AECOM July 2019

Factor	Source(s) (see Chapter 3)	Evidence	Conclusion
Tenure and Affordability	AECOM Calculations, Census 2001/2011, Land Registry PPD, RSH, https://www.right-move.co.uk , https://www.home.co.uk	The price of homes from 2009-2018 rose 25%, contributing to the problem of affordability for residents, whose average income tends to be 25% less than the national average. There is a clear need for the relatively limited range of tenures available in Portreath to be diversified away from homes for market sale, and weighted more towards options that are either currently affordable to most households (such as Social and Affordable Rent), and other options that may become more affordable if supplied in greater numbers or smaller sizes. Achieving the Cornwall's target of 30% Affordable Housing (AH) on all new developments over 5 units should therefore be encouraged wherever possible.	On the basis of the evidence we have gathered, the following split of AH tenures is recommended: Shared ownership: 20% Starter Homes: 10% Social Rent: 25% Affordable Rent: 25%

Factor	Source(s) (see Chapter 3)	Evidence	Conclusion
Type and Size	AECOM Calculations, ONS 2011 MHCLG 2014-based household projections, MHCLG 2011-based household projections	Homes in Portreath are mostly medium-sized, and this reflects the housing distribution of Cornwall. Recent trends suggest that large-sized homes have become more popular in the NA, as there has been a significant increase in the amount of these homes delivered over the intercensal period. In Portreath, nearly all household types have seen a decline in the intercensal period apart from families with either dependent children or no children at all. This contrasts with Cornwall, which has generally seen an increase in all categories.	<p>Whilst an analysis of property types and sizes in the intercensal period suggest that there is a growing demand for large properties in the NA, it is evident from the life stage modelling that demand for more small and medium homes is a more accurate representation of the needs of local people. Given the current stock, to avoid any misalignment, the final recommended housing split for new dwelling provision is as follows:</p> <p>1 bedroom: 23%</p> <p>2 bedrooms: 36%</p> <p>3 bedrooms: 23%</p> <p>4 bedrooms: 3%</p> <p>5+ bedroom: 5%</p>

7.3.5. To facilitate good and flexible accommodation for all sections of society the policy also seeks that new proposals should conform to the [‘Lifetime Homes Design Principles’](#) as set out at Appendix A to the NDP.

Policy 2: Intention

7.3.6. The intention of this policy is to show how any new build development responds in terms of its type, size, layout and with regard to rural exception site, the tenure mix, to what is needed in the Parish, irrespective of whether it is market led or affordable housing.

Policy 2: Housing Type, Size and Layout

1. Proposals for new housing development (both market led and affordable) will be supported where proposals:
 - a. provide a mix of one, two and three bedroom units, unless exceptional reasons can be demonstrated to vary from this mix; and
 - b. are designed as ‘Lifetime Homes’ as set out in ‘Building for a healthy Life’: Birkbeck D and Kruczkowski S 2020 (Appendix A to the NDP).
2. Small scale rural exception sites will be supported where proposals appropriately evidence how they provide a tenure mix that responds to the identified needs of Portreath Parish. Particular support will be given for self-build schemes with Community Land Trusts or Housing Associations.

7.4. Policy 3: Principal Residency Condition to be attached to all new-build dwellings

Policy 3: Justification

- 7.4.1. This policy requires a condition to be imposed on all new housing so that it is required to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does, or any local connection requirement.
- 7.4.2. Without such a policy, the area risks increased house prices and increased second home ownership resulting in unsustainable communities and settlements, where the majority of permanent residents are forced to move out of the Parish.
- 7.4.3. Council tax records from 20 September 2019 indicate that of the 824 properties recorded within the Parish, 76 of these are recorded as second homes, equating to an overall percentage of 9.22% across the Parish as a whole.
- 7.4.4. Further, members of the NDP Steering Group undertook a dwelling use survey in the Autumn of 2019 which supports the above statistics and indicated particular concentrations of second home ownership in certain areas of the Parish. Detailed maps of the dwelling use across the Parish are provided.
- 7.4.5. For further information, please refer to the section in the supporting evidence base on second home data within the Parish which can be found at www.portreathndp.org.

Policy 3: Intention

7.4.6. It is seen as a policy which will:

- help rebalance and sustain local communities
- sustain local facilities into the future
- to limit second home ownership

Policy 3: Principal Residency Requirement

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a principal residence in the settlement areas.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

Design and Development Standards Policies

7.5. Policy 4: Design

Policy 4: Justification

- 7.5.1. The scenic beauty, historic character of the Parish and wealth of traditional buildings of Cornish vernacular provide a unique attraction for tourists, residents and neighbours to enjoy and appreciate. It is important that future growth is carried out sensitively to safeguard and enhance the representative characteristics of the area and provide for development that responds to local distinctiveness. Our public consultations (see the Consultations section of the 'Supporting Evidence Base' [at www.portreathndp.org](http://www.portreathndp.org)) endorse this approach.

Policy 4 Intention

All development proposals will be required to show how they respond appropriately to the landscape character and history of their surroundings by demonstrating in their supporting statements how the design approach has followed local distinctiveness and are landscape or heritage-led in accordance with the robust evidence-based documents covering the Parish and the Cornish Cultural Distinctiveness Assessment Framework, which helps people assess and reinforce the distinctiveness of places, which can be found in our supporting documents. Development proposals that fail to respond appropriately to context will be refused.

- 7.5.2. Furthermore, development will be required to provide adequate amenity space, gardens and vehicle parking proportional to scale and nature of the proposed development.

Policy 4: Design Standards

1. All proposals for new development must demonstrate proportionate to their impact, how proposals are sited and designed so as to recognise, support and develop the distinctive character of Portreath Parish as demonstrated in the Local Landscape and Village Character Assessment evidence documents (Appendices D and C respectively).
2. Supporting documentation accompanying a planning application should demonstrate that the proposed development:
 - a) will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of the settlement and do not prejudice important public views;
 - b) supports the delivery of 'Lifetime Homes' as set out in 'Building for a healthy Life': Birkbeck D and Kruczkowski S 2020 (Appendix A to the NDP).
 - c) delivers the recommendations within the Local Landscape Character assessment and/or the Village Character Assessment where relevant;
 - d) makes provision for off-road parking commensurate to the use of the building;
 - e) designs out crime through its layout, orientation and detailing; and
 - f) if external lighting is required, it protects the night sky as far as possible in terms of:
 - i. Number, design specification and position of lamps.
 - ii. Full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls, and
 - iii. Correlated colour temperature limit of 3000 Kelvins or less so as not to contribute to light pollution of the night sky.

