



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

Portreath Neighbourhood Development Plan (NDP)

2020-2030

Consultation Statement – January 2021

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Message from the Chair

As chair of the steering group I feel proud that the draft Neighbourhood Development Plan (NDP) has been formed from grass roots and that we have had support from our community especially the local school and pre-school. It was great to see Ofsted noting the school's involvement in the NDP as an example of good practice. Our team of volunteers have worked hard to gather and disseminate information and produce a range of documents. This means we have a plan and lots of other creative products that describe a vision for our parish and a set of policies that will act as one way to help us achieve our vision.

Carrying out consultation given Covid restrictions was challenging but by using various media, especially the GoCollaborate platform we have managed to generate a lot of feedback and comments which we have taken into account in our recommendations.

Thank you to all the members of the steering group and volunteers for making this happen. And a special big thank you to the hundreds of people in our parish who have played a part in creating this plan.

Introduction

The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- 1.Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- 2.Explains how they were consulted;
- 3.Summarises the main issues and concerns raised by the people we consulted; and
- 4.Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Governance Arrangements

The parish council has been supportive of having a local plan for some time. They first proposed creating one in August 2017. September 2017 saw a leaflet delivered to all parish households explaining an NDP and asked for volunteers.

5/12/17 - was the first meeting of NDP volunteers - 15 present

18/12/17 - was the submission of the Designation, the formal start of the NDP process.

June 2018 - An NDP steering group was formed.

The NDP steering group met monthly and also provided monthly reports to the Parish Council. The terms of reference for the steering group are available at [Appendix 1](#). Steering group meetings were held in public. During the lockdown period the meetings took place on Zoom and these too were open for the public to attend.

The steering group had a finance lead responsible for securing financial support to produce our plan as well as ensuring that budgets were monitored and services were procured to ensure value for money. Finances were received from:

- National Grant for Neighbourhood Planning
- The Parish Council
- Portreath Improvements Committee
- Love Portreath
- Community Chest Grant

Neighbourhood Plan Steering Group Members

Neighbourhood Plan Steering Group Members	Responsibility
Heather Mullin	Chair
Chris Matijasevic	Deputy Chair. Provided support to a range of workstreams as required including finance, communication and business. Chris was one of 2 Parish Councillors on the Steering Group.
Iain Stewart*	Community and Social Infrastructure workstream lead. Provided leadership for Housing Needs Assessment and Village Character Assessment .
Terry Reynard	Community and social infrastructure focus. Organised a number of events including the World Café and Youth Event
Claire Whelan	Communications lead
John Eyre	Environment workstream lead and produced the Landscape Character Assessment
Cath Dennis	Picture of Place focus, led a number of engagement and creative events with children of all ages as well as working with residents at the local nursing home. She will coordinate the production of our legacy document.
David Ilett	Business workstream focus (Parish Councillor)
Brigid Clarke	Business workstream lead
Joe Urban**	Group member
Peter Disney**	Group member
Brian Barber	Treasurer

*Iain Stewart stood down from the group on completion of the Village Character Assessment (VCA) in 2019

**Joe Urban & Peter Disney joined the group in late 2020 during the pre-submission consultation process.

In addition to the steering group, subgroups were formed to work on the detail of the plan. Community & Social Infrastructure and Picture of Place subgroups were made up from members of the steering group. Two other subgroups were made up of members of the steering group and additional volunteers. These subgroups were the environment group which had 13 volunteer members and the communications group 7 members. An independent business group consisting of 33 members was established and acted as a sounding board/consultee for the NDP.

Finally we established a database of over 70 volunteers who assisted in a range of tasks such as delivering leaflets, helping at events, commenting on policies.

