



Frequently Asked Questions

The Neighbourhood Development Plan Steering Group have produced this document to address the common questions that have arisen so far in the pre-submission consultation process. This list is not exhaustive and will be updated as and when necessary.

1. Will the boundary for the parish of Portreath change?

ANSWER - No the parish boundary remains the same. However within that boundary proposed settlement boundaries have been added

2. What are settlement boundaries?

ANSWER - They are lines drawn around settlement areas as a planning tool. There are different restrictions for development within and outside these boundary lines

3. Can houses be built inside the settlement boundaries?

Answer –Yes. Up to 3 new houses per site could be built at Portreath and up to 2 per site at Bridge or Porthtowan. Note the policy seeks to avoid piecemeal developments being brought forward individually that would collectively exceed these numbers, to avoid circumvention of the policy direction.

4. What can be built outside of the settlement boundaries?

ANSWER - Small scale rural exception sites (which are affordable housing led) will be supported, subject to accordance with other policies in the NDP and Cornwall Local Plan, where they are physically adjacent to the settlement of Portreath and are of no more than ten residential units (see policy 1 c of the NDP). Also, any housing development that aligns with Policy 7: Housing in the countryside of the Cornwall Local Plan will also be supported as a point of principle (see policy 1d of the NDP) outside of the settlement development boundaries (this relates to schemes such as replacement dwellings, barn conversion, essential rural workers accommodation).

5. The black settlement line goes through my garden can I still extend my property , landscape my garden with decking or put a new shed in my garden?

ANSWER – Yes. The settlement line relates to the construction of new dwellings. It does not affect any non-permanent constructions in your gardens such as sheds, decking or a summerhouse. It does not prevent you from seeking normal planning permission for extensions to your property.

Zoom Meetings

A list of the issues raised at the meeting and the responses given by the steering group.

Meeting 1 – 26th October 7.00p.m

THEME	ISSUE RAISED	RESIDENT PROPOSAL	RESPONSE TO ISSUE RAISED
SETTLEMENT BOUNDARIES	RIVER ROW / TREGEA TERRACE INC LAND TO SIDE OF INCLINE	LINE ALONG TREGEA HILL AND EAST	WILL DISCUSS WITH NDP CONSULTANT & BE CONSIDERED
		ALL OF PORTREATH VILLAGE INCLUDED	AS ABOVE
	LACK OF LAND OWNERS INVOLVEMENT	NEED CONSULTING	AS ABOVE
HOUSING NUMBERS	DIFFERENT NUMBERS	ENSURE ACCURATE AND THEY ALL TALLY	WILL ADDRESS & ENSURE ACCURACY
CONSULTATION	LIMITED CONSULTATION	MORE TIME	FULL ENGAGEMENT EXPLAINED
AFFORDABLE HOMES	WHAT IS DEEMED AFFORDABLE	NEEDS TO ENSURE THE LOCAL RESIDENTS CAN AFFORD	WILL CONSIDER HOW BEST TO DO THIS
GO COLLABORATE PLATFORM	SEVERAL ISSUES WITH FUNCTIONALITY	CORRECT ASAP	RECOGNISE ISSUES AND WORKING TO CORRECT
INVOLVEMENT OF CHILDREN	WOULD BE GOOD TO RECOGNISE THEIR INVOLVEMENT	CONSIDER OPTIONS	WILL ADDRESS

Meeting 2 – 23rd November 2.00pm

THEME	ISSUE RAISED	RESIDENT PROPOSAL	RESPONSE TO ISSUE RAISED
SETTLEMENT BOUNDARIES	RIVER ROW /TREGEA TERRACE INC LAND TO SIDE OF INCLINE	LINE ALONG TREGEA HILL AND EAST	KERRIER/LOCAL PLAN BASED - PUT IN WRITING SPECIFICALLY REFERENCING 7.2.11
		ALL OF PORTREATH VILLAGE INCLUDED	WILL BE CONSIDERED
		SUBMIT PETITION OF OVER 200	WILL BE CONSIDERED
	LAND TO WEST OF INCLINE	TO BE INCLUDED	KERRIER/LOCAL PLAN BASED - PUT IN WRITING SPECIFICALLY REFERENCING 7.2.11
	LACK OF LAND OWNERS INVOLVEMENT	NEED CONSULTING	WILL BE CONSIDERED
CONSULTATION	LIMITED CONSULTATION	MORE TIME	FULL ENGAGEMENT EXPLAINED
		AWAIT EXIT FROM COVID RESTRICTIONS	EXPLAINED REASONS WHY NOT
SECOND HOMES	RESTRICTION WOULD REDUCE BUSINESS	REMOVE FROM PLAN	ENGAGEMENT FEEDBACK SUPPORTS
	PRINCIPLE HOME RESTRICTION	REMOVE FROM PLAN	ENGAGEMENT FEEDBACK SUPPORTS
HOLIDAY LETS	REDUCTION IN MONTHS OCCUPIED	REMOVE	WOULD CHECK BUT THINK NOT IN PLAN
GREEN SPACES	DISAGREE WITH SOME	REMOVE	PUT IN WRITING

PROCESS	WHAT HAPPENS TO COMMENTS MADE	NEED TO SEE CHANGES	WILL BE CONSIDERED BY NDPSG
	WHAT HAPPENS TO AMENDED PLAN	NEED TO SEE	SUBMITTED ALONG WITH CONSULTATION STATEMENT TO PARISH COUNCIL
	HOW CAN INFLUENCE PLAN ONCE SUBMITTED TO PARISH COUNCIL	NEED TO UNDERSTAND	PUT IN WRITING TO PPC AND ATTEND MEETING WHERE PLAN CONSIDERED
	HOW CAN INFLUENCE PLAN ONCE SUBMITTED TO CORNWALL COUNCIL	NEED TO UNDERSTAND	PUT IN WRITING TO EXAMINER
GO COLLABORATE PLATFORM	SEVERAL ISSUES WITH FUNCTIONALITY	CORRECT ASAP	RECOGNISE ISSUES AND WORKING TO CORRECT
DOCUMENTATION	DIFFICULT TO FIND APPENDICES	CLEARLY MARK AND PLACE IN ONE AREA	WILL DO
DISTINCTIVE HOUSING CHARACTER	DOES PORTREATH HAVE ONE	NOTHING CONSISTENT	VERY VARIED BUT CERTAIN AREAS DO HAVE