Heritage Policies

7.6. Policy 5: Designated and Non-designated Heritage Assets

Policy 5: Justification

- 7.6.1. Portreath Parish has several designated buildings and structures which are afforded protection through their designation by policies contained within the LP:SP and the NPPF.
- 7.6.2. The VCA makes a heritage recommendation within its 'Planning Guidelines' for each Character Area within Portreath and Bridge.
- 7.6.3. The LLCA lists all heritage assets outside the settlements within the 'Historic features' section for each landscape character type description.
- 7.6.4. Further, the 'Cornwall Industrial Settlements Initiative - Portreath' (the CISI) dated March 2002, amended and attached [in Appendix B](#), through its supporting maps highlights a number of assets within and adjoining the settlement of Portreath.

Policy 5: intention

- 7.6.5. To conserve and enhance valued and significant heritage sites, buildings, features and gardens and their setting and ensure that the rich history of Portreath Parish remains readable and accessible and to provide a guide as to how heritage assets should be identified, assessed and protected by the planning process.

Policy 5: Designated and Non-designated Heritage Assets

- a) Development will be supported where it can show that it contributes to the protection, preservation, access and enhancement of heritage assets of archaeological and historic significance in the NDP area and where it complies with the rest of the policy framework in this NDP.
- b) Ensure that all heritage assets within new development sites are adequately identified and assessed by developers as part of their application including non-designated sites recorded in the Cornwall Historic Environment Record, in accordance with requirements set out within the NPPF.
- c) Development proposals must demonstrate within a supporting statement how they can make appropriate repair and conservation works to buildings or structures of historic significance which forms part of a planning proposal.
- d) Development proposals should set out, within a supporting statement, an analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance, sufficient to understand the potential impact of the proposal on its significance.

7.7. Policy 6: The Portreath Harbour, St Agnes and Gwennap components of the Cornwall and West Devon World Heritage Site

Policy 6: Justification

- 7.7.1. Portreath Harbour, and the associated industrial mineral transport infrastructure connections to Devoran and Redruth/ Camborne are designated as a WHS. It forms part of the Camborne and Redruth with Portreath section (A5) of the wider Cornwall and West Devon WHS. Furthermore, part of the St. Agnes section (A7) covers the northern edge of the Parish and a small component of the Gwennap area (A6) is situated to the eastern boundary. See Figure 9 for locations of WHS coverage in the Parish.
- 7.7.2. The WHS was designated to recognise the transformation to the Cornwall and West Devon landscape during the period of 1700-1914 by early industrial development, that made a key contribution to the evolution of an industrialised economy and society in the United Kingdom, and throughout the world. The outstanding survival of features associated with the activity, is testimony to this achievement. The *'coherent series of distinctive cultural landscapes'* comprises ten Areas and contains seven landscape *'components'* through which Outstanding Universal Value (OUV) of the WHS is physically expressed.
- 7.7.3. The degree to which a WHS's OUV is conserved and expressed is described via the concepts of *'Integrity'* and *'Authenticity'*, detailed in full within the World Heritage Operational Guidance (UNESCO 2015) and with reference to the Cornish Mining WHS within the WHS Management Plan. Briefly, *'integrity'* describes the whole-

ness and intactness of a WHS property, whilst *'authenticity'* describes its *'truth'* in relation to its form and design, materials, use, traditions, locations and intangible heritage.

Policy 6: Intention

- 7.7.4. To ensure that all developments impacting upon and affecting the OUV of the WHS fully understand and take into account the supporting evidence base that details and identifies the seven landscape *'components'*, through which the OUV of the WHS is physically expressed.

Policy 6: The Portreath Harbour Component of the Cornwall and West Devon World Heritage Site

All development proposals within, or in the setting of the Portreath Harbour component of the Camborne and Redruth Mining District with Wheal Peever and Portreath Harbour (Area A5) of the Cornwall and West Devon World Heritage Site will be required to accord with the policies contained within the World Heritage Site Supplementary Planning Document and the World Heritage Site Management Plan.

Proposals will be required to demonstrate how they have taken account and appropriately responded to the supporting evidence base within these documents in establishing the effects of proposals on the Outstanding Universal Value of the World Heritage Site designation and applied appropriate weighting to the international status of the designation.

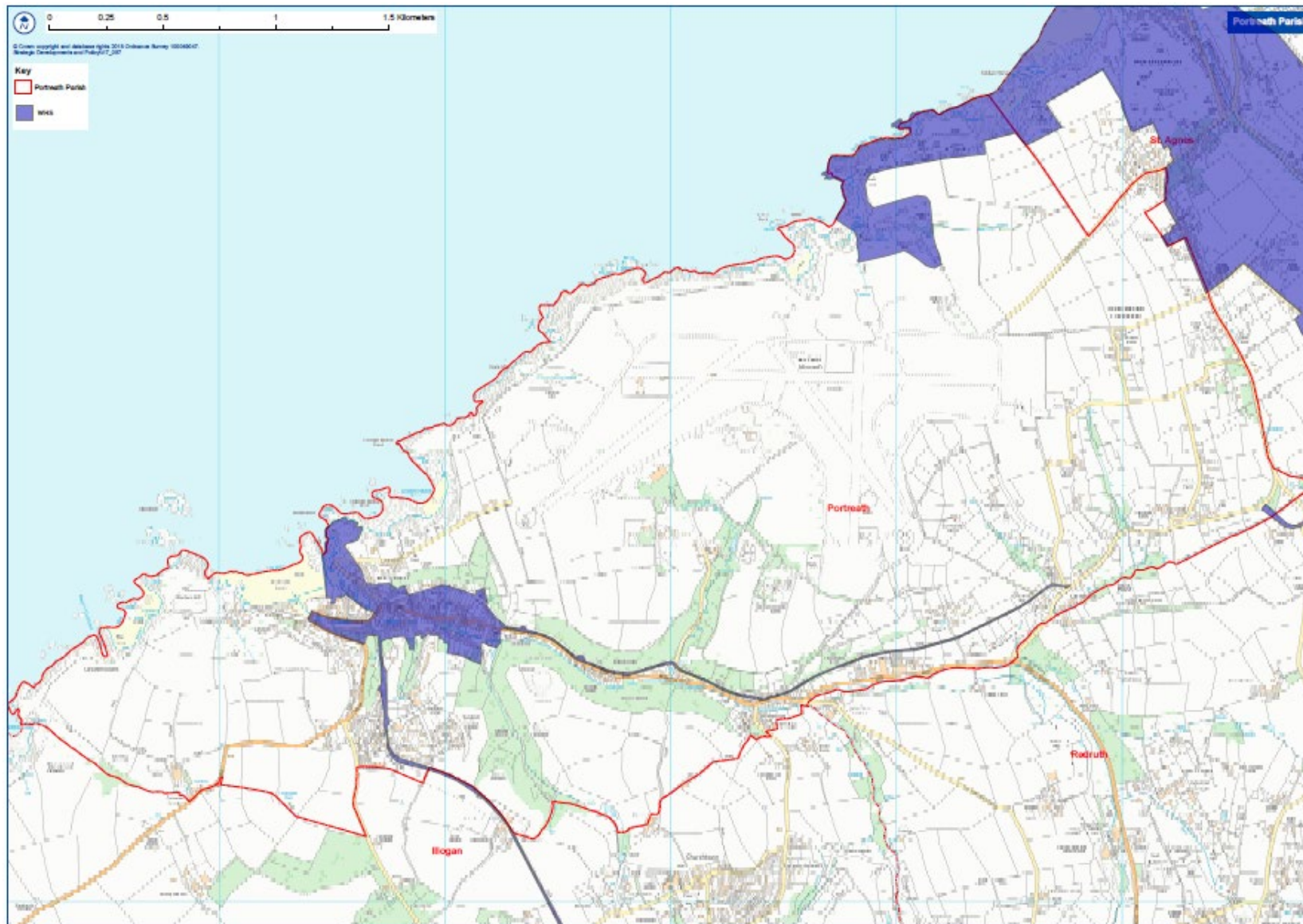


Figure 9: Areas A5, A6 and A7 of the Cornwall and West Devon World Heritage Site covering the Parish