Aims of the Consultation

In producing this plan our key objective was to ensure the community understood its purpose and were included in every stage of its production:

Phase 1 - raising awareness and understanding the major areas of concern and for change

Phase 2 - gathering evidence. We developed our survey based on the findings from Phase 1. In addition, the following formal assessments were carried out:

Housing Needs Assessment, Local Landscape Character Assessment, Village Character Assessment, Wildlife Resource, BAP Priority and Landcover Habitat, information, maps and metadata. prepared by Cornwall Wildlife Trust and the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS)

Phase 3 – determining our priorities

Phase 4 - producing our plan

Phase 5 – consulting on our plan

Phase 1 - Raising Awareness

The steering group wanted to know what the vision for our future was and to ensure that the planning policies we developed supported this overarching vision. Ensuring that young people were involved in helping us create this vision was key. Cath Dennis led a team of volunteers to work with the school and pre-school to produce our Picture of Place. More Information can be found in [Appendix 2](#)

It was important that residents understood the purpose of the plan and that the steering group could understand the key areas where they wanted to see change. To raise awareness, we undertook a 3-pronged approach

- Information Leaflet – widely distributed throughout the parish
- Cart – The cart displayed a range of information about NDP as well as local maps. It allowed us to capture data regarding areas of concern, that were valued or needed development. We attended 3 major events with the cart. Two Xmas events at the school, Portreath Arms and a Flood Planning Event. A full list of events that took place throughout the process is available at [Appendix 3](#).
- Facebook Page – We used facebook to promote events, update followers on progress and to raise awareness of the process. Our facebook page (www.facebook.com/portreathparishndp/) has 375 followers.

Phase 2 – Gathering Evidence

1. Local survey. The survey took place between January and February 2019. This paper survey was delivered to each home within the parish (over 800 leaflets were distributed). The survey was also made available online. There were 301 completed surveys. The results of this survey were presented at a public meeting in March 2019. 28 people attended this meeting. These results are available at [Appendix 4](#).
2. Business survey – An additional survey was undertaken for local businesses and this yielded 58 responses. The outcomes of this were presented at a business meeting on 23rd May 2019, [Appendix 5](#).
3. Housing Needs Assessment – As part of the national support available to us a Housing Needs Assessment was undertaken by AECOM and is available on our website www.portreathndp.org. The research questions linked to type of housing needed and affordable housing. These questions were chosen as a result of the issues raised in the local survey. This report was completed in June 2019. Its findings were presented to participants at the World Café Event.
4. Local Landscape Character Assessment – This assessment was undertaken by 14 volunteers who were trained by Kath Statham in April 2019. All of the assessments and photographs were taken by these volunteers who undertook a range of visits. The findings of their work formed the basis of our assessment report which was written by John Eyre (steering group) and Kim-Marie Jackson a volunteer. This report was prepared in draft by September 2019 and is available on our website.
5. Village Character Assessment – This assessment was undertaken by Colette Beckham from Gain Consultancy supported by 15 local volunteers who received training in September 2019. In addition one of our volunteers – Rose Lewis, led the work to update and log all of our heritage assets. The full report is available on our website.
6. Wildlife Resource, BAP Priority and Landcover Habitat, information, maps and metadata was prepared by Cornwall Wildlife Trust and the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS).

Phase 3 – Determining Our Priorities

The key priorities for the NDP were determined at the World Café Event which took place on 14th June 2019. This event was attended by 171 people. They discussed what they wanted to Protect, Adapt and Transform in terms of Housing, Environment and Community Infrastructure. This information was captured in notes, by a graphic artist and in posters. The information was then analysed and a set of priorities were reported back to the steering group. A full report on the findings is available at [Appendix 2](#).

In addition we also wanted to ensure that young people were involved in the process. This work took place between November and December 2019. A report is included at [Appendix 6](#). The highlight was an event held in December at which 20 young people were in attendance.

Phase 4 – Producing Our Plan/ Objectives

The findings from the world café were considered by the steering group and the subgroups and NDP Objectives were agreed as a result. The objectives 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.
- Features 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 of 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 & 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

Having agreed these objectives, the next step was to determine the best policy statements to ensure their delivery. A long list of options was prepared and distributed to sub-groups, the business group and all volunteers on our database. A scoring criteria was agreed by the steering group. A copy of the policy statements that was sent out is attached as [Appendix 7](#). As a result of this exercise 30 replies were received and the results of the ranking is attached at [Appendix 8](#). The wording of the policy statements was adapted and enhanced during the process of creating the plan.

