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Appendix A Declaration of interests form



Porthleven Neighbourhood Plan Steering Group

Register of members' financial, and other interests and conduct pertaining to the group.

Name

Signature.....

Date.....

<p>1. The name of the person or business for which you or a family member are a remunerated director, employee or agent.</p>	<p>You</p>
<p>2. The name of any corporate body, group or interest you or a family member hold whose principal purposes include the influence of public opinion or policy.</p>	<p>You</p>
<p>3. A description of any contract for goods, services or works made between Porthleven Neighbourhood Plan Steering Group and you or a family member.</p>	<p>You</p>
<p>4. The address or other description of any land (sufficient to identify the location) in which you or a family member has a beneficial interest and which is within the boundaries of the parish of Porthleven.</p>	<p>You</p>
<p>5. I agree as a member of the Porthleven Neighbourhood Plan Steering Group that I will encourage people to give their honest opinions and views on the future of Porthleven and report these back to the group even if such opinions and views conflict with my own.</p>	<p>You</p>

Appendix B Screening opinion decision Porthleven

Mr Alan Jorgensen,
Porthleven Town Council
Chair Porthleven Neighbourhood Plan
Email: cllr.jorgensen@gmail.com

Date: 13th July 2017

Dear Mr Jorgensen,

Porthleven Neighbourhood Plan – SEA and HRA Screening

As requested I have screened the Porthleven Neighbourhood Development Plan to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion for the neighbourhood plan and consulted the statutory bodies, Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale and location of development proposed, Cornwall Council is of the opinion that the Porthleven neighbourhood plan is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.

This view is confirmed by the consultation bodies; I have attached the full screening opinion report and the responses from Natural England and Historic England. Both these consultees commended your landscape character assessment work. Natural England said in a covering email: 'Their efforts in relation to carrying out a local landscape character assessment are impressive and give them some very useful baseline evidence for their plan.'

As this is a draft plan, if significant changes or additions are made to your plan I would advise you to have it rescreened. David Stuart from Historic England has also given some advice in his response (attached.)

Yours sincerely,

Sarah Furley
Strategic Planning Policy
Tel: 01872 224294
Email: sarah.furley@cornwall.gov.uk

Cc: porthleventc@tiscali.co.uk

**Porthleven Neighbourhood Plan
(Draft 9.2.2017)**

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

June 2017

**Porthleven Neighbourhood Plan
Strategic Environmental Assessment Screening Report**

**Porthleven Neighbourhood Plan
Strategic Environmental Assessment Screening Report**

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Porthleven Neighbourhood Plan Strategic Environmental Assessment Screening Report

1. Introduction

- 1.1 This screening report is designed to determine whether or not the contents of the Porthleven Neighbourhood Plan (draft 9/02/17) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.
- 1.2 The purpose of the Porthleven Neighbourhood Plan is to guide housing and commercial development within the parish to preferred locations and ensure a high standard of design which respects and enhances local character.
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA or HRA.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately.
- 2.4 This report focuses on screening for SEA and HRA and the criteria for establishing whether a full assessment is needed.

Porthleven Neighbourhood Plan Strategic Environmental Assessment Screening Report

3. Criteria for Assessing the Effects of the Neighbourhood Plan

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

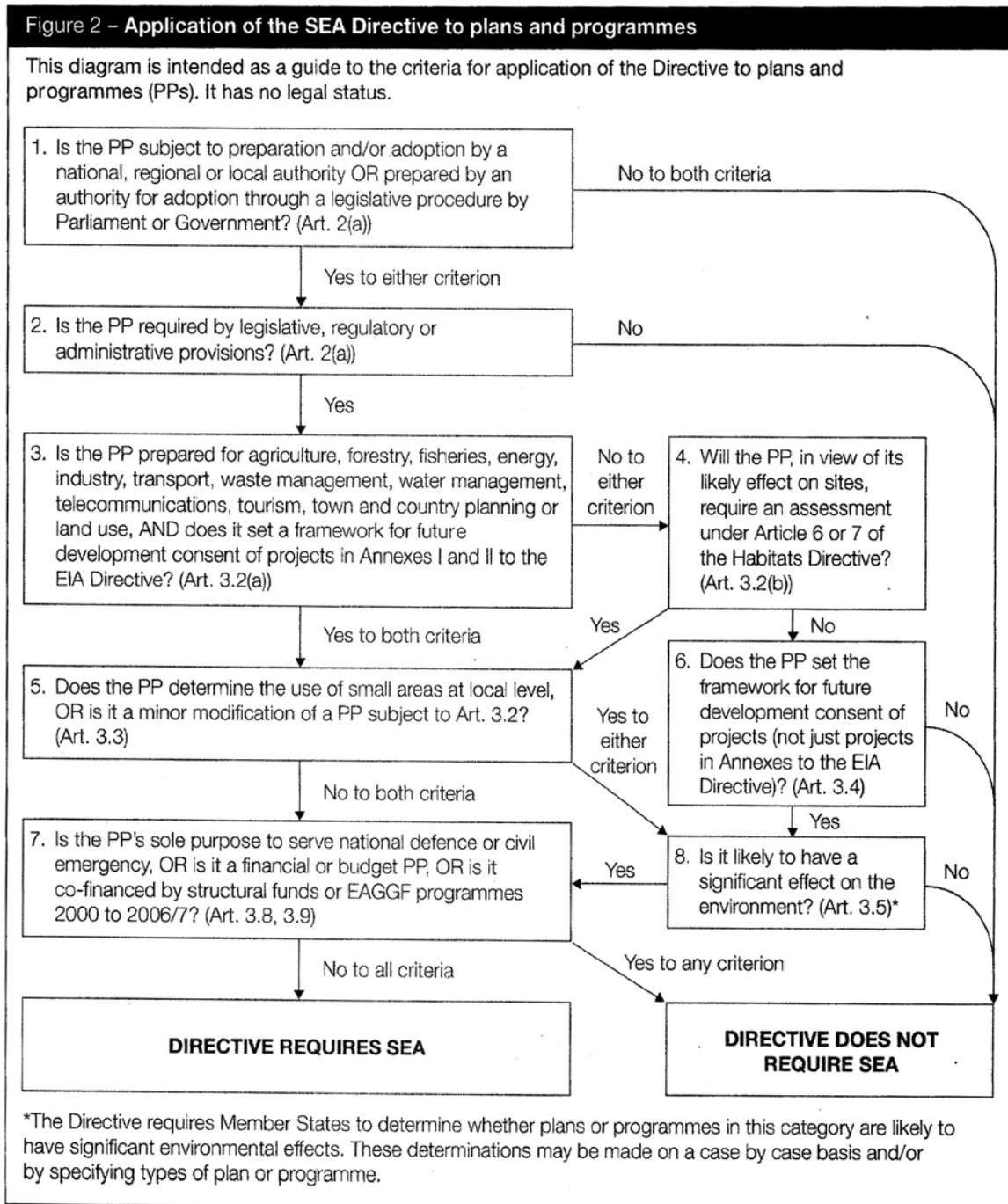
- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

Porthleven Neighbourhood Plan Strategic Environmental Assessment Screening Report

4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required¹.



¹ Source: A Practical Guide to the Strategic Environmental Assessment Directive

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Strategic Environmental Assessment Screening Report**

4.2 The table below shows the assessment of whether the neighbourhood plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be 'made' by Cornwall Council and used in decision making as part of the development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Annex I and II projects are (typically) large scale industrial and commercial processes – the plan does not deal with this scale of development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	There are no European Designated sites within the NDP Area. Porthleven lies just inside the precautionary 10km zone of influence for the Fal and Helford SAC, so a strategic solution exists for increased recreation caused by future development in this area and residents are likely to use the coastline within their parish for regular walking and some other coastal activities.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	Establishes a settlement boundary with capacity for development and contains policies to guide development within the parish.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	

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Strategic Environmental Assessment Screening Report**

Table 2 likely significant effects	
SEA requirement	Comments
The characteristics of plans and programmes,	having regard, in particular, to:
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The NDP contains policies which guide the location, nature and quality of development in the NDP area. The NDP has to provide land or policies to deliver the targets for development identified in the Cornwall Local Plan: Strategic policies, but can influence the precise location and style of that development.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The NDP must be in general conformity with the National Planning Policy framework and the Cornwall Local Plan: Strategic Policies.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The Cornwall Local Plan has been subject to SA and HRA and so the targets for housing and employment growth have been tested with reference to environmental considerations. Porthleven aims to meet, but not exceed, the housing target. Small scale employment within Porthleven is supported.
4. environmental problems relevant to the plan or programme,	Key designations in the area are: Porthleven Conservation Area http://www.cornwall.gov.uk/media/3638255/Porthleven-CAA-and-MS-March-2010.pdf AONB http://www.cornwall-aonb.gov.uk/southcoastwestern/ Loe Pool County Wildlife Site Porthleven to Lesceave Cliff County Wildlife Site Porthleven Cliffs East SSSI – designated for geology and coastal morphology https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1005924.pdf Porthleven Cliffs SSSI – designated for geological interest, notably a large erratic ‘Giant’s Rock’ https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1004228.pdf Wheal Penrose SSSI – a disused lead mine, designated for geological interest https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1003664.pdf Loe Pool SSSI – the largest freshwater lagoon in Cornwall. Important for a number of rare plants and

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	<p>habitat for insects and overwintering birds. Also designated for geological interest. https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1003319.pdf</p> <p>The area around the Porthleven River/ Methleigh Stream is Flood Zone 3: land assessed as having a 1 in 100 or greater annual probability of river flooding</p> <p>Porthleven Methodist Church and Penrose Manor House are Grade II* listed There are 60 other Grade II listed buildings and structures in the Parish, including Porthleven Harbour Walls, east and west jetties, inner jetty and main pier and other buildings within the Conservation Area, properties that form part of the Penrose Estate as well as more isolated farms and milestones. http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=5</p>
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. the probability, duration, frequency and reversibility of the effects,	The plan period is up to 2030, reflecting the plan period of the emerging Local Plan and aims to provide for development demand within that period. This requires the delivery of around 85 further dwellings up to 2030 to demonstrate general conformity with the Local Plan.
7. the cumulative nature of the effects,	The plan does not seek to increase development rates above local need, or the requirements of the Cornwall Local Plan. Cumulative impacts will be phased over the plan period and are subject to design and natural environment policies to control, avoid and mitigate adverse effects.
8. the transboundary nature of the effects,	The NDP says that the location for development is within or for small scale affordable housing exception sites, immediately adjoining the settlement boundary of Porthleven, which will not give rise to transboundary effects.
9. the risks to human health or the environment (e.g. due to accidents),	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The neighbourhood plan area is Porthleven Parish, which covers approx. 730 hectares. The population according to the 2011 census was 3059, with 1753 households.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or	The conservation area is centred on the harbour and many of the listed buildings are clustered around the edge of the harbour. Policy HE1 references the Conservation Area Management Plan and the action listed in it and requires new development within or affecting the setting of the Conservation Area to protect and enhance the character and appearance of the area. This will regulate the location and

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<p>cultural heritage,</p> <ul style="list-style-type: none"> - exceeded environmental quality standards or limit values, - intensive land-use, 	<p>quality of any infill development, along with local plan Policy 24 and the NPPF.</p> <p>The proposed allocation (shown as cell 6 in the Map of cells) is the area where the majority of new development is expected. The Local Landscape Character Assessment Stage 2 Report, assesses the capacity of the settlement edge for new housing development and this includes an appraisal of the effect on historic assets. Area 6 has been judged to have little impact on the setting or character of the village. The site is contained within the topographical 'bowl' within which the village nestles and does not extend over the ridge line – so that its impact on the landscape is contained. This also ensures that the impact of this development does not extend to the setting of the historic Penrose Estate. Proposed development will avoid the Flood zone area around Methleigh Stream and the SSSIs.</p> <p>The level of development does not represent intensive land use.</p>
<p>12. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>There are no European designated sites in the NDP area. The coastal area of the parish is designated as part of the Cornwall AONB (South Coast Western Area) Local Landscape character assessment have been a key part of the evidence base informing the plan and the steering group have worked with a member of the AONB in site selection. The inclusion of the preferred site (area 6 on the cells map) has been chosen to direct development here and away from areas that may impact on the AONB or its setting.</p>

5. Screening Outcome

5.1 As a result of the assessment in section 4, it is unlikely there will be any significant environmental effects arising from the Porthleven Neighbourhood Development Plan; therefore the NDP does not require a full SEA to be undertaken. HRA is not required.

Appendix D Comments Oct'14 event

Drop-in Day

Comments from people who visited the Social Group Table.

1. Affordable housing needed - No more second homes/ holiday lets.
2. Office space needed for rent across a range of rents
3. Housing for people who live and work locally. No more second homes or holiday lets!
4. Wherever any building takes place – please take into consideration the ecological impact – eg flooding, the materials used and congestion in the village.
5. Flood prevention at Methleigh Bottom Stream – amenity area needs refurbishment – pond and Japanese Knot weed need attention.
6. Prefabs!
7. Industrial Units around the harbour.
8. A wide variety of housing to meet our needs, but specifically more assisted housing for the elderly
9. Prefabs for local working people. Rented or to buy, but only when jobs are created in Porthleven.
10. Homes for local people. Affordable by families – No second homes or holiday lets!
11. High quality bungalows required.
12. One bedroom flats for the disabled needed.
13. Currently there is a lack of visible policing along Methleith Bottom road where cars regularly speed along.
14. Keep hard working local people in Porthleven by providing affordable rented housing. They often move away to find accommodation.
15. A community is not just about housing, so I think services such as doctors surgeries, small shops etc need to be considered too.
16. Small developments of say 6-8 dwellings – NO BIG DEVELOPMENTS!!
17. Affordable housing.

18. No more housing developments to Shrubberies/SE of town or on coast.
19. Affordable, rented accommodation for local WORKING people, not private sector as too expensive.
20. Development to support a mixed local community – not for holidays.
21. Porthleven has had enough developments. Don't spoil our village with even more!
22. No more holiday lets – real homes!
23. Geothermal energy – we are in the highest potential area in the UK. (See Andy Wallis website).
24. See the new housing entering St Just – small family houses of traditional design.
25. More affordable housing please?
26. Small units for industry on the outskirts of Porthleven. We need JOBS!
27. Industrial Units at Methleigh.

The following notes were brought in by one Porthlevenner.

28. Parish council Newsletter to be widely promulgated (Circulated) i.e. on notice board/website, giving details of all activities/decisions etc.
29. Vehicular traffic entering Porthleven on B3304 generally in excess of speed limit. Danger to pedestrians plus Gibson Way and Sunset Drive turning traffic. Suggest traffic calming scheme.
30. Green sustainable Transport Footpath / cycleway established to run alongside B3304. This would provide a safe link to the Penrose Estate cycle path plus providing a safe route for commuting to/from Helston. This would also be an enhanced tourist route. Presently, to walk/cycle over the Penrose Hill or from the Shrubberies Hill is very hazardous. See map.
31. More publicity in town about preventing the growing Seagull population: leaflets/posters displayed about not feeding the gulls etc.
32. Litter – suggest a campaign about the advantages of using a wheelie bin. These handy conveniences are used in other parts of England as well as most countries of Europe. They are highly portable, they don't blow over, lids cannot be blown off and cats, seagulls and other vermin cannot access the contents. Used to contain a bin bag, this would make refuse collection easier, plus prevent litter.



Drop In Day- Economic

Review

Colour dot Summary.

- 1) Red dots- Market rate affordable housing- 29 dots
- 2) Yellow dots- Disabled and retirement housing.- 17 dots
- 3) Green dots- Business premises- 20 dots
- 4) Recreational areas (playgrounds etc)- 30 dots
- 5) Parking- 19 dots
- 6) Total dots placed on the map-115 dots

Summary

The majority of the housing was highlighted around the school.

The greater number of retirement/ disabled dots we located around the school with a close second being along Methleigh Bottoms

The business premises was basically in two groups one grouped around the ship yard with the second along Methleigh Bottoms to the North West corner of Porthleven

The recreational areas had the most dots placed on the map and were more evenly spread; some were placed on areas already designated as recreational areas and could therefore represent a need for improvement, upgrades or just to safeguard them from change of use. New areas included in the field to the South of Wheal Rose; by the School and The old allotments.

Parking focused on mainly two areas, the ship yard/ moors and the football grounds training area / waste land to the North West of Porthleven

1) Red dots- Market rate affordable housing-

All but two (27 dots) were located to the east of the school and the field behind Gibson way adjacent to Guisseny Place and Trevisker Drive. The remaining two red stickers were placed to the south of Porthleven adjacent to new Shrubberies development.

2) Yellow dots- Disabled and retirement housing-

1 dot at the bottom of The Gue,

1 dot by the potters shed behind the public toilets on Shute Lane

3 dots on Rogers Yard adjacent to RGB Building Supplies (Formerly Hosking's) Methleigh Bottoms

3 dots on the caravan park Methleigh Bottoms

9 Dots adjacent and behind the School

3) Green dots- Business premises-

1 dot in the field to the North East of the school

8 dots to the North West of Porthleven along the Methleigh Bottoms Road

1 nr within the RGB yard

10 dots within the Ship yard and surround harbour area

4) Green dots- Business premises

5 dots by the school

4 dots in the field to the South of Wheal Rose

9 dots in and around the top park

1 dot on the mobile phone mast on Breageside

1 dot on the old allotments adjacent to the cemetery

7 dots on the Moors/ Methleigh Bottoms park

2 dots on the cricket green

1 dot cross the road from the cricket green

5) Parking-

1 dot where Thomas Street and Thomas Terrace meet with Wellington Road.

7 dots within the ship yard/ moors and cost cutter car park.

8 dots on the football club training/ hard standing ground

3 dots along the Methleigh Bottoms road/ caravan/ waste land

Appendix F PNP Drop in day results in rank order

Rank	Initial Questionnaire Results to date	People Strongly Agree	People Agree	People Disagree	People Strongly Disagree	Void	% of People Agree
1	The natural environment around Porthleven is important to me.	49	8	0	0	0	100%
2	The historic buildings, harbour and built environment of Porthleven are important to me.	48	8	1	0	0	98%
3	I feel part of a community in Porthleven.	25	29	3	0	0	95%
4	Porthleven needs more affordable housing.	22	19	10	3	3	72%
5	Porthleven should have its own renewable energy and efficiency schemes.	16	22	11	4	4	67%
6	Porthleven needs additional healthcare facilities.	14	23	14	1	5	65%
7	Porthleven needs a new, accessible community building.	14	21	13	4	5	61%
8	Porthleven needs more space for business.	10	23	14	4	6	58%
9	I can easily use public transport to get to and from Porthleven.	8	22	20	5	2	53%
9	Porthleven needs more sheltered accommodation and social housing.	14	16	19	3	5	53%
10	I can park where I need to in Porthleven.	11	12	18	14	2	40%



Dear Porthleven businessperson

The Porthleven Neighbourhood Plan is committed to the development of a vibrant local economy. It is also committed to listen to the voice of the business people here through consultation with them.

So, have you been wondering what the Porthleven Neighbourhood Plan can do for me?

Well, allow me just a few moments to explain that the economic heart of Porthleven resides in the businesses of this village. This means that the prosperity of Porthleven over the next twenty years depends on the energy and vitality of the businesses here - whether they be cafes and restaurants, fishing or farming, small industry or building, creative arts or information technology and design.

As a consequence, the Porthleven Neighbourhood Plan economic team would like to invite you to respond to this letter and provide us with your thoughts on what we should be concentrating on to ensure the prosperous growth of Porthleven until 2035.

This might be asking a lot from you so these are some of the sorts of questions that you might think are worth considering?

How viable are the industries that form the backbone of our local economy e.g. tourism, agriculture and their supporting services?

Are there suitable locations for the establishment of new, and the expansions and relocation of existing, businesses.

Is there sufficient support for the development of existing businesses?

How can emerging and innovative carbon reduction technologies be encouraged?

Is there a demand for different types of commercial and industrial units within the Porthleven catchment area?

Would businesses outside of the village commute to Porthleven for business space?

How do we find Industrial/commercial/craft units to create affordable rentable space locally?

Should we consider radical alternatives such as containerised units as in Newquay?

Anyway, please respond with your thoughts overleaf. Please add your contact details. Return in the envelope provided. Hopefully, we shall then have sufficient responses which will enable us to hold a public meeting in late summer to discuss these ideas and many more, and thus decide where we go from here.

Thank you for reading this far now please turn over the page.

Matt Gilbert,

Chair, Economic Team, Porthleven Neighbourhood Plan



Name.....

Business name

email address.....

Questions, concerns and issues you would like to address -

Appendix H Business Forum Conclusions



GRID OF NEEDS

In the recent questionnaire distributed and completed by the Business Person's Forum, the following eleven items were identified as important to the BPF members for the development of Porthleven over the next 15 years, and which came within the remit of the Neighbourhood Plan. To help us identify priorities, could you please indicate with a tick in each of the 11 items which you consider important.

	Most important	Fairly important	No opinion	Not very important	Least important
Marine services		11111	111	11	
Harbour facilities	11111	11111			
Restaurants	111	1111	11		1
High Tech business facilities		111111	111	11	
Well-being facilities		111	111	1	
Hotel facilities	11	11111	1	1	1
Small industrial units	1111	11	111		
Office space	11	111	111		
Meeting rooms		111	11111	11	
Tourist office	111	11111	1		
Additional shop space	111	111111	1		



Appendix I business forum feedback



	Comment
	There were 13 returns of the questionnaire. This represents possibly just over 10% of the businesses working in Porthleven at present. It is unlikely that this small return will give an accurate description of the needs of the whole business community. However, what it will provide is a small response from a few very interested business participants with some excellent ideas.
What is the nature of your business ?	Business types represented include - accountants, GiftsX4, Pub, cafe/restaurant, confectionery shop, developer, holiday accommodation, publisher, glazing,
How many people work at your premises?	Numbers employed include full time, part time, individual self employed, and range from the individual through to over 16 with back up distribution teams, and 20+ - in pubs; so an indication of significant numbers employed through Porthleven businesses.
How do your employees travel to work?	Full range of transport as expected but a high proportion of responders use car which might indicate commuting - Car, walk, cycle, bus, home,
How long has your business been in the village?	Responses range from 300 years (hope publican has changed since inception), through to less than one year. Some responders are long term and have well established practices (accountants) but most of the responders who are small businesses appear to have been in the village between 4 and 11 years.
Do you consider your business successful, and how do you know?	Most agreed their businesses were mostly successful and feedback, compliments, profits and budgets, commissions, growth, increased bookings and sales, and recommendations all indicated a positive feel for their businesses.
Is your turnover affected by various conditions? e.g. school holidays/ school pick up?	Responses indicated that retail units/cafe restaurants were effected - weather, school holidays increased footfall, market days assisted trade, there were seasonal factors, although developers and media businesses had no seasonal effects.
Compared to last year, do you think your business will continue to be successful?	There was overwhelming positivity regarding the future success of businesses over the next year - with one guarded comment indicating that there is never any guarantee of success in the future.
What are the positive aspects	Comments ranged from beauty of place, community, loyalty of

Appendix I business forum feedback

of having a business in Porthleven?	customers, popularity of village owing to tourist destination, life/work balance, through to meeting demands of guests, and view from office.
What are the negative aspects of having a business in Porthleven?	The comments that showed negative aspects ranged across a number of issues - vandalism, rubbish collection, lack of parking, gaining staff from out of village owing to lack of skill base in village, anxiety about seasonal trade, but fewer than expected.
Has your business suffered from any crime in the last 12 months?	Some petty shoplifting and thefts, some vandalism of properties, and reports of youths on roofs. Majority suggest reality of crime fear is small.
What two suggestions would you make to improve the village's economic performance?	Excellent suggestions suggest - Parking and signage of parking, beach and shops, business co-operation, website for Porthleven village with regular updates, more shop premises, all year round trade, marketing strategy to attract visitors, networking, improved public transport, new traffic system for village, retention of village character.
Is enough being done to promote Porthleven as a potential visitor destination?	There is a firm feeling that Porthleven is not marketing itself strongly enough, as a destination, as a brand. Although some responders felt the village seemed full in the summer, it was felt that a website would help business opportunity.
In what ways would you like to see car parking altered in the village?	Most responders felt that more parking would be beneficial for both cars and coaches. Two responders wanted to remove restrictions in Fore Street, and lack of adequate signage re-appeared as a concern.
Are the existing public transport facilities sufficient for Porthleven as a destination to visit?	A shuttle bus from Helston was suggested, with encouragement to walk through Penrose, but a mixed response with one responder saying it is as 'good as can be'. Perhaps this suggests an area for more thought that might encourage business opportunities.
Would additional housing in the village increase opportunities for you as a business?	Generally yes, with more staff available, and advertising, but a feeling that there is not a great connection between housing and business. Again perhaps this suggests an area for more thought that might encourage business opportunities.
Are the existing retail food outlets, and other community facilities, appropriate for the size of the community?	Need for butchers, and holiday guests leave feedback that too few restaurants in village in Summer! Community facilities for younger people required.
Does the layout, location and mix of accommodation in the village meet the needs of current users and encourage the inflow of new businesses?	Improve traffic flow, more retail units, more hotel rooms, a business centre to encourage start-up businesses. But generally a yes from responders.