Environmental Policies

7.8. Policy 7: Conserving and Enhancing Village Character

Policy 7: Justification

7.8.1. Portreath Parish, particularly the main settlements of Bridge and Portreath are strongly characterised by their proximity to the sea, their position, nestled within steep-sided coastal wooded valley and the historic role of the Parish in hard rock mining. The [Village Character Assessment \(VCA\)](#) that supports this plan was undertaken by volunteers who recorded and described the different facets of character of the settlements of Portreath and Bridge. They set out what was valued about the character of the two settlements, what forces for change were acting upon the settlements and what condition the different aspects of character were in.

7.8.2. The VCA separated Portreath into 10 separate character areas and Bridge into 6 areas, producing Village Character Descriptions structured as follows:

1. Overview
2. Designations
3. Buildings
4. Design Cues
5. Spaces
6. Views
7. Landscape and Green Infrastructure
8. Transport and Access
9. Aesthetic and Tranquility
10. Value

11. Pressures and Condition

12. Settlement Edge Assessment (where the VCA area had a boundary at the edge of the settlement)

7.8.3. The VCA sets out detailed Planning Guidelines for each Village Character Area, providing guidance on the location, type, scale and design of future development which would strengthen character as set out in the evidence base which can be found at Appendix C. Please refer to Figures 10 and 11 overleaf for maps of the Village Character Areas within the VCA.

7.8.4. The level of detail sought in each should be proportionate to the nature and scale of each development, having regard to the likely effects of the proposal in relation to the site context. It is important to note, that even small scale developments could have significant character effects depending upon their setting.

Policy 7: Intention

7.8.5. To ensure that the distinctive and unique character of the built environment of the Parish, as described in detail in the Portreath Parish Village Character Assessment, is safeguarded and that all development contributes positively to strengthening local distinctiveness, thus conserving and enhancing the cultural heritage of settlements within the Parish.

Policy 7: Conserving and Enhancing Village Character

- a) All development proposals, proportionate to the scale and nature of each development, should set out comprehensively, within a supporting statement, how the proposals strengthen and enhance character, as described within both the Village Character Area(s) and also the setting of the development site as identified in the Portreath Parish Village Character Assessment, including:

- i. Building and design cues
- ii. Spaces
- iii. Views
- iv. Landscape and Green Infrastructure
- v. Transport and Access
- vi. Aesthetic and Tranquillity
- vii. Elements of value

- b) Applicants, proportionate to the scale and nature of each development, will be required to demonstrate how the development has addressed the recommendations set out within the Village Character Assessment Planning Guidelines, specific to the Character Area, in the following aspects:

- i. The location of the development and site selection, including alternatives

- ii. The orientation and position of the built form
- iii. The type of development
- iv. Size, scale and form of the development, including in relation to the previous footprint (for redevelopments)
- v. Development density
- vi. Design choices and architectural detailing
- vii. Materials used in the development
- viii. Landscaping

- c) Development will be supported where it can be demonstrated that the proposal conserves and enhances character and addresses the Planning Recommendations as set out within the Village Character Assessment.

Figure 10: Portreath Village Character Areas (please note that the character area boundaries do not specify the settlement areas for the housing policies in this NDP)

