

# Porthleven Neighbourhood Plan



Photograph courtesy of Carla Regler

NDP Regulation 14

## The Consultation Statement



June 2020



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## Introduction

The Consultation Statement has been prepared for the Porthleven Neighbourhood Steering Group to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2).

- 1.1 This Consultation Statement:
  - a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b) Explains how they were consulted;
  - c) Summarises the main issues and concerns raised by the persons consulted; and
  - d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood development plan.
- 1.2 This Consultation Statement has been produced in draft to support the consultation process being undertaken for the Pre-submission Draft of the Porthleven Neighbourhood Development Plan. It currently describes all the local consultation processes that have been undertaken on the Neighbourhood Development Plan to date and how these have shaped the Pre-submission Draft. It also sets out the next steps in consulting on the Pre-submission Draft.
- 1.3 Once the Pre-submission consultation process has been concluded it will be updated to incorporate responses received and ultimately it will summarise all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Porthleven Neighbourhood Development Plan.
- 1.4 It will describe how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

## 2. Aims of The Consultation

2.1 The aims of the Porthleven Neighbourhood Development Plan consultation process to date have been to engage with the local community to:

- 'front-load' the consultation, so (at the earliest stage) the Plan could be informed by the views of local people and other stakeholders
- ensure that consultation events and drop-in sessions enabled people to 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques

2.2 Going forward, consultation on the Pre-submission draft aims to:

- show how the Pre-submission draft of the Neighbourhood Development Plan has been informed and shaped by the consultation processes so far undertaken;
- engage with as wide a range of people as possible, using a variety of events and communication techniques;
- ensure that consultation events and drop-in sessions enable people to 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required;
- ensure the neighbourhood planning process is informed by the views and intentions of relevant statutory bodies and stakeholders - fully taking into account those views and intentions; and
- meet the requirements of Regulation 14.

### 3. Summary of Consultation Events

Porthleven Neighbourhood Development Plan – Consultation Events		
Event	Date	Purpose
Form asking for volunteers	11 <sup>th</sup> April 2014	Statement of intent and to recruit volunteers. This was publicised in the local press and via a hand delivered form posted to all households in the parish
Public Meeting	17 <sup>th</sup> May 2014	Public meeting on Saturday 17th May 2014 to establish if there was a public desire to take forward a Neighbourhood Development Plan for Porthleven.
Plan area designation	June 2014	Formal application to Cornwall Council.
Confirmation of designation from Cornwall Council	August 2014	Confirmation from Cornwall Council that the area has been designated.
Inaugural meeting	1 <sup>st</sup> September 2014	Establishing the structure of the Porthleven Neighbourhood Plan (PNP) Team and the engagement process.
Ongoing Awareness Raising	2014 onwards	Various awareness raising and engagement activities
Drop-in day	22 <sup>nd</sup> October 2014	A drop-in day with two sessions on 22nd October 2014 at the Parish Hall with display materials and information on the Neighbourhood Plan; maps and themed information.  An initial scoping survey was provided to attendees and those for those that could not attend the event was available via e-mail to the Parish Council.
Scoping survey and Community Consultation	April - July 2015	A more detailed scoping survey to gauge general views on what is important to the local community following the initial conclusions from the October 2014 Drop in Day comments.  The survey was closed in July 2015 and there were 662 responses.
Business Consultation	August – November 2015	The Economic Team sub-group of the Porthleven Neighbourhood Plan Team sought views of local businesses through the Business Forum and through general engagement.  Following the initial meeting the Business forum set up outside of the Neighbourhood Plan Group as it was considered that a number of the topics discussed were broader than the Neighbourhood Plan and the planning system.
Local Landscape Character Assessment Consultation Event	September 2015	To seek community views on the Local Landscape Character Assessment.
Detailed Community Questionnaire	July 2016	To seek community views and comments on proposed policy areas through a detailed survey was sent out to residents in July 2016. A drop-in session was also held in the Porthleven supermarket Foyer on 2 <sup>nd</sup> July 2016.

