

Porthleven Neighbourhood Plan

- Summary -

*The Draft Plan has been published and
Residents of Porthleven are invited to an ...*

OPEN DAY

ON

SATURDAY 12TH OCTOBER 2019

AT

The Public Hall, Porthleven

10.00 – 16.00

Everyone is welcome to come and view
the documents and comment during
the 6 week pre-submission
consultation period 12/10/19 – 23/11/19

YOUR VIEWS ARE IMPORTANT!

View the Draft plan
Have your say!
Copies at the Institute

Photo courtesy of Carla Regler

www.porthlevenplan.org.uk/draft-plan

What is a Neighbourhood Plan?

It is the Government's aim for every area in England to have an adopted Local Plan suitable for their neighbourhood, but staying within Government and County policies. It is a way of giving local communities the opportunity to influence the planning of the area in which they live and work. It is not a plan to stop development, rather a plan to guide development with the consensus of the majority of the community. A Local Plan should be drawn up to take into account, future area infrastructure requirements, whilst causing minimum environmental damage and with the broad agreement of the local population. It should be noted, however, that it is a guidance document and in some cases could be challenged and overridden. It should also be noted that a lot of infrastructure issues are outside the remit of a Local Plan.

In 2014, the **Porthleven Town Council** advertised for members of the local community, who were interested, to join a Porthleven Neighbourhood Plan Forum. Several meetings were held, to set up this group, which is under the auspice of the Town Council and has two council members within the group. Several public consultations and questionnaires were used to ascertain the views of local people. These indicated their concerns and preferences on future development and the areas to be considered most suitable. The Plan duration is until 2030 when it will be reviewed and revised.

This is just a brief summary of the **Porthleven Neighbourhood Plan**. It is a large, comprehensive and possibly complicated document, which was necessary to comply with legal and planning regulations.

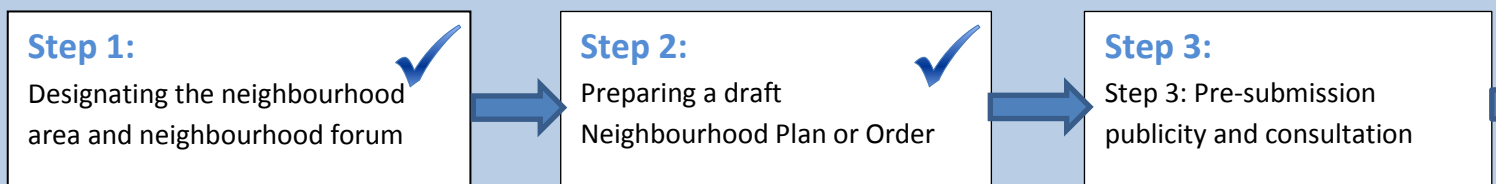
Those of you who wish to access the full document and its appendices, may view the PLAN at:-

The Institute Cottage, Cliff Road, Porthleven TR13 9EY

Or click on-line to:-

www.porthlevenplan.org.uk/draft-plan

The stages of creating OUR Neighbourhood Plan since 2014:-



How many houses are we talking about?

Cornwall Council has told us that the minimum housing we need to build between 2017 and 2030 are 19 dwellings.

However, they recommend that we take into account the housing need of the town. The Home Choice Register recommends 135 dwellings to satisfy the need for homes in Porthleven.

Since developing the Plan, several houses have already been built as infill and also The Shrubberies Housing Estate. Therefore the Neighbourhood Plan recommends a total of 85 houses still need to be built in Porthleven by 2030.

Cornwall Council - 30% - 70% Open Market Split

Developers are obliged to provide Social Housing but need to balance their costs with the provision of more expensive, private sector housing. This means that for every 10 houses built, 3 must be affordable dwellings. This also affects the total number of houses built.

For Further Information...