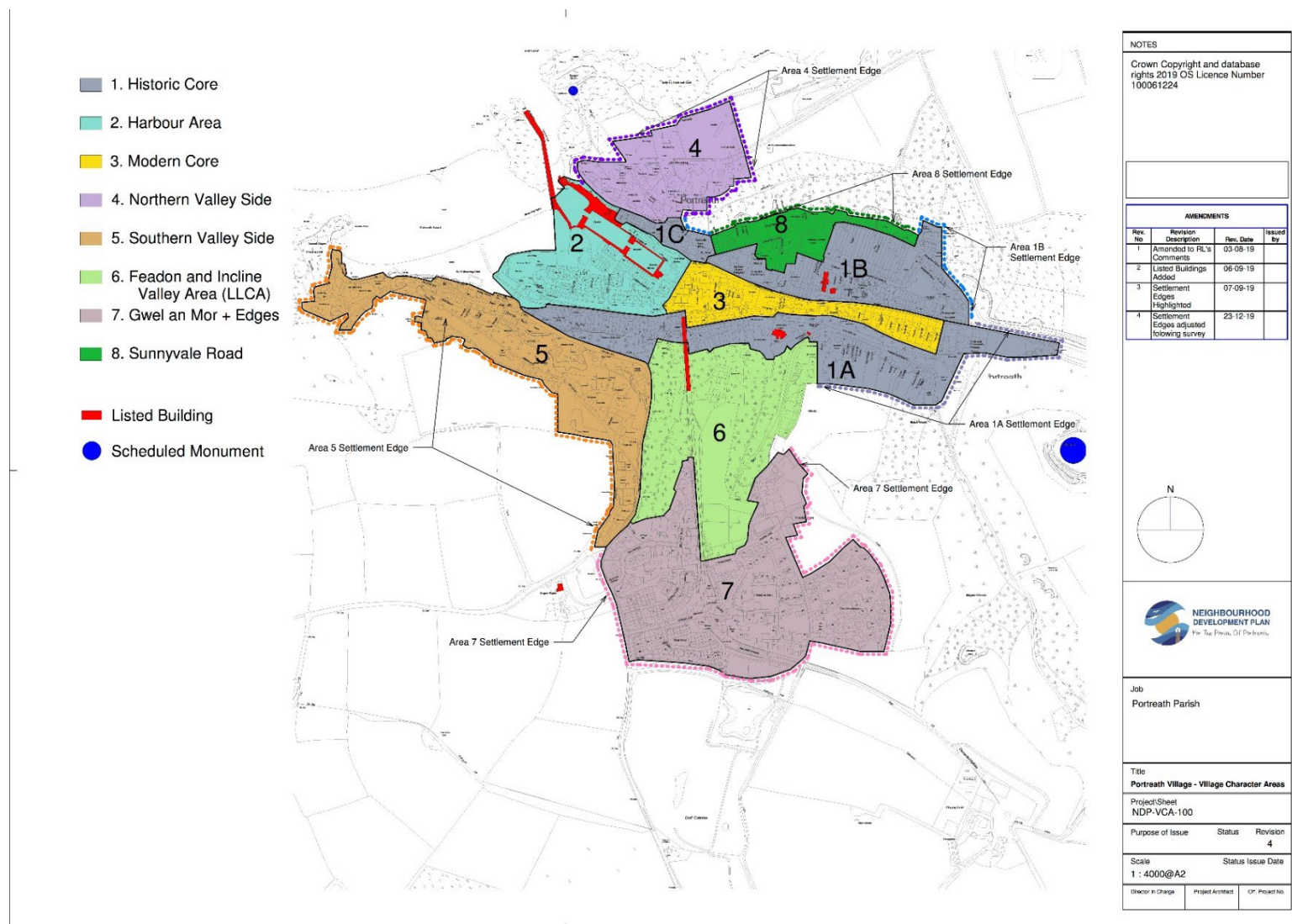
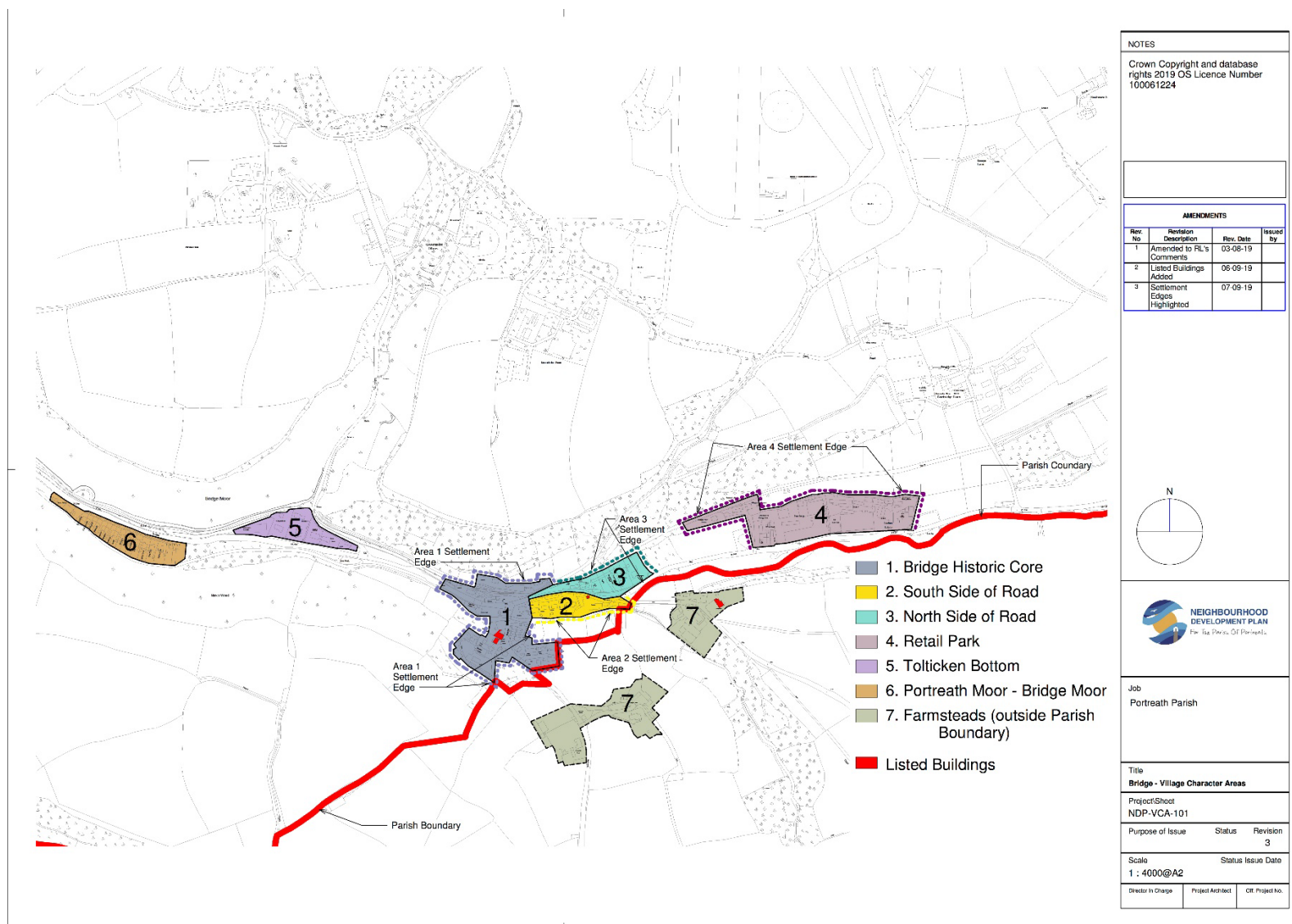


Figure 11: Bridge Village Character Areas (please note that the character area boundaries do not specify the settlement areas for the housing policies in this NDP)



7.9. Policy 8: Provision of Energy Efficient Buildings and Places

Policy 8: Justification

- 7.9.1. The Parish encourages wherever possible the use of renewable energy and environmentally sustainable materials and construction.
- 7.9.2. However, care will need to be taken that the siting and type of structures and fixtures should not have an undue negative visual impact on the landscape or heritage character of the area or pose risks to protected species in accordance with other policies in this NDP.
- 7.9.3. Materials and designs should blend in with the surrounding buildings and landscapes. For example, solar panels constructed from non-reflective material, including systems which can be incorporated as part of slate tiling on a roof would be appropriate on buildings with slate roofs or on new buildings in areas where slate roofs are characteristic. Solar collectors can be incorporated into the existing roof in the same way as roof windows. Roof-mounted panels should be installed so that they are flush with the roof and do not protrude above the roofline.

Policy 8 Intention

- 7.9.4. The intention of this policy is to encourage the use of renewable energy and carbon reduction wherever possible through new development, but to ensure that adequate consideration is given with regard to the effect on the character of the Parish, taking into account both the positive and negative impacts.

Policy 8: Provision of Energy Efficient Buildings and Places

The design and standard of any new development should aim to meet a high level of sustainable design and construction, be optimised for energy efficiency, targeting zero carbon emissions, with building siting and orientation that maximises passive solar gain. The following measures are also strongly encouraged.

- The use of high quality, thermally efficient building materials,
- Installation of energy efficiency measures such as loft and wall insulation and double glazing;
- Non-residential developments meeting the Buildings Research Establishment BREEAM building standard 'excellent';
- The incorporation of on-site energy generation from renewable sources such as solar panels; and
- Any new development to incorporate car charging point infrastructure;
- The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

New development that includes off street parking is required to incorporate car charging point infrastructure, and where appropriate other development is encouraged to do so.