Porthleven Neighbourhood Development Plan – Consultation Events		
Facebook page and website invited public feedback	February 2017 to August 2018	The Porthleven Neighbourhood Plan volunteer group engaged and consulted with the residents of Porthleven. The PNP group were thus able to advise the residents of all up-to-date information as and when it occurred via a Facebook page and the PNP website. <a href="http://www.porthlevenplan.org.uk">www.porthlevenplan.org.uk</a>
SEA Screening Request to Cornwall Council	30 <sup>th</sup> May 2017	A formal written request to Cornwall Council to establish if the Neighbourhood Development Plan would have significant effects on the environment.
Draft Plan distributed to all Councillors of Porthleven Town Council	19 <sup>th</sup> January 2019	Porthleven Town Councillors study all documents relating to the Draft Plan and to make their decision on whether the Plan can go to pre-submission
Alan Jorgensen attends PTC meeting where the PNP pre-submission copy will be reviewed prior to the PTC July meeting (11 <sup>th</sup> ) when permission will be sought to go to public consultation	13 <sup>th</sup> June 2019	Town Council Meeting to discuss changes to the Draft Plan. Porthleven Town Council, after reading the Draft Plan.
Permission granted from Porthleven Town Council for Draft Plan to go for Pre-submission	11 <sup>th</sup> July 2019	Porthleven Town Council gave approval for the 6-week- Pre-consultation to go ahead.
Pre-submission Draft Neighbourhood Plan Consultation	12 <sup>th</sup> October 2019 to 23 <sup>rd</sup> November 2019	Community and stakeholder consultation in accordance with Reg 14. Open Day and subsequent meetings.

#### 4. Background Information to The Development and Consultation on the Neighbourhood Plan

- 4.1 Over the following pages further detail is provided on the consultation events listed in Section 3 of this Statement.
- 4.2 These are provided in a chronological order to detail how the Plan has evolved from conception to the current stage, and how the Group has engaged with local residents and key stakeholders.

##### Initial Publicity and Recruiting Volunteers March/ April 2014

- 4.3 A form asking for volunteers was hand delivered to all homes in the parish, alongside being handed out at various community events asking interested people to return this by the 11th April 2014.
- 4.4 The opportunity to get involved in the Plan was also publicised in the West Briton

newspaper, the weekly local paper covering the Porthleven and wider Helston and Lizard area. A copy of the article is provided below.

4.5 27 completed forms were received.

## The First Public meeting on 14<sup>th</sup> May 2014

- 4.6 The first public meeting took place on Saturday 17th May 2014 to discuss what a Neighbourhood Plan is, and whether this is something that should be taken forward.
- 4.7 There were already a number of people who had indicated their interest in joining a working group to further this, if it should proceed. At the May 2014 meeting there was a mix of residents, landowners and representatives from local groups and organisations and a unanimous 'vote of yes' to move forward with a Neighbourhood Plan.



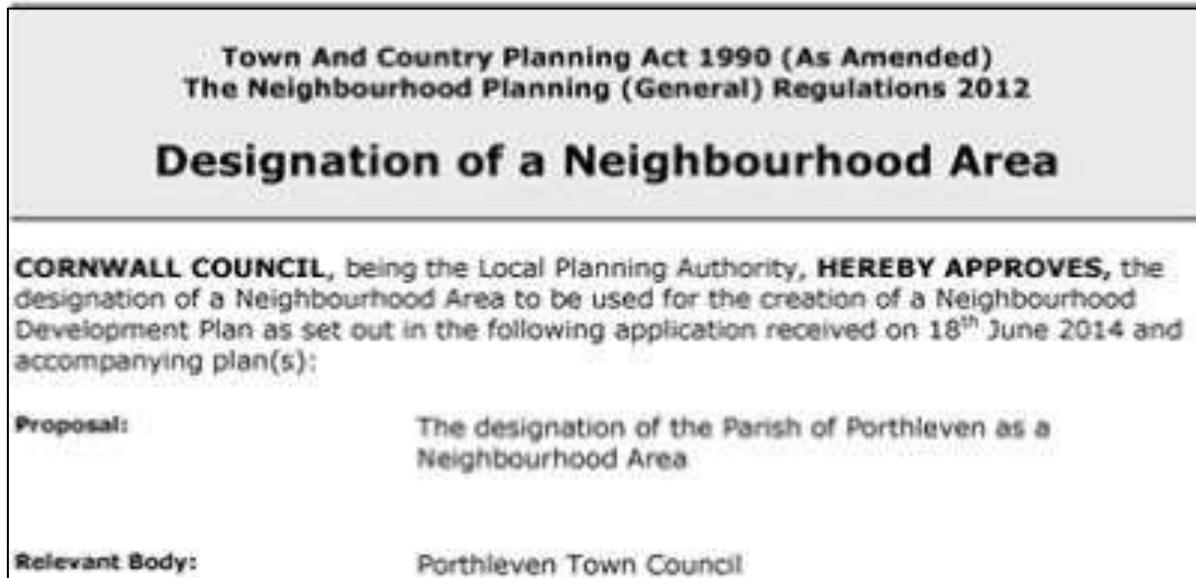
*West Briton Article 20<sup>th</sup> March 2014*



