



**NEIGHBOURHOOD
DEVELOPMENT PLAN**
For The Parish Of Portreath



Portreath Parish Neighbourhood Development Plan – Summary Version

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 at the Pre- Submission stage of the evolution of the NDP and is a summary of our full plan (the Regulation 14 version)
- 1.1.2 The full document and all of the supporting documents can be accessed on our website www.portreathndp.org.
- 1.1.3 This Executive Summary has been prepared for distribution to those who find a summarised, printed version to be more suited to their needs.
- 1.1.4 Due to Covid Restrictions our consultation will be undertaken online. To take part in the consultation please visit www.gocollab.co.uk/portreath
- 1.1.5 For individuals who do not have access to the internet a telephone line has been set up so that people can discuss the plan and share their views.
- 1.1.6 Our public consultation will last for 6 weeks commencing 12th October
- 1.1.7 2 meetings will take place on Zoom: 26th October 19.00 hours and 11th November at 14.00 hours
- 1.1.8 The NDP applies to the area that is covered by Portreath Parish Council as shown in Figure 1.
- 1.1.9 NDP has been driven by the need to balance the requirements of commercial and housing development whilst protecting and enhancing the environment.
- 1.1.10 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.

2.2 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

2.3 Natural and Historic Environment

- 2.3.1 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.
- 2.3.2 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.

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 was a set of priority objectives. Working in this way has enabled the steering group to undertake analysis and gather evidence which will underpin the plan.
- 3.1.3 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
- 3.1.4 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

3.1.5 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' folder at www.portreathndp.org.

3.1.5 All supporting documents, including the 'Basic Condition Statement' and 'Consultation Statement', are available at www.portreathndp.org.

3.1.6 Alternatively, hard copies can be requested from the Parish Clerk at Mrs. L.B. Jose, 16 Glenfeadon Terrace, Portreath, Cornwall TR16 4JX.

3.1.7 A list of the key supporting documents commonly referred to in the NDP is provided in the table below.

Table 1: 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
Cornwall Local Plan 2010-2030	September 2016	Cornwall Council

Document	Date	Author
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)

4. The NDP Objectives

4.1.1 The Objectives of the Portreath Parish NDP have been informed by the key priorities identified as part of the community engagement events, and surveys undertaken. They have been set for housing, the environment, social/community infrastructure and local business

4.1.2 For housing they are to:

- Build only what we need to protect and sustain the community's diversity
- Demand higher standards for amenity space and environmental performance of dwellings, capable of adapting to future needs

4.1.3 Our objectives for the environment are:

- To conserve and enhance the nature 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
- 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.
- To conserve, enhance and take opportunities to restore the unique and distinctive heritage of the Parish
- To ensure carbon reduction and resilience to climate change effects
- 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

4.1.4 The social and community objective are:

- Protect the valued sense of community and maintain & develop that which contributes to an integrated community where people's inclusion and happiness are valued
- 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

4.1.5 The objective for local businesses is:

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

5. NDP Policies

5.1 NDP Policies - Housing

5.1.1 We have developed 3 policies for housing

5.1.2 Policy 1 - New houses will be supported within the settlement area (see map on next page. This will be limited to 3 houses in the Portreath area and 2 within the Bridge and Porthtowan sections.

5.1.3 Policy 2 – We will support proposals for new housing developments which provide a mix of 1-3 bedroom units and are designed as lifetime homes. In rural exception sites we will support developments which meet identified needs of the parish

5.1.4 Policy 3 – New open market houses, excluding replacement dwellings, will only be supported when there is a restriction to ensure its occupancy as a principal (primary residence)

5.2 Design and Development Standards Policies

5.2.1 Policy 4 - Proposals for design and development must demonstrate how they support the character of the areas. They must make provision for off street parking. Developments must also protect the night sky by offering limited amount of outdoor lighting

5.3 Heritage Policies

5.3.1 Policy 5 - Development must show that it contributes to the protection, preservations, access and enhancement of non-designated heritage assets of historic significance and archaeological interest. For such sites development must show how they can make appropriate repair and conservation works.

5.3.2 Policy 6 - Development within the areas of Portreath Harbour, which is part of a World Heritage Site, must comply with the relevant World Heritage Management Plan.