To obtain the full story about how our Neighbourhood Plan has been put together, you can find all the relevant information online at:-

www.porthlevenplan.org.uk/draft-plan

Also at:-

Town Council Office, The Institute Cottage,
Cliff Road, Porthleven. TR13 9EY

And what happens next:-

Step 4:

Submission of plan to the local planning authority

Step 5:

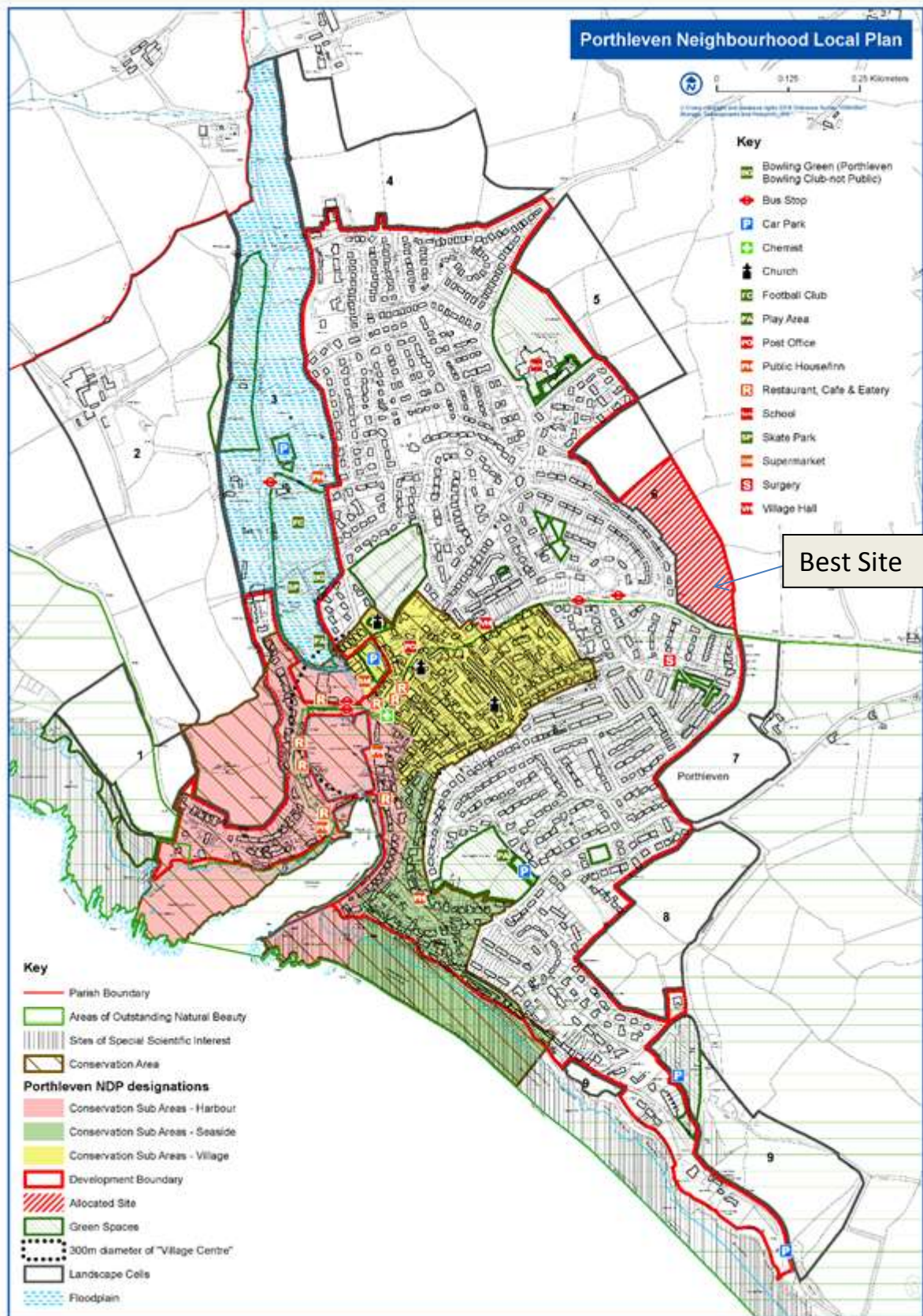
Independent Examination

Steps 6 and 7:

Referendum and bringing the neighbourhood plan into force

Landscape Assessment Plan

After lengthy Landscape assessments of the Parish of Porthleven, looking at many aspects including the environment, drainage, AONB's (Areas of Outstanding Natural Beauty), transport and perimeter boundary limitations, 9 sites were considered. The best being site number 6 on the map shown below. This site is situated behind Gibson Way, Porthleven.



The Policies

The important part of the plan centres on the Policies which must to be adhered to by any future Developer, whether they are building one house or several houses.