*17<sup>th</sup> May 2014 - The forum listens to the presentation on the NP delivered by the Chairman of the NP working party Cllr Alan Jorgenson.*

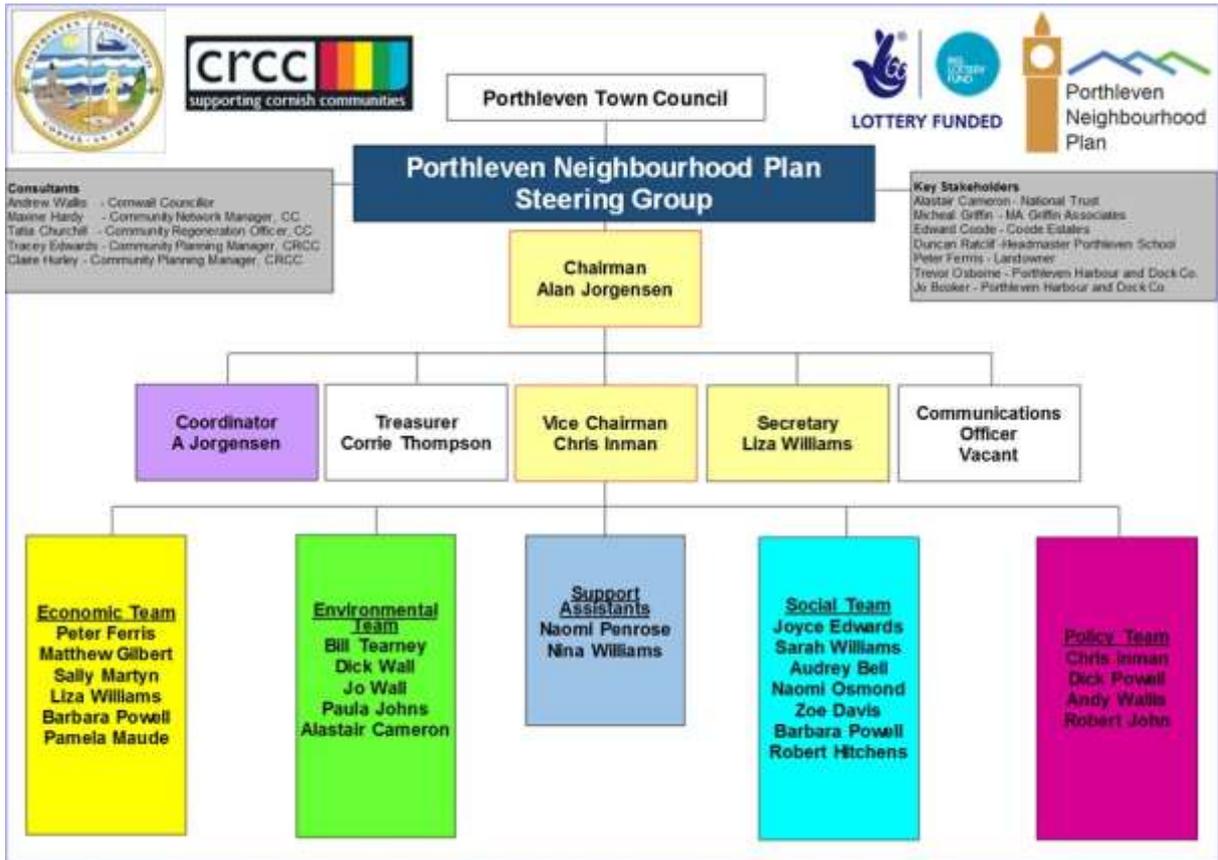
### Plan Area Designation

- 4.8 Porthleven Town Council applied for designation as a Neighbourhood Plan area on 18<sup>th</sup> June 2014 and this was confirmed by Cornwall Council in August 2014.