Strategic Environmental Assessment Screening opinion

The neighbourhood plan steering group submitted the draft plan to Cornwall Council, as the local planning authority, to screen for a Strategic Environmental Assessment. Cornwall Council concluded that an SEA was not required as the proposed policies would not cause any likely significant effects on the environment. This followed consultation with Natural England, Historic England and the Environment Agency.

Phase 5 – Pre-submission Consultation

A subgroup was established to discuss and agree the process for consultation that should be undertaken given that we were in partial lockdown due to Covid 19. The consultation plan is included at [Appendix 9](#).

The plan involved a number of engagement channels which included:

- ✓ Piloting a digital platform (GoCollaborate)
- ✓ Leaflet distribution to all businesses and households – [Appendix 10](#)
- ✓ Hard copies of executive summary and feedback form in post office – [Appendix 11](#)
- ✓ Zoom meetings
- ✓ NDP Website
- ✓ Facebook promotions including promotional videos [Appendix 12a](#) and [12b](#)
- ✓ A telephone contact point
- ✓ Emails were sent to all necessary statutory bodies [Appendix 13](#)

The 6 week consultation began on October 12th. There were some initial problems with our digital platform so it was decided to extend the consultation period by an additional 5 weeks ending on 31st December 2020.

Consultation Overview

The table below shows the responses received via different media. All of these responses have been addressed in this consultation statement.

Communication Routes	Numbers	Notes
Telephone	6	Responses included in Appendix 14
Zoom	4 2	See later section
Face Book Pages - Portreath NDP, GoCollaborate: <ul style="list-style-type: none">• Views• Engagements	9468 2260	Demonstrates level of engagement and interest. All those who commented were directed to formal channels of communication
Website	5 8	Overview of letters received is given in this document. Responses to issues raised are also included in Appendix 14
Post – pre prepared letter	1 with 24 signatories	As above

Questionnaire		
• Hard copies	11	
• GoCollaborate	97	
Petitions - hard copy and electronic	2	273 signatories
Videos	3	2535 views of the 3 videos

a. Go Collaborate

GoCollaborate provided us with a purpose built digital platform , [Appendix 15](#), that enabled us to give the 1400 residents in the Parish a way to provide feedback on the draft policies. Critically the platform also enabled us to provide all the supporting evidence to the policies so that residents could understand where the policies being presented for consideration, came from.

Gocollaborate also supported us through a social media campaign and the production of leaflets and posters, to reach as many residents as possible. With Gocollaborate's assistance we were delighted to see 97 people contributing through the platform and a further 11 through paper submissions, these being in addition to other comments through Facebook.

This level of contribution came on the back of 838 people visiting the Portreath Gocollaborate platform and some 2370 being alerted to the consultation through a variety of Facebook posts. It is clear now that Gocollaborate's involvement was central to us ensuring all the residents of Portreath knew about the consultation and had the opportunity to engage, even during the Covid restrictions.

Given this was a pilot there were a number of concerns raised regarding the platforms user friendliness. These were addressed by the team in the early stages of the consultation and by the end 80% of those completing the satisfaction survey of the platform were either satisfied or more than satisfied with it.

Outcomes

The digital platform allowed registered users to cast Agree/Disagree/Unsure votes for each policy and to Agree/Disagree with the plan as a whole. The Votes Cast were as follows:

Policy		Agree	Disagree	Unsure
1	Location/scale of new housing	48	21	12
2	Housing type, size & layout	63	13	05
3	Principal residency requirement	62	14	05
4	Design Standards	59	15	06
5	Designated /Non-designated Heritage Assets	64	07	04
6	The port harbour component of Cornwall and W. Devon WHS	64	08	02
7	Conserving & Enhancing Village Character	57	10	05
8	Provision of energy efficient businesses and places	57	11	04
9	Safeguarding & enhancing valued landscapes and seascapes	57	10	05
10	Conserving & enhancing the Godrevy/Portreath section of AONB	55	11	06
11	Conserving, enhancing, restoring biodiversity and natural environment	57	10	05
12	Informal recreational activities and access	55	09	08
13	Flood/tidal vulnerability and coastal erosion	58	09	05
14	Local Green Space Designation	46	15	11
15	Supporting/safeguarding existing community facilities and supporting new community facilities	58	10	04
16	Community Scale renewable energy	59	08	05
	Do you support the plan *	46	22	

*only 2 options were offered for this question

The digital platform also left room for comments on each policy. A list of these comments and responses to them is included at [Appendix 14](#).