Appendix I business forum feedback

Is the availability of local jobs sufficient for the community?	Generally no, and a sense that more could and should be done to improve job opportunities for local people.
Could businesses in Porthleven be better supported by the local community?	An information leaflet detailing what is on could be distributed, encourage local people to do shopping/business in village, and a general feeling that people in village could do more, with a comment that the community do support well.
What businesses are necessary to assist Porthleven over the next ten years?	Marine services, harbour facilities, restaurants, high tech business, indoor swimming pool, well-being facilities, hotel, small industrial units, entertainment,
What types of business facilities would assist the growth of businesses in Porthleven?	Parking, mobile phone coverage, internet speeds, office space, small business opportunities, meeting rooms, tourist office, collective suppliers, post boxes, monthly bulletin, more shop space,

Appendix J Business Community responses Nov'15

	Most important	Fairly important	No opinion	Not very important	Least important	Count
Marine services		11111	111	11		10
Harbour facilities	11111	11111				10
Restaurants	111	1111	11		1	10
High Tech business facilities		111111	111	11		11
Well-being facilities		111	111	1		7
Hotel facilities	11	11111	1	1	1	10
Small industrial units	1111	11	111			9
Office space	11	111	111			8
Meeting rooms		111	11111	11		10
Tourist office	111	11111	1			9
Additional shop space	111	111111	1			10

In Rank Order	Most / Fairly important	No opinion	Not very / least important
Harbour facilities	10	0	0
Additional shop space	9	1	0
Tourist office	8	1	0
Restaurants	7	2	1
Hotel facilities	7	1	2
High Tech business facilities	6	3	2
Small industrial units	6	3	0
Marine services	5	3	2
Office space	5	3	0
Well-being facilities	3	3	1
Meeting rooms	3	5	2



Neighbourhood Plan Questionnaire

This is the first stage for the Neighbourhood Plan to collect everybody's views on Porthleven. Your views are very important and will help shape the development of the area. If you have any other comments about the future of Porthleven please add them in the section provided below. Please return completed questionnaires to the Post Office shop counter or to PorthlevenNP@gmail.com

Please tick the relevant box to show how much you agree or disagree with the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree
The historic buildings, harbour and built environment of Porthleven are important to me	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I feel part of a community in Porthleven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porthleven needs a new, accessible community building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porthleven needs additional healthcare facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can park where I need to in Porthleven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can easily use public transport to get to and from Porthleven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porthleven needs more space for businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porthleven needs more affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porthleven needs more sheltered accommodation and social housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The natural environment around Porthleven is important to me	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porthleven should have its own renewable energy and efficiency schemes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please add any other comments in this space, including any additional detail on your responses above:

To help us make sure the Neighbourhood Plan represents as many different groups in Porthleven as possible, we would be grateful if you could answer some questions about yourself.

What is your age group?

- 5-11 years
- 12-17 years
- 18-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65 and over

What is your ethnic group?

Please choose the one option that you feel best describes your ethnic group or background

- Cornish
- White
- Mixed/ Multiple ethnic groups
- Asian/ Asian British
- Black/ African/ Caribbean/ Black British
- Chinese
- Arab
- Other ethnic group (please write in)

What is the full postcode of your main address?

How many people live in your household?

What is your occupation?

- Employee in full-time job (30 hours plus per week)
- Unemployed and available for work
- Employee in part-time job (under 30 hours per week)
- Permanently sick/disabled
- Self-employed full or part-time
- Wholly retired from work
- Government supported training programme (e.g. Modern Apprenticeship/ Training for Work)
- In full-time education at school, college or university
- Looking after the home
- Doing something else (please write in)

Do you have any long-standing illness, disability or infirmity?

(Long-standing means anything that has troubled you over a period of time or that is likely to affect you over a period of time)

- Yes
- No

Thank you for taking the time to answer these questions. Your responses will be treated in confidence and will only be used for the Porthleven Neighbourhood Plan. If you would like to join the mailing list please email PorthlevenNP@gmail.com



**We have received 662
completed forms.
An excellent response!**

THANK YOU!

**This panel will give you a
general overview of the most
important findings for each
of the 10 non-housing related
questions**

THE RESULTS HAVE BEEN GROUPED INTO 3 CATEGORIES:

**ISSUES OF
PRORITY AND
IMPORTANCE**

**For these topics
there was an
overwhelming
agreement for
support, so they
will be given
priority.**

**ISSUES OF MINOR
PRIORITY AND
IMPORTANCE**

**These topics didn't
show an
overwhelming
majority
supporting their
importance, so
they will not be
given priority.**

**ISSUES WITH
DIVIDED
OPINIONS**

**The responses
related to these
topics are
divided; so these
topics will need
more detailed
consultation.**

ISSUES OF PRORITY AND IMPORTANCE

POLICY PROPSAL

Preserve and enhance these features of Porthleven as top priorities for the Neighbourhood Plan. Working groups will continue to develop further detail in support of this policy requirement.

I feel part of the community in Porthleven...?

“Porthleven has a fantastic sense of community”

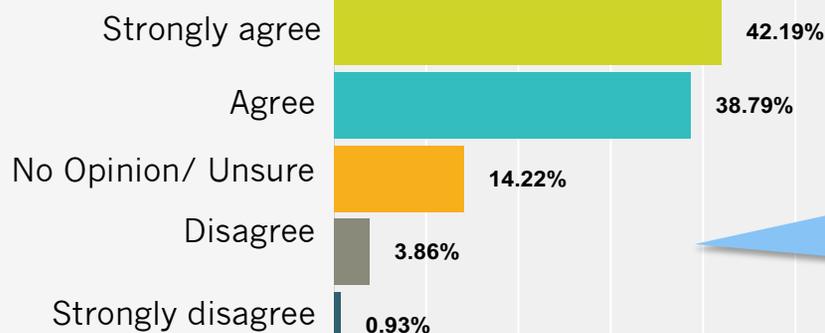
“Porthleven is a friendly and accessible place to bring up a family & we feel part of the community”

“Stop second homes as there are too many and it has taken away the heart and community spirit from the village”



CONCLUSION

A majority of people in Porthleven feels part of the community and thinks that it is an important aspect of living in the town.

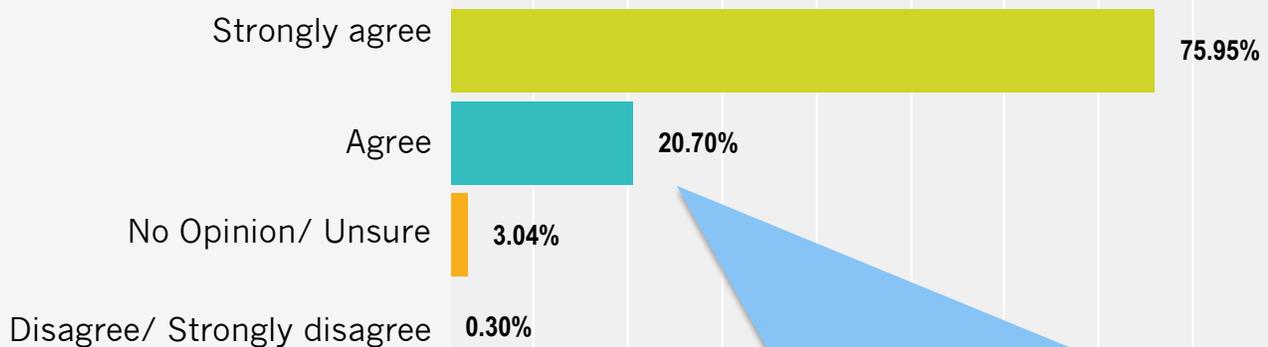


The historic buildings, harbour and built environment are important to me...?



“Any development of the village needs to maintain Porthleven’s environmental and social heritage”

“Development is an essential element of progress but respect for the unique nature of our town must be ensured”



CONCLUSION

An overwhelming majority (96%) of ‘Leveners’ thinks that the historic buildings are an important feature of Porthleven. We have to make sure that they are maintained for the future.

Porthleven needs additional facilities for young people...?



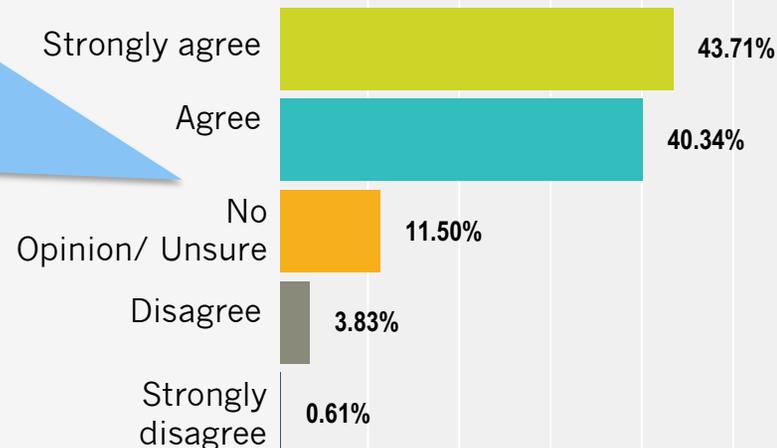
"Definitely need more facilities for young people"

"We need somewhere for young people/ teenagers to go"

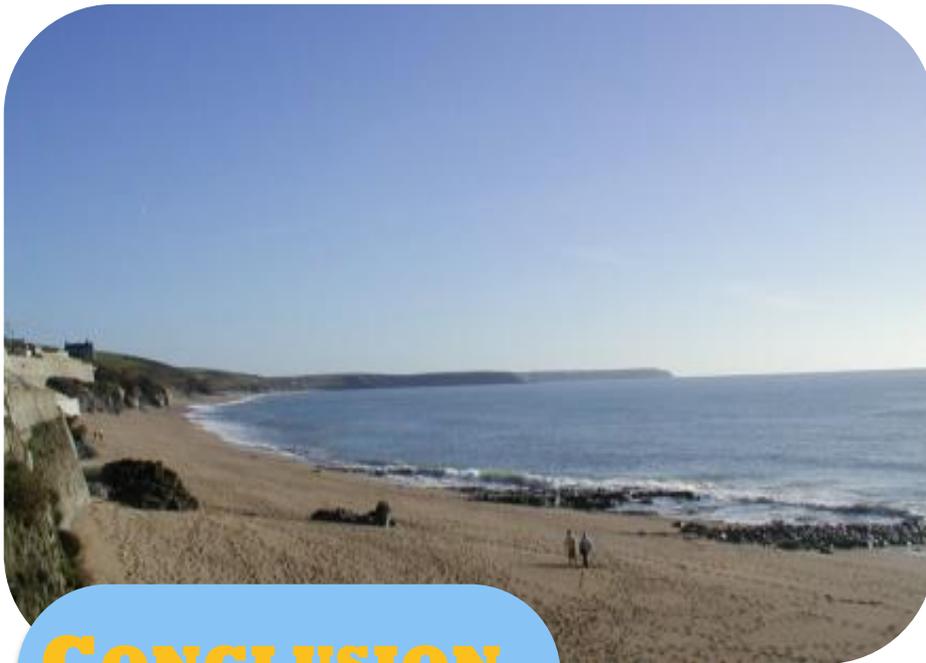
"As a married couple starting a family I would love to see more facilities for young people in Porthleven"

CONCLUSION

A majority of 84% thinks that Porthleven needs additional facilities for young people.



The natural environment around Porthleven is important to me...?

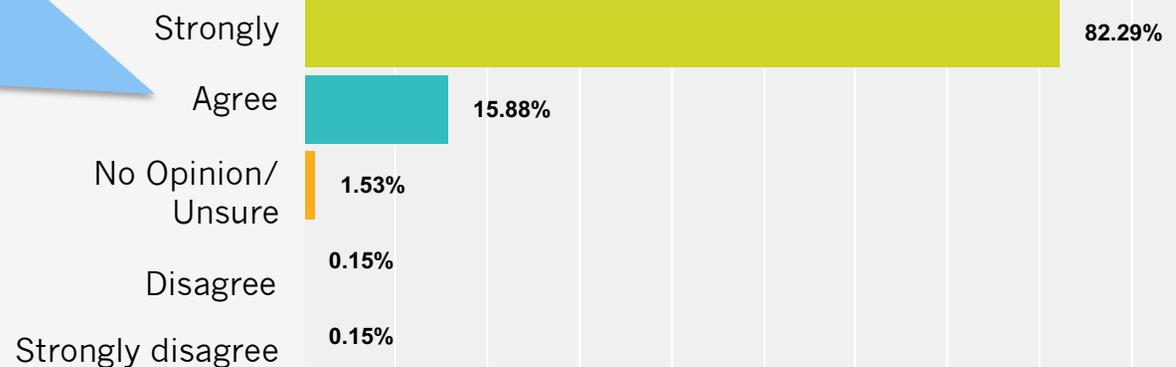


"I feel we need to preserve the natural environment and green space around the village."

"Porthleven is a lovely fishing village with an unspoilt natural harbour. I feel all this natural beauty is being ruined by all the unnecessary building of houses on fields."

CONCLUSION

An overwhelming majority of 'Leveners feels that the natural environment is a very important aspect of the town

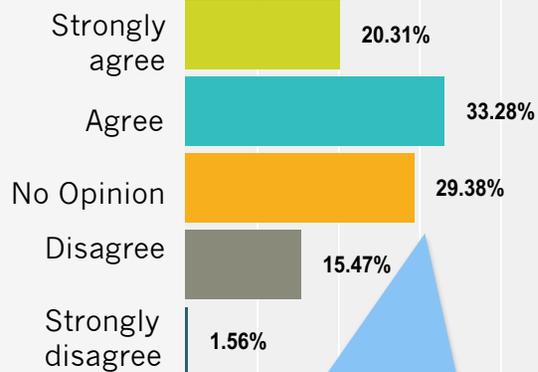


ISSUES OF MINOR PRIORITY AND IMPORTANCE

POLICY PROPOSAL

No mandate for prioritizing investment.

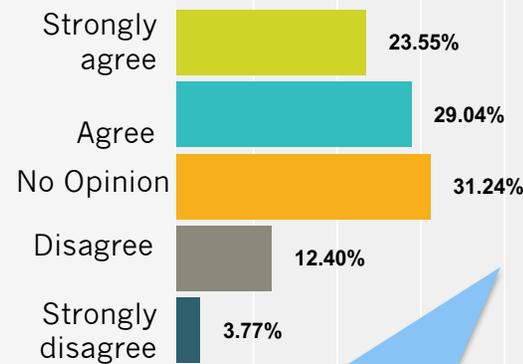
Porthleven needs additional health care facilities...?



CONCLUSION

There is no overwhelming majority for new health care facilities. It is suggested that current centre suffices, but might need to be reviewed if the population grows.

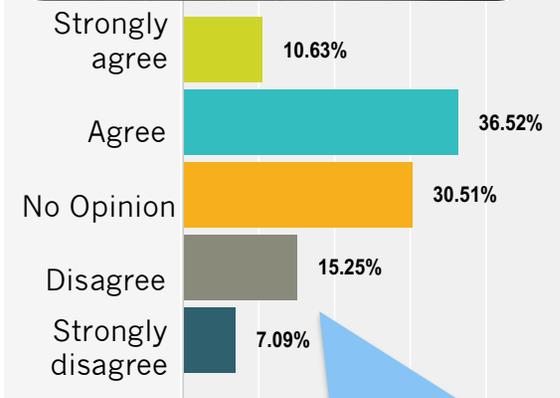
Porthleven needs a new, accessible community building...?



CONCLUSION

There is not a clear majority for a new community building.

I can easily use public transport to get to and from Porthleven...?



CONCLUSION

There is no overwhelming majority for a drastic revision, expansion or improvement of the public transport.

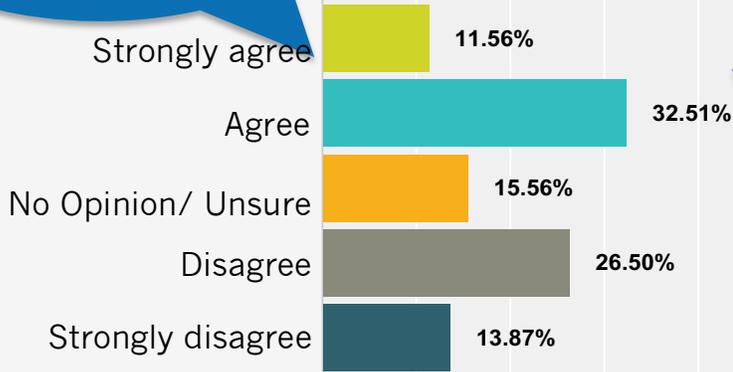
ISSUES WITH DIVIDED OPINIONS

POLICY PROPSAL

Further investigation with local businesses and via economic and social working groups is needed.

"More parking for residents near their home is required to remove cars from streets"

I can park where I need to in Porthleven...?

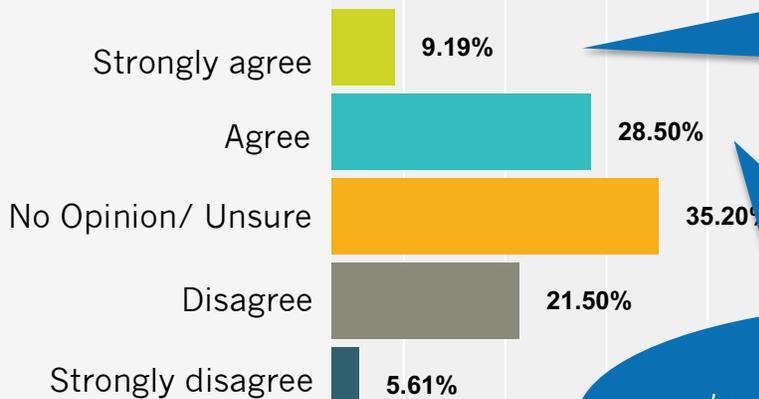


"Permit Parking should be in place for all adjacent streets around the harbour."

CONCLUSION

Opinion is divided on the need and economic necessity for increased parking provision and business growth.

Porthleven needs more space for businesses...?



"More space for local businesses would be an asset"

must avoid becoming too

"Must avoid becoming too commercialized and losing it's present charm"

Porthleven should have its own renewable energy and efficiency schemes...?



“Renewable yes but not wind turbines and the like. Tidal and wave power much better for Porthleven and could protect the coastline”

“Porthleven should have its own renewable energy. I believe that all villages and towns should be thinking of this”

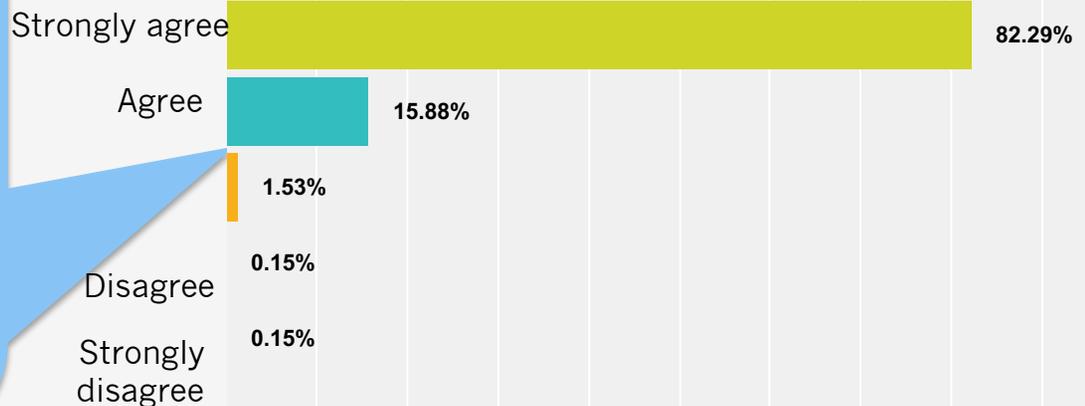
“Any renewable energy scheme should not compromise the visual appearance of the area”

CONCLUSION

There is a majority in favour of Porthleven acquiring its own renewable energy resources.

POLICY PROPOSAL

Further investigation is required on energy cost, potential damage to the area of outstanding natural beauty and available funding.



Age-related differences in responses



10% of the questionnaires was completed by people younger than 18 years of age.

The responses between the answers of younger and older residents of Porthleven were largely the same, with a few differences.

The under 18s attribute less value to historic buildings than the older generation. But a majority still agrees that they are an important aspect of Porthleven

A slightly higher percentage of younger residents thinks that Porthleven should have more space for businesses.

More under-18s think that Porthleven should invest in sheltered accommodation and social housing.

The natural environment is of higher importance for older generations than it is for younger ones.

A higher percentage of younger residents thinks Porthleven should invest in renewable energy schemes.