### Inaugural meeting – Porthleven Football Club – 1<sup>st</sup> September 2014

- 4.9 Having applied for designation, Porthleven Town Council received confirmation of acceptance in August 2014.
- 4.10 An inaugural meeting was held at Porthleven Football Club on the 1st September 2014 at which discussions on communication and engagement took place, as well as the structure of the Porthleven Neighbourhood Plan Team.
- 4.11 The meeting was advertised in the first Porthleven Neighbourhood Plan newsletter – See a copy of the newsletter on page 11.
- 4.12 The Steering Group was set up and was subject to Terms of Reference, a copy of which is attached at Appendix A.
- 4.13 Details of the membership of the Steering Group is provided overleaf



Steering Group Members and key stakeholders advertised on Facebook in early 2015

# Porthleven Neighbourhood Plan News



## PNP Newsletter – August 2014

Welcome to the first newsletter of the Porthleven Neighbourhood Plan. In here we will give you a brief update on recent activities in the development of your Neighbourhood plan to date.

Porthleven Neighbourhood Plan News will be produced every 4-6 weeks to update all interested parties with the plan. A copy will also be placed on the gate on the Square and the Town Council Notice Board. If you would like to automatically receive the newsletter or get involved, please email your details to [mailto:porthlevennp@gmail.com](mailto:mailto:porthlevennp@gmail.com)

## Porthleven Vote Yes

Saturday 17<sup>th</sup> May 2014 saw the first meeting of Porthleven's Neighbourhood Plan Forum. The



meeting consisted of interested residents, landowners, groups and organisations in Porthleven. The turnout was good and had a good and balanced representation from the groups invited. The aim of the meeting was to establish if a Neighbourhood Plan was supported, and therefore could be progressed.

The reason why a Neighbourhood Plan is so important for Porthleven is because there is the opportunity to create a positive vision for the future of Porthleven. The plan will help the community to influence the extent of development within Porthleven. It cannot stop development, but it can ensure growth and development are built-in the right places first. Without a Neighbourhood Plan, it could see Porthleven at a disadvantage due to the Governments recent relaxation

of planning laws which can be seen to be in favour of developers. Though, no doubt developers will see this as ending a lot of bureaucracy.

The presentation on the NP was delivered by the Chairman of the Neighbourhood Plan Cllr Alan Jorgensen. In his presentation he highlighted the benefits of Porthleven having a plan. There was also the chance for all those gathered to ask questions. The final act of the meeting was to decide if Porthleven needed a plan. I am very pleased to say the vote to proceed with the plan was unanimous.

## Porthleven Neighbourhood Area

The area for the Neighbourhood Plan Designation will be the parish of Porthleven, altogether a population of approximately 3,800.



Porthleven Neighbourhood Area

On the 18<sup>th</sup> June 2014 Porthleven Town Council applied to Cornwall Council to formally designate the parish of Porthleven as a Neighbourhood Area.

On the 14<sup>th</sup> August 2014 the Porthleven Neighbourhood Area of designation consultation period came to an end. We now eagerly await the Cornwall Council report formally designating Porthleven as a Neighbourhood Planning area.

## Your Town, Your Plan, Get Involved

It was great to see 17 people turn up to the first meeting of the newly formed Porthleven Neighbourhood Plan Team at which we began to form Task Groups. Preparing the plan is a big job and we need all the help we can get.

There is a strong appetite among the Team to boost the progress on the Neighbourhood Plan, improve the communication between the newly formed Task Groups and encourage volunteers to get involved.

If you are able to take part in any way, please get in touch. Task groups can decide between them how they want to run. For example, if meetings are difficult, groups could agree to manage most of their work via email, with perhaps one or two public workshops to test out their findings / options as they progress.

This is your plan for your town. There can certainly be flexibility in how people input to the plan, but without public input, it will not succeed and we will miss an opportunity for the community to have more of a say over new development in Porthleven.

Please get in touch now via [porthlevennp@gmail.com](mailto:porthlevennp@gmail.com) or call the Town Clerk on 01326 573154 to register your interest. Thank you.

## Getting Organised

The following Task Groups have been set up within the PNP Forum.



### Economic Team

Responsible for determining the land and infrastructure necessary to create jobs and contribute to a vibrant economy

### Environment Team

Responsible for the protection and enhancement of the natural, built and historic environment and to ensure that future generations can benefit from the same, or better, quality of environment as enjoyed by the current generation.

### Social Team

Responsible for ensuring the housing, services and facilities are in place to meet the present and future needs of the community.

### Policy Team

To bring together the recommendations of the Task Groups and start to develop policies.

The Task Groups have each been asked to identify a chair and secretary, begin identifying the issues and options for their group and encourage more volunteers to get involved.