N.B The above votes and comments also include those from people who completed hard copies of the questionnaire.

Zoom Meetings

Three zoom meetings took place during the consultation, in the early evening, afternoon and later evening to make them accessible to as many people as possible. 42 members of the public were in attendance at the meetings. In the tables below are a list of issues raised at the meetings and also the steering group's formal responses to these.

ZOOM MEETING 1 - 26/10/20			
Theme	Issue Raised	Resident Proposal	NDP Formal Response
SETTLEMENT BOUNDARIES	RIVER ROW /BASSETT TERRACE INC LAND TO SIDE OF INCLINE	LINE ALONG TREGEA HILL AND EAST	A review of settlement boundaries was undertaken which recommended that the boundaries are removed from policy 1 and replaced by defined settlement areas and specified scale of development. This recommendation is approved by the steering group.
		ALL OF PORTREATH VILLAGE INCLUDED	See above
	LACK OF LAND OWNERS INVOLVEMENT	NEED CONSULTING	Noted but steering group believe they have taken a robust approach to consultation
HOUSING NUMBERS	DIFFERENT NUMBERS	ENSURE ACCURATE AND THEY ALL TALLY	Noted and plan has been altered to give more consistency
CONSULTATION	LIMITED CONSULTATION	MORE TIME	The time was increased as well as the ways in which people could reply to the questionnaire
AFFORDABLE HOMES	WHAT IS DEEMED AFFORDABLE	NEEDS TO ENSURE THE LOCAL RESIDENTS CAN AFFORD	We use the definition from the Cornwall Local Plan
GO COLLABORATE PLATFORM	SEVERAL ISSUES WITH FUNCTIONALITY	CORRECT ASAP	These issues were addressed when raised
INVOLVEMENT OF CHILDREN	WOULD BE GOOD TO RECOGNISE THEIR INVOLVEMENT	CONSIDER OPTIONS	This was limited due to lockdown but the headmistress was informed and two letters were sent to parents

ZOOM MEETING 2 - 11/11/20

Theme	Issue Raised	Resident Proposal	NDP Formal Response
SETTLEMENT BOUNDARIES	RIVER ROW /BASSETT TERRACE INC LAND TO SIDE OF INCLINE	LINE ALONG TREGEA HILL AND EAST	A review of settlement boundaries was undertaken which recommended that the boundaries are removed from policy 1 and replaced by defined settlement areas and specified scale of development. This recommendation is approved by the steering group.
		ALL OF PORTREATH VILLAGE INCLUDED	See above
		SUBMIT PETITION OF OVER 200	Notes this will form part of the consultation response
	LAND TO WEST OF INCLINE	TO BE INCLUDED	See comment 1
	LACK OF LAND OWNERS INVOLVEMENT	NEED CONSULTING	Noted but steering group believe they have taken a robust approach to consultation
CONSULTATION	LIMITED CONSULTATION	MORE TIME	This was agreed and consultation was extended
		AWAIT EXIT FROM COVID RESTRICTIONS	Not agreed we believe our process has been robust
SECOND HOMES	RESTRICTION WOULD REDUCE BUSINESS	REMOVE FROM PLAN	We have retained the 2 nd home policy
	PRINCIPLE HOME RESTRICTION	REMOVE FROM PLAN	Not agreed however we now recommend applying the principle home restriction to Settlement Areas only.
HOLIDAY LETS	REDUCTION IN MONTHS OCCUPIED	REMOVE	This will be actioned
GREEN SPACES	DISAGREE WITH SOME	REMOVE	The Green Spaces have been reviewed and amendments have been made
PROCESS	WHAT HAPPENS TO COMMENTS	NEED TO SEE CHANGES	All comments have been recorded and actions noted
	WHAT HAPPENS TO AMENDED PLAN	NEED TO SEE	Amended plan will be available at the NDP steering group on 22 nd January and will also be on Parish Council Website