Questionnaires Returned in Rank Order from Strongly Agree / Agree

Rank	Initial Questionnaire Results to date	Strongly agree / agree	No Opinion / Unsure	Disagree / Strongly Disagree	Returns from 662
1	The natural environment around Porthleven is important to me	98.17%	1.52%	0.31%	656
2	The historic buildings, harbour and built environment of Porthleven is important to me	96.66%	3.04%	0.30%	658
3	Porthleven needs additional facilities for young people	84.07%	11.49%	4.44%	653
4	I feel part of the community in Porthleven	81.02%	14.20%	4.79%	648
5	Porthleven should have its own renewable energy and efficiency schemes	62.42%	26.84%	10.73%	652
6	Porthleven needs more affordable housing	56.80%	21.45%	21.75%	648
7	Porthleven needs additional healthcare facilities	53.51%	29.49%	17.00%	641
8	Porthleven needs a new, accessible community building	52.66%	31.19%	16.14%	638
9	I can easily use public transport to get to and from Porthleven	47.24%	30.46%	22.31%	650
10	Porthleven needs more sheltered accommodation and social housing	46.60%	28.91%	24.49%	588
11	I can park where I need to in Porthleven	44.00%	15.54%	40.47%	650
12	Porthleven needs more space for businesses	37.64%	35.30%	27.06%	643
13	Porthleven needs more open market housing	30.64%	30.17%	39.20%	643



Questionnaires Returned in Rank Order from Disagree / Strongly Disagree

Rank	Initial Questionnaire Results to date	Strongly agree / agree	No Opinion / Unsure	Disagree / Strongly Disagree	Returns from 662
1	I can park where I need to in Porthleven	44.00%	15.54%	40.47%	650
2	Porthleven needs more open market housing	30.64%	30.17%	39.20%	643
3	Porthleven needs more space for businesses	37.64%	35.30%	27.06%	643
4	Porthleven needs more sheltered accommodation and social housing	46.60%	28.91%	24.49%	588
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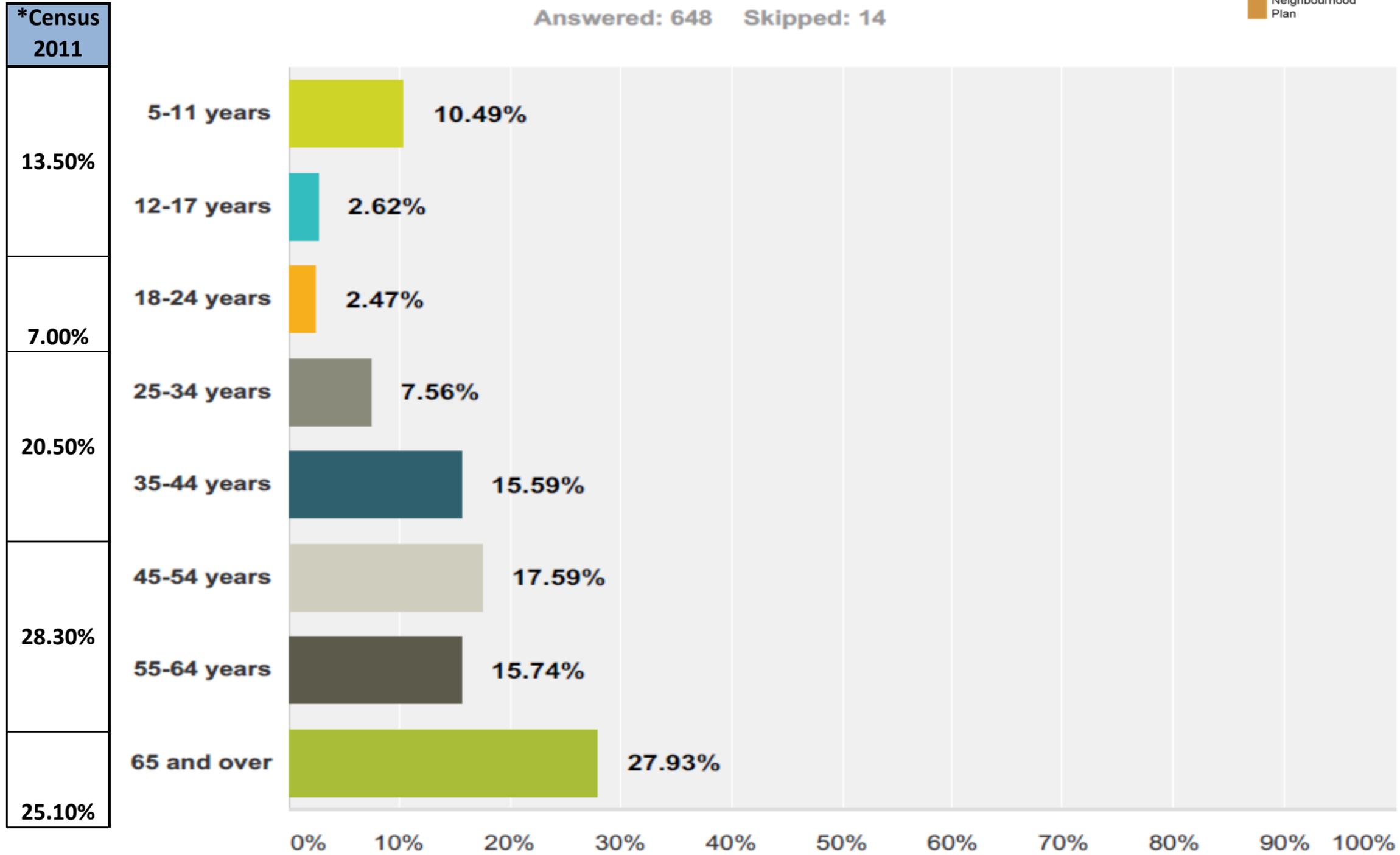
Questionnaires Returned in Rank Order from No Opinion / Unsure

Rank	Initial Questionnaire Results to date	Strongly agree / agree	No Opinion / Unsure	Disagree / Strongly Disagree	Returns from 662
1	Porthleven needs more space for businesses	37.64%	35.30%	27.06%	643
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Q6 What is your age group?



Answered: 648 Skipped: 14



*Figures are from Office for National Statistics Census 2011 via Cornwall Council website, covering Porthleven and Helston South electoral division unless otherwise stated.

PORTHLEVEN NEIGHBOURHOOD PLAN QUESTIONNAIRE SUMMER 2016



OUR TOWN | OUR PLAN | OUR FUTURE



The Porthleven Neighbourhood Plan (PNP) Team is now starting to shape policy areas that we will consult on later this year before our plan is submitted for examination.

Examination is the process by which our plan is checked against both Cornwall's Local Plan and The National Planning Policy Framework to make sure it complies with all their policies too.

If it does, then the next stage is that the plan will go to a ballot in the community. The PNP must achieve 50% approval at ballot to succeed. For this reason, we have to be sure that everything in the plan is in accord with what you told us and we have evidence to support all our policies.

To help us do this it's really important we know how you feel. Please take some time to answer the following questions. Your opinions will directly inform the content and policy wording of our PNP.

You can either complete your survey responses on line www.surveymonkey.co.uk/r/Porthleven

or return your questionnaire to the Post Office or Porthleven Neighbourhood Plan, The Institute Cottage, Cliff Road, Porthleven, Helston, TR13 9EY

Closing date 22nd July, 2016

If more than one person in your household would like a copy please feel free to pick one up from the Post Office.

THE BACKGROUND

Cornwall has a Local Development Plan (LDP) for the years up to 2030, which is in the process of being passed, so we must take guidance from the LDP that sees growth mostly in the main towns but it also plans for growth in other areas such as Porthleven.

The Local Plan provides housing figures at Community Network Area (CNA) Level, but these can be divided to create a requirement for Porthleven. This does not cater for all local housing need as the total has been reduced across the CNA to reduce the impact on the AONB (Area of Outstanding Natural Beauty) and nature conservation. The plan could seek to allocate for more growth to cater for new local needs housing. Part of the parish is an Area of Outstanding Natural Beauty which is afforded the highest status of protection with regard to landscape character.

The current Council Homechoice register lists 201 applicants with a local connection to Porthleven and who have indicated a preference to live here. 80 of the 201 applicants meet the criteria of local connection having lived in the parish for 5 years.

For general information about Neighbourhood Plans please refer to the back cover



HOUSING

Q1. Cornwall Council’s Emerging Local Plan (Policy 3) at present calculates that we need to plan for about 80 houses to meet the population growth in the Parish until the year 2030 (based on permissions granted and houses already built by April 2015). Approximately 30% of these 80 houses will be affordable homes for local people. We are required to plan for 80 houses as a minimum – but we can plan for more housing if we as a community think it is required to meet local housing needs. **How many houses should Porthleven be planning for?**

Number of New Dwellings by 2030	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
Porthleven should plan to meet the current minimum requirement of 80 dwellings identified in the Emerging Local Plan					
Porthleven should plan for more than 80 dwellings to meet a higher housing need than identified in the Emerging Local Plan					

Q2. **What would you like to see from any potential housing developments in the Parish?** Please give us your views on what you think is good and bad about the existing housing in Porthleven and why (such as design, quality of construction, architecture, parking, lighting, accessibility, infrastructure or anything else). We will aim to include or exclude these through the Local Plan as appropriate.

Any comments?

Q3. The Cornwall Council Homechoice register for Porthleven currently identifies more than 80 households in need of affordable housing (this figure is different to the similar number of dwellings identified in the Emerging Local Plan in Question 1). These households all have a residency connection to Porthleven of over five years. This is the strictest criteria that can be applied to judge applications for local affordable housing and shows the need for affordable housing in the area. The costs of building affordable homes are normally met by the developer selling open market housing in the same development. The exact proportion of open-market homes to affordable homes depends on the site but the proportion is likely to be less than half of any new homes built.

Do you think that the Neighbourhood Plan should meet the affordable housing need for Porthleven? Please give details in the comments box below on how many affordable homes, if any, you think the Neighbourhood Plan should aim to provide by 2030.

Affordable housing need	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
The Porthleven Neighbourhood Plan should deliver suitable building sites that can provide enough affordable housing to meet the local need.					
Any comments? Please indicate how many affordable houses you think should be planned for.					



Q4. Do you think you are currently in housing need? If so what type of housing would meet your needs?

Please tick all that apply

I do not need/already have social housing	
Social rented	
Affordable homes	
Shared ownership	
Sheltered homes	
Self-build plots	
Discounted sales	
Other	
If you ticked "Other" please give details, or have any other comments add them here:	

Q5. Historically, previous plans have drawn boundaries around settlements such as Porthleven, to show where new development will be permitted. To meet housing need allocated sites would be developed within these boundaries with up to 30% affordable housing. If we, as a community, feel that we have a local need for further development, we can allocate sites outside the existing village boundary. Developments on these sites could then provide at least 50% affordable housing.

Development Boundary	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
The Neighbourhood Plan should define the development boundary of Porthleven to include enough land to meet the housing need.					
Any comments?					

Q6. From Community feedback it seems that you want to make sure there is the right sort of housing mix to create new opportunities for people to live and work and to strengthen our community. You told us that you wanted to strike a balance in terms of the number of second homes. We **MAY** be able to restrict all new homes to full time residency of at least 270 days a year but this could be difficult to enforce and may actually limit the construction of affordable homes. **Would you support an occupancy restriction for new homes in the Neighbourhood Plan?**

Second Home Residency Planning Restrictions	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
All new homes built in the parish of Porthleven should be restricted to full-time occupancy.					
Any comments?					





LOCAL LANDSCAPE CHARACTER ASSESSMENT (LLCA) Following the conclusions of the April 2015 public consultation, valuing the environment of the Parish was recorded as the highest response. Since that time a number of local volunteers with the support of professional advisors have carried out an in-depth study of the landscape that surrounds Porthleven. The second stage was a focused assessment of the capacity of the edge of Porthleven to accommodate growth. This is known as a 'Local Landscape Character Assessment' (LLCA) and can be used as evidence in the Neighbourhood Plan and to help set policies. It will provide an assessment of the importance of different parts of the landscape and help inform how future planning applications are dealt with that would impact on the setting of the town.

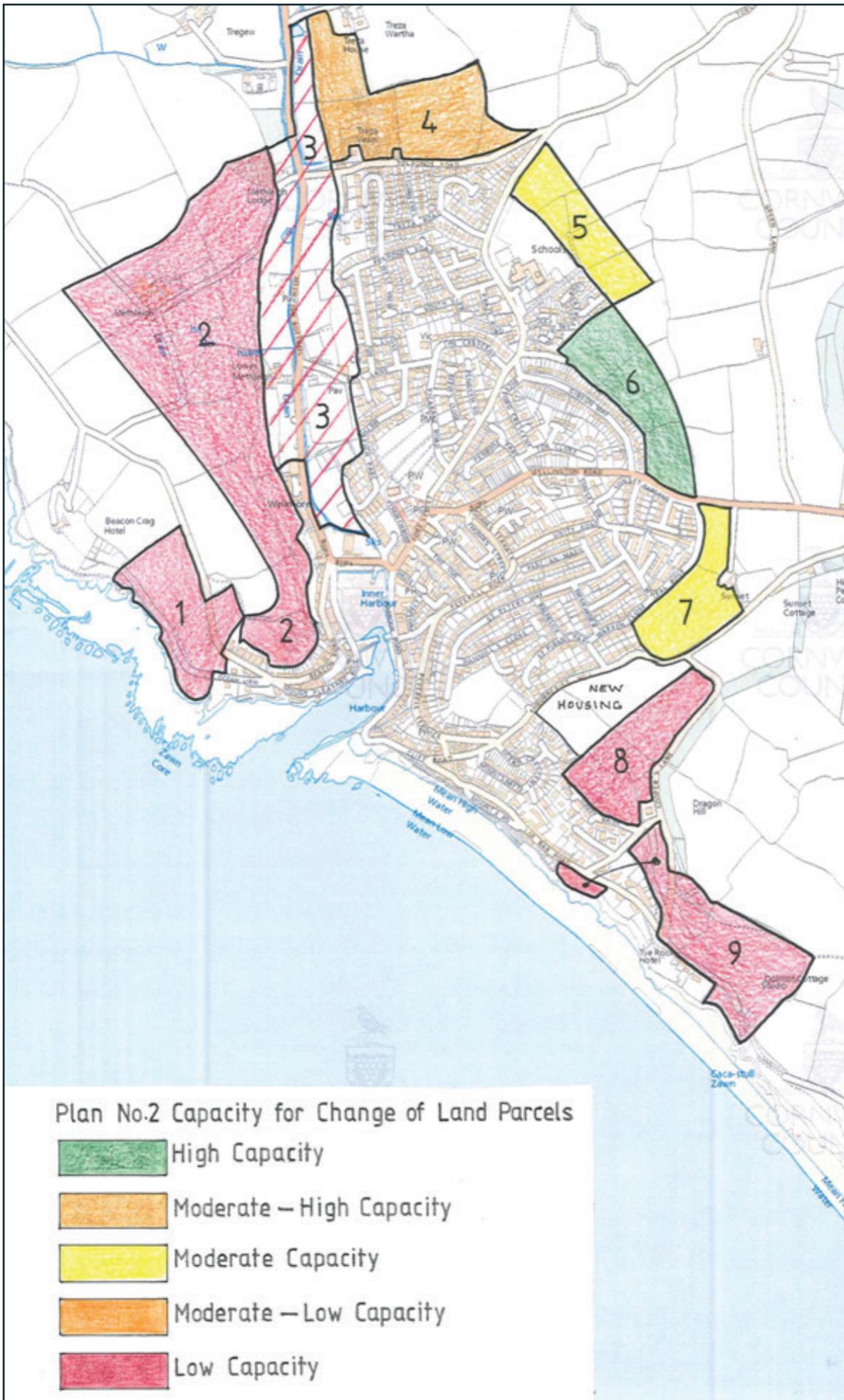
Q7. Do you agree there should be a specific policy in our Neighbourhood Plan which will require all new developments to show that they have taken account of, and comply with, the LLCA?

LLCA Compliance Policy	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
The Porthleven Neighbourhood Plan should include a policy that requires all developments to demonstrate compliance with the LLCA.					
Any comments?					

Q8. The Local Landscape Character Assessment has assessed all undeveloped areas around Porthleven according to their suitability for housing (see map on next page). This work shows that some areas have a higher suitability than others. If the Neighbourhood Plan does not allocate specific sites the LLCA will be used as evidence in planning decisions, but a lower housing suitability alone may not be grounds to refuse planning permission. The Neighbourhood Plan could specifically allocate sites for housing development in the more suitable areas. Allocating such sites will afford a greater level of protection to those less suitable sites not allocated within the plan.

Site Allocation	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
The Porthleven Neighbourhood Plan should allocate specific sites for housing development.					
Any comments?					





Map of sites assessed on capacity to accept residential development based on the value and sensitivity of the landscape to accept change, source LLCA Stage 2.





ENERGY

Q9. Renewable energy is an important part of the UK's electricity generating capacity. Wind and tidal energy generating systems may be unsuitable for Porthleven but small scale carbon neutral schemes such as shared heating sources or super insulated housing in certain areas may be possible.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
Carbon neutral development should be encouraged in any new build.					
Any comments?					

GREEN SPACES

Q10. Green spaces are any open pieces of land that are accessible to the public. They can include playing fields and sport pitches, wildlife areas, parks, community gardens, greens, playgrounds and cemeteries. **Are there any specific green spaces that we should consider protecting because they have value for our community – for example because of their beauty, historic or cultural significance, recreational value, tranquillity or richness?** Please give details below other than the already protected areas such as sports grounds and playing fields.

Location 1:	Why:
Location 2:	Why:
Location 3:	Why:



ECONOMIC

Q11. Porthleven has a relatively low level of unemployment compared to the rest of Cornwall. Only 3% of the population were classed as unemployed according to the 2011 Census, compared to 5-6% nationally. There are very few unoccupied business units or empty shop spaces.

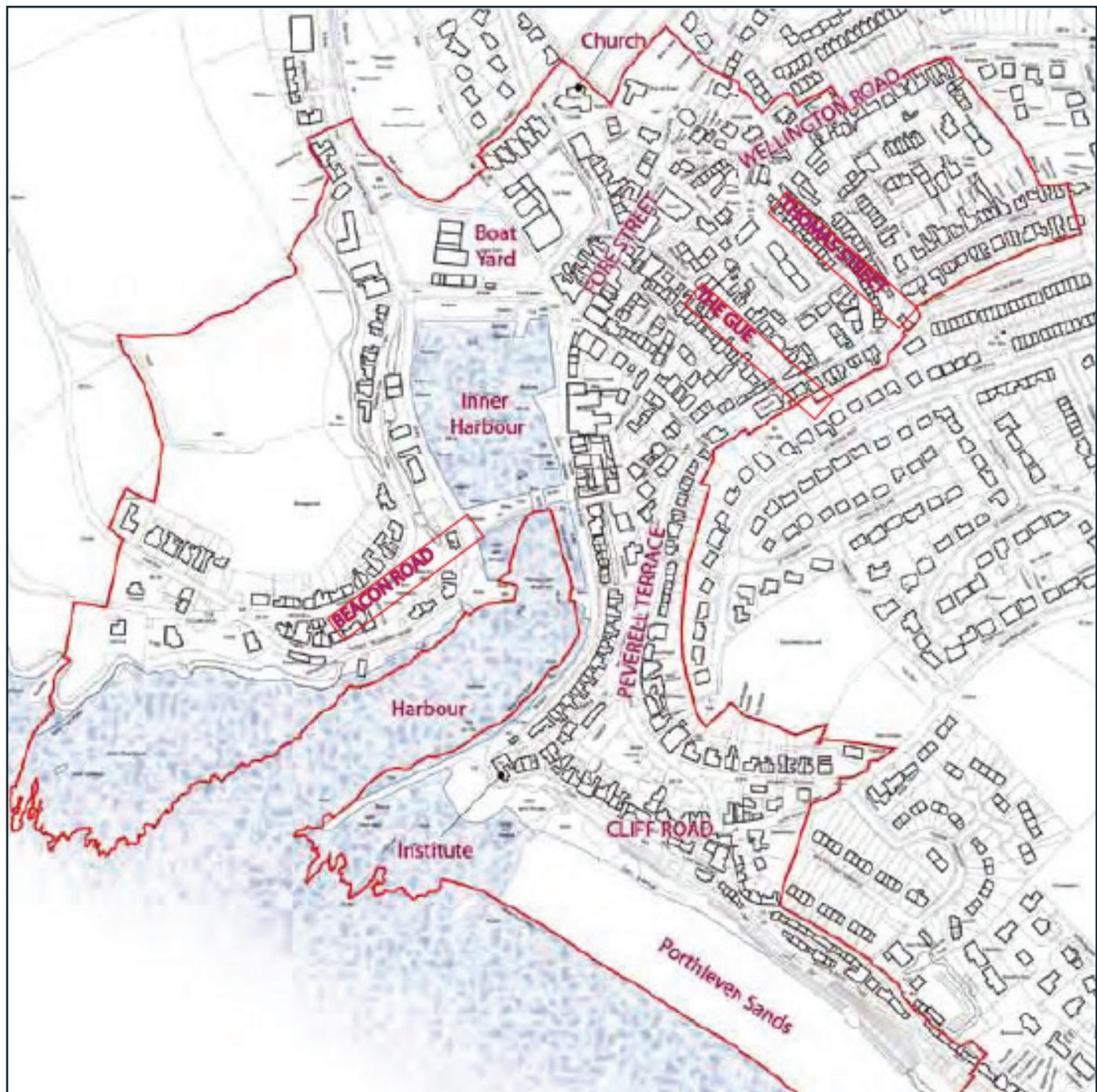
The parish has a range of areas suitable for locating different businesses types, such as offices or light industrial units.

Businesses and Jobs	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
Porthleven needs more businesses and employment opportunities.					
Porthleven needs space for more small shops.					
Porthleven needs space for more large shops.					
Porthleven needs more light industrial units and facilities.					
Porthleven needs more offices and meeting room facilities.					
Porthleven needs more facilities to help start new businesses.					
Porthleven needs better broadband internet speed and access.					
Porthleven needs better mobile telephone coverage.					
Porthleven needs better advanced (3G and above) mobile internet coverage.					
Porthleven needs more artists' studios and gallery space.					
Porthleven needs more cafes and restaurants.					
Porthleven needs shared business networking space.					
Porthleven needs more pubs, bars and nightlife.					
Any comments or suggestions for businesses & jobs?					

CONSERVATION AREA

Q12. The Porthleven Conservation Area (see map below) was designated in March 1978 to preserve and enhance the historic environment of Porthleven. The aim is to preserve those features which contribute to an area's special architectural and historic interest, not just the buildings. The conservation area encompasses much of the harbour and nineteenth century buildings around the town along with some trees and planting, paving, walls and boundaries and open spaces.

	Yes	No	Unsure
Do you think that the Conservation Area should be maintained?			
Any comments or details?			



Map of the Porthleven Conservation Area, source Porthleven Conservation Area Appraisal & Management Strategy



LOCAL PROJECTS

Q13. One of the benefits of having a Neighbourhood Plan is additional infrastructure funding for Porthleven from any new developments. Should we be able to access funding we would like to use this to take forward local projects. We do not know what level of finance we might be able to access but it would be helpful to know which type of local projects would most benefit the community (for example new footpaths or cycle routes).

Which type of local infrastructure projects would you like to see and where, if any?

WHAT ELSE?

Q14. Are there any other issues that you think we should be considering for planning policies in the Neighbourhood Development Plan?





GENERAL

Q15. Finally, to help us engage with people from all age groups and areas in the parish of Porthleven please enter your age and postcode in the box below.

Age:	Postcode:
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KEEP UP TO DATE

If you would like to be added to our mailing list to keep up to date with the progress of the Neighbourhood Plan.

Email address:

Other contact details:

**THANK YOU FOR COMPLETING THIS SURVEY -
YOUR CONTRIBUTION IS MUCH APPRECIATED**



PORTHLEVEN NEIGHBOURHOOD PLAN

Porthleven is important to us - the residents and businesses, as well as being a leisure and tourism destination. Neighbourhood Planning is about land-use and it is crucial that we have real influence on what happens here – to enjoy and maximise our assets and ensure that we have the businesses, homes and facilities that make for a thriving and vibrant community.

WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan sets out the vision for land use and development, within the town/hinterland boundary of Porthleven. It gives us, the community, the chance to decide how our local area should develop and what should be built. It can respond to a wide range of social, economic or environmental issues that are relevant to us locally. It can also influence land use for things like renewables and recreational facilities.

DOES IT HAVE ANY IMPACT?

Yes - A Neighbourhood Plan is an official planning document that has to be taken into account by Local Authority Planners

& Planning Inspectors when determining planning applications and appeals.

It has to align with policies contained within the Cornwall Local Plan (due to be adopted in 2016) plus national policies too. The important bit is that an NP contains the local detail and responds to issues that are not covered through strategic and national policies.

DO WE HAVE A REAL SAY?

Definitely, it is up to us to identify the key issues and continue to shape those as we go along. This process has started and is on-going. This is a formal process and does have planning weight.

Make sure you have your say - you can start now using the contact details on this leaflet and taking part throughout the process

of creating the Plan. If you are interested in becoming a volunteer or finding out more, then we'd be happy to have a chat with you.

DO WE HAVE TO HAVE ONE?

No. But without one, development can still happen and will be assessed by planners at a county & national level. If these county and national level policies don't cover what matters to us we need to ensure they are in our NP and reflect our local priorities.

A Neighbourhood Plan isn't a tool to stop development but it can shape and influence it and is locally focused.

Please get involved – together our views do matter.

WWW.PORTHLEVENPLAN.ORG.UK

PorthlevenNP@gmail.com 01326 573154

Porthleven Neighbourhood Plan, The Institute Cottage, Cliff Rd, Porthleven, Helston, Cornwall, TR13 9EY

Text and design by CRCC, supporting Porthleven NP.

Photos by Carla Regler www.carlaregler.com



TAKE THE LATEST SURVEY
www.surveymonkey.com/r/Porthleven

Appendix O Accompanying Letter for Summer 2016 Survey



Porthleven Neighbourhood Plan
C/o Porthleven Town Council
Institute Cottage
Cliff Road
Porthleven
TR13 9EY
April 2015

[Porthleven Resident]
[House Name if app]
[House Number & Street]
[Town]
[Postcode]

Porthleven Neighbourhood Plan – Our Town, Our Plan, Our Future

Dear Porthleven Resident,

We would like to thank everybody who responded to our first questionnaire. We had an excellent number of responses which was recognised as one of the best in Cornwall. The results of this first questionnaire have helped us guide the Porthleven Neighbourhood Plan so far. The next stage is to ask some more detailed questions.

To help us form local development planning policy the enclosed detailed questionnaire is looking for your opinion to better understand the views of our community. As part of the PNP Steering Group and in my role as chair I am very proud that this questionnaire gives you the chance to answer these difficult questions and help shape the future of Porthleven.

It is a credit to our community that we have such an engaged and committed group who, with your input, have got the Porthleven Neighbourhood Plan to where it is today. The group have all worked tremendously hard for the benefit of Porthleven and I hope that you will acknowledge this effort by taking the time to complete the enclosed questionnaire.

Completed questionnaires can be returned to the Post Office or use the enclosed freepost envelope. You can also complete the questionnaire online at www.porthlevenplan.org.uk and if you do this we will not have to pay a postal charge. The deadline for completing the questionnaire is 22nd July 2016. If you would like any help or more detail about anything in this questionnaire, please get in touch and we will try to answer your query. Our email address is porthlevennp@gmail.com.

Yours faithfully,

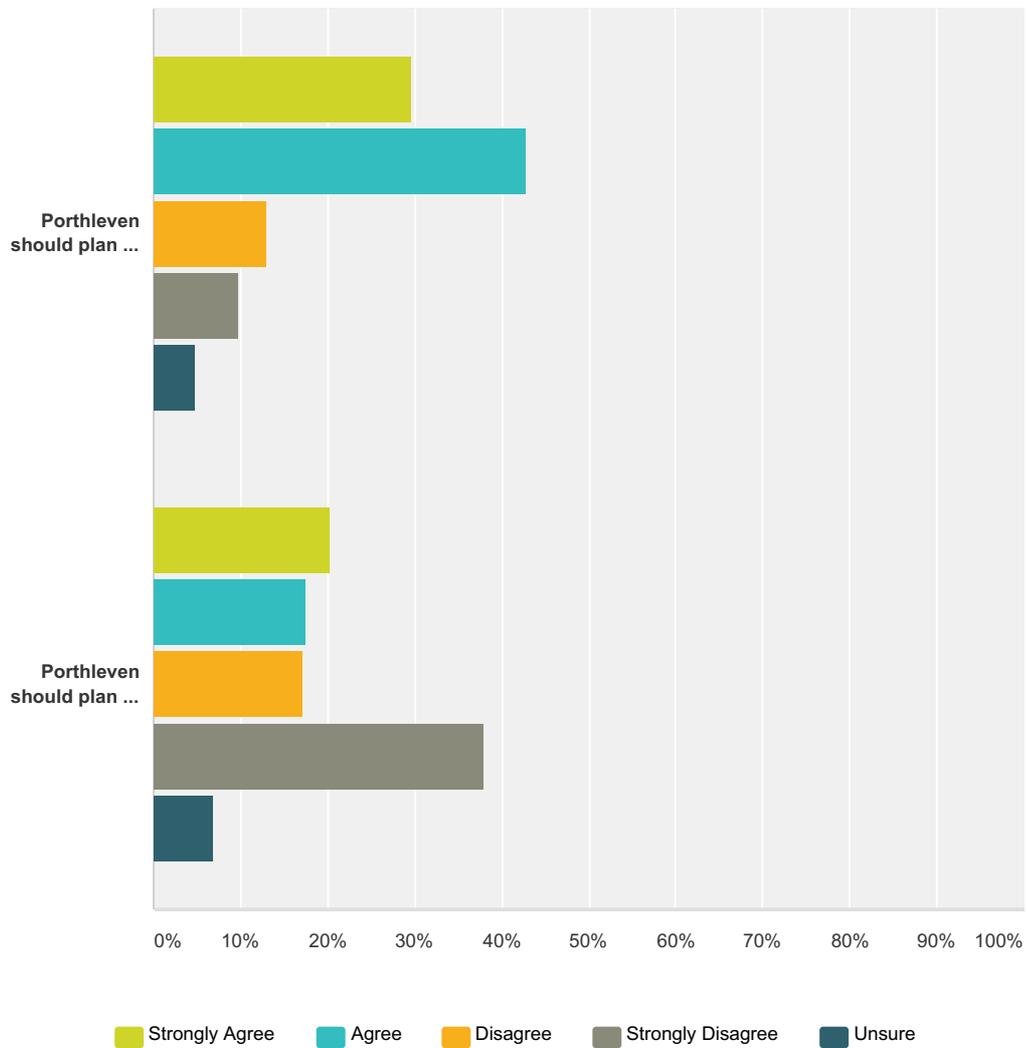
A handwritten signature in black ink, appearing to read "Alan Jorgensen".

Cllr. Alan Jorgensen
Porthleven Town Council
Chair, Porthleven Neighbourhood Plan



Q1 Cornwall Council’s Emerging Local Plan (Policy 3) at present calculates that we need to plan for about 80 houses to meet the population growth in the Parish until the year 2030 (based on permissions granted and houses already built by April 2015). Approximately 30% of these 80 houses will be affordable homes for local people. We are required to plan for 80 houses as a minimum – but we can plan for more housing if we as a community think it is required to meet local housing needs. How many houses should Porthleven be planning for?

Answered: 380 Skipped: 5



	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
Porthleven should plan to meet the current minimum requirement of 80 dwellings identified in the Emerging Local Plan	29.64%	42.81%	12.87%	9.88%	4.79%	334
	99	143	43	33	16	

Porthleven should plan for more than 80 dwellings to meet a higher housing need than identified in the Emerging Local Plan	20.32% 64	17.46% 55	17.14% 54	38.10% 120	6.98% 22	315
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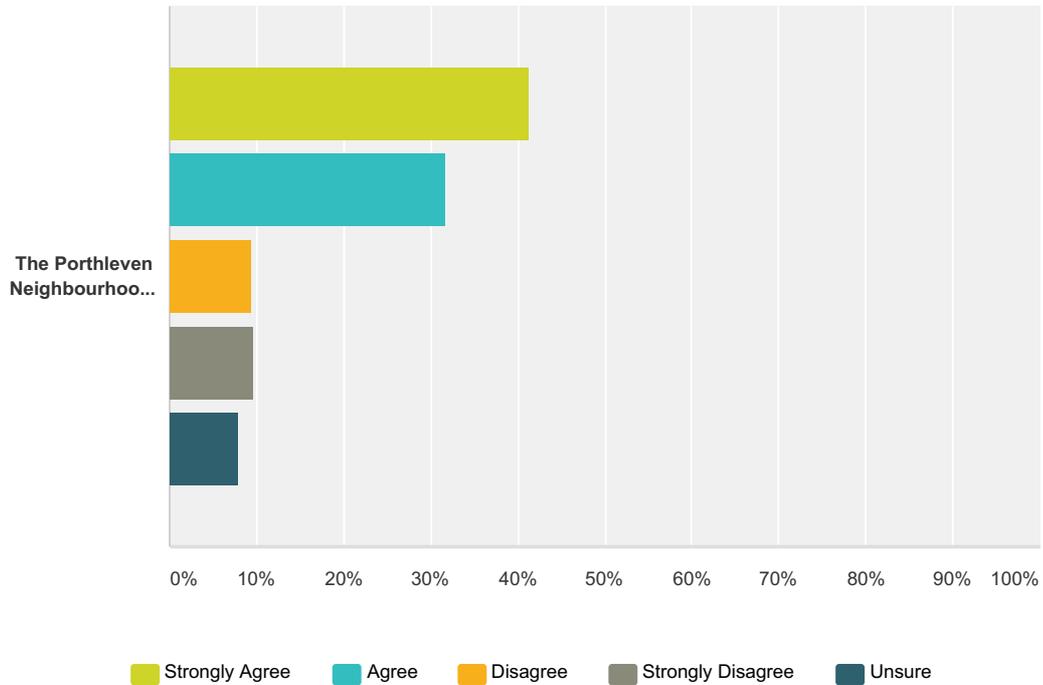
Q2 What would you like to see from any potential housing developments in the Parish? Please give us your views on what you think is good and bad about the existing housing in Porthleven and why (such as design, quality of construction, architecture, parking, lighting, accessibility, infrastructure or anything else). We will aim to include or exclude these through the Local Plan as appropriate. Any Comments?

Answered: 305 Skipped: 80

Q3 The Cornwall Council Homechoice register for Porthleven currently identifies more than 80 households in need of affordable housing (this figure is different to the similar number of dwellings identified in the Emerging Local Plan in Question 1). These households all have a residency connection to Porthleven of over five years. This is the strictest criteria that can be applied to judge applications for local affordable housing and shows the need for affordable housing in the area. The costs of building affordable homes are normally met by the developer selling open market housing in the same development. The exact proportion of open-market homes to affordable homes depends on the site but the proportion is likely to be less than half of any new homes built. Do you think that the Neighbourhood Plan should meet the affordable housing need for Porthleven? Please give details in the comments box below on how many affordable homes, if any, you think the Neighbourhood Plan should aim to provide by 2030.

Answered: 375 Skipped: 10

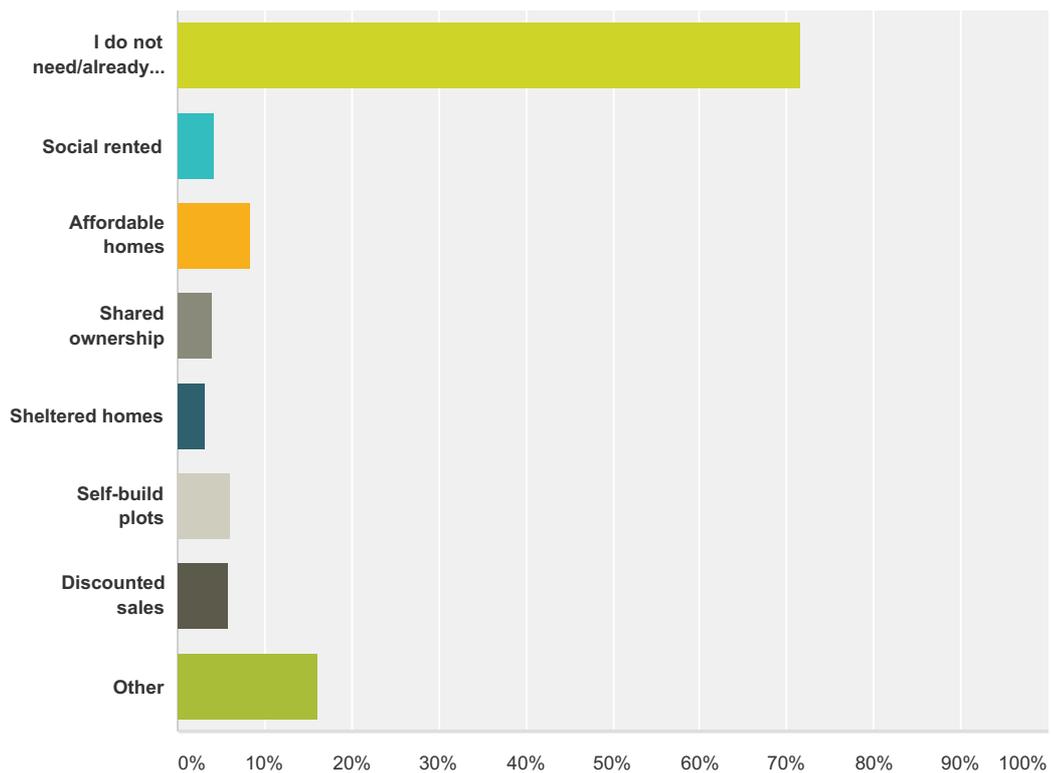
Porthleven Neighbourhood Plan Survey June 2016



	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
The Porthleven Neighbourhood Plan should deliver suitable building sites that can provide enough affordable housing to meet the local need.	41.33% 155	31.73% 119	9.33% 35	9.60% 36	8.00% 30	375

Q4 Do you think you are currently in housing need? If so what type of housing would meet your needs? Please tick all that apply

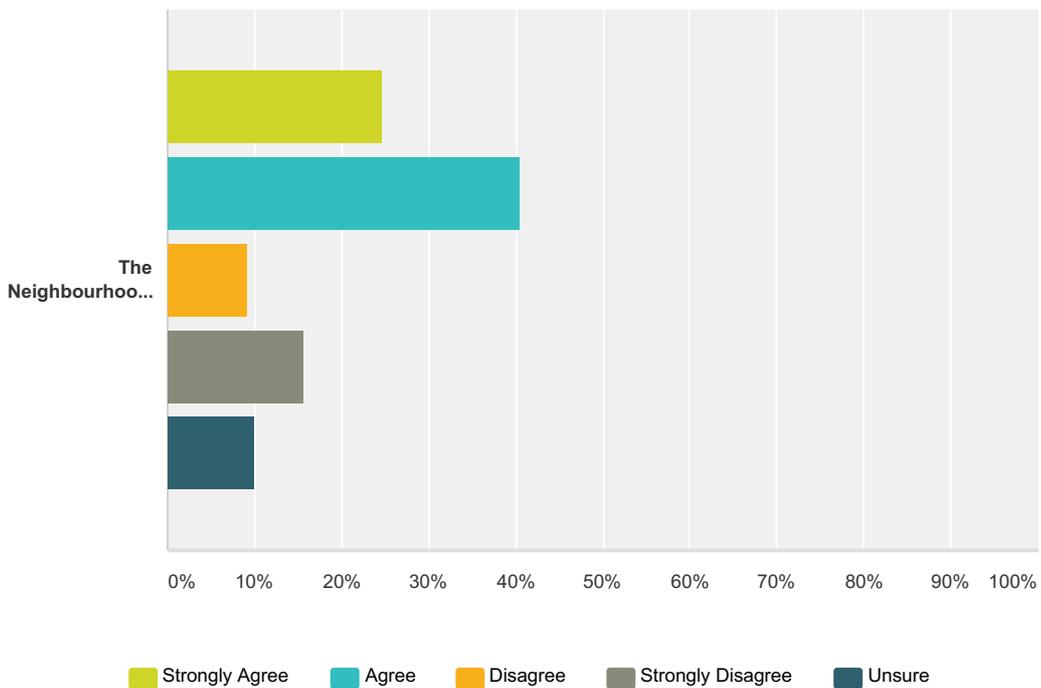
Answered: 310 Skipped: 75



Answer Choices	Responses	
I do not need/already have social housing	71.61%	222
Social rented	4.19%	13
Affordable homes	8.39%	26
Shared ownership	3.87%	12
Sheltered homes	3.23%	10
Self-build plots	6.13%	19
Discounted sales	5.81%	18
Other	16.13%	50
Total Respondents: 310		

Q5 Historically, previous plans have drawn boundaries around settlements such as Porthleven, to show where new development will be permitted. To meet housing need allocated sites would be developed within these boundaries with up to 30% affordable housing. If we, as a community, feel that we have a local need for further development, we can allocate sites outside the existing village boundary. Developments on these sites could then provide at least 50% affordable housing.

Answered: 366 Skipped: 19

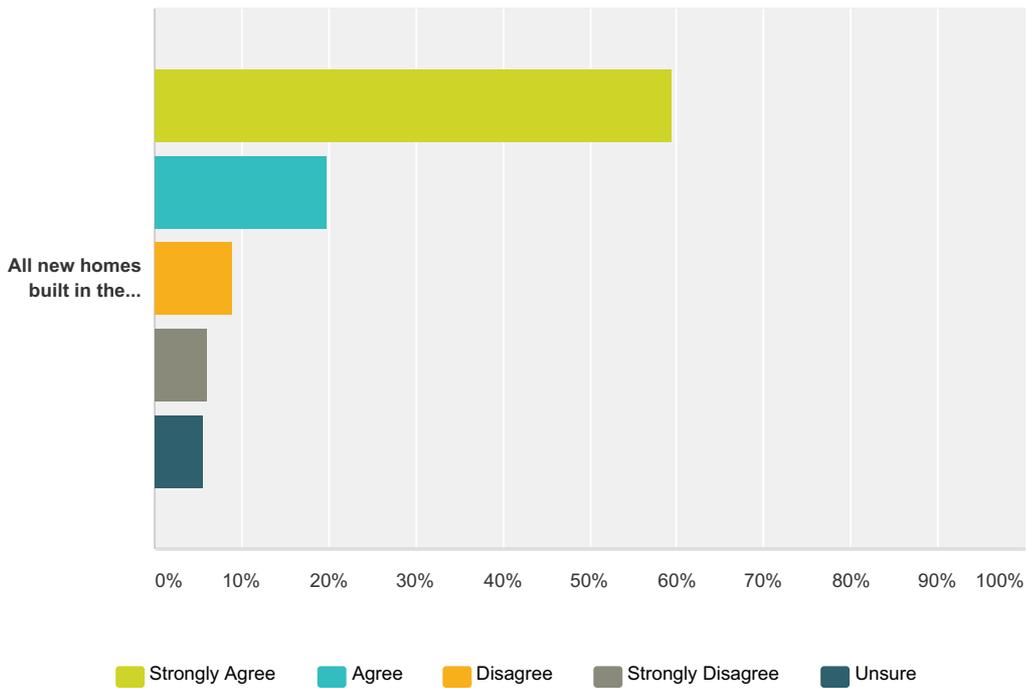


	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
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The Neighbourhood Plan should define the development boundary of Porthleven to include enough land to meet the housing need.	24.59% 90	40.44% 148	9.29% 34	15.57% 57	10.11% 37	366
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Q6 From Community feedback it seems that you want to make sure there is the right sort of housing mix to create new opportunities for people to live and work and to strengthen our community. You told us that you wanted to strike a balance in terms of the number of second homes. We MAY be able to restrict all new homes to full time residency of at least 270 days a year but this could be difficult to enforce and may actually limit the construction of affordable homes. Would you support an occupancy restriction for new homes in the Neighbourhood Plan?

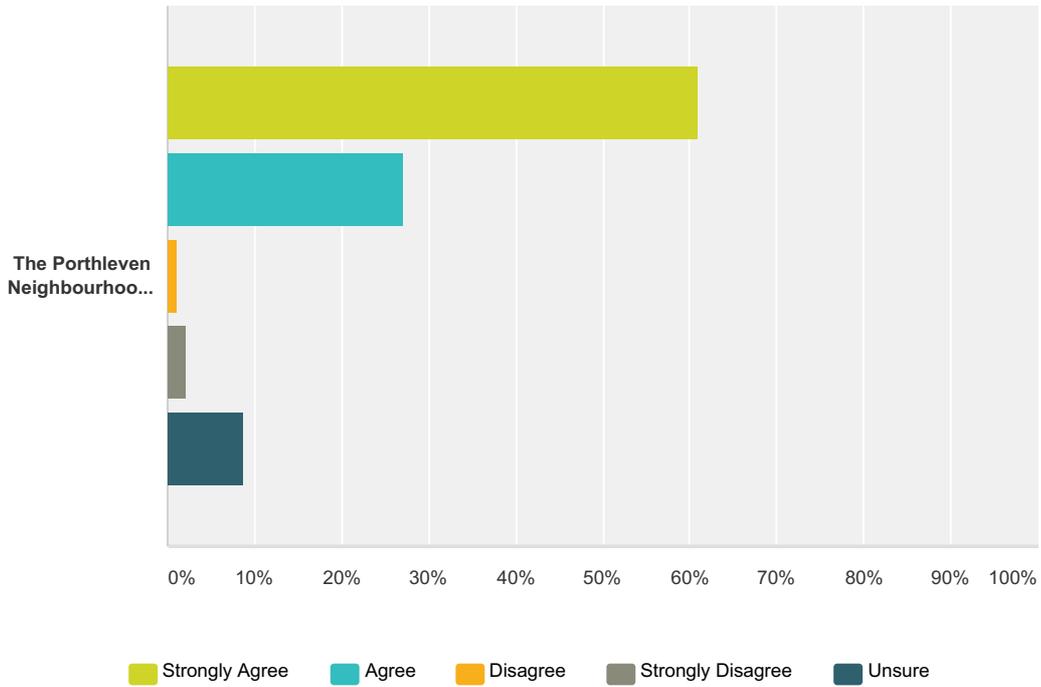
Answered: 375 Skipped: 10



	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
All new homes built in the parish of Porthleven should be restricted to full-time occupancy.	59.47% 223	19.73% 74	9.07% 34	6.13% 23	5.60% 21	375

Q7 Do you agree there should be a specific policy in our Neighbourhood Plan which will require all new developments to show that they have taken account of, and comply with, the LLCA?