## Who can get involved?

There has been some debate about who can and can't get involved in the Neighbourhood Plan, either because of personal/professional interests or where they live.

Having sought advice and considered the pros and cons, the Group has decided that no one should be prevented from getting involved but that all participants must complete a simple declaration of interest form.

Although those living outside the town boundary are welcome to support the plan making process, as with Town Council elections, only those resident in Porthleven will be eligible to vote in the referendum on the Neighbourhood Plan.

To get involved email [porthlevennp@gmail.com](mailto:porthlevennp@gmail.com) or call the Town Clerk on 01326 573154 to register your interest.

## Next Meetings

PNP Team Meeting: 06:30 pm, 1<sup>st</sup> September, Porthleven Football Club

### **Drop in Day (October 2014)**

4.14 The Porthleven Neighbourhood Plan Team organised and ran a drop-in day on 22 October 2014 at the Parish Hall. There were two drop-in sessions: the first between the hours of 1pm and 4.30pm; and the second between 7.30pm and 9.30pm. There were display materials and information on the Neighbourhood Plan; maps and themed information to encourage debate and comment – and attendees were given the opportunity to write their thoughts and ideas on post it notes, as well as via a short scoping survey. Of those that attended, approximately 57 individuals completed a survey.



**Porthleven Neighbourhood Plan**

**22<sup>ND</sup> OCTOBER  
DROP IN DAY**

**PORTHLEVEN  
PUBLIC HALL**

Session 1 1300hrs – 1630hrs  
Session 2 1930hrs – 2130hrs

Unable to make it but still interested.  
Get in touch [porthlevennp@gmail.com](mailto:porthlevennp@gmail.com)

'A Neighbourhood Plan comes from you the community, so it's important that you are involved'

Our Town, Our Plan, Our Future.

Find out more, have your say or get involved.

The shape of things to come.

'We want you to talk to us'

4.15 The purpose of the drop-in day was to enable initial engagement and consultation to establish main themes and these were used to gather qualitative and quantitative data. These conclusions then followed on into the Scoping Survey engagement undertaken in the first part of 2015 as detailed below.

### **Scoping Survey and Community Consultation (January - July 2015)**

4.16 Parish consultations took place in January and February 2015 were all run in a similar format to the drop-in day: information on the process; themed information (5 themes), maps and post it notes for comments and ideas; surveys to complete and opportunities to discuss themes with members of the group etc.

4.17 The scoping survey was designed by the Neighbourhood Plan Team to gauge general views on what is important to the local community. This was based on the October 2014 survey, but with a few minor amendments. The survey was formally launched in April 2015 and ran until July 2015. Respondents were asked to state whether they agreed or disagreed with a number of statements (and to what extent); and add other comments on these topics. The statements covered: historic/built environment; natural environment; housing; energy; infrastructure (parking, transport, health); employment space; community facilities and sense of community.

4.18 The survey was distributed at various events and the Neighbourhood Planning team were able to spread the word about Neighbourhood Planning and encourage attendees to complete the survey. It was also distributed by post to all parish households encouraging all occupants to complete a survey either by hand or on line (via PNP website, or via a weblink or using a QR code to access the SurveyMonkey site). The survey was closed in July 2015 and there were 661 responses.

**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.

**THIS IS OUR OPPORTUNITY TO SHAPE WHAT HAPPENS HERE. WE REALLY CAN MAKE AN IMPACT.**

**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.

**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.  
Make sure you have your say by taking part in our latest survey or by contacting us via the website, email, phone or post.

**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.

**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. 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 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

**FIND ALL THE LATEST INFORMATION ON OUR WEBSITE.**  
You'll also be asked to vote on the adoption of the Neighbourhood Plan at a referendum, so your views are crucial

**OUR TOWN | OUR PLAN | OUR FUTURE**

### **Business Consultation (Aug – Nov 2015)**

- 4.19 A number of sub-groups of the Porthleven Neighbourhood Plan Team were set up and this included an Economic Team. During 2015 a number of meetings were held and the group were keen to gain the views of businesses through the Business Forum and through general engagement.
- 4.20 Attendees were invited via letter. All business in the parish were invited. The Economic Team of the Steering Group establish a directory of business in the parish as recorded in the minutes of the Neighbourhood Plan Steering Group meeting which took place on 6<sup>th</sup> July 2015.
- 4.21 The first Business Forum was held at The Smithy – Ship Inn on 25<sup>th</sup> August 2015 to discuss how the business community’s voice could be heard and to consider what might or might not be aligned to the work of the Porthleven Neighbourhood Plan.
- 4.22 A number of the issues raised and recorded in the meeting’s minutes were outside of the scope of a Neighbourhood Development Plan but it was felt that a business forum might be a way forward in tackling some of these issues.
- 4.23 This meeting also kick-started work on a business survey with the intention of garnering information on what type of business they would like to see.
- 4.24 The Business Forum thereafter met independently from the Neighbourhood Development Plan team but have fed back key issues when required.
- 4.25 The Forum has successfully collaborated to reduce waste collections in the area through cumulatively working together.