	HOW CAN INFLUENCE PLAN ONCE SUBMITTED TO PARISH COUNCIL	NEED TO UNDERSTAND	Attend the parish council meeting where it will be discussed
	HOW CAN INFLUENCE PLAN ONCE SUBMITTED TO CORNWALL COUNCIL	NEED TO UNDERSTAND	There is an opportunity to vote in the referendum
GO COLLABORATE PLATFORM	SEVERAL ISSUES WITH FUNCTIONALITY	CORRECT ASAP	Noted and these have been corrected
DOCUMENTATION	DIFFICULT TO FIND APPENDICES		Noted
DISTINCTIVE HOUSING CHARACTER	DOES PORTREATH HAVE ONE	NOTHING CONSISTENT	There are a number of areas with different characteristics described in the Village Character Assessment

ZOOM MEETING 3 - 25/11/20			
Theme	Issue Raised	Resident Proposal	NDP Formal Response
SETTLEMENT BOUNDARIES	CONERN ABOUT CUTTING ACROSS GARDENS	THIS SHOULD NOT BE IMPOSED	A review of settlement boundaries was undertaken which recommended that the boundaries are removed from policy 1 and replaced by defined settlement areas and specified scale of development. This recommendation is approved by the steering group.
	CONCERN ABOUT LEAVING OUT NEW DEVELOPMENT AT TREGEA ESTATE	NEEDS TO BE INCLUDED	See above
	WHY NEED FOR BOUNDARIES ALONG TREGEA TERRACE/RIVER ROW	SUFFICIENT PROTECTION AFFORDED BY LOCAL PLAN AND OTHER POLICIES IN THE NDP	See above
	POTENTIAL TO LOWER THE VALUE OF PROPERTIES	WOULD CHECK WITH ESTATE AGENTS	This view is not shared by the steering group
NUMBER OF HOUSES	LOOKS LIKE RESTRICTING	WE NEED DEVELOPMENT	The Housing Needs Assessment indicates that the parish is overdeveloped. Thee does however

			remain a need for affordable housing and as such it is important to specify this in the plan
GREEN SPACES	VERY FEW OUTSIDE OF PRIVATE OWNERSHIP	WHY INCLUDE	Green spaces are highly valued by our community and link to our objectives
APPENDICES	C,D AND G STILL NOT CORRECT	G IS POPULATED BY TABLE 6 INFORMATION AND SHOULD NOT BE	The Appendices will be corrected in the final statement
GOCOLLABORATE	SOME ISSUES STILL OUTSTANDING	VOTING NUMBERS AND COMMENTS SHOULD BE VISIBLE	The steering group did not share voting numbers during the consultation but these will be made publicly available at the end of the pre-submission consultation phase
	SOME ISSUES STILL OUTSTANDING	SHOULD GOCOLLABORATE BE THE MAIN VEHICLE FOR GAINING FEEDBACK ON THE DRAFT NDP	A range of consultation feedback methods were available. GoCollaborate generated most comments
PROCESS	CLARITY ON WHO CAN VOTE AND WHEN	NEED TO ENSURE EVERYONE IS INVOLVED	Cornwall Council lead the referendum process and are responsible for contacting those eligible to vote
	WHO IS THE EXAMINER	WOULD LIKE TO CONTACT THEM ABOUT THE NDP	The examiner it appointed by the council. Representations are not made directly to the examiner