Answered: 366 Skipped: 19

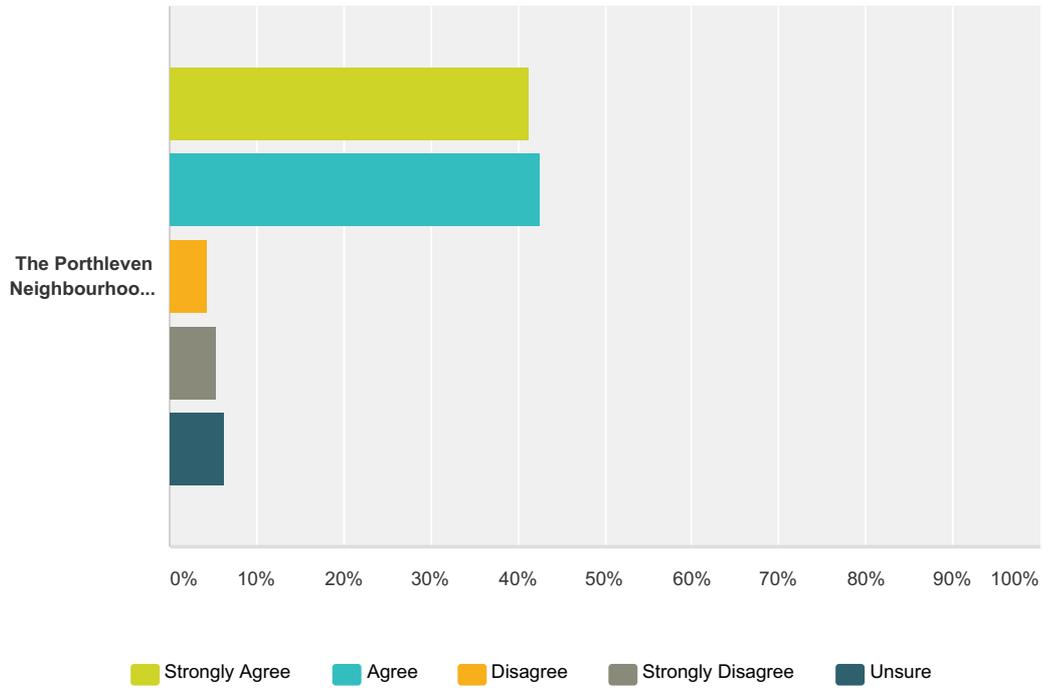


	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
The Porthleven Neighbourhood Plan should include a policy that requires all developments to demonstrate compliance with the LLCA.	60.93% 223	27.05% 99	1.09% 4	2.19% 8	8.74% 32	366

Q8 The Local Landscape Character Assessment has assessed all undeveloped areas around Porthleven according to their suitability for housing (see map below). This work shows that some areas have a higher suitability than others. If the Neighbourhood Plan does not allocate specific sites the LLCA will be used as evidence in planning decisions, but a lower housing suitability alone may not be grounds to refuse planning permission. The Neighbourhood Plan could specifically allocate sites for housing development in the more suitable areas. Allocating such sites will afford a greater level of protection to those less suitable sites not allocated within the plan.

Answered: 366 Skipped: 19

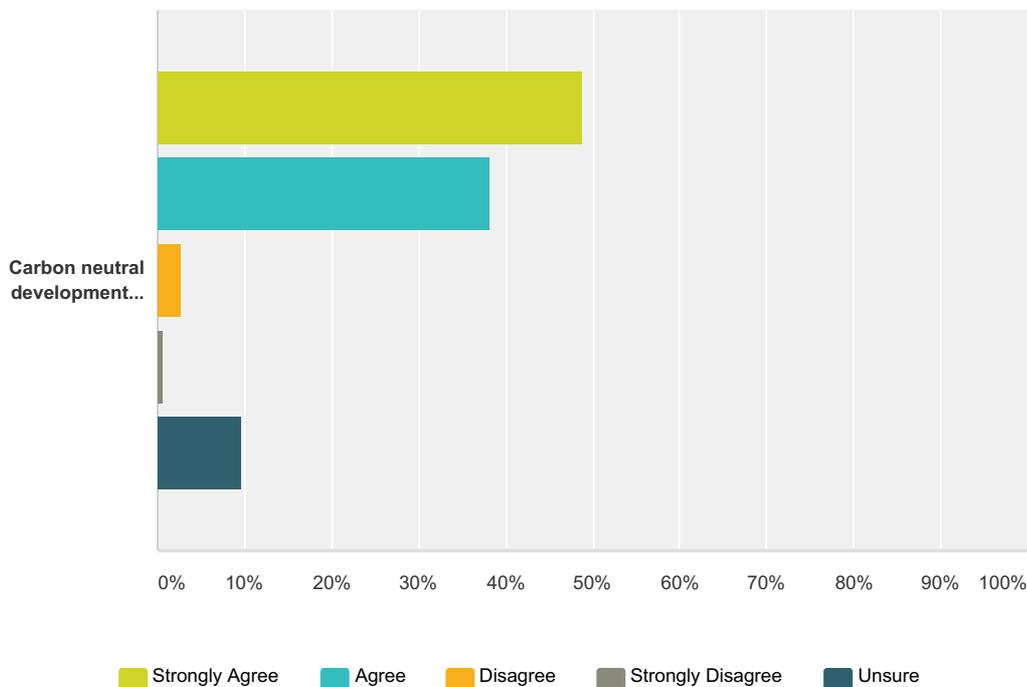
Porthleven Neighbourhood Plan Survey June 2016



	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
The Porthleven Neighbourhood Plan should allocate specific sites for housing development.	41.26% 151	42.62% 156	4.37% 16	5.46% 20	6.28% 23	366

Q9 Renewable energy is an important part of the UK’s electricity generating capacity. Wind and tidal energy generating systems may be unsuitable for Porthleven but small scale carbon neutral schemes such as shared heating sources or super insulated housing in certain areas may be possible.

Answered: 366 Skipped: 19



	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
Carbon neutral development should be encouraged in any new build.	48.91% 179	38.25% 140	2.73% 10	0.55% 2	9.56% 35	366

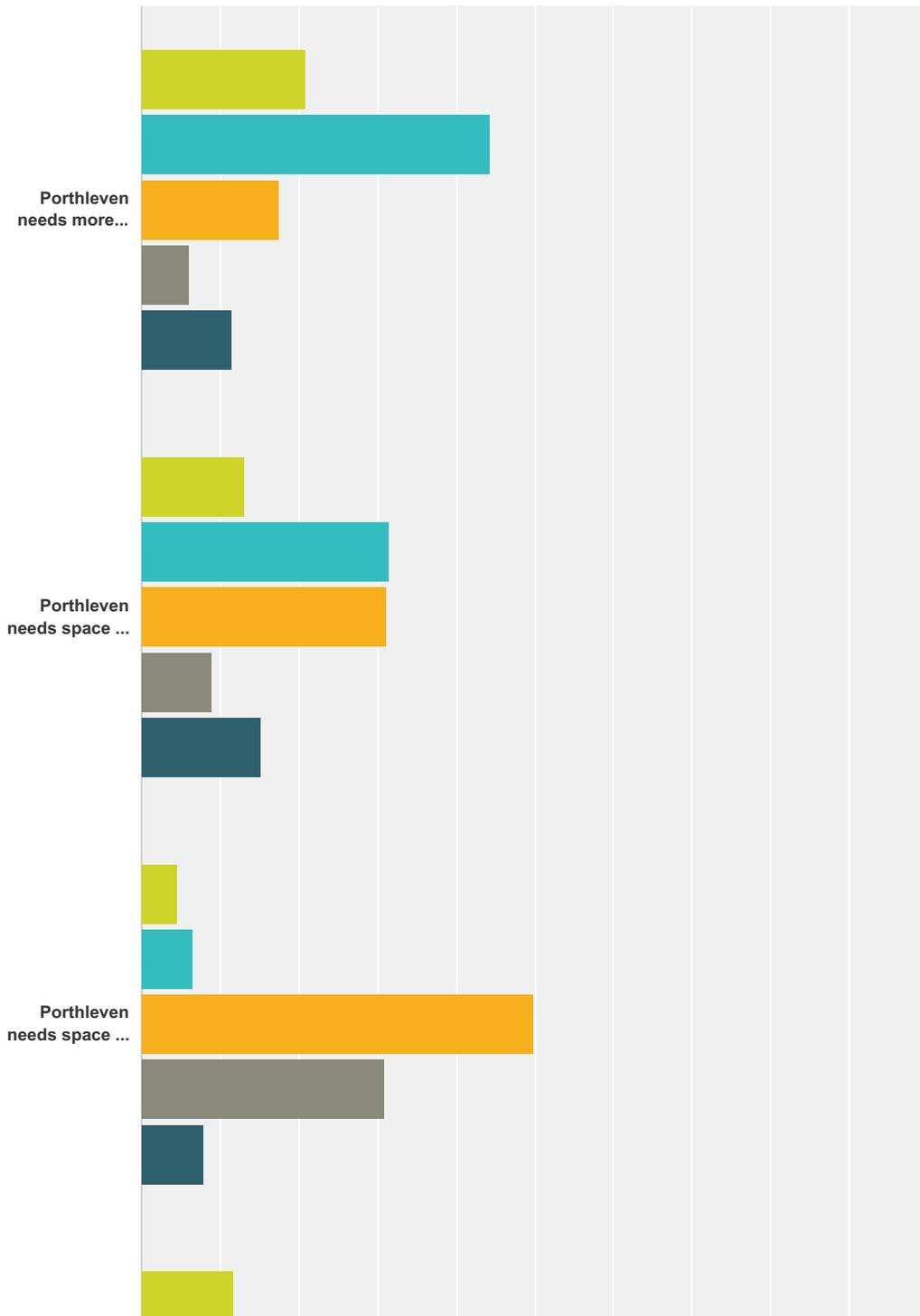
Q10 Green spaces are any open pieces of land that are accessible to the public. They can include playing fields and sport pitches, wildlife areas, parks, community gardens, greens, playgrounds and cemeteries. Are there any specific green spaces that we should consider protecting because they have value for our community – for example because of their beauty, historic or cultural significance, recreational value, tranquillity or richness? Please give details below other than the already protected areas such as sports grounds and playing fields.

Answered: 199 Skipped: 186

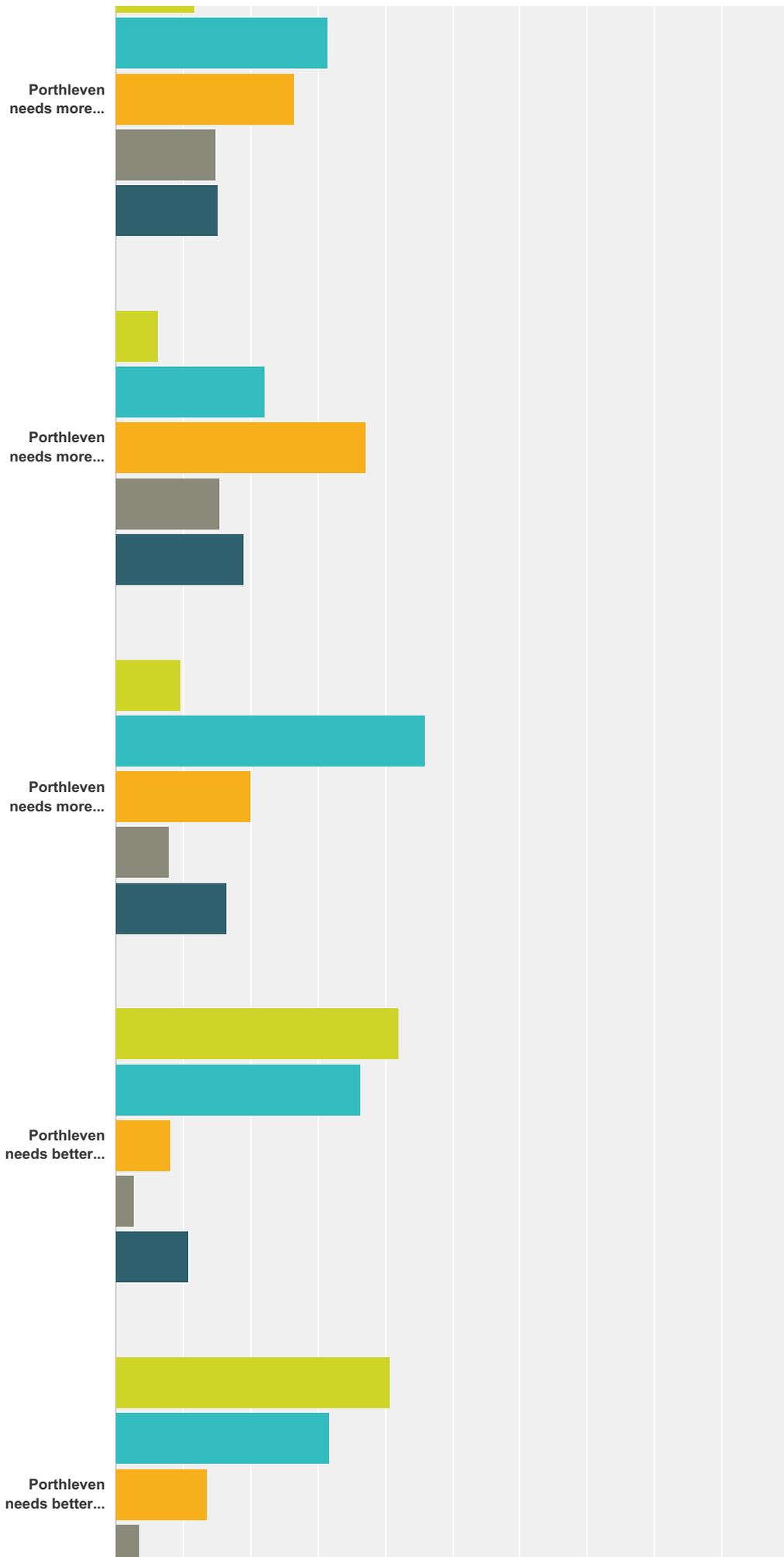
Answer Choices	Responses	
Location 1	94.47%	188
Location 1 Why?	87.44%	174
Location 2	59.80%	119
Location 2 Why?	56.78%	113
Location 3	29.65%	59
Location 3 Why?	29.65%	59

Q11 Porthleven has a relatively low level of unemployment compared to the rest of Cornwall. Only 3% of the population were classed as unemployed according to the 2011 Census, compared to 5-6% nationally. There are very few unoccupied business units or empty shop spaces. The parish has a range of areas suitable for locating different businesses types, such as offices or light industrial units.

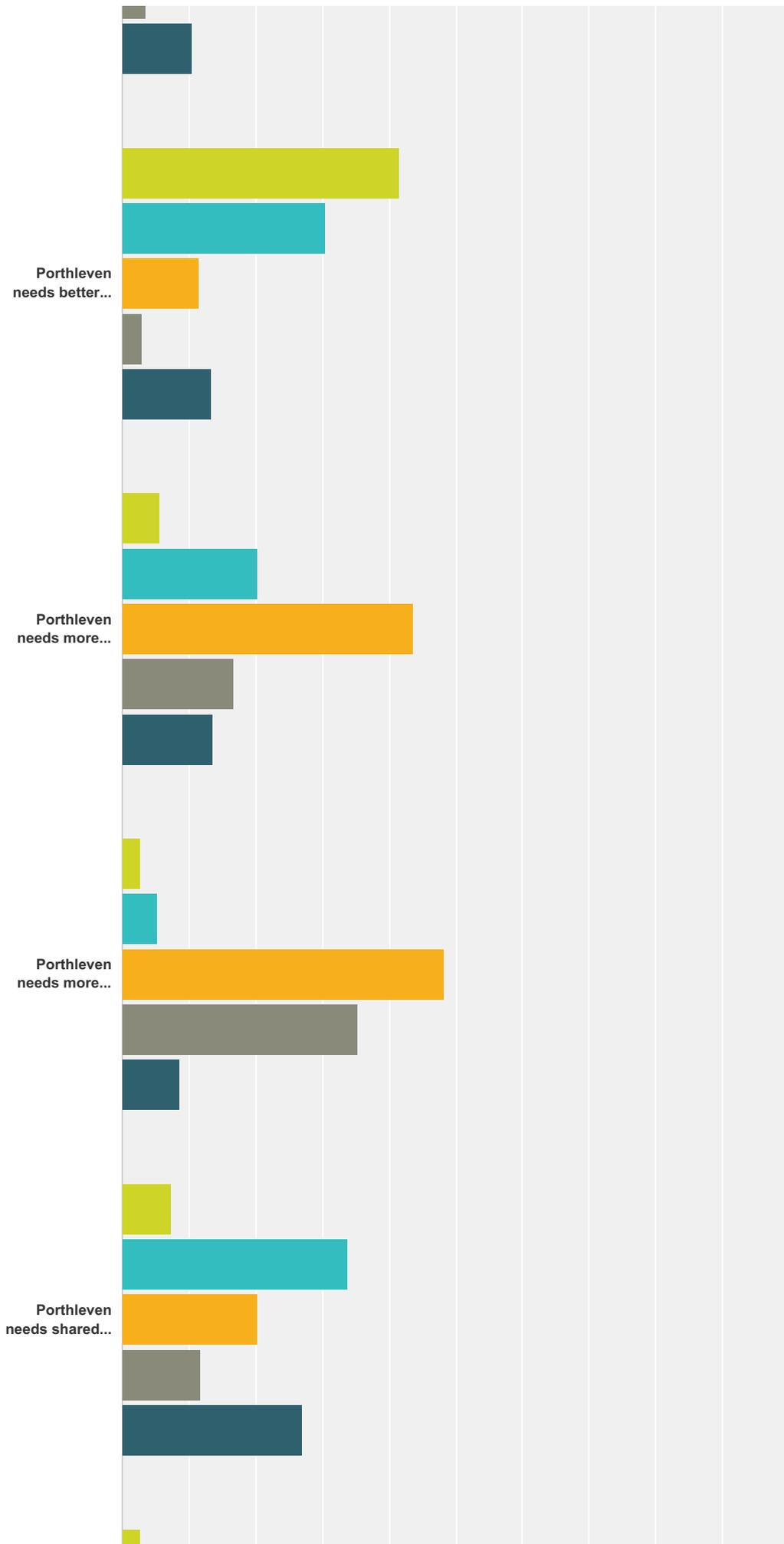
Answered: 380 Skipped: 5



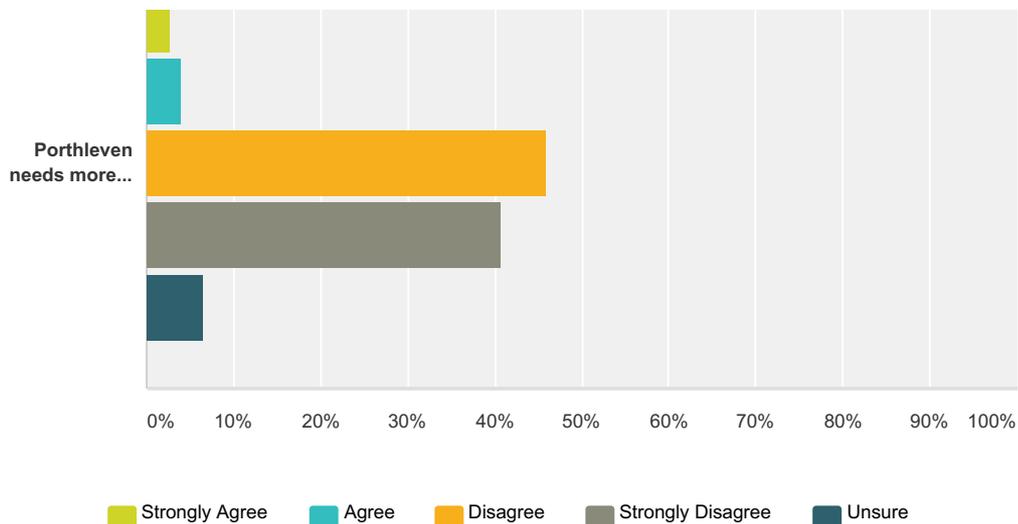
Porthleven Neighbourhood Plan Survey June 2016



Porthleven Neighbourhood Plan Survey June 2016



Porthleven Neighbourhood Plan Survey June 2016

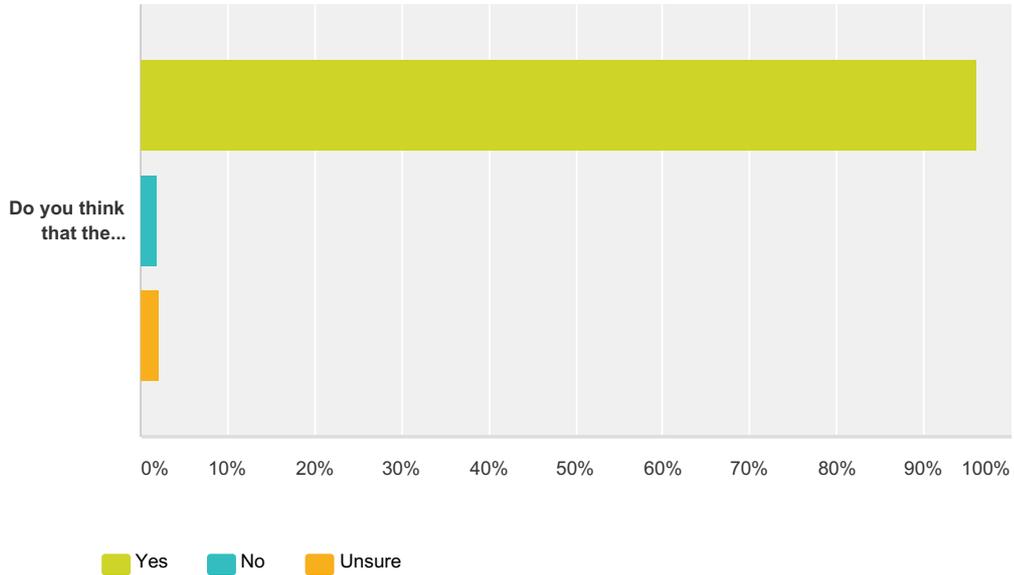


	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
Porthleven needs more businesses and employment opportunities.	20.87% 77	44.17% 163	17.62% 65	5.96% 22	11.38% 42	369
Porthleven needs space for more small shops.	13.08% 48	31.61% 116	31.06% 114	8.99% 33	15.26% 56	367
Porthleven needs space for more large shops	4.64% 17	6.56% 24	50.00% 183	30.87% 113	7.92% 29	366
Porthleven needs more light industrial units and facilities.	11.78% 43	31.51% 115	26.58% 97	14.79% 54	15.34% 56	365
Porthleven needs more offices and meeting room facilities.	6.27% 23	22.07% 81	37.06% 136	15.53% 57	19.07% 70	367
Porthleven needs more facilities to help start new businesses	9.59% 35	46.03% 168	20.00% 73	7.95% 29	16.44% 60	365
Porthleven needs better broadband internet speed and access.	41.96% 154	36.24% 133	8.17% 30	2.72% 10	10.90% 40	367
Porthleven needs better mobile telephone coverage	40.71% 149	31.69% 116	13.66% 50	3.55% 13	10.38% 38	366
Porthleven needs better advanced (3G and above) mobile internet coverage.	41.64% 152	30.41% 111	11.51% 42	3.01% 11	13.42% 49	365
Porthleven needs more artists' studios and gallery space	5.69% 21	20.33% 75	43.63% 161	16.80% 62	13.55% 50	369
Porthleven needs more cafes and restaurants	2.70% 10	5.12% 19	48.25% 179	35.31% 131	8.63% 32	371
Porthleven needs shared business networking space.	7.22% 26	33.89% 122	20.28% 73	11.67% 42	26.94% 97	360
Porthleven needs more pubs, bars and nightlife.	2.70% 10	4.05% 15	45.95% 170	40.81% 151	6.49% 24	370

Q12 The Porthleven Conservation Area (see map below) was designated in March 1978 to preserve and enhance the historic environment of Porthleven. The aim is to preserve those features which contribute to an area's special architectural and historic interest, not just the buildings. The conservation area encompasses much of

the harbour and nineteenth century buildings around the town along with some trees and planting, paving, walls and boundaries and open spaces.