The full version of these policies can be viewed at:-

The Institute Cottage, Cliff Road, Porthleven. TR13 9EY
and

www.porthlevenplan.org.uk/draft-plan

Housing Policies

HO1: The Location of Housing Development

Development will be supported in the Parish of up to 85 dwellings at a single site located behind Gibson Way. The allocated site can be seen on the map. Proposals for the site will be permitted where they include 30% affordable housing. Any development outside of the development boundary will only be supported as rural exception sites. Exception sites must provide greater affordable housing starting at 100% with a local connection.

HO2: Housing Sizes and Mix

The size and type of new dwellings should reflect the existing and projected needs of the Parish.

HO3: Development Site

A site has been allocated for development utilising Cornwall Council guidelines. Planning applications for this site must ensure 30% affordable housing and ensure biodiversity of the site through the retention of boundary hedgerows and trees within the site. Public open space within the site must also be provided.

HO4: Replacement Dwellings

The design of replacement dwellings should be sympathetic to those around them and they should be broadly comparable in size to those they replace.

Built Environment Policies

BE1: Design and Character

All new development will be required to respond to and enhance the character of its surroundings and to safeguard the green and rural character of the area.

P1: Parking

This policy requires minimum parking standards for new development so as not to exacerbate the existing problems in Porthleven.

Historic Environment Policy

HE1: Historic Environment

This policy has designated and non - designated heritage assets and areas which should always be considered with any planning decisions to preserve and/or enhance these sites.

Natural Environment Policies

NE1: Local Landscape Character Assessment – Safeguarding and Enhancing Valued Landscapes

This policy seeks to ensure that development will be required to pay special attention to the desirability of protecting and enhancing valued landscapes, including areas of outstanding natural beauty.

NE2: Development within the Area of Outstanding Natural Beauty

This policy provides direct criteria for development within the Area of Outstanding Natural Beauty and its setting, which include: conservation, limiting damage to the site and using materials with regard to the character and sensitivity of the landscape.

NE3: Open Spaces - Provision and Protection

To provide specific protection for existing recreational spaces including woodland, parks and amenity land and to seek the provision of new space through new development.

Economic Policies

EC1: Supporting a prosperous rural economy in the Parish

This policy seeks to support development that will enable sustainable employment opportunities.

EC2: Development within the harbour

This policy seeks to safeguard sufficient access to the harbour for any businesses that require a waterside connection.

Infrastructure and Facilities Policy

A1: Penrose Footpath Link

The Plan seeks to support the establishment of a safe link from the town and school to the Penrose Estate. The Plan supports this, where possible without any environmental damage and bearing in mind maintenance issues.

PR: Infrastructure

This policy seeks to allocate funds generated from the development of new homes to deliver projects for the benefit of the Porthleven community.

Community Facilities Policy

C1: Retention of Community Facilities

If a proposed development affects any existing community facility it will only be permitted if the facility is incorporated or replaced within the development, or relocated to a more suitable location. If the facility is deemed to no longer be required by the Community, this would need to be demonstrated.

The Draft Plan has been published and residents of Porthleven are invited to comment during the pre-submission consultation period between 12/10/19 & 23/11/19.

Venue	Day	
The Public Hall, Porthleven, Open Day Event	Saturday, 12 th October	9.00 – 3.00pm.
Porthleven Town Council Office	Tuesday 22 nd October	4.30 – 6.30pm
Porthleven Town Council Office	Saturday 26 th October	10.00 – 12.00pm
Porthleven Town Council Office	Wednesday 30 th October	5.00 – 7.00pm
Pengelly's Supermarket	Saturday 2 nd November	10.00 – 1.00pm
Porthleven Town Council Office	Saturday 9 th November	10.00 – 12.00pm
PNP Meeting held at Porthleven Town Council Office	Tuesday 12 th November	6.30 – 8.00pm
At all these meetings, our volunteers will be on hand to answer your questions.		

With this final opportunity before referendum

we can shape what happens

we can make a difference

we can have our say

Closing date for comments 23rd November 2019

Copies of the draft plan are available to view at Porthleven Town Council or online.

We would welcome your feedback. Your views matter.

Make your comments below and drop off at Pengelly's or email: porthlevennp@gmail.com



Your comments: -

If you require a response, please leave contact details below.

Name

Address

Email