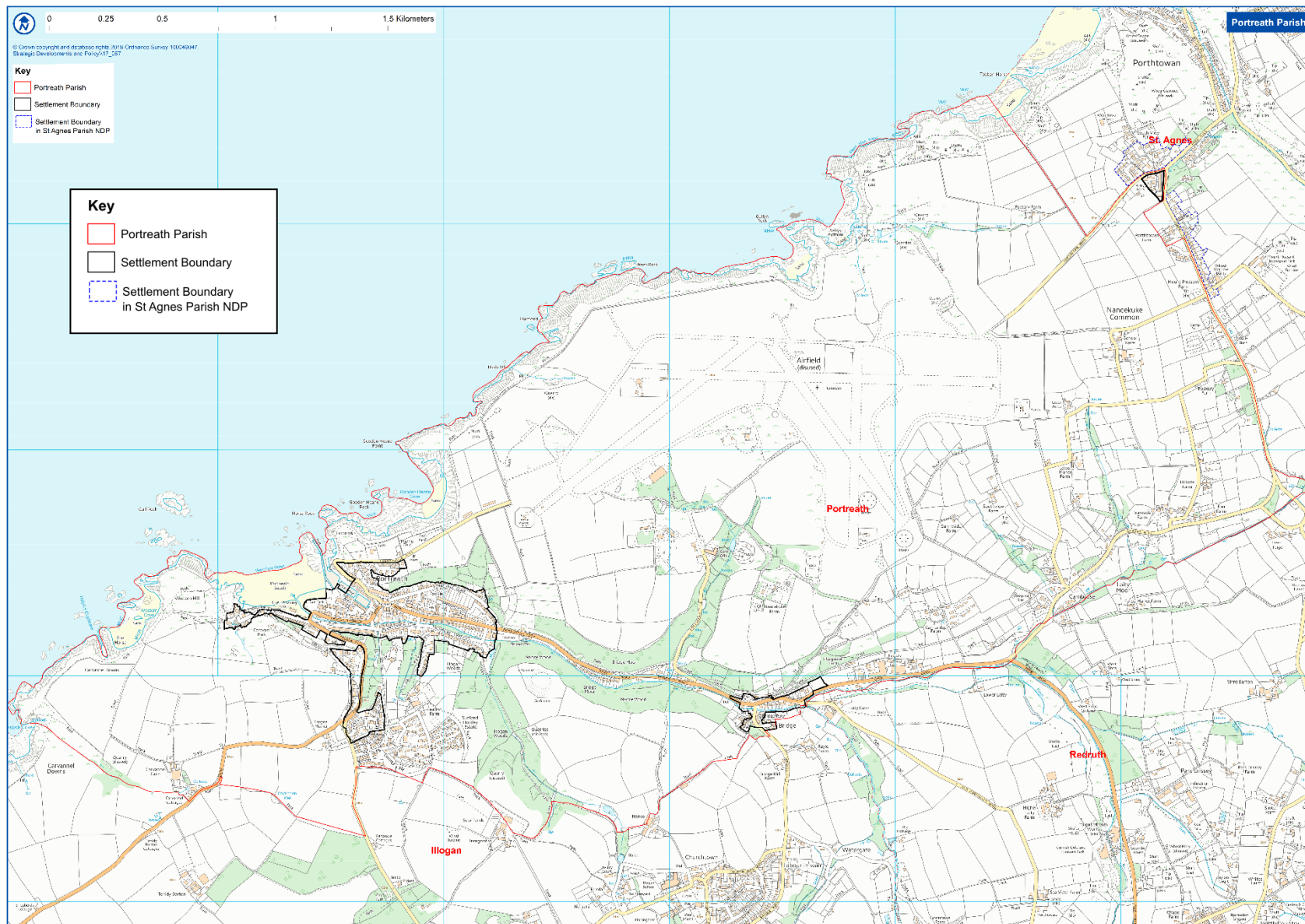


Figure 2 Settlement Boundaries in the Parish. Please refer to subsequent figures for detailed maps

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5.4 Environmental Policies

- 5.4.1 Policy 7 - New developments will be required to strengthen and enhance and preserve the character of the village
- 5.4.2 Policy 8 - The design and standard of any development or alteration should meet a high level of sustainable design and construction, maximising energy efficiency and targeting zero carbon emission.
- 5.4.3 Policy 9 - All development proposals will need to enhance and conserve our valued landscapes and seascapes
- 5.4.4 Policy 10 – Any developments within the parish's Areas of Outstanding Natural Beauty must show that they do not create a loss of open green space. They must also conserve and enhance the landscape and scenic beauty of the area.
- 5.4.5 Policy 11 – We will support biodiversity and all proposals will need to achieve over 10% biodiversity net gain. Proposals will need to retain and enhance wildlife and green spaces.
- 5.4.6 Policy 12 – Proposals involving the use of land to facilitate access to and enhance enjoyment of the countryside for informal recreational purpose will be supported as long as there is no adverse effect of other land uses in the vicinity.
- 5.4.7 Policy 13 – We will ensure that developments have a good drainage and avoid the use of hard engineered drainage systems. We will seek to ensure that drainage solutions deliver ecological benefits and maximise the use of features and consider tree planting and green roofs. Wherever possible we will not support developments in flood risk areas. When they are accepted it will only be when plans exist to show how they can cope with significant flooding.