Answered: 372 Skipped: 13



	Yes	No	Unsure	Total
Do you think that the Conservation Area should be maintained?	95.97% 357	1.88% 7	2.15% 8	372

Q13 One of the benefits of having a Neighbourhood Plan is additional infrastructure funding for Porthleven from any new developments. Should we be able to access funding we would like to use this to take forward local projects. We do not know what level of finance we might be able to access but it would be helpful to know which type of local projects would most benefit the community (for example new footpaths or cycle routes). What type of local infrastrucutre projects would you like to see and where, if any?

Answered: 210 Skipped: 175

Q14 What else? Are there any other issues that you think we should be considering for planning policies in the Neighbourhood Development Plan?

Answered: 156 Skipped: 229

Q15 Finally, to help us engage with people from all age groups and areas in the parish of Porthleven please enter your age and postcode in the box below.

Answered: 371 Skipped: 14

Answer Choices	Responses	
Age	98.38%	365
Postcode	92.72%	344

Q16 Keep Up to Date - If you would like to be added to our mailing list.

Answered: 125 Skipped: 260

Answer Choices	Responses	
Email Address:	91.20%	114
Other contact details	18.40%	23

Appendix Q 2016 Consultation Responses and Analysis

RespondentID	<p>What would you like to see from any potential housing developments in the Parish? Please give us your views on what you think is good and bad about the existing housing in Porthleven and why (such as design, quality of construction, architecture, parking, lighting, accessibility, infrastructure or anything else). We will aim to include or exclude these through the Local Plan as appropriate. Any Comments?</p> <p>0 Open-Ended Response</p>	Response and Actions in relation to the comments
4926577883 4926569136	<p>Low cost housing a priority. Houses not of uniform design, where possible to avoid @estate@ type of look.</p>	<p>Comments noted, the NDP proposes policies that seek to deliver as much low cost/ local needs housing as possible, in line with policies in the Cornwall Local Plan, for which the NDP is required to conform. The NDP additionally proposes specific policies with regard to design and responding to local distinctiveness, whilst not being led by poor quality development.</p>
4926566184	<p>New homes need to be built to highest standards and blend in/conform to existing housing styles.</p> <p>Any new housing needs to be well connected to existing services and amenities, especially by sustainable transport. Eg Walk, cycle</p> <p>Some new builds in the village have been built very poorly, quality is poor and materials cheap, unattractive and repairs are constantly having to be made to the houses. eg. Guisseny Place (by the school)</p>	<p>The design policies will seek to ensure development responds to context and local distinctiveness. It is also likely the policy will refer to the quality of development according with lifetime homes standards</p> <p>The NDP will follow the direction for the location of housing from the Cornwall Local Plan - ie this needs to be within or physically adjoining the settlement to ensure new build is sustainably located. We are legally obliged to conform with the Local Plan. It is likely that our design policy will refer to the quality of development according with lifetime homes standards.</p>
4926549019	<p>We need more affordable family homes and small flats/1 or 2 bed homes which are affordable to single people who have no dependents and struggle to pay inflated rents on local homes</p>	<p>Comments noted, the NDP proposes policies that seek to deliver as much low cost/ local needs housing as possible, in line with policies in the Cornwall Local Plan, for which the NDP is required to conform.. It is likely our design policy will require minimum parking standards for new development as this is a matter that has been raised by a number of respondents.</p>
4926535466	<p>Adequate parking</p>	<p></p>
4926531386	<p>1) My main concern is that so many small dwellings are now holiday lets or second homes. This means that there is a lack of starter homes and small family homes. Also that many of our elderly residents are @isolated@ - with no permanent neighbours. 2) Too many aerial wires - electricity and telephone wires 3) Why do we need lighting between midnight and 06.00? All new builds need to meet environmental standards up to the next 20 years in terms of sustainability renewable energy efficiency and environmental impact. Unfortunately new housing is still being built to sub standard criteria (ie cheap short cuts) where repairs need to be carried out only months after construction is completed. As for equipping houses with eco friendly heating/insulation etc Some of the properties up by the school have proved to be very successful</p>	<p>The NDP group are looking as to whether our evidence base justifies a principal residency policy as per the St. Ives NDP. Agree to many wires, however the NDP can only manage new development, existing issues can be sought to be addressed, but not insisted upon. The NDP can only manage new development, as per above, it can resolve existing development.</p>
4913451879	<p>The Shrubberies new estate has been built with properties too high and the small roads that link to gain access have not been given any improvements to support this increase in traffic not even traffic claiming (a lot of people walk this area)</p>	<p>It is likely that our design policy will refer to the quality of development according with lifetime homes standards. Points noted, the Shrubberies has raised a number of negative comments through the NDP consultation, and a number of the policies in the plan have responded to the concerns raised by residents about design, layout and the transport implications of new development.</p>
4913386248	<p>I would like to see a higher proportion of detached bungalows on any new development. It think it is bad there is no sheltered bungalows</p>	<p>Points notes, this is a matter that has been raised by a number of respondents and is likely to result in a specific policy in the NDP regarding sheltered accommodation.</p>
4913361976	<p>Porthleven is not suitable for large population accommodation, Porthleven has narrow roads and poor access throughout its structure (it is part of its charm) During holiday periods which seem to be extending the population of the village (its not a town!) increases enormously and bottlenecks already occur. Not to mention parking!!</p>	<p>The housing numbers is directed by the Cornwall Local Plan and the NDP has to show how it can accommodate these number to ensure it is in general conformity with the Cornwall Local Plan, as we are legally obliged to do.</p>
4913348651	<p>More detached bungalows and bungalows suitable for the elderly and disabled including sheltered green spaces</p>	<p>Noted, policies in the ndp are requesting that applicants show how they are providing development that responds to local need in the area</p>
4913267884	<p>Recent new build houses at Shrubberies I believe do not enhance anything about Porthleven. They look cheap of poor quality and wont weather well in such an exposed position. New builds should incorporate stonework which replicates the older houses of Porthleven. That said the most important consideration is about sustainable housing with renewable energy as part of it (wind/solar). Also consider access for walkers/cyclists in the new build layout.</p>	<p>Noted - detailed policies in the ndp on design and accessibility will seek development to respond to local distinctiveness and provide for lifetime/ accessible homes</p>
4913235018	<p></p>	<p></p>

4911708889	Poor roads parking issues on the road car park poo condition and cars parking on the grass at Methleigh Park (near costcutters) poor hospital having to travel to Truro poor accessibility for disabled ie pavements	new development will have minimum parking standards and be sought to be designed as lifetime homes.
4911688825	I think that the houses should include more than 30% of affordable houses. I think that they should be inclusive ie some houses for the elderly and disabled and play areas for children where animals are excluded as far as possible. I have seem amazing eco homes on birds of prey centre Winnards Perch Wadebridge so features here would be included and should be included	Affordable housing provision is required to accord with strategic policies in the Cornwall Local Plan. Design policies in the NDP will seek new development to accord with lifetime homes standards. Policies in the NDP will requires new development to be designed as lifetime homes.
4911664544	Would like to see some single storey homes for the elderly Housing built at a price that local people can afford to buy/rent/part own not high priced houses which will be lived in on a part time basis	comments noted, local needs and affordable price thresholds are set through the local plan for which the ndp is required to conform with.
4911643419	Any future housing developments should provide parking facilities to each property. Most families have 2 or more cars and parking is a huge problem here.	Design policies in the NDP will seek that new development will have minimum parking standards.
4911621927	None all the housing developments in Porthleven are all different anyhow	noted
4911537989	Porthleven is already starting to lose its charm and character without further development. The roads in cant cope now allow it to keep its charm and appeal	Comments noted, the infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.
4911516509	All of the above need to be considered	noted
4911504664	More thought for parking for new development and old Fore Street	Design policies in the NDP will seek that new development will have minimum parking standards.
4911496404		
4911482334	Far from shops and picking up buses, also a long way from primary school otherwise attractive buildings and garden spaces	comments noted
4911477104	Forget contemporary designs! New builds should reflect the history/style of Porthleven whilst being able to include 21st century building techniques. Parking the worse scenario is with houses built with garages have been allowed to convert them into accommodation	noted, see detailed comments on design, a design policy is propsoed through the ndp but the nppf and the local plan state that innovation can not be precluded whist acknowledging that development should respond to context. The ndp is providing detailed evidence to outline what is the context and local distinctiveness that development should respond too, Design policies in the NDP will seek that new development will have minimum parking standards. The NDP can only address new development and its resulting impacts. Design will be required to show how it respnods to local distinctiveness and landscape character, but this does not preclude contemporary development that is respectful of local character.
4911458113	There is never enough parking. Think more about access roads and the amount of traffic on narrow roads. Keep the design within the type of property within the village not too modern. Parking in the village is a nightmare!	
4911441683	I think the Shrubberies development has been built to a good standard and is in keeping with the bits that have stone walls. Any further developments must have parking as parking in the village is becoming increasingly difficult only 30% affordable housing is disappointing this needs to increase. Restrictions should be placed for purchase for locals only	Noted, Design policies in the NDP will seek that new development will have minimum parking standards.
4911418196	housing design should all be geared towards smaller more affordable units to accurately reflect demand. There does not exist a similar need for executive homes. Any development should be confined to within the valley. I do have concerns that the infrastructure of the town is not adequate for any development for example how does a development at site 6 link easily to the B3304. Parking is a major problem in Porthleven and an imaginative scheme needs to be incorporated eg a two tiered car park	points noted, the ndp is requiringnew development to show how it is responding to local need. The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.
4911347766	Although may be modern in design construction should use traditional materials eg stone render slates to compliment adjacent properties	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.
4911324907	Innovative design should be encouraged. Welcome good contemporary architecture mixed use developments would be beneficial improved public realm. Porthleven style not new England style	
4911303863	Natural stone or brick where possible no rendering! Parking for 2 cars	Noted, Design policies in the NDP will seek that new development will have minimum parking standards.
4911259587	Ideally all post war housing should be demolished and areas rebuilt. White painted/rendered walls not suitable for coastal weather and sea bird feces. Roofs built to prevent sea bird nesting ditto for street lights/telegraph poles	not precluded through the ndp. Redevelopment of existing brownfield sites would fit with the ndp and the local plan.

<p>Each new build to have solar panels as the normal, each new build to have parking and or a garage to STOP cars being parked half way on pavements drive ways must be used for parking if one is provided</p> <p>4911205052</p>	<p>minimum parking standards are proposed through the ndp and renewable energy sources, subject to visual integration are encouraged</p>
<p>Too many houses will put pressure on the follow 1 School Places 2 Doctor facilities 3 Transport pool bus services 4 Roads not built for over development 5 There is a need for more parking Don't know much about existing housing what about more long term rentals available. So that the young people of Porthleven can leave the home and make their own lives without moving away</p> <p>4911167299</p> <p>4911144581</p>	<p>The infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p> <p>noted</p> <p>not sure where this information would have come from, the shrubberies was considered at the point the Cornwall local plan was at examination, the local plan has a minimum target for the parish, the ndp is seeking to provide localised policies to manage this development.</p>
<p>We were told by the Council when Shrubberies was built that there was no other land available for affordable housing. Now there is land available why?</p> <p>4911139961</p> <p>The existing housing in Porthleven is of a reasonable design and quality. Any new housing design and quality will largely be dependent upon a developer and his house price tag. Accessibility and street parking will have to be seriously considered as new developments could adversely affect the already difficult accessibility in large parts of the village and its estates</p> <p>4911135346</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p> <p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>The existing new builds are of reasonable design and although because of the finish they will not look so good in a few years time. The bungalows look very good with the natural stone finish so perhaps more use of stone</p> <p>4911122240</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p> <p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents. It is suggested that the design policies will encourage lifetime home standards and renewable energy, and seek to provide for appropriate parking and usable garden space.</p>
<p>Good design is so subjective 1 Design to encourage neighbourliness 2 Design for how carbon consumption 3 Provide space for recycling bins</p> <p>4911107891</p> <p>The layouts of The Shrubberies is very well throughout not so the estate by the school</p> <p>4911098279</p>	<p>comments noted</p>
<p>The last housing on Shrubberies Hill proved to be done tastefully and gardens laid out with good pavements or access. New housing should be built up to the same standard</p> <p>4911094980</p>	<p>comments noted</p> <p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>Recent housing development has been quite carefully attractively designed and built but the infrastructure (roads) has not been equally developed. Why is there no public transport in Porthleven except on the one road through the village?</p> <p>4911081427</p>	<p>The capacity of highways will be assessed individually on a case by case basis. Design policies in the NDP will seek new development to show how it has responding to context through their design and access statements, also responding to landscape character in accordance with the LLCA for the Parish</p>
<p>The roads around and with Porthleven are already unable to cope with the level of traffic and parking now. New housing should be more sympathetic with the surroundings not standing out on the horizon like the Shrubberies development</p> <p>4911076922</p> <p>Parking (space or garage) must be provided. On street parking is becoming a nuisance. Buildings in old central core should blend in with traditional style. New developments need to have drainage carefully considered and especially its impact on present housing.</p> <p>4911060895</p>	<p>Design policies in the NDP will seek that new development will have minimum parking standards. SWW will be consulted on new development through planning applications.</p>
<p>The Village on street parking (especially in centre village residential access is insufficient future plans need to accommodate for busier road and pedestrian traffic. This is also now overflowing and impacting on outer residential areas</p> <p>4908193926</p>	<p>The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.</p> <p>the ndp can only address new development, it is possible that a primary residency policy for new housing could form part of the NDP.</p>
<p>Too many second homes and holiday lets locals out priced</p> <p>4908161524</p> <p>Better access Penrose safer</p> <p>4908153679</p> <p>SEE Q 14</p> <p>4908141778</p>	<p>noted, a suggestion that is coming up a lot</p> <p>noted</p>
<p>More parking</p> <p>4908117844</p>	<p>Design policies in the NDP will seek that new development will have minimum parking standards.</p>

<p>Design should be in keeping with the local area and heritage properties need their own parking without impacting on existing properties ie new build in Sunset Gardens has resulted in loss of 2 on road parking spaces</p> <p>4908098039</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>Any new housing development needs to be sympathetic in design to the existing local housing/traditional Cornish housing design. The Shrubberies development is a good example of combining a more traditional look with latest building techniques</p> <p>4908073934</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>The external character and quality of the recent Shrubberies development is good. Future housing should attain that standard</p> <p>4908049069</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>Designated parking areas</p> <p>4908037791</p> <p>4907505372</p>	<p>The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.</p>
<p>I think you need to build some one bedroom places so that people in 3 bedroom can move</p> <p>4907505235</p>	<p>suggestion noted.</p>
<p>If Porthleven is to grow where will visitors park? and will local facilities cope?</p> <p>4907503185</p>	<p>The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.</p>
<p>Perhaps 2nd home owners policy should be brought to bear</p> <p>4907501033</p>	<p>this is a policy that is being considered</p>
<p>More housing for the elderly. More starter flats for the young.</p> <p>4907501009</p>	<p>noted, the design policy is seeking new development to provide for lifetime home standards.</p>
<p>Improved infrastructure needed.</p> <p>4907498073</p>	<p>The infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p>
<p>The standard of construction of the Shrubberies development should be aspired to by other developers. Road access is a crucial factor as well.</p> <p>4907494473</p>	<p>noted</p>
<p>Type of house built in keeping with area (design)</p> <p>4907494175</p> <p>4907491126</p> <p>4907490915</p> <p>4907488567</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>The Shrubberies is a good example of a housing development in my opinion - quality construction design parking green spaces wide roads and pavements giving it a spacious feel</p> <p>4907487293</p>	<p>noted</p>
<p>Parking should a priority in new developments.</p> <p>4907487234</p>	<p>The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.</p>
<p>Try to keep any housing off the high points of the Hills what is wrong with developments in the valleye</p> <p>4907484306</p>	<p>noted, see comments on the LLCA</p>
<p>Good parking and accessibility.</p> <p>4907483819</p>	<p>The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.</p>
<p>All new building to fit into existing types/design to blend with surrounding properties</p> <p>4907481927</p> <p>4907481319</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>you should plan for low cost housing for local people affordable and energy efficient</p> <p>4907480187</p> <p>4907479334</p> <p>4907478553</p>	<p>comments noted</p>
<p>Any new homes should be built with every energy saving system, parking for 2 cars and should not be built the same styled ie mix of bungalows/flats semi detached</p> <p>4907475517</p>	<p>The NDP can only deal with new development. The design policies in the NDP will seek that new development responds to lifetime home standards, encourage renewable energy and will have minimum parking standards.</p>
<p>There is currently a lack of one and two bedroomed accommodation suitable for the older generation to purchase which would free up larger properties for families</p> <p>4907472763</p>	<p>comments noted, the ndp will require new development to show how it is responding to local housing need</p>

4907468068	A new development of flats for the younger generation affordable. So they can be independent of their parents properties that are neglected Fore Street the Crescent	comments noted
4907467654		
4907464716		
4907461491	There is spare land around Penrose Parc and that could be used for parking, some of the older residents cant always park outside their house as other people park there sometimes maybe put numbers on parking spaces	The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.
4907460841		
4907459097		
4907458993		
4907456980	There's more good housing than bad.	noted
4907456938	As always in Porthleven parking and traffic are a very big issue so thought must be given to parking and access to any development	The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards. The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.
4907452091	The biggest problem with the existing housing in Porthleven is lack of parking	
4907450802		
4907448594	I don't like the way small bungalows are being turned into huge houses also big extensions. off road parking is essential Improve infrastructure ie better access for vehicles and pedestrians perhaps a one way system through village. Speed limit is 60 mph on some roads especially one entering new housing estate. This is a road with no pavement ad is always busy with padestrians	noted, see detailed comments on design, a design policy is propsoed through the ndp
4907446843	The houses on the Shurbberies are designed very appealingly families owning more than one car the street is the village are becoming over run with cars parked on pavements etc. This is a concern in the village if more houses are built especially for emergency services access.	The infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.
4907443020		noted, the ndp is proposing minimum parking standards for new development. The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.
4907439715	Designed to be in keeping with a beautiful Cornish Harbour Village	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.
4907437820	On viewing local development in and around the area the build quality is less than satisfactory with the buildings themselves looking shabby within a year with streaking on all outside weather conditions and add to the Cornish traditions and aesthetic outlook	
4907434808		
4907431901	Flats -2 bedroom with parking space. The current housing estates being are too generous with land, hence the cost. Parking a growing problem within every community every household must have sufficient off road parking facilities as well as a garage	comments noted, this does run contrary to other comments received about parking provision and request for more spaces. The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.
4907430618		
4907426953		
4907423997		
4905907735	Any development needs to provide ample parking housing should be provided for local people and not made available as second homes or holiday lets	The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards. The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards. The current facilities in the area such as doctors and schools are existing, and whilst new provision to improve accessibility is not precluded through the plan, and is welcomed it can not be insisted upon.
4905879171	It would be better to plan parking Dr Surgery, and schools. It is impossible to get a car parked to visit shops in the Fore Street and importantly the chemist where are these extra homes an families going. We are elderly people and cannot walk too far Limited to local need in Porthleven only. Not as the last development in AONB where houses were sold on the open market and people moved around within Porthleven to allow others from the outside slipped in through the back door Stop this	the ndp can only deal with new development, it s suggested that a primary residency policy will apply to all new development, however the local plan, for which the ndp has to conform with allows for a mix of market/ affordable housing.
4905868587		
4905849667	There should be no more housing developments along re coastal roads and harbour area I appreciate High capacity area on plan no 2	comments noted
4905815929	Potential housing development should be low density well designed with adequate parking for residents and their visitors adequate street lighting and outside space	minimum parking standards are propsoed through the ndp

<p>Parking is a major issued in most existing residential areas in Porthleven many families have 2 vehicles with limited parking causing too many parking on pavements, narrow widths for larger vehicles and particularly emergency vehicles to access. Houses should be built to good design for family living 3 beds affordable for locals not to be placed on 2nd home or holiday let market</p>	<p>Points noted. The design policies in the NDP will seek that new development will have minimum parking standards.</p>
<p>4905797990 More flats and maisonettes for elderly people who have large houses with big gardens to downsize. These would require parking little gardens and possibly a balcony or outside patio</p>	<p>4905771156 4905698211 noted, the design policy is seeking new development to provide for lifetime home standards.</p>
<p>4905677811 To have more houses we need a new doctors surgery with better parking. The school needs more classrooms, better roads shops not charity shops or estate agents. But by adding more houses your taking away the character of the village. Houses should be stopped from becoming holiday homes!! Then we would have more homes for proper local families!!!! Adequate parking as in some areas of Porthleven locals are finding it very difficult to park in front of their own homes especially people who have disability issues. Maybe adequate signs could be place to deter this</p>	<p>The housing targets are applied to the parish via the local plan, the ndp seeks to manage how these are distributed locally. There is the potential that a primary residency policy could be including in the ndp subject to supporting evidence. Points noted. The design policies in the NDP will seek that new development will have minimum parking standards. However the ndp can not resolve directly existing issues through new development.</p>
<p>4905648865 The Village is large enough at present if any housing requirements are needed then get HAs to acquire and purchase second homes which are not used as a permanent residences and empty for large part of the year.</p>	<p>The parish has a housing target for new build accomodation, whilst the points are noted, the ndp can not address existing matters such as this, it related to new development that requires planning permission and the resultant impacts from that development.</p>
<p>4905591174 Design should be in keeping with local styles, high quality and developers should be required to contribute toward local infrastructure eg access roads school enlargement</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>4905573135 More single storey dwellings for elderly and disabled - Shrubberies looks nice good to have green space who will maintain it !</p>	<p>noted, the design policy is seeking new development to provide for lifetime home standards.</p>
<p>4905463356 The Parish is not just Porthleven for one thing. The infrastructure mainly sewage system and drains just cannot take anymore. Roads are poor parking is poor any more houses are just going to add to the problem. I am assuming you have not included any part of Breage Sithney or Helston The latest development (The Shurbberies) is an attractive development with a good mix of buildings but there is/was no provision to widen the roads help the school surgery to cope with increased population traffic. This must be a future consideration</p>	<p>The infrastructure of the town did not raise strategic issues through the local plan examination from utility companies and other consultees, the same consultees wil lbe consulted upon with regard to the NDP, if there are capacity implications as a result of the NDP, the consultees with make this clear at consultatino stage. comments noted, the infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p>
<p>4905365046 Housing development has been almost universally green field explanation The design and quality has show no Cornish character at all Parking has been inadequate There has been no infrastructure put in place to cope</p>	<p>The infrastructure of the town did not raise strategic issues through the local plan examination from utility companies and other consultees, the same consultees wil lbe consulted upon with regard to the NDP, if there are capacity implications as a result of the NDP, the consultees with make this clear at consultatino stage.</p>
<p>4905316681 The houses in Porthleven should remain in the current boundaries so that it keeps witin its current quaintness</p>	<p>The local plan has a minumum target for the parish and allows development outside of the bonudaries, the NDP is seeking to provide localised policies so this growth can be managed in a sensive way responding to local context.</p>
<p>4905306372 The village was never designed for cars parking is the major problem. Amenities should be included as many holiday makers need toilets available They should aim to be in keeping with the design/construction of existing housing nearby. They should not directly impact existing residents with regards to decimating the views from their properties (Shrubberies) or local access routes. ie back road from Shurbberies estate to Penrose Corner is now an accident waiting to happen.</p>	<p>Comments are noted, the ndp can only manage new development, whilst existing issues are acknowledged, the ndp policies relate to new development that requires planning permission, and which the planning assessment is one of approval in principal, unless adverse impacts significantly outweigh the benefits. The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>