## Local Landscape Character Assessment Consultation Event (Sept 2015)

- 4.26 Displays on the Neighbourhood Plan process and progress were exhibited – with opportunities for attendees to add comments and ideas. The event was primarily used to inform the community of the work on the Local Landscape Character Assessment (LLCA) Stage 1 work and seek views on this from the public.
- 4.27 Stage 1 of the LLCA is an objective description of the landscape character of all parts of the Parish, which was split into a number of landscape character areas based upon the previously identified Landscape Description Units (LDU's).

# FEEDBACK DAY



Porthleven  
Neighbourhood  
Plan

**WHEN**  
**September 3rd**  
Session 1 1000hrs – 1600hrs  
Session 2 1800hrs – 2030hrs

**WHERE**  
**St Bartholomew's Church**  
Church Row, Porthleven, Cornwall, TR13 9DQ

UNABLE TO MAKE IT BUT STILL INTERESTED - Get in touch -  
[porthlevennp@gmail.com](mailto:porthlevennp@gmail.com)

[www.porthlevenplan.org.uk](http://www.porthlevenplan.org.uk)



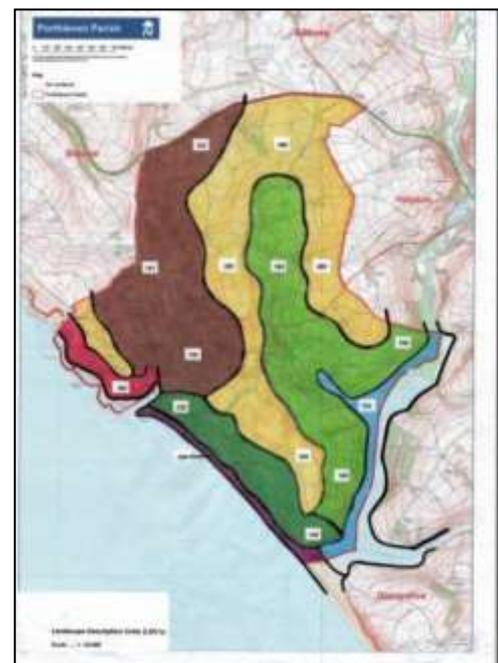
**ALL WELCOME**

**REFRESHMENTS**  
Enjoy some free refreshment as you browse what we have found to date

**INITIAL RESULTS ARE IN**  
See the results of the initial questionnaire and evidence gathered to date

**LOCAL LANDSCAPE**  
Take a look at the work our Environment Team have completed on Stage 1 of the Local Landscape Character Assessment

**BENEFITING**  
The Porthleven Neighbourhood Plan will benefit the community by delivering development in line with local and national policies'





## OPEN DAY

FRIDAY 10 JUNE

At: Porthleven Church (St Bartholomew's)

Times: 1-4pm and 6-8pm

### **Have your say on the future of Porthleven**

- Find out about the Porthleven Neighbourhood Plan
- Meet the team and ask questions
  - Complete our second survey
- Find out more about the Local Landscape Character Assessment (LLCA) and how it can help future development

[porthlevenplan.org.uk](http://porthlevenplan.org.uk)



4.28 A detailed survey was sent out to residents in July 2016 as a more detailed follow up to the original scoping survey informed by the evidence to date. The survey included questions relating to housing figures; development quality and design; settlement boundaries; LLCA; renewable energy; green spaces; business needs; the conservation area; and infrastructure. In total, 385 surveys were completed.

**Drop in surgery**

Posted on 07/07/2016 by PNP in News

Have your say! Fill in your questionnaire by the 22nd July. We are down at the Supermarket between 8am and 2pm on Saturday if you have any questions or just want a chat. See you there!

Please help yourself to a questionnaire to complete now or at your convenience.

You can return it to the Post Office.