7.10. Policy 9: Safeguarding and Enhancing our Valued Landscapes and Seascapes

Policy 9: Justification

7.10.1. The whole of the Parish area is highly valued by the community in terms of its landscape character and scenic beauty. As a result, the NDP group have undertaken a Local Landscape Character Assessment (LLCA) to provide a supporting evidence base to decision making that describes the components of our landscape (the document can be found at Appendix D). This comprehensive and dedicated evidence base describes the distinctive rural and coastal landscape character of Portreath Parish and can be used to direct development in a way that strengthens its cultural character and local distinctiveness.

7.10.2. The term '*valued landscapes*' relates to all landscape components of the parish. Paragraph 170 of the NPPF requires planning decision to contribute to '*protecting and enhancing valued landscapes*.' Further, policy 23 of the LP:SP which explains through paragraph 2.146 that '*All landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important.*'

7.10.3. The LLCA maps seven landscape types for Portreath Parish:

- Elevated upland plateaus
- Rounded hill top
- Flat valley bottom
- Shallow valley sides
- Coastal valleys

- Steep sided valleys
- Cliffs and beach

7.10.4. The LLCA describes each landscape type as follows:

- Topography and Drainage
- Biodiversity
- Land Cover and Land Use
- Field and woodland pattern
- Building distribution
- Public Access: roads and Public Rights of Way
- Historic features
- Distinctive features
- Aesthetic and sensory
- Condition
- Relationship to the adjacent land parcel
- Views
- Development pressure affecting landscape character
- Landscape management and development considerations

7.10.5. Reference should also be made to wider Cornwall level documents that cover matters of landscape, such as the Landscape Character Assessments and the Historic Landscape Characterisation held by Cornwall Council.

Policy 9: Intention

7.10.6. The intention is to inform the design and landscaping of any new development in a way that reflects and contributes to landscape character, as described within the Parish evidence base. Within the wider Parish, development will be required to pay special attention to the desirability of protecting and enhancing valued landscapes in accordance with Paragraph 109 of the National Planning Policy Framework and Policy 23 of the Cornwall Local Plan.

Policy 9: Safeguarding and Enhancing our Valued and Designated Landscapes and Seascapes

a) All proposals within the Parish will be required to conserve and enhance our valued landscapes and seascapes and demonstrate how proposals have responded to, and been informed by the Local Landscape Character Assessment of Portreath (attached at Appendix D) in the following aspects

- Topography and drainage
- Biodiversity
- Land cover and land Use
- Field and woodland pattern
- Building distribution
- Public access: roads and public rights of way
- Historic features
- Distinctive features
- Aesthetic and sensory
- Views
- Relationship to the adjacent land parcel

b) where appropriate, development proposals must demonstrate in a supporting statement how the development positively addresses adverse landscape 'Condition factors' and 'Development pressures' affecting landscape character', as described for the Landscape Character Type, in the Portreath Parish Local Landscape Character Assessment (LLCA). The statement should also describe how the development has positively responded to the 'Landscape Management and Development Considerations' section within the LLCA.

7.11. Policy 10: Conserving and Enhancing the Cornwall AONB within the parish of Portreath

Policy 10: Justification

- 7.11.1. The South Western part of Portreath Parish contains part of the Cornwall Area of Outstanding Natural Beauty. The Cornwall AONB has 12 separate sections and the section relevant to Portreath Parish is Section 06, 'Godrevy to Portreath'. There is a specific chapter within the Cornwall AONB Management Plan 2016-2021 which describes in detail the landscape significance of the area and sets out detailed policies on the management of Section 06, to achieve the purposes of an AONB, which are to conserve and enhance natural beauty.
- 7.11.2. The AONB area within the Parish has its boundary along the coast, turning inland at the Western end of Portreath beach and skirts along the Western valley, following the lane along Battery Hill and then following the route of Tregea Hill and Cot Lane to Penpraze Cottages at the Parish Boundary. Whilst the AONB adjacent to Cot Lane remains relatively rural, there has been significant levels of development, inconsistent with AONB purposes, on the Southern Valley Side (Portreath Village Character P5).
- 7.11.3. Cornwall AONB Management Plan Policy GP6.13 addresses this issue.

GP6.13 'Encourage the growth of Portreath to meet local needs in ways that do not adversely impact upon the AONB and its setting. Guard against the cumulative impacts of development on the valley side, west of the A3301, within the AONB, including the infilling of gaps between existing individual dwellings, which are themselves already impacting upon the AONB, in terms of scale, siting, design, massing and materials.'

- 7.11.4. The Portreath Village Character Assessment also provides guidance at policies P5 1. To P5 11. And P5 8. specifically addresses the AONB.

P5 8. Retain the open, semi-natural character of the hillside, with a land cover of coastal grassland, heathland and scrubby vegetation, by limiting further new build development in this designated (AONB) area.

Policy 10: Intention

- 7.11.5. To conserve and enhance the natural beauty of Portreath Parish in line with the primary statutory purpose of Areas of Outstanding Natural Beauty and consistent with the primary purposes of the AONB designation, as established by the 1949 National Parks and Access to the Countryside Act. This policy helps to ensure that development within the AONB and its setting should be informed by the evidence base and policies contained within the Cornwall AONB Management Plan 2016-2021 and subsequent 5-yearly reviews of the Management Plan thereafter.

Policy 10: Conserving and Enhancing the Godrevy to Portreath Section of the Cornwall AONB

- a) Proposals for new development and redevelopments within the AONB boundary in Portreath Village Character Area P5 'Southern Valley Side', must demonstrate that they do not contribute to a further loss of open green space, as described within the Portreath Parish Village Character Assessment.
- b) All proposals for development in, or within the setting of, the Cornwall Area of Outstanding Natural Beauty will be required to conserve or enhance the landscape character and the scenic and natural beauty of the AONB as set out in the Statement of Significance contained within the Cornwall AONB management Plan. Development proposals should demonstrate how they have responded to and met the policy framework established within the Cornwall AONB Management Plan and relevant to the AONB within the parish of Portreath.
- c) All development within, or in the setting of, the AONB will also be required to show in a supporting statement, how it has taken account of the Cornwall AONB Management Plan 2016-2021, specifically the 'Managing Development' Section of 'Policy' and Section 6 'Godrevy to Portreath' of 'Local' and subsequent reviews of the plan during the life of the NDP. See Appendix E



Figure 12: The Cornwall AONB designation in Portreath Parish (note: the designation extends beyond the parish boundaries)

7.12. Policy 11: Conserving, Enhancing and Restoring Biodiversity and the Natural Environment

Policy 11: Justification

7.12.1. The Parish is covered by both designated and non-designated biodiversity sites and contains a number of natural landscape features which not only provide a valuable and irreplaceable environment for wildlife but also contribute significantly to the natural landscape character of the Parish.