5.5 Social and Community Policies

- 5.5.1** Policy 14– Local Green Space Designations. We have designated 21 areas of Local Green Space (See Table 3). These areas will only be developed in very special circumstances.
- 5.5.2.** Policy 15 – Proposals that contribute to the community of our parish will be approved if they meet an identified need in a suitable location or if they support / enhance an existing community facility. Developments that result in a loss of community facilities will not be supported unless replacement facilities can be provided in an appropriate location.
- 5.5.3** Policy 16 - Renewable Energy Schemes will be supported if they harness local clean energy resources (shared primarily among local residents) and do not have an adverse effect on the surrounding landscape, living conditions of residents, and/or feature of natural or biodiversity importance

Table 3 Local Green Space Designations

Local Green Space	Grid Ref. (Approx. centre)	Description and purpose	In reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
1 Greenslade Park	OS SW 6587 4540	All weather football pitch and play area for younger children. Borders Sunnyvale Road. Formal planting laid out by local community adjacent to woodland to the North.	Within Portreath	Provides a meeting area for young people and parents.	Small scale park
2 Greenfield Gardens	OS SW 6595 4536	Greenspace comprising gardens, planted by local community, surrounding grassy area and small amphitheatre, used by walkers, dog walkers, occasional fete, picnic area and benches used by passing cyclists.	Within Portreath	Important local green space in regular use by the community for a number of purposes.	Small scale green space
3 Mineral Tramway – Portreath to Cambrose	OS SW 6721 4595	Cycle track and footpath in regular use, passing through woods and hedges providing a natural corridor for wildlife habitat and recreational use. The track provides a safe footpath for walkers between Cambrose, Bridge and Portreath. The route of the track follows the historic Mineral Tramway comprising part of the WHS	Provides connection between Portreath and Cambrose via Bridge	Popular walking and cycling route	Narrow tract of land running either side of the tramway
4 Jubilee Gardens	OS SW 6604 4520	Some small formal patches of gardens and wild area between Primrose Terrace and the stream below. Provides a 'semi-natural' link with Illogan Woods and Feadon Wood beyond	Within Portreath	Important green/ woodland buffer	Narrow tract of land

Local Green Space	Grid Ref. (Approx. centre)	Description and purpose	In reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
5 Feadon Wood	OS SW 6588 4506	Part of Mining multi-use trail in regular use. The trail rises up through woodland to join with Gwel-an-Mor beyond. A quiet, safe and beautiful pathway.	Easy walking distance from Portreath	Important green/ woodland buffer	Small grouping of woodland
6 Valley - Tregea Hill to Incline	OS SW 65467 4505	A wild area with no public access available wildlife can flourish.	Easy walking distance from Portreath	Important green/ woodland buffer	Small grouping of woodland
7 Illogan Woods	OS SW 6627 4481	Adjoins Nance wood as a largely unmanaged, upland oak woodland (ancient semi-natural and ancient replanted) with a public footpath bisecting the wood alongside the stream in the valley. Forming part of the K12 Portreath Valley County Wildlife Site	Easy walking distance from Portreath and Bridge	n.b. Recent, local public support against reclassification of current common land at Illogan Woods and Nance Wood	15.93 ha (the Government recommend that 20ha would exceed an extensive tract of land)
8 Nance Wood	OS SW 6670 4492	Nance Wood is narrow strip of semi-natural woodland and designated as a Site of Special Scientific Interest notified for its dwarf, sessile oak coppiced woodland, good bryophyte flora and Irish spurge, which is found in only two localities in Britain	Easy walking distance from Portreath and Bridge	n.b. Recent, local public support against reclassification of current common land at Illogan Woods and Nance Wood. https://www.change.org/p/corn-wall-council-stop-the-reclassification-of-the-current-common-land-at-illogan-woods-and-nance-wood	9.45 ha (the Government recommend that 20ha would exceed an extensive tract of land)
9 Bridge Moor	OS SW 6674 4507	Woodland/ walking area	Easy walking distance from Portreath and Bridge	Important woodland/ walking area	8.16 (the Government recommend that 20ha would exceed an extensive tract of land)
10 Tolticken Wood	OS SW 6717 4525	Woodland/ walking area	Easy walking distance from Portreath and Bridge	Important woodland/ walking area	2.98 ha (the Government recommend that 20ha would exceed an extensive tract of land)