<p>Consideration should be given to existing residents. No new development should obstruct views of existing residents or spoil the lifestyle of those who have lived in Porthleven for years. In my case nearly forty five years. The ethos and character of Porthleven will be destroyed if expansion continues at the current rate.</p> <p>4905279893</p>	<p>see detailed comments on design, the right to a view is not safeguarded through planning law, however visual and residential amenity impacts are relevant matters, a detailed design policy is to be included in the ndp.</p> <p>The infrastructure of the town did not raise strategic issues through the local plan examination from utility companies and other consultees such as schools, the same consultees will be consulted upon with regard to the NDP, if there are capacity implications as a result of the NDP, the consultees will make this clear at consultation stage.</p>
<p>If further housing is to be supported we shall need more school places and a better drainage system.</p> <p>4903636392</p> <p>Please resident plus 1 parking in Harbour View. Staff at Steins etc park all day which makes it very difficult for residents</p> <p>4903591563</p>	<p>the ndp can only address new development, minimum parking standards for new development are proposed through the ndp.</p> <p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>Porthleven should retain its particular character with small terraced and semi-detached housing, using a combination of modern building materials. Lots of glass to allow light. Architects and planning authorities should ensure that any development is sympathetic and in character with the traditional aspect of this village. That is what gives it the attraction it has. 90% of development I've seen take place is either out of character (straight lines, big windows, stainless steel and glass balconies - architects trying to comply with modern trends without taking on board the fact that this village has historical appeal) Other developments such as the new estate by Shrubberies Hill and Cliff Top houses near Tye Rock are utterly soul-less blots on the landscape.</p> <p>4903521492</p> <p>4903502740</p> <p>All new homes should have 2 off road parking spaces the property should be built with maximum insulation and have photo voltaic panels to 4kw standard. Also to save water, hot water systems should not waste water before hot water comes to the H/W/Tap</p> <p>4903464719</p> <p>4903176072</p>	<p>comments and references noted, please refer to comments on design.</p> <p>Points noted. The design policies in the NDP will seek that new development will have minimum parking standards and design policy will seek new housing to be built to lifetime home standards.</p>
<p>70% is too high a figure for income dwelling</p> <p>4903170009</p> <p>Quality rentals from any housing development in the parish at a 'reasonable' price. How/where can any parking be created.</p> <p>4903168846</p>	<p>I think this relates to the percentage of market housing with infill development, this is directed by the local plan, for which the ndp is required to conform, it can not change this policy.</p> <p>comments noted</p>
<p>Must be kept in keeping with the existing houses not infill for holiday use only</p> <p>4903167456</p> <p>4903162913</p> <p>4903161886</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>Porthleven will be ruined if more houses are to be built. We will have no green space left.</p> <p>4903158963</p> <p>I would like to housing similar to what we use to call Council Houses for locals to rent with adequate parking at least space for 2 cars per households</p> <p>4903158403</p> <p>Affordable housing for local families/young people. Attractive buildings!</p> <p>4903153372</p> <p>Porthleven has grown by enough no new developments buy back holiday homes problem solved</p> <p>4903149248</p>	<p>the local plan has provided a minimum housing target for the parish.</p> <p>Points noted. The design policies in the NDP will seek that new development will have minimum parking standards.</p> <p>noted</p>
<p>I feel a higher percentage should go to local people.</p> <p>4903146849</p>	<p>the local plan has provided a minimum housing target for the parish. we have to comply with the local plan so we can not insist on any variation on the open market/ affordable housing percentage, however we are considering a primary residency policy.</p> <p>New housing will have minimum parking standards, however the ndp can only relate to new development, and not address matters that exist at present.</p>
<p>Ampel parking housing to be given to local people who have lived in Porthleven 5 yrs or more</p> <p>4903146796</p> <p>4903144200</p> <p>4903142954</p> <p>4903139100</p> <p>4903137395</p> <p>4903135766 None.</p> <p>4903132778 Decent size bedrooms. Windows that fit properly and doors</p>	<p>noted</p> <p>comments noted</p> <p>the infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p>
<p>Road infrastructure needs to cater for more cars and parking</p> <p>4903129877</p> <p>4903127558</p> <p>4903123102 Affordable housing.</p> <p>4903122449</p>	<p>comments noted</p>

4903120045 Sheltered housing needed
4903118888 More housing for local people and a limit on holiday homes.
4903114817

Poor quality of finish ie rendering makes the properties look shabby in a short time. ie Guissenery Road. They should spend more time on the finish to give them longevity
4903113247

4903112297 Use of natural stone and brick. Ample parking.

4903109068 Any houses build be in keeping with our area

4903105781 No more developments as Porthleven reached its limit

I think the newer houses that have been built are in keeping with the village.
4903103812

4903099766

A good mix of affordable and other homes of good design and using materials in keeping will the character of the town
4903098379

Building more housing is fine as long as each property has parking for 2-3 cars and the local schools, doctors etc are duly expanded.
4903097131
4903094522

4903093206 Too many 2nd homes no more building in conservative area
4903091073
4903089413

Replace the old council houses so local people have affordable rents to live in the village.
4903088029

4903087968

4903086557

4903075438

Perhaps a mix of houses and flats but there must be adequate parking - nothing high rise must be in keeping with the village
4903072949

Properties to be inkeeping with the existing profile and have parking facilities
4903070810

Buildings should be in keeping with existing properties. more parking (look to the future)
4903066941
4903066253

Totally affordable to buy or local people to rent. No buying to rent out.
4903063380

As a resident of Mounts Bay Terrace I think more parking is a must
4903063076

Parking is a main concern most households have it least 2 cars and some more if there are young people at home. Possibly consider underground parking
4903060538

noted, the ndp is requiring new development to show how it responds to localised need in terms of the make up of units proposed

noted, a primary residency policy is being considered.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

the ndp can not plan for no development as required to conform with the minimum housing target in the local plan.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

Points noted. The design policies in the NDP will seek that new development will have minimum parking standards. However the ndp can not resolve directly existing issues through new development.

a primary residency policy is being considered for new build development. Not all development in the conservation area is precluded, some development can enhance its chracter and is therefore acceptable.

redevelopment of existing site is not precluded through the ndp.

comments noted

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

the tennancy of properties and make up is dictated through the local plan as is the mix of open market/ affordable homes. The NDP however is considering a primaryresidency policy.

the ndp is proposing minimum parking standards for new development.

Points noted. The design policies in the NDP will seek that new development will have minimum parking standards. However the ndp can not resolve directly existing issues through new development.

4903059016	It is important that decisions are taken with all the other local facilities included. The primary school, doctors etc. The new development at Shrubberies has poor access.	The infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.
4903056995	Small area of modern houses	suggestion noted
4903054239	New development Shrubberies well set out and good mix of houses and bungalows More housing more children additional traffic near school and long Gibson way, need to address this	
4899049572	Brownfield Sites should be developed don't build anymore on the skyline	comments noted
4899022620	Houses for local people another school to cope with the children its all good and well to build but what about the infrastructure	the infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.
4898949208	New homes should take into account family parking so that it doesn't impact on the flow of traffic. Local amenities should be increased to allow for the extra people (medical centre supermarket post office and school	Points noted. The design policies in the NDP will seek that new development will have minimum parking standards. However the ndp can not resolve directly existing issues through new development. Existing facilities will be consulted througuh the ndp, and if new development impacts upon thier capacity, it wil lbe required t oaddress these implications as already set out in the nppf and the cornwall local plan.
4898918882	Design and building materials should comply with existing stock they should fit in parking should have high priority this will automatically limit the number to be built.	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.
4898896858	Fully appreciated that ageing houses and cottages require refurbishment and updating. However I am disappointed to see the very very modern styles being give permission. From full glass frontal apex to a cottage having a full reclad to the point that none of the original building is retained	see comments on design, the nppf and the local plan do not preclude innovative design, but seek proposals to respond t ocontext.
4898789657	I would like to see local people being able to rent purchase or to be housed in these property's people like myself who's great grandfather was in born in Porthleven and all of my family lives here yet I don't have a local connection according to Cornwall Council	comments noted
4898686496	Housing should be affordable no more luxury pads! Should be big enough for a family with parking. Easy to maintain and well built to last a long time	noted
4898686064	I feel that if 80 houses are built then they should be for local Cornish children who have grown into adults since your last building programme	the ndp is considering a primary residency policy. Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.
4898640896	At present there is one school in Porthleven and only one Doctor's surgery. More housing requires more and increased off road parking.	
4898622064	I would like to see more small housing units built. These would accommodate single people or young couples without children or accommodate older people wishing to downsize	comments noted
4898614757	Properties should be built to the west of Porthleven school so that access can be curtailed away from the village centre by using the Tolponds Road as an exit route.	Comments noted
4898614243	The heating system in my ? is absolutely stupid. Night storage great if you want full on heat first thing and then cold by 6pm. It is expensive and a really bad form of heat. I cannot afford to use my hot water tank either as electric is too expensive. Windows bad quality or is it the walls.	these are building regulation matters and are not applicable to the planning system or the ndp.
4898604396	The school parking issue must be addressed. It is beyond dangerous for all using at the time let alone if an emergency vehicle needs to get through. Part of a field should be used for car parking which could be used as overflow for events and weekends. The sewer plant stinks all occupants in Treza Road, St Elvans Cresent, Mill Close cannot go outside with a Northly wind blows.	Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.
4898591408	More houses that look like cottages, houses with open fires. 4 bed affordable homes with large gardens and garages.	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.
4898584762	Larger number of affordable housing - a mix for families, couples and singles. Too many second or holiday homes could be the death knoll of our community.	noted

<p>I feel there should be no further development in conservation areas close to the sea wall, new dwellings should be affordable and sympathetic to existing buildings with use of granite wherever possible</p> <p>4898575678</p> <p>Why not social housing only for local residents? Why more build and sell?</p> <p>4898553039</p> <p>4898543028 Good road access</p>	<p>development in conservation is required to conserve or enhance its character, but this does not preclude all development, as long as it passes these policy tests, positive development can take place in a conservation area.</p> <p>these are not discouraged, but can not be insisted upon as the NDP has to conform with the local plan.</p> <p>noted</p>
<p>30% is not enough for local people (Porthleveners not outsiders)</p> <p>4898513489 Last lot of houses built where very good in design.</p> <p>Proper investigation into sewerage and rain water distribution, as more concrete added and more surface water to a valley that has flooded twice in the last 4 years. Parking remains a big issue and accessibility.</p> <p>4898509167</p> <p>4898500356</p> <p>T get 80 houses - 240 will need to be built. Is there room in the school or the Doctors? Are these 80 houses family homes or for single people? All development needs to be low level and in keeping with the village and include parking.</p> <p>4898479182</p> <p>4898468598</p>	<p>this only relates to infill housing, rural exception sites are required to be affordable led - ie minimum of 50% but expectation of 100%.</p> <p>The infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p> <p>The infrastructure of the parish to accommodate new housing was accessed strategically through the local plan. The housing target for the parish does not require 240 homes to be built.</p>
<p>4898464853 Self build for locals only</p>	<p>Such an approach is not possible. The NDP is required to conform with the Cornwall Local Plan. The policies in the Local Plan encourage self-build do not preclude other housing development. Our NDP can not be so rigid, otherwise it will fail the legal test for the NDP.</p>
<p>If possible any new development should be for the local population. As a second home owner for the past 10 years and we have been coming to Porthleven for the last 30 years I feel the progress Porthleven has made over these years has been spot on and it has changed but for the better and retained its character.</p> <p>4898457308</p> <p>4898451490</p>	<p>The NDP will seek to encourage as much local needs housing as is possible subject to compliance with the housing policies in the Cornwall Local Plan for which the NDP is required to legally conform with.</p>
<p>Damp is a problem and design should work to minimize this. Parking is an issue. Porthleven homes are a design hotch potch, hedging at Shrubberies is an excellent exception, this looks great.</p> <p>4898449517</p> <p>Larger houses with appropriate gardens and off road parking should be constructed and sales restricted to local residents</p> <p>4894942776</p> <p>4894912082</p> <p>If we keep on building houses, Porthleven will need 1 a larger doctors surgery 2 a larger school</p> <p>4894896188</p>	<p>comments are noted.</p> <p>comments noted</p> <p>noted, the infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p>
<p>4894855876 CAR PARKING SPACE ESSENTIAL</p>	<p>Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.</p>
<p>Any new housing should be designed to keep the look of the village in mind and not to be too intrusive on the harbour and its surrounding beauty which attracts visitors.</p> <p>4894830014</p> <p>Happy with current apart from feel there should be more laybys in Gibson Way. Feel the infrastructure is not that there to support more housing schools surgery sewage system all are now struggling.</p> <p>4894815540</p>	<p>The NDP proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the NDP is legally required to conform with these documents.</p> <p>suggestion noted, the infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p>
<p>I would like to see the development go on towards the Methleigh Bottom end of town ie enabling access to it from larger road</p> <p>4894793893</p>	<p>suggestion noted</p>
<p>All new homes should be constructed on brown field sites where possibly sustainable efficient construction a requirement. At least off road parking space to be provided houses should have attractive features such as a granite quoins, part clad rather than choosing for ultra cheap featureless buildings so that the add to the beauty of the village</p> <p>4894738767</p> <p>Porthleven infrastructure is not adequate to cope with the building of more houses</p> <p>4894690709</p> <p>The ownership of 2nd homes should be banned. There is no reason to the ownership. There are more than sufficient 2nd homes to more than fulfill the future and present housing needs. Build of homes requires the use of environmentally polluting concrete and the filling in of green spaces also causing run off issues</p> <p>4894684475</p> <p>Some cheaper Flats for younger people to buy rather than Exec style houses</p> <p>4894675110</p>	<p>the local plan and the nppf both allow development on greenfield sites, the NDP is required to conform with these documents, whilst brownfield is preferred, the NDP can not preclude greenfield sites in principle.</p> <p>the infrastructure of the parish to accommodate new housing was accessed strategically through the local plan.</p> <p>the NDP is considering a primary residency policy.</p> <p>noted</p>

4894671087	Opportunities for young local families to be able to get on the housing ladder	agree - the ndp is seeking to deliver affordable low cost homes in accordance with the local plan
4894664021	Too many second or more homes which need taxing more to avoid an escalation. Style matters not too much there are so many styles of architecture within the village one more will make no difference : Schools and surgeries and sewage systems need serious enlargement to cope with more housing.	the ndp is proposing a primary residency policy for new build housing. Infrastructure has been assessed strategically through the local plan and will be assessed again individually through each planning application.
4894642082	Should be served by nearby bus stops not as at present should be on gas main	comments noted
4894631192	Provide footpath along to the road from Penrose car park to new estate and widen road. This should have been done before the estate was built ie better access and safety for all.	suggestion noted
4894606916		
4894593552	The quality of constructions should be top of the list, but it would be also nice to be in keeping with the design of the rest of the village	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.
4894589760	We have to accept that for every new house there will be at least on car more likely two. There must be somewhere for these cars to park and enough roads to give access to and from the houses	the ndp is suggesting minimum parking standards
4894575642	That the houses are in keeping with the local stone, aesthetically and that we have the infrastructure to support the extra population ie larger drs surgery school etc. Accessability too is important not only for vehicles but pedestrians. There should have been a footpath between Penrose and the Shrubberies now that more cars use the road to protect the walkers	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.
4894562216		
4894558731		
4894556492	New development in and around school has made Torleven Road dangerous for pedestrians accessing Town Centre. Shrubberies Hill Development increase in traffic at already dodgy junction of Porthleven Helston Road near Penrose Estate Entrance	comments noted
4894544052		
4892445515	Any new homes built should all be of a affordable type	Points noted, the ndp has to conform with the local plan and can not insist on affordable only as this would conflict with policies in the local plan.
4892437929	More affordable homes for young local people to rent or buy	noted
4892434268	A few self build for those capable but unable to afford today's prices and council housing at an affordable rent for working people	suggestions noted
4892430829	Porthleven is expanding too rapidly and more estates should not be built. The roads are too narrow for extra traffic volume, small developments are preferable	the ndp has to conform with the local plan and the housing target for the area, the strategic infrastructure for the parish was assessed as acceptable through the local plan process. Individual proposals will be assessed at planning application stage. Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.
4892237889	Lack of parking to support housing even on new development. Planning should assume more than one car per household.	
4879234929		
4871621615	To keep the character any new builds should be built to the design, construction materials and construction methods of the 19th Century. Namely they should be built of cob, stone, granite, slate roofs and wooden sash Windows.	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.
4871620173	Better/wider roads to the estates. The road from penrose corner to the shrubberies estate should be wider or a proper path for the walkers. There is an increase in traffic and it's worse again during the holidays.	comments are noted, a footpath link to penrose has been a popular suggestion.
4869625613	Design is important, new housing should be in a traditional or coastal style to suit the historic coastal location and try and maintain the character of the village. Parking is also an issue that must be considered.	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.
4868822070	Better road access	noted
4868821688	Better road access	noted
4867858475	Local roads were not made to carry so many vehicles	noted
4867488291	new build to be nearer to school and not on prime view/coastal land	suggestion noted

<p>After the fiasco of The Shrubberies being allowed we don't think we can do anything to stop the decline of Porthleven. The roads are already overcrowded and parking is atrocious. The top road into Porthleven is now very dangerous for walkers with the addition of all the extra cars using it.</p> <p>4867379685 4867281830</p>	<p>comments are noted, the transport impacts of a proposal will be assessed at planning application stage.</p>
<p>Recent new development stands out too much. Consideration to the impact of a new must be given thought during design process.</p> <p>4867258687</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>Design reflecting local vernacular. Layout integrated with current form putting pedestrians first. Well planned and designed spaces</p> <p>4867234621 4865135099 4865096559</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>A ban on any new houses being used as second homes. Double community charge on second homes.</p> <p>4865031117</p> <p>Mixed housing to include sheltered accommodation for the elderly; affordable starter homes for first time buyers. also social housing for all age groups, with special help to service providers like teachers, nurses and social workers. Houses with some part stone walls and slate roofing would blend in with existing housing in the village.</p> <p>4863878359</p> <p>Shrubberies houses have been very well designed and look like a quality build, where as the houses by the school do not look as good or as sound. I would like to see the same quality of build where ever you decide to build, irrespective of view.</p> <p>4863705743</p>	<p>the ndp is considering a primary residency policy</p> <p>comments noted, the ndp is requiring developers how their house types is responding to need in the locality.</p> <p>comments noted</p>
<p>Housing needs to be in keeping with its surrounding's and a stipulation that it cannot be resold at any time for holiday use.</p> <p>4863687078 4863679840</p> <p>Too many estates with the same bland/ugly design.</p> <p>Eco/carbon neutral, mixed development in terms of size, rented, shared ownership and owner occupied.</p> <p>4863665950</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p> <p>noted - see comments on design question</p> <p>noted</p>
<p>Homes for local indigenous people only. Ones with gardens and parking for 2 cars.</p> <p>4863660604</p> <p>Less holiday homes; more actual year round homes. Follow St Ives example.</p> <p>4863570986 4863290756</p> <p>More smaller places not just family homes</p>	<p>Points noted, the ndp has to conform with the local plan and cannot insist on local people only as this would conflict with policies in the local plan. All new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.</p> <p>noted</p> <p>noted</p>
<p>Not sure what this question is asking about potential housing developments or existing housing? Not particularly clear but ...</p> <p>Potential - Enough parking at least 2 spaces per household.</p> <p>Potential and existing - Reduction to 20 mph on all residential roads in the village - safety for all Potential - 1 bedroom accommodation suitable for older persons or younger age group</p> <p>4863228893</p> <p>to encourage mixed communities in estates possibly bungalows</p>	<p>comments noted</p>

All properties built should be rented/sold to residents in the local area who can prove they have lived within our village for a min of 5 years. All properties should be used for permanent local residence not for second homes/holiday lets. Any further homes should not be built on Protected lands unless they have a public backing of more than 80% of Porthlevens permanent residents. More 3/4 bedroom properties should be built to accommodate our local growing family's. There are not many 4bed affordable homes to rent or buy within the area. Maybe it would also be a good idea to reserve some property for temporary housing to save local residents having to be housed out side of the local area while they wait to be housed back within the community. I myself had no choice but to move to Truro with a 9month old baby for roughly 8months until I could be accommodated back in my local village. This process is distressing and unfortunately due to no emergency housing in our area is happening more and more as the demand for accommodation increases.

4863207462

Doctors surgery and schools can't take more people when you add more houses. This needs to be looked into before adding more houses!

4863205230
4863203580
4863193888

4863188601 Good quality, eco friendly design

On the whole I believe Porthlevens housing is good. Some areas could do with some TLC but this is often restricted by money as much as neglect. Design, quality and construction is generally good but parking is an issue all over the village and parking on or

4863073838

outside your property is now an important quality of life. There must be sufficient parking as households have so many cars now that it can cause problems.

4861967503
4861550660

High energy efficiency and design sympathetic to the area. As much parking as possible with good links to existing and new facilities.

4859561186

new infrastructure in place before any building can take place. No more building on the ridge line or in sensitive areas.

4859510838

Shrubberies development a bad example in design and location against wishes of majority

4859398100

Parking and access must be given due consideration. Obviously parking is an issue in Porthleven and it can't be made worse by new development. Design is an individual viewpoint. Personally I like the design of the Shrubberies development, despite not liking the location. Porthleven has a diverse mix of architecture and therefore we should embrace current trends rather than trying to recreate traditional building methods badly, making new developments have their own place in history.

4858803148

Small clusters of homes dispersed around the village rather than one big estate. Only build affordable homes. Don't build these in prime locations, then they are less likely to become holiday homes in the future

4858005558

Any future housing needs to be in sympathy with the current housing styles of the village. Not ultra modern designs that will stand out like sore thumbs.

4857731910

this is not possible, the ndp however is considering a primary residency policy as per the st ives example. Planning decisions are legally required to be assessed against the development plan and not public votes, the ndp however is subject to a public referendum. The housing targets are applied to the parish via the local plan, the ndp seeks to manage how these are distributed locally. there is the potential that a primary residency policy could be including in the ndp subject to supporting evidence. The capability of the infrastructure has been assessed strategically through the local plan and utilities and infrastructure consultees will be consulted on individual applications.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.

comments noted.

noted - minimum parking standards are proposed in the ndp.

comments noted

all new development is required through the local plan to provide the infrastructure necessary to deliver the development.

noted see comments on the LLCA

comments noted

a primary residency condition is being considered for all new build development. The nature in which the village will grow is not allocated through the ndp, small clusters could happen, however we are conscious that opening up a site requires initial infrastructure investment, so small sites of 10 or less are often unviable. The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.