Policy 11: Intention

7.12.2. This policy seeks to ensure that conserving and enhancing biodiversity habitats and landscape features is at the forefront of any development proposals so that mitigation is sequentially the last option, with onsite retention and enhancement the priority.

7.12.3. This policy seeks to ensure that safeguarding and enhancing biodiversity habitats and improving connectivity through the inclusion of high-quality green infrastructure is at the forefront of any development with proposals achieving '*biodiversity net gain*'.

7.12.4. Further, new development is encouraged to be designed to the Building with Nature standard: [How it Works — Building with Nature](#).

Policy 11: Conserving, Enhancing and Restoring Biodiversity and the Natural Environment

1. Proposals must demonstrate how their scheme has responded to the advice contained within Cornwall Council's 'Cornwall Planning for Biodiversity Guide'.
2. Proposals should set out how developments will achieve biodiversity net gain (over 10% for major developments) on predevelopment values, utilising the most up to date Defra Biodiversity Net Gain metric.
3. Proposals shall enhance the biodiversity and green infrastructure, retaining and enhancing wildlife areas, green spaces and the connections between them, demonstrating how they will:
 - a) avoid harm to designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas;
 - b) maintain patches of semi-natural habitats and ideally link separated areas together as part of the intended end land-use;
 - c) ensure retention, restoration and/or re-creation of habitat linkages such as Cornish hedges as part of developments;
 - d) take enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site;
 - e) include holes of 13cm² area minimum in the base of fences to create "highways" that enable small wildlife to roam freely;
 - f) create new semi-natural habitat off-site if opportunities on-site are limited; and
 - g) respond to the biodiversity features as described within the Parish Local Landscape Character Assessment and enhance landscape and green infrastructure as guided by the Parish Village Character Assessment.

7.13. Policy 12: Informal Recreational Activities and Access

Policy 12: Justification

7.13.1. Portreath parish is host to a wide range of outdoor informal recreational activities including:

- Jogging, hiking, walking;
- Cycling, horse riding;
- Water sports, surfing, body boarding, kayaking etc.

7.13.2. Activities may also be pursued for the purposes of finding peace in nature and enjoyment of life within the natural landscape and environment.

7.13.3. The parish contains a number of valuable places, areas and routes which provide access and facilitate informal recreation, such as:

- Portreath Beach
- Mineral Tramway
- Multi-surface access trails
- SW Coastal footpath
- Illogan Woods

Policy 12: Intention

7.13.4. This policy intends to protect these places, areas and routes for posterity.

Policy 12: Informal Recreational Activities and Access

Proposals that involve the use of land in the countryside to facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be supported where they, subject to accordance with other policies in this plan, such as those with regard to the effects of development on landscape character and natural beauty, would:

- a) not have an undue adverse effect on other land uses in the vicinity, and
- b) promote the use of existing and future public rights of way.

7.14. Policy 13: Flood and Tidal Vulnerability and Coastal Erosion

Policy 13: Justification

7.14.1. Much of the settlement within Portreath Parish is located in the flat valley bottom of the Portreath Stream, built along the river floodplain and much of Portreath and Bridge are within the Environment Agency's mapped Flood Zone 3. As such, Portreath experiences regular flooding which has been exacerbated in recent years by flash floods. Since Portreath Village is also coastal, it is at risk from coastal flooding by rising sea levels and increased storminess. The area of coastline around Portreath Parish comprises sandstones, siltstones and shales and episodes of rockfalls and landslips are common along the coast in this location. The likelihood of severe coastal erosion is increased because of climate change.

7.14.2. The Cornwall and Isles of Scilly Shoreline Management Plan 2 (SMP2), sets out the policy direction in terms of how we should respond to coastal erosion events. The SMP2 outlines the policy direction for areas of the coast within Portreath Parish and at Portreath. The majority of the undeveloped coast is directed as '*No Active Intervention*' short to long term, whilst Portreath Harbour is directed to '*Hold the Line*' 2025 and thereafter '*Hold the Line with some minor managed realignment*' whilst Portreath Beach is directed to '*Hold the Line*' until 2025 and undergo '*Managed Retreat*' thereafter. Excerpts of the SMP2 relating to the Parish are contained within Appendix F and the full SMP2 document is located at [https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-](https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/coastal-erosion-and-shoreline-management/shoreline-management-plans/shoreline-management-plan-2011-smp2/)

[risk/coastal-erosion-and-shoreline-management/shoreline-management-plans/shoreline-management-plan-2011-smp2/](https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/coastal-erosion-and-shoreline-management/shoreline-management-plans/shoreline-management-plan-2011-smp2/)

7.14.3. Portreath Beach is a popular attraction with residents and tourists alike, and the policy also seeks to protect the bathing waters from contamination by polluted water run-off.

7.14.4. The Policy is also supported by Cornwall Council produced documents as follows:

- Cornwall Local Flood Risk Management Strategy – available by clicking [here](#)
- Cornwall Council Sustainable Drainage Policy – available by clicking [here](#)
- Cornwall Council Chief Planning Officer's Advice note on Planning for Coastal Change

Policy 13: Intention

7.14.5. To enhance the performance of our natural capital and green infrastructure within the Parish to cope with heavy rainfall and alleviate flooding, increasing climate change resilience and reducing flood and water pollution risks. To ensure that our coastline can be resilient to climate change effects, whilst maintaining safe public access and enjoyment.

Policy 13: Flood and Tidal Vulnerability and Coastal Erosion

- a) Proposals should make use of Sustainable Urban Drainage principles and be able to demonstrate the following:
 - How they have reduced as far as possible the use of hard, engineered drainage systems
 - How they intend to manage water at or near the surface and maximise infiltration into the ground, and
 - How they will use drainage solutions to deliver ecological and community benefits.
 - How they have maximised the use of “natural” SuDS features including infiltration, swales, storage basins, ponds and wetlands.
 - How they have considered water efficiency, for example by incorporating rainwater harvesting technology alongside other SuDS features.
 - How they have considered tree planting, street trees, rain gardens and green roofs.
- b) New development should avoid areas of flood risk as far as possible. Development proposals must include a drainage strategy to show how they have included adequate drainage that can cope with a 1 in 100 year flooding event. A Flood Risk Assessment (FRA) is required for development sites which are located in flood zones 2, 3a and 3b or any other area of known flood risk and/or drainage issues.
- c) Any proposed new development adjacent to the coast should demonstrate consistency with the Cornwall & Isles of Scilly Shoreline Management Plan (SMP2, 2011, the review of 2016 and any further updates).
- d) Proposals to undertake minor works to improve sea defences and strengthen or stabilise cliff faces will be supported where it can be demonstrated that the works are consistent with the management approach in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment and that the ability of biodiversity to adapt to the changing coastline is safeguarded and where it is needed to maintain public access along the coast. A detailed schedule of works, including materials to be used, must be submitted to Cornwall Council and agreed prior to works commencing.
- e) Consider proposals for major coastal stabilisation works in line with the policy objective set out in the Cornwall and Isles of Scilly Shoreline Management Plan 2.