Letters received

Sender	Issues	Response
RRH Portreath	Support of the plan	Thank you
Chair St Agnes NDP	Liked layout and objectives	Thank you
Police	Would like a comment on designing out crime	Covered in the policy
St Agnes Parish Council	Would like to ensure that our boundaries reflect the boundary changes with them	This has been done
Highways England	Satisfied that none of the policies impact on road networks	Thank you
Natural England	No specific comments but shared some guidance	Thank you this has been taken into account
Influence Planners	Regarding settlement boundaries on behalf of a resident	A review of settlement boundaries was undertaken which recommended that the boundaries are removed from policy 1 and replaced by defined settlement areas and specified scale of development. This recommendation is approved by the steering group
Individual	Settlement areas in Bridge Moor	See above
Gwel An Mor	Challenging second homes, all year round use of properties and settlement boundaries	These issues are considered and responded to in Appendix 14
Letter with 24 signatories	Settlement boundaries and green spaces	Taken into account into the review of Settlement Boundaries
Visit Cornwall	Supporting Gwel an Mor resort as an all year round resort and also as the kind of resort planning policy should support	Noted changes have been made to allow the resort to be all year round and an additional tourist policy will be added

b. Petitions

Two petitions were received. Petition 1 was a hard copy objecting to the NDP. In particular the development envelope excluding land south of Railway Terrace and the local green space designation (Area 6). This petition had 65 signatories.

The 2nd petition was done via chang.org. The objection: Without any prior consultation with the landowner the Portreath NDP is seeking to designate a parcel of private land in the heart of the village as being:

1. Outside the village settlement boundary

And

2. A designated Local Green Space (Tregea Hill to incline) – this is overly onerous and will blight an area of land that is in a sustainable location in easy walking distance of all the facilities in the village

We object to the NDP for this basis and urge the NDP team to withdraw the development boundary to enable the northern part of the site to be included as part of the village settlement area

At the point the consultation closed this petition had 208 signatories.

c. The Website – www.portreathndp.org

Our website contains all the relevant information about the NDP process and policies. People were also able to make enquiries via the website. The enquiries that relate to policies are picked up in our response report [Appendix 14](#). We also received comments on the duration of the consultation & challenges with our digital platform. Wherever possible these issues were dealt with when raised. People also had the opportunity to telephone us or email the GoCollaborate Helpline.

d. General Issues

As well as comments regarding the proposed policies a range of general issues were raised during the consultation. These fell into three main categories:

1. GoCollaborate operating issues – already addressed in this document
2. Engagement – A range of general enquiries were made by people about viewing the plan and appendices. These individuals were signposted to our website, the executive summary available at the post office and finally a hard copy was delivered when requested. Concern was raised about the lack of communication with land owners affected by the proposed settlement boundaries, particularly where the boundary cut across private land. This issue was addressed as part of the review of the settlement boundaries which concluded a move towards settlement areas which will not affect private landowners. Business owners fed back that they felt the draft plan was not supportive enough of tourism and economy and made several recommendations how to strengthen the plan. Although the business community were fully involved in the plan development, the recommendations were duly considered and a number of amendments to the plan have been proposed along with two new policies specifically covering the points raised
3. Process - Feedback was received from a number of parishioners regarding the process of developing the NDP, the pre-submission consultation and what would happen after the consultation ended. Answers were provided to these questions along with reassurances that all feedback received via the published routes would be reviewed and made available to the public at the time of communicating the information to the parish council.

e. Review of Settlement Boundaries

It became clear from early in the consultation process that there was good support for most of the NDP policies. There was however, a great deal of concern regarding the proposed settlement boundaries. As a result Portreath Parish Council commissioned a review/options appraisal of the proposed boundaries to be taken into account at the end of the consultation process. The report outlines and appraises a number options and recommends that the Settlement Boundaries in Policy 1 are removed and replaced by defined settlement areas with specified scale of development. This recommendation was supported unanimously by the steering group. The full report is attached at [Appendix 16](#).