### **Strategic Environmental Assessment Screening opinion**

- 4.29 Porthleven Neighbourhood Development Plan Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment on 30th May 2017.
- 4.30 Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion concluded that a SEA and HRA is not required for the Neighbourhood Plan.
- 4.31 A copy of the Screening decision from Cornwall Council dated 13 July 2017 is attached at Appendix B.
- 4.32 A copy of the Strategic Environmental Assessment Screening Report dated June 2017 is attached at Appendix C.
- 4.33 No consultees provided significant concerns with the Neighbourhood Development Plan at the SEA screening stage.
- 4.34 The only formal response from a consultee being Natural England who advised in their letter dated 11 July 2017 as follows:

*Natural England agrees with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required. We consider that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the Neighbourhood Plan are unlikely.*

*We also agree with the report's conclusions that the Porthleven Neighbourhood Plan would not be likely to result in a significant effect on any European site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.*

### **Ongoing Awareness Raising Activity (2014 onwards)**

#### **Porthleven Neighbourhood Plan Newsletters**

- 4.35 Originally the Team intended to regularly produce newsletters, the first (and only) of which is shown on page 11. However, following the setting up of the Facebook page and the website for the NDP, ongoing updates were provided through these methods, alongside the physical update methods highlighted over the next few pages.

#### **Newspaper articles**

- 4.36 There has been regularly press releases regarding progress on the Neighbourhood Plan which have been covered in the West Briton, a weekly newspaper that covers the Helston and Lizard area and the Helston Packet, which covers the Helston area.
- 4.37 A number of examples of the press articles are provided over the next couple of pages.

SUNDAY MAY 24, 2015

A local landscape character assessment is a crucial way to help shape the future

# Chance to have a major say on your community

**Clare Hurley**  
Cornwall Rural  
Community  
Charity



**T**HE Localism Act 2011 has given communities greater rights to influence and shape the places where they live and a common approach is through a neighbourhood plan which is a series of planning policies that are governed with a specific area, usually a parish.

Similar to a parish plan, it's all about consulting with the community and capturing those views and wishes on any issue, relating to land use and development, but with one crucial difference – a neighbourhood plan, once made, has specific legal weight in planning terms. This means local communities really do have the opportunity to shape and influence development in their area.

Cornwall Rural Community Charity (CRCC) is working with several towns and parishes across Cornwall, inside and outside of the Cornwall Area of Outstanding Natural Beauty (AONB), to develop neighbourhood plans and, to be expected in our beautiful county, a



Neighbourhood Plan consultation

common overriding objective from the community is a strong desire to protect, conserve or enhance the local natural environment. Ranging from sweeping urban coastline to lush green valleys, all Cornish communities have and value different things about their neighbourhood's environment and want to protect it from inappropriate development.

For many of the groups that we work with they know what they love and value about where they live, but don't know where to start to capture this in a way that can be used to

inform decisions about future planning and create local planning policies that are sensitive to the landscape, heritage or biodiversity. So far many we're recommending that groups consider carrying out a local landscape character assessment (LLCA).

An LLCA can mean a lot of hard work for local volunteers but it does well to clearly define the distinctiveness and importance of the landscape, which will inform future planning decisions that impact the landscape. It can also be an enjoyable

exercise – getting out and about in the landscape, mapping and recording what your landscape features.

Community development is key to a good neighbourhood plan and the way goes for a LLCA, holding events, talking to local interest groups, gathering together 'panels' of volunteers to do walk-around, identify and map features, ask people what they value most and what they feel would impact the landscape, reviewing existing information about your area and describing the different characters.

There's no requirement for a parish to do a neighbourhood plan but CRCC is working with several that are working towards defining local policies to influence planning for the next 15-20 years. While a neighbourhood plan can't go against any policies that are within the National Planning Policy Framework or the Cornwall Local Plan, they are a not-to-be-missed opportunity for areas that want to have a say in what planning looks like for the coming years.

If you're a parish or town working on or thinking about working on a neighbourhood plan and would like some initial advice and guidance contact Claire at CRCC ([claire@cornwallrcc.org.uk](mailto:claire@cornwallrcc.org.uk)).

CRCC is a member of the Cornwall AONB Partnership. The Cornwall AONB Partnership supports the work of neighbourhood development plans and LLCA and has funded some pilot projects, which currently includes Westdown in the south coast western section of the Cornwall AONB.