Social and Community Policies

7.15. Policy 14: Local Green Space Designations

Policy 14: Justification

- 7.15.1. Paragraphs 99 and 100 of the NPPF allow for local communities through neighbourhood plans to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances.
- 7.15.2. Though the VCA, areas of green infrastructure relative to Portreath and Bridge of value to the community have been identified. There are wider areas within the Parish, and more formal areas of space that are also recognised of value.
- 7.15.3. Figure 13 show areas of Local Green Space put forward via the VCA and through our public consultations as green areas of importance to the community. A summary description of each Local Green Space can be found in [Appendix G](#). Please also refer to the consultation statement which can found in the supporting evidence base at www.portreathndp.org.

Policy 14: Intention

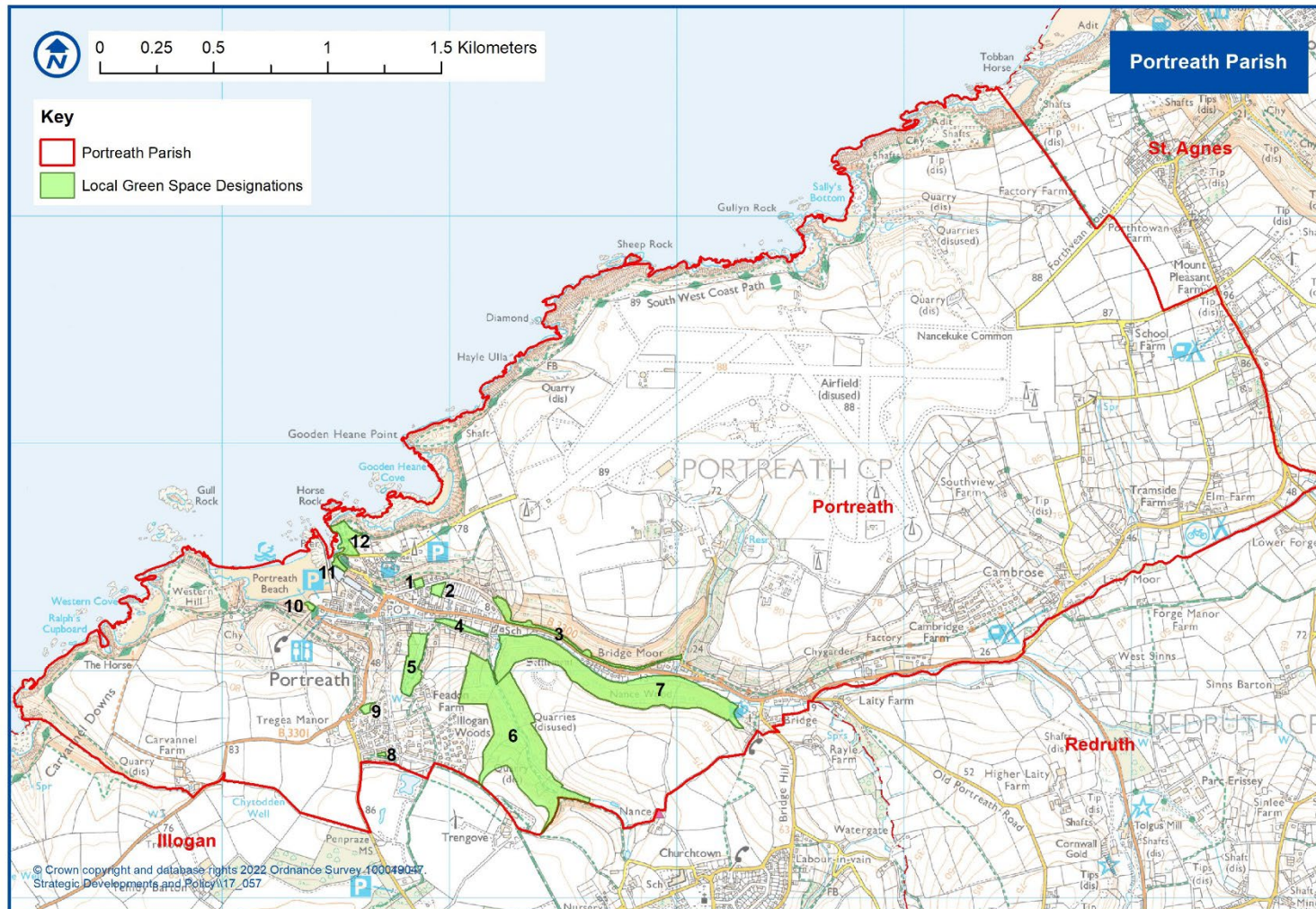
- 7.15.4. This policy intends to protect these areas for posterity as safeguarded land as a Local Green Space designation.

Policy 14: Local Green Space Designations

The areas shown number 1 – 12 on Figure 13 and detailed in Appendix G are designated as Local Green Space.

Development on Local Green Spaces will only be permitted in very special circumstances.

Figure 13: Local Green Space Designations



7.16. Policy 15: Supporting and Safeguarding Community Facilities

Policy 15: Justification

- 7.16.1. Existing services and facilities in the Parish are of high value to local residents as is clearly demonstrated in the consultation statement. These valued community facilities include a wide range of businesses, community recreation areas and buildings such as the churches, village halls, playing fields, allotments, local shops and pubs. Furthermore, new services and facilities are welcomed where they are well located to our settlements.

Policy 15: Intention

- 7.16.2. The intention of this policy is to protect existing community facilities that are of value to the community and to provide support for new community facilities when and where these are required.

Policy 15: Supporting and Safeguarding existing and supporting new Community Facilities

Development proposals which provide or contribute to new or improved community, cultural, recreational or sport facilities will be supported where they meet an identified local need in sustainable locations or help to support the retention and enhancement of existing community facilities. The loss of community and cultural facilities will not be supported unless appropriate replacement facilities and services can be provided of equivalent or improved value, in a location within the Parish that is appropriate to the community

To promote and improve social interaction in the Parish, development proposals will be supported in principle where they contribute to any of the following:

- a) provision of additional or extension of existing community facilities;
- b) provision of additional green space for public access and recreation; or
- c) provision of, restoration or modification which provides community access to additional amenities.