Change Log

Policy	Original Statement / Policy	Recommended change
Objectives	<p>The business objective would be enhanced by adding the following:</p> <p>Objective 1- : “and enhance the prospects for full time employment”.</p> <p>Objective 3 - it is suggested after local business the wording be added: “providing better wages and a longer season”.</p>	Changes to be made
1	Settlement Boundaries	That we remove the settlement boundaries and move to settlement areas. The recommended settlement areas are: Portreath, Bridge and Porthtowan(North Chapel Hill)
	Scale of developments	In order to address the opportunity to build smaller houses or flats we will increase the scale of development per site to 4 in Portreath and 3 in smaller settlement areas
2	No changes recommended	
3	Village Character Assessment suggests all year use of Gwel an Mor Resort be resisted	To be removed from the VCA
	Holiday lets and second homes are not as big an issue as other coastal parishes (less than 10%) It is suggested the policy only relates to new developments within the settlement boundaries and that an enforceable condition be added	This policy will apply to settlement areas only
	Principle Home Policy would be detrimental to the village. St Ives quoted as example where established properties in town centre bought as second homes as St Ives NDP had a similar policy and also led to higher property prices in the centre. It is suggested that Gwel an Mor are excluded from this policy	This policy has changed to apply to settlement areas only
4 , 5,7,9 &	The words 'the design and access	These will be changed to “a

10	statement' need to be changed in all policies it is referred to	supporting statement”
5	Policy title needs to change	Title becomes Heritage Assets
	Section 7.6.2 not required	To be removed
	Only last sentence in 7.6.3 required	To be amended
	7.6.8 not required	To be removed
	Word non-designated not required	As above
	Appendix B needs to be changed to reflect the reworking of this policy	Rewording to be done
6	The wording referred to as Village Character Area(s) (both within or in the setting of the development site)	To become within both the Village Character Area(s) and also the setting of the development site.
7	The wording referred to is All development proposals within, or in the setting of the Portreath Harbour	To become All development proposals within the setting of the Portreath Harbour...
8	No changes recommended	
9	No changes recommended	
10	No changes recommended	
11	In point 2 there is a 10% biodiversity gain in all developments not just large developments No statement on wildlife highways	To be changed to all developments, other than major developments must demonstrate a biodiversity gain. For major developments a 10% biodiversity gain is required. Rearrange the lettering in Paragraph 3 and add the following as point e, <i>Include holes of 13cm² area in the base of fences to create “highways” that enable small wildlife to roam freely</i>
12	No changes recommended	
13	The majority of the water coming down the valley comes from Redruth parish and therefore it makes sense to ensure developments up the valley are also included in this policy	Portreath Parish Council to be consulted on planning applications in Redruth Parish which have the potential to cause flooding down the valley
14	Table 6 duplicates with Appendix	Table 6 to be removed

	Appendix G does not contain detailed descriptions	To be renamed summary description
	The green spaces currently linked to properties do not meet the relevant criteria for inclusion	These will be removed
	Green space Area 6 does not meet the criteria	Area 6 to be removed
	The grid references for Areas 3 & 6 are not accurate	Grid references to be changed
	Green space 18 is not specific enough and the owners have not as yet been consulted	Following discussion with landowners giving more clarity they agreed that now change was necessary
15	Not sufficient reference to business or tourism	2 additional policies have been added (Policies 17 & 18) <ul style="list-style-type: none"> • Business & Employment • Visitor Experience & the Leisure Industry
16	No changes recommended	
Village Character Assessment		
	Need to amend section on all year round use for Gwel an Mor	Agreed
	Need to align description of steep path with LLCA description of same path	Agreed
	Do not agree that the area in Gwel an Mor resort is densely populated	Agreed

Appendices

1. [Steering Group Terms of Reference](#)
2. [Phase 1 Report](#)
3. [Events List](#)
4. [Survey Findings](#)
5. [Business Survey Presentation](#)
6. [Young People's Engagement Report](#)
7. [Policy Statement Questionnaire](#)
8. [Policy Ranking](#)
9. [Pre-submission Consultation Engagement Plan](#)
10. [Consultation leaflet](#)
11. [NDP Executive summary and questionnaire](#)
12. Promotional Videos Links – [Story So Far](#) and [Engagement](#)
13. [List of Statutory Bodies consulted](#)
14. Issues raised during consultation and steering group responses – [Excel](#) or [PDF](#)
15. [GoCollaborate](#)
16. [Settlement Boundary Review](#)