<p>I believe any development should include a mixed housing (including affordable, social and shared-ownership properties) similar to Shrubberies, although perhaps a little more thought and imagination used with the architecture avoiding the 'toy town' appearance of many developments. Parking to exceed two cars per house is essential to any development.</p>	<p>noted noted, the ndp can not require all neww development to be affordable as the ndp has to conform with the local plan which allwos for both open market and affordable dwellings.</p>
<p>4857272360 Affordable homes. 4856988311 A design based on the superb new Shrubberies development</p>	<p>noted The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>4853733115 They should look not too modern but not too old A good house has good parking or a driveway nice space and lightning a good Enough garden space.</p>	<p>noted noted - some of this does go beyond what the planning system can manage, but points are acknowledged</p>
<p>4853731771 An old fashioned well insulated stable affordable house.</p>	<p>noted - some of this does go beyond what the planning system can manage, but points are acknowledged</p>
<p>4853731375 A well insulated and stable and big house</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>4853731200 I think that new houses should have different bricks.</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>Morden house with glass windows to heat out the house and instlion to keep the heat inside. 4853731185 4853731153 Mordan houses</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents. Noted</p>
<p>Parking, build quality, a garden and accessibility are things that I think are part of a good house. I also think a good house should have heat insulation. 4853731096 4853731055</p>	<p>Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.</p>
<p>A well insulated and strong materials like granite and brick to make them stable. They should have large gardens and be affordable. 4853731025</p>	<p>noted - some of this does go beyond what the planning system can manage, but points are acknowledged Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.</p>
<p>I think a good house needs to be modern , needs to contain warmth and has a parking space. 4853730986 4853730974 Modern house</p>	<p>noted comments noted</p>
<p>I think a good house needs warm heating, modern building, good insulation, a garden and a drive (for parking two cars). 4853730973 I think a good house needs quality of construction and a driveway. A good house needs to be homely and treated with respect. 4853730876</p>	<p>comments noted Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.</p>
<p>4853730869 A house should be have parking and access ability. 4853730862 4853730850 4853730844 Modern,flat garden,good isolation and big rooms.</p>	<p>comments noted The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>new houses should be different colours because it would make porthleben look more welcoming and that people should treat there houses diffently 4853730840</p>	<p>noted, the design policy is seeking new development to provide for lifetime home standards.</p>
<p>4853730831 A house should be accessible to people with special needs I think a good house needs great quality and to look modern. We need more parking instead of parking on the roads:roads are for driving not for parking on. A house needs insulation to keep you warm and brilliant heating. It also need a quality of construction not wobbly walls of granet and timber frames. 4853730794 4853730774</p>	<p>noted</p>

4853730763	Larger more affordable housing. Modern structure. A garden and a driveway. Energy efficient	comments noted
4853730760	Large spaces to play in outside , parking spaces and more modern homes like the shubries . But	noted
4853730688	small or medium sized houses that are affordable, with a drive way.	noted
4853730651		
4853730636	Somewhere to play and a large amount of area to park a car.	comments noted, this is consistent with a number of other commentators
4853730576		
4853730443	A good house isn't big and has a driveway (must have a garden). All houses should be affordable. It will be good if some houses would be made of granite, insulated so it is warm.	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.
4851602591	A sizable sheltered complex containing independent flats (on site support) similar to Miners Ct, Redruth should be built in Porthleven. Places should be offered to existing Coastline residents in Porthleven plus existing Porthleven Private Home occupants. This would free up a significant amount of existing housing. There are far too many people rattling around in large properties that are too big for them but occupants want to stay in Porthleven.	suggestions are noted and will be reviewed
4851579253		
4849905680	Open spaces, excellent parking like the Shrubberies development., but a unique design signature for each set	noted Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.
4845895587	Good quality construction in line with character of nearby dwellings - adequate parking is essential	
4845400166		
4844972668		
4843257553	the correct site must be identified and be well designed to be in keeping with the character of the area	The ndp includes a suggested area for growth and design policies and lca policies are proposed seeking development to respond to context. The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.
4841916529	I would like houses to be good quality and in keeping with existing architecture in the village and the 'seaside' vibe. I think what has been done at Shrubberies is very good and a high standard of dwelling and good layout.	
4841482749		
4833037804		
4825660247		
4822029732	The present housing layout looks acceptable but I don't think the present sewage system will cope with more homes in the area, I have to call in the drainage company every 2 years to clear the blockage in the system so will the extra system cope?	South West Water will be a consulttee on the NDP.
4820921857		
4820738719	Eco friendly, natural construction, in keeping with existing older properties. Wooded areas screening new properties.	The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.
4820685524	New housing at The Shrubberies has been really well designed with parking and general look and feel of the estate.	comments noted
4820664548	adequate parking flats that could accommodate single people or young couples without children	noted
4820636648		
4820478284	None allowed for holiday letting!! All must have adequate parking not overflow to existing estates. Designated areas for business vehicle home parking eg BT vans and electricity	comments are noted, a primary residency policy is being considered as are minimum parking standards. Noted - detailed policies in the ndp on design and accessibility will seek development to respond to local distinctiveness and provide for lifetime/ accessible homes
4819533629	mixed tenure as at The Shrubberies. Also build in the style of The Shrubberies as those blend in well with the environment	
4818972565	New housing should be suitable for local people. It should be designed to be unattractive as holiday accommodation. There are enough holiday lets/second homes in Porthleven already.	comments noted
4816309962	Adequate parking ie. for more than one vehicle and a good amount of garden.	noted

<p>Any new construction should be more traditional and sympathetic to the styles of a Cornish fishing village. The new development at Shrubberies Hill is an example of a lack of thought when designing the properties, and is bland, white and frankly ugly, especially on the approach to Porthleven where it is an eyesore. Also, accessibility seems to be ignored, the road from Penrose gate to the new development is not sufficient for the increase in traffic and is now dangerous for pedestrians and road users. All these factors should be taken into account on any new development. Consideration should also be given to increase in noise, and the devaluing of existing properties.</p> <p>4815396589</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>With the potential housing I would like to see a move the same as St Ives i.e. all housing must be for people wishing to live here NOT as a holiday homes, and not sold to companies who wish to rent.</p> <p>4814211702</p> <p>Refrain from turning residential housing into holiday lets/self-catering, as most of the money goes out of County. Not to local residents/jobs.</p> <p>4813980205</p>	<p>noted, a primary residency condition is being considered the ndp can only manage new development, so will not be able to control existing uses where a change does not need planning permission, such as use of an existing dwelling as a holiday let.</p>
<p>That they are designed and built in keeping with the essence of Porthleven, a small, rural and coastal community.</p> <p>4812199158</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>In keeping with local architecture and make use of local trades, skills and resources</p> <p>4811650511</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>new developments must provide adequate resources for users, such as parking, footpaths, amenity areas, and re-cycling facilities. The quality of products used at The Shrubberies and the amount of parking is a good example.</p> <p>4809705153</p> <p>4805508281</p> <p>4805410144</p> <p>4803232101</p>	<p>points noted, it is expected that such emphasis will be included in our design policies</p> <p>Comments noted</p> <p>comments noted</p> <p>noted</p>
<p>No more building on areas of outstanding beauty. The Shrubberies development should NEVER have been built We absolutely need to ensure the young people of Porthleven can continue to live in the village when they leave the family home so less than thirty affordable houses over the next 13 years seems wholly inadequate. We also need a controlled stream of new blood into the village to keep the community vital and energetic. Obviously the major challenge is where to build those houses and in what style to avoid an urban look encroaching on a traditional fishing village.</p> <p>4802332930</p> <p>4802130050</p>	<p>the point is noted, the AONB designation is of national significance, but it does not preclude all development, whilst it is safeguarded, we can not automatically rule it out in principle. The LLCA has assessed the landscape impact of expansions to the village and has taken account of the AONB designation.</p> <p>comments noted</p>
<p>The estate by Porthleven school was a mistake due to lack of road structure ie: one road in causing congestion at school times when parents parking outside to pick up & drop off. Lack of play areas presents a problem of young children wondering the streets. The materials used to create the estate were wrong for a coastal Environment, For example using thermal block on exterior facing then rendered. There are many fields towards Rinsey that lend itself to a better thought out infrastructure.</p> <p>4801506654</p> <p>I think it's a shame that the newest buildings (ie Shrubberies) were not single storey builds, especially along the road, resulting in an impact on the existing Shrubberies bungalows. All future structures should be designed to a longer timescale ie glazing/cladding etc and structural stability above and below ground should be ensured (unlike Shrubberies which, rumour has it, is built over mine adits!) All future builds should include insulation and solar energy panels.</p> <p>4797842046</p>	<p>comments are noted</p> <p>comments noted</p>
<p>we need more housing for single people old and young also more housing for disabled</p> <p>4797353536</p>	<p>noted</p>

<p>Ban ALL building except where another building has been demolished. The government needs to plan to reduce the population considerably. No immigration unless in a genuine marriage to an English citizen, and those not mentally and financially suitable to support children should have none</p> <p>4797349950 If a build is carried out can a pavement be made going from sunset drive to penrose corner? The road is already busy and narrow. This would make it safer for all pedestrians.</p>	<p>Noted, the ndp is required to conform with the local plan which provides a minimum housing target for the parish, we are legally obliged to plan for new build housing.</p>
<p>Most modern developments look completely out of place in our environment with no respect for local building materials and existing styles. Trevor Osborne has managed (once) to build a cottage on Breageside that complements the surrounding buildings, so it can be achieved.</p> <p>4795945316 4795917603</p>	<p>suggestion noted.</p> <p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>There needs to be more off road parking included in any development and suitable play area as well.</p> <p>4795848215</p> <p>4795830285 Modern efficient in water heating and energy needs. affordability aesthetically sympathetic to the historic surroundings an included renewable energy source an area for the youth to be entertained</p> <p>4795747808</p>	<p>noted</p> <p>noted</p> <p>comments noted</p>
<p>It would be nice to have more detached options over terraced housing</p> <p>4795745693 4795733858</p>	<p>suggestion noted, design policies seeking development to respond to context, terraces in some cases will be the most appropriate response, as will detached/ semi detached in other locations.</p>
<p>More one bedroom properties for single local people as preference for two bedroom properties are given to families and couples and push local single registered homechoice people down the list. I have a friend who is currently 'homeless' living in a leaky caravan which she has to leave, she is on the register but there are no suitable properties in Porthleven, she qualifies as local in every way.</p> <p>4795608603</p> <p>All new houses should be for people that must have lived in the village for 10 year, and not 5. Therefore more actual locals have a chance of getting out of the private rent racket. Social housing should kept as social, and not be permitted to be sold on ever.</p> <p>4795349566 Maintains a stock of social housing.</p> <p>I think there is a strong need for more first time buyers properties.</p> <p>4795279192</p>	<p>Noted, the ndp is proposing policies that require new development to show how it is responding to what is needed in the parish.</p> <p>the ndp is required to conform with the cornwall local plan which requires both open market and local needs housing to be delivered.</p> <p>noted</p> <p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>Try and avoid the bog standard Barret home approach, include off road parking to allow for free movement of traffic.</p> <p>4795205861</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>Design - the properties at the Shrubberies are an eyesore, they are at eye level and cause visual pollution. Access can get snarled up off Shrubberies Hill, and the parking by Guisseny Place can be incredibly challenging. Class sizes at Porthleven School are huge and the local surgery is also buckling under the pressure.</p> <p>4795112099 4795070647</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>We need more housing available for working young families who aren't being housed by coastline but struggle to find private rentals in the village. The shrubberies development is a good example of a new development, the houses designs are in keeping with the area, the parking and communal areas are good for families.</p> <p>4794973262 4794947141</p>	
<p>For the infrastructure of the proposed site to be extremely well considered.</p> <p>4794941469 4794860192</p>	<p>comments noted</p>
<p>While I agree there should be extra housing in I think it is vital that any development should be in areas suitable for the purpose. The Shrubberies estate is a case in point. Totally in the wrong area, the type of housing was wrong, tall town houses not in keeping with the area that you can see for miles away on the skyline.</p> <p>4794643219</p>	<p>points raised noted</p>

There does seem to be a need for more family homes in Porthleven. We should aim to protect the coastal area by not building housing with Sea Views - and we should encourage all housing to be used for either permanent homes. Second homes should be discouraged as they don't help anyone but the very rich. All homes built should have appropriate parking as parking is such an issue in Porthleven. However I would like to see minimum street lighting to avoid light pollution. I like the fact that current new builds don't seem to following the rabbit hutch pack em in style of housing estates found in Helston.

4794545879
4794519603

Very good designed with the new existing husing. Parking and accessibility will always be an issue due to the amount of land available.

4794306968

No developers should be free to design and build to good practice and regulations!

4794299761

Roads must not be too narrow, Parking should be included. We need accessable bungalows for low cost renting. Also Low cost rents for local young people to live in. Is the school adequate?

4793524778

Doctors surgery adequate?

3 parking spaces (mainly off road) per family home needed. Widened and safer roads into and around village needed to service large housing estate areas. Local needs only for new housing.

4793505847

4793465313 Local applicants only. Sufficient parking

Consideration has to be in the height of the season. Not only does Porthleven swell to three times its size but the camp sites increase the numbers. The roads cannot cope during the food festival either. There isn't enough industry to give any work to new residents. It maybe an opportunity to build on the outskirts of Porthleven where the farms are and improve the land network.

4793409290

Parking needs to be considered high on the list, even one bed flat have two cars per household now and therefore parking is becoming more and more of an issue in the village. Infrastructure like services - doctors and dentist as well as schools need expanding in order to cope with the ever-increasing demand. Also would our current sewage system meet an increase in dwellings. Roads and pavements to and from services and facilities would require updating and making safe. The increase in traffic to and fro the village now makes walking to our local amenity - Penrose - very dangerous.

4793367801

Modern Eco-homes or/and good quality, architecturally attractive, dolls house style petite cottages:stone,double fronted,with private garden,parking and plenty of windows for good light and views, would be my preference in positively developing Porthleven.

4793257232

Behind the school would be less visible. Although work would be required to sort out the parking on Gibson Way.

4793205572

Avoid character-less housing such as much of the bungalows that have been built. Any new properties should be designed and built in a way that is sympathetic to traditional building styles using some granite.

4793192933
4793179833
4793108932

points noted. The ndp is seeking to address identified local need through its housing policies. Points raised about parking are noted and are consistent with other views. Design policies are seeking lifetime homes standards. Low lighting is relevant in areas outside of the centre of the settlement.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

comments are noted.

the ndp will included minimum parknig standards for new development, however 3 per dwelling would exceed the council's mamximum standards and would therefore conflict with the local plan for which we are required to conform.

The ndp is required to conform with the cornwall local plan which requires both open market and locan needs housing t obe delivered. The Ndp is proposing minimum parking standards for new development

Comments are noted, the ndp can only manage new development, whilst existing issues are acknowledged, the ndp policies relate to new development that requires planning permission, and which the planning assessment is one of approval in principal, unless a

The ndp is proposing minimum parking standards for new development. The capability of the existing infrastructure is a strategic issue that was covered through the cornwall local plan, furthermore the ndp wil lbe subject to consultation with infrastructure and utility consultees.

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

suggestion noted

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.

<p>The Shrubberies----access using road passing Penrose Estate---is not suitable for heavy traffic.Walkers,dog walkers etc are NOT safe !</p> <p>4793032029</p>	<p>comments re noted, the council highways officer will be consulted on individual planning applications, the council lstrategic development team wil lbe consulted on the ndp.</p>
<p>4792921854 Houses should be affordable or social housing for LOCAL people</p>	<p>points noted. The ndp is seeking to address identified local need through its housing policies.</p>
<p>White buildings are fine. Why have artificial chimneys - they look false.</p> <p>4792917967</p> <p>4792851355</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>Plans for at least one mixed affordable housing complex for elderly, families and disabled plus if possible for single people.</p> <p>4792818096</p> <p>4792808097</p> <p>4792762205</p>	<p>points noted. The ndp is seeking to address identified local need through its housing policies.</p>
<p>Think the new Shrubbery's development worked well and good model</p> <p>4792481858</p> <p>A new sewage system, rather than adding to the existing one which cannot cope. Sensitivity to visual impact on the skyline - Shrubberies can be seen for miles</p> <p>4792469248</p> <p>4792455120</p>	<p>noted</p> <p>sww will be consulted on the ndp and individual planning proposals.</p>
<p>Rather than spoil the amenity and nature of Porthleven by further encroachment toward Loe Bar beyond Shrubberies Hill, or beyond West End toward Beacon Crag; I feel we should aim to in-fill between the current line of estates. Above Gibson Way, which is also near to the school and Main Road, beyond Tolponds Road, again near to the school and should not interfere with the current scale of the village. I certainly feel that we should be building for local needs, and not just those areas which will give the developer maximum profit - clearly those areas which will have uninterrupted sea views, near the eroding coast and spoiling the open natural environment. Along the valley along Methleigh Bottoms would be another no-no, due to flooding concerns. All housing needs parking off-road and using local materials where possible. We should aim to avoid the mistakes of the "Horseshoe" development where parking on the road is becoming an increasing problem along St Peter's Way, Wheal Rose and Parc-and-Maen, etc. I have no issue if we go a little way above 80 properties if they are more inclined toward local need.</p> <p>4791927144</p> <p>4791871859</p>	<p>points and suggestions noted</p>
<p>Any build should be in character of the original buildings in the town andNOT built on current green field sites eroding what beautiful country we have around us which is part of what draws people to us in the first place.</p> <p>4791851256</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stiffling innovation, the ndp is legally required to conform with these documents.</p>
<p>We could do with more affordable housing both private and social for older residents to downside to. Freeing up existing housing for families.</p> <p>4791763170</p>	<p>agree, the ndp policies are seeking to address the housing need for these identified gruops</p>
<p>Space. Shrubberies is good but the tightly packed estates in helston are not.</p> <p>4791741418</p>	<p>comments noted</p>
<p>The housing in Porthleven is to a good standard. Often spacious and light. The parking & accessibility through Gibson Way needs to be revised, traffic is a real nuisance, particularly at school-run time. I think that the doctor's surgery is too small and that would have to be the first thing to be expanded if more homes were to be built.</p> <p>4791725779</p> <p>4791657853</p>	<p>comments noted</p>
<p>Houses should include 2,3 and 4 bedroom properties of good construction close to other properties.</p> <p>4791653409</p>	<p>suggestions noted</p>
<p>Any future housing to be built should be built on the same model as the Shrubberies as that has been a success.</p> <p>4791638939</p>	<p>comments noted</p>
<p>Porthleven Will require a greater amount of affordable housing due to a young population growth. Local families would like to know their children could afford to buy in the village in the years to come. The people make the community, if the people leave the soul of Porthleven leaves with it.</p> <p>4791625034</p>	<p>comments noted, the ndp is seeking to address the local housing need through its housing policies.</p>



PORTHLEVEN NEIGHBOURHOOD PLAN

Minutes from the Porthleven Neighbourhood Plan Steering Group,
Held on Monday 11th April 2016, Porthleven Football Club.

Item		Action
Present	Alan Jorgensen (Chair), Chris Inman, Liza Williams(Secretary), Paula Johns, Bill Tearney, Dick Wall, Joyce Edwards, Rob John, Michael Griffin, Laura Sinclair, Peter Ferris, Dick Powell, Andy Wallis, Rob Lacey.	
1. Apologies	Suzie Inman, Alastair Cameron, Margaret Edgcumbe and Jo Wall.	
2. Minutes	Read by Alan J. Proposed true and correct by Alan J second by the Steering Group.	
3. Public Participation	No one present.	
4. Communications Officer appointment	Alan J gave the group a quick overview with regards Suzie's role with regards her experience and how that can be used in her appointment as Comm. Officer. Her lead role will be to communicate to Porthleven what we, the PNP are doing.	
5. Draft Detailed questionnaire	Original item removed from agenda (Holly Nicholls) and detailed questionnaire moved up to take its place. The questionnaire was to be ready for the PNP stall at the Porthleven Food Festival, but after group discussion it was felt that the questionnaire was too long in length and people would be put off from filling it in during the day. (PNP will still continue with the stall as the event can be used to show what the PNP have done so far). The questionnaire to be distributed via postal drop and a questionnaire event to discuss with the public what the questionnaire is about. Dates: 1 st June - questionnaire to be posted 10 th June - Questionnaire event 1 st July – Questionnaire closing date. Steering Group decided that the church would be a good venue to hold the questionnaire event.	Bill T to contact church with regards to venue.
6. Budget and Grant	1. Lottery bid. Alan J is waiting for verification from the National Lottery whether we have to pay VAT or not on the Big Lottery grant. 2. Alan J is now applying for another Big Lottery	

	Grant-Porthleven Community Engagement and Development Activity - £5250. If successful then this grant would have to be spent from 31 st May 2016 to 31 st March 2017.	Alan J
7. Second Homes restrictions in a NP	Group discussed policy to restrict second homes within a new development and it was felt that there was insufficient evidence and the group questioned the viability of the proposal. Michael G to will find out mortgage viability on new development with second home restrictions.	Michael G
8. Site Allocation The case to allocate. The case not to allocate. Observations on site allocation. To decide on site allocation.	Alan J proposed the vote for site allocation but held his vote as a casting vote. Eight of the eleven members voted in favour for site allocation. Note: Michael Griffin and Rob Lacey did not take part in the voting process for site allocation or not. Cornwall Council to act as a critical friend. Group to set up a working party ref site allocation.	
9. Draft Detailed Questionnaire	Now in item 5.	
10. Next steps	Food Festival arrangements	
11. AOB	None.	
12. Date and time of next meetings.	Monday 16 th May, 6.30pm at Porthleven Football Club	

Appendix S PNP minutes 16.04.18 (Second Homes)



PORTHLEVEN NEIGHBOURHOOD PLAN

Minutes taken from Porthleven Neighbourhood Plan Steering Group meeting:
Monday 16th April 2018, Porthleven Town Council Office.

Item		Action
Present	Alan Jorgensen, Chris Inman ,Liza Williams, Peter Ferris, Mike Toy, Joyce Edwards, Laura Sinclair, Dick Wall and James Evans.	
1. Apologies	Margaret Edgcumbe, Michael Griffin, Alastair Cameron and Jo Wall.	
2. Minutes/Matters arising	Read by Alan J. Present and correct, second by group. No matters arising.	
3. Public Participation	No one present.	
4. The Plan	<p>1. Consultation Statement almost complete; just need to add on the last few parts such as the public consultation. The draft plan has also been put into the councils preferred template.</p> <p>2. Second Homes Policy-An extensive discussion took place between tonight's members regarding whether a second homes policy should be in the Porthleven Neighbourhood plan or not. It was put to vote and the majority of the group (5 for and 2 against) voted that it should not be included in the plan. Reasons: It may potentially stop the building/development of affordable homes. This was based on the experience of St.Ives and development not coming forward since a similar policy was adopted in their neighbourhood plan. On balance tonight's group felt that such a policy would not provide affordable housing for the local people of Porthleven if this was the case.</p> <p>3. A more robust narrative of how the figure of 85 houses was arrived at.</p> <p>4. Parish: add more to the narrative statement.</p> <p>5. James E felt that the plan is lacked the "essence of Porthleven".</p> <p>Group carried on reviewing rest of the policies and it was decided to send a copy to tonight's members (refer to action) for further review.</p>	<p>Alan J to email James E ref: update Homes choice register.</p> <p>Alan J to email Andy W ref: Demographic.</p> <p>Draft Plan to be emailed by Alan J to tonight's group members. Any changes/errors to be highlighted in yellow and sent back to Alan J.</p>
5. Proposals Map	Tonight's group agreed that the proposals map needs to be changed to reflect the size of the area required for 85 homes.	
6. Pre submission campaign	Comments and observations after looking at the flyer: Remove documents read yes/no box and original photo	Alan J to send original copy to Liza

	of Porthleven to be used, which must not be resized.	W.
7. AOB	Thank you to James for all of his hard work and support with regards the plan.	
8. Next Steps	The Plan	Group to email Alan J with regards policy review by 1 st May.
9. Date and times of next meetings.	Monday 14 th May, 2018 at 18:30 Monday 4 th June, 2018 at 18:30	Liza to contact Corrie: ref 4 th June.