7.17. Policy 16: Community Scale Renewable Energy

Policy 16: Justification

- 7.17.1. The Parish is keen to support small scale renewable energy schemes which are primarily shared amongst residents in the Parish.
- 7.17.2. The importance of a low carbon economy and the contribution of low carbon energy generating technologies to achieving this is acknowledged. The NPPF through paragraph 152 recognises all explains that *'Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.'*

Policy 16: Intention

- 7.17.3. To support small scale community renewable energy projects in the Parish which are acceptable in context, taking account of the landscape, heritage and village characteristics and designations

Policy 16: Community Scale Renewable Energy

Proposals for community scale renewable energy will be supported subject to the following criteria:

- there must be a demonstrable significant benefit to the local community; and
- the siting and scale of the proposed development does not have an adverse effect on designated and undesignated landscapes, heritage assets or village character, in a manner commensurate to their status; and
- the proposed development does not have an adverse effect upon the living conditions of residents; and
- the proposed development does not have an adverse effect on a feature of natural or biodiversity importance

Business and Tourism Policies

7.18. Policy 17: Business and Employment

Policy 17: Justification

7.18.1. Portreath is home to a relatively small but varied array of businesses. The value attached to existing businesses in the Parish was a strong theme in the consultations, particularly those providing services to the local community. The largest employers are in hospitality and tourism but there are also a handful of retail spaces, workshops and light industrial units.

7.18.2. 40% of respondents to the Business Survey work from home and there was support for shared workspace, offices and workshops within the Parish. One of the biggest hurdles to new and existing businesses was access to communication technology- broadband performance and mobile phone access. Whilst this has partially been addressed in some areas, there remains a number of low or not spots within the Parish.

Policy 17: Intention

7.18.3. This policy is intended to support development proposals that will fulfil a need of the local community either for goods, services or improved quality and/or diversity of local employment opportunities providing that they are of an appropriate scale and of a nature that does not detract from the character of the Parish.

Policy 17: Business and Employment

- Proposals for development which will result in the loss of existing premises used for businesses or employment services or facilities will only be supported where:
 - a) the proposal shows that the existing premises could not be used as an alternative viable business, employment service or facility, or
 - b) that the development will result in enhanced premises for business, employment service or facility.
- Proposals for new development which provide facilities or essential infrastructure for small-medium scale businesses such as retail space, workshops, shared workspace and communications technology, will be supported provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood, or have an adverse effect on designated and undesignated landscapes, heritage assets or village character.

All such developments should demonstrate, by way of a supporting statement, how the proposal will

- a) meet the needs of the Parish either for goods, services, employment opportunities or wellbeing

- b) provide services and employment opportunities of a local nature appropriate to the scale and distinct character of the Parish.
- c) not adversely affect traffic levels or demonstrate how any increase will be managed
- d) increase diversity and contribute to the local economy year round
- e) add to the character and vitality of the local area
- Working from home proposals for small scale home-based enterprises should not have a detrimental effect on residential areas or the countryside by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours.

7.19. Policy 18: Visitor Experience and the Local Leisure Economy

Policy 18: Justification

7.19.1. Portreath has a wealth of natural and historic features which understandably attract visitors from both within the UK and further afield. It is known for its friendly atmosphere, catering for the needs of visitors, whilst not being over-commercialised. In the business survey, 46.5% of the businesses represented were linked to tourism and a further 7.5% of other businesses experienced

peaks in the holiday season. The wider consultations demonstrated a broad recognition of the importance of visitors to the economy of the Parish but also a desire to preserve a balance between the needs of visitors, local residents and the natural environment. Policy 5 CLP states that proposals should provide a well balanced mix of economic, social and environmental benefits.

Policy 18: Intention

7.19.2. This policy is designed to recognise the importance of visitors to the Parish and support sustainable tourism which sits comfortably within the context of the natural environment, the local community and the character of the Parish.

Policy 18: Visitor Experience and the Leisure Economy

Developments will be supported where they can be demonstrated to:

- Support sustainable tourism opportunities (for example: heritage trails, cycle trails and coastal activities) which capitalise on the assets and landscapes of the Parish where there is no significant detrimental impact on the natural or landscape asset or the overall character of the natural environment and its wildlife; or
- Improve visitor experience with the provision of clear signposting and access to information; or

- Promote sustainable transport and discourage unnecessary use of cars; or
- Provide additional facilities including wet weather facilities and attractions with the aim of enhancing leisure amenities and extending the visitor season; where these are consistent with Policy 5 of the Cornwall Local Plan and where they do not conflict with other policies in the NDP. Approach roads must be capable of accommodating the volume of traffic likely to be generated by the development and a safe access must be provided.

All proposals will be expected to demonstrate a commitment to the sustainable development of the leisure economy, by making positive contributions to measures such as energy efficiency, waste minimisation, sustainable transport and ensuring developments optimise their full potential benefit to the Parish by, where possible, allowing access for the wider community.

Glossary and Abbreviations

AA – Appropriate Assessment
 AONB - Area of Outstanding Natural Beauty
 AONB MP – the Cornwall AONB Management Plan
 BAP - Biodiversity Action Plan
 CIL - Community Infrastructure Levy
 CISI – Cornwall Industrial Settlements Initiative – Portreath 2002
 CNA - Community Network Area
 FRA – Flood Risk Assessment
 HNA – Housing Needs Assessment
 HRA – Habitat Regulations Assessment
 LLCA – Local landscape Character Assessment
 LP:SP - Cornwall Local Plan: Strategic Policies Development Plan Document
 NDP – Neighbourhood Development Plan
 NPPF - National Planning Policy Framework
 NPPG – National Planning Practice Guidance
 SAC - Special Area of Conservation
 SEA - Strategic Environmental Assessment
 SMP – Shoreline Management Plan
 SPD- Supplementary Planning Document
 SSSI - Special Site of Scientific Interest
 SuDS – Sustainable Urban Drainage System
 VCA – Village Character assessment
 WHS – Cornwall and West Devon World Heritage Site

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities

Detailed Definitions For the Housing Policies from paragraphs 1.65 – 1.68 of the LP:SP

- **Infill:** For the purposes of this policy, ‘infilling’ is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.
Many frontages however are not continuously built up and have large gaps, i.e. bigger than one or two dwellings between buildings or groups of buildings. These gaps can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished.
Large gaps often exist between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement; they are not appropriate locations for infill development, and the development of these gaps would not therefore be considered as infill under the policies of this Local Plan.
- **Rounding off:** This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.
- **Previously developed land:** In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.

Appendices

[Appendix A: Lifetime Homes Design Standards](#)

[Appendix B: Heritage Inventory including identified non designated heritage assets, CISI update and Portreath harbour archaeological non-designated assets.](#)

[Appendix C: Village Character Assessment](#)

[Appendix D: Local Landscape Character Assessment](#)

[Appendix E: AONB Management Plan Godrevy to Portreath Local Section](#)

Appendix F: Shoreline Management Plan 2 – [Text](#) and [Map](#)

[Appendix G: Local Green Spaces Summary Description](#)

Supporting Documents

[Neighbourhood Development Plan – Phase One Report Creating a Vision of Place and Engaging our Community’](#)

[Portreath Housing Needs Assessment July 2019](#)

[Portreath Parish Residents’ Survey Results](#)