Local Green Space	Grid Ref. (Approx. centre)	Description and purpose	In reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
11 Car Park and Playing Field – Lighthouse Hill	OS SW 6588 4560	Playing field and parking area on elevated land above Portreath	Easy walking distance from Portreath	Playing field of local significance, visual prominence of the site above Portreath	Small scale section of land
12 Old Crazy Golf Site, Portreath Harbour	OS SW 6549 4538	Currently being naturally re-wilded.	Within Portreath	Re wilding of the site is a key local regeneration project	Small scale section of land
13 New Walk	OS SW 6600 4548	Footpath rising up through the north side on Portreath Valley from the bottom to the top of Lighthouse Hill.	Easy walking distance from Portreath	Important local walking area	Small scale section of land
14 Play Park near Ashton Court	OS SW 6571 4464	Formal play area	Within Portreath	Formal play area for local children	Small scale section of land
15 Grassed area and path between Belarion and Tregea Hill	OS SW 6564 4484	Informal green space	Within Portreath	Key local landscape/ wildlife buffer/ corridor	Small scale section of land
16 Grassed area at end of new development off Feadon Lane	OS SW 6564 4460	Informal green space	Within Portreath	Key local landscape/ wildlife buffer/ corridor	Small scale section of land
17 Grassed area on left of beach car park area adjacent to stream	OS SW 6540 4529	Informal green space	Within Portreath next to the beach	Key green space on approach down to the beach	Small scale section of land
18 Feadon Wildlife Areas	OS SW 6563 4472; 6573 4466	Informal green space	Within Portreath	Key local landscape/ wildlife buffer/ corridor	Small scale section of land

Local Green Space	Grid Ref. (Approx. centre)	Description and purpose	In reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and not an extensive tract of land
19 Memorial Gardens	OS SW 6565 4525	Formal green space	Within Portreath	Formal play area	Small scale section of land
20 Public area at end north side of harbour	OS SW 6550 4550	Informal green space	Edge of Portreath	Prominent undeveloped landscape feature overlooking the beach	Section of elevated land
21 Grassed area around Pepper Pot	OS SW 6551 4562	Informal green space	Edge of Portreath	Prominent undeveloped landscape feature overlooking the beach	Section of elevated land

Your Views Matter

No.	Policy	Yes	No	Comments
1	New houses will be supported within the settlement area This will be limited to 3 houses in the Portreath area and 2 within the Bridge and Porthtowan sections			
2	We will support proposals for new housing developments which provide a mix of 1-3 bedroom units and are designed as lifetime homes. In rural exception sites we will support developments which meet identified needs of the parish			
3	New open market houses, excluding replacement dwellings, will only be supported when there is a restriction to ensure its occupancy as a principal (primary residence)			
4	Proposals for design and development must demonstrate how they support the character of the areas. They must make provision for off street parking. Developments must also protect the night sky by offering limited amount of outdoor lighting			
5	Development must show that it contributes to the protection, preservations, access and enhancement of non-designated heritage assets of historic significance and archaeological interest. For such sites development must show how they can make appropriate repair and conservation works.			
6	Development within the areas of Portreath Harbour, which is part of a World Heritage Site, must comply with the relevant World Heritage Management Plan.			
7	New developments will be required to strengthen and enhance and preserve the character of the village			
8	The design and standard of any development or alteration should meet a high level of sustainable design and construction, maximising energy efficiency and targeting zero carbon emission.			
9	All development proposals will need to enhance and conserve our valued landscapes and seascapes			
10	Any developments with the parish's Areas of Outstanding Natural Beauty must show that they do not create a loss of open green space. They must also conserve and enhance the landscape and scenic beauty of the area.			

11	We will support biodiversity and all proposals will need to achieve over 10% biodiversity net gain. Proposals will need to retain and enhance wildlife and green spaces			
12	Proposals involving the use of land to facilitate access to and enhance enjoyment of the countryside for informal recreational purpose will be supported as long as there is no adverse effect of other land uses in the vicinity			
13	We will ensure that developments have a good drainage and avoid the use of hard engineered drainage systems. We will seek to ensure that drainage solutions deliver ecological benefits and maximise the use of features and consider tree planting and green roofs. Wherever possible we will not support developments in flood risk areas. When they are accepted it will only be when plans exist to show how they can cope with significant flooding			
14	We have designated 21 areas of Local Green Space (See Table 3). These areas will only be developed in very special circumstances.			
15	Proposals that contribute to the community of our parish will be approved if they meet an identified need in a suitable location or if they support / enhance and existing community facility. Developments that result in a loss of community facilities will not be supported unless replacement facilities can be provided in an appropriate location			
16	Renewable Energy Schemes will be supported if they harness local clean energy resources (shared primarily among local residents) and do not have an adverse effect on the surrounding landscape, living conditions of residents, and/or feature of natural or biodiversity importance			

Name

Address