➤ Porthleven pilot project aims to assess what is important in local landscape character

**JAMES EVANS**  
Cornwall Online  
Planning Officer



**O**VER the past 12 months the Cornwall AONB unit has been working closely with Porthleven Neighbourhood Plan Group and Cornwall Rural Community Charity to help develop their landscape evidence base, which helps to inform policies currently being developed in the emerging Porthleven Neighbourhood Plan.

In particular we have helped to fund a pilot project working to create a Local Landscape Character Assessment (LLCA) for the parish. The group and the unit consider that such a document provides valuable evidence in objectively describing the landscape character of Porthleven and its surrounding countryside.

This work is in response to the April 2015 public consultation when 90% of the replies agreed that the natural environment around Porthleven was important to them.

The LLCA has been necessary, led with volunteers locally doing all the groundwork and providing the written descriptions of their environment. They have been guided by consultants appointed by the unit, Geoff Price, a qualified landscape architect, and Jane Croxall, a qualified planner. Both have had experience of working on the LLCA undertaken on the Roseland, the work being co-ordinated by the independent chairman of the Roseland plan, Special credit is given to Kath Statham, Cornwall Online landscape officer, who provided much time and valuable advice throughout the process.

So why is understanding your landscape of value for a neighbourhood plan?

It provides the evidence base that describes the characteristics of the landscape that help to create the distinctive environments in which we live.

Factors include topography, vegetation cover, land use, transport, settlement pattern, visual and



# Plan supports the 98% who value environment

LANDSCAPE: A view to Porthleven.

aesthetic response – landscape character is not just about what we see.

If this evidence base is effectively used, then it will identify what features are important and which should be retained if development occurs on certain sites.

This can enable the development to respond appropriately to its setting, and ultimately to help it to integrate.

Following the completion of the

descriptive assessment of their wider parish landscape (LLCA stage 1), the group will now move to stage 2 which looked at the value of the landscape and its sensitivity to change in order to assess its capacity (LLCA stage 2) relative to the area –

adjoining the town, being those that have the potential to be considered in the lifetime of the neighbourhood plan or residential extensions to the settlement.

The intention is that this evidence base will help inform future growth to the areas of the landscape with lower sensitivity and higher capacity to accommodate development.

Elsewhere it will safeguard the areas of high sensitivity.

The commitment the volunteers provided to this process cannot be downplayed and this truly outlines the importance of the landscape setting, natural and historic

environment of Porthleven.

The LLCA work has now been completed.

The neighbourhood plan group will have a stand at Porthleven Food Festival on April 16-17, when there will be an opportunity to ask questions about the process.

Alternatively the documentation will need to be available to see at the Porthleven Neighbourhood Plan website: [www.porthlevenplan.org.uk](http://www.porthlevenplan.org.uk)

Helston Packet 18<sup>th</sup> May 2016

## Funds for Port campaign

THE team behind Porthleven Neighbourhood Plan has won a bid for £5,760 to get the views of the wider public.

The steering group putting together the plan hopes to speak to as many residents as possible in the port about the future of the town, what matters to them and what kind of development they would like to see take place.

Alan Jorgensen, chairman of the group, said: "This is the second round of funding and the money was released without question.

"This is fantastic testament to the commitment of the group in producing a professional product. The group is made up of pro-active and engaged people from within the community.

"This funding enables us to

get on with a detailed engagement campaign where we'll again consult with the community to move forwards towards a draft plan."

An initial questionnaire distributed across the town last year received 662 responses. This represented a 38 per cent response rate – one of the highest of any Neighbourhood Plan in Cornwall.

As a broad overview, the answers showed that the environment in and around Porthleven is important to people, the port needs additional facilities for young people, community is important to the people of Porthleven and the town needs more affordable housing.

The group has also been holding workshops with children at the primary school and holding stalls at various local

events, including the recent Porthleven Food Festival, to publicise the plan.

A second questionnaire will now look deeper into the issues raised in the first survey and help the group to understand the views of the community in more detail.

Alan added: "This next stage is an important part of the process as it is about engaging with the community to further understand their views on development within Porthleven.

"As a community we must respond to the need for housing identified by the Government in our area and the plan will help ensure this is done sympathetically."

For more information visit [porthlevenplan.org.uk](http://porthlevenplan.org.uk) and 'like' the Porthleven Neighbourhood Plan on Facebook.

Website creation and launch on 1<sup>st</sup> April, 2015

 **Porthleven Neighbourhood Plan** ☰  
April 1, 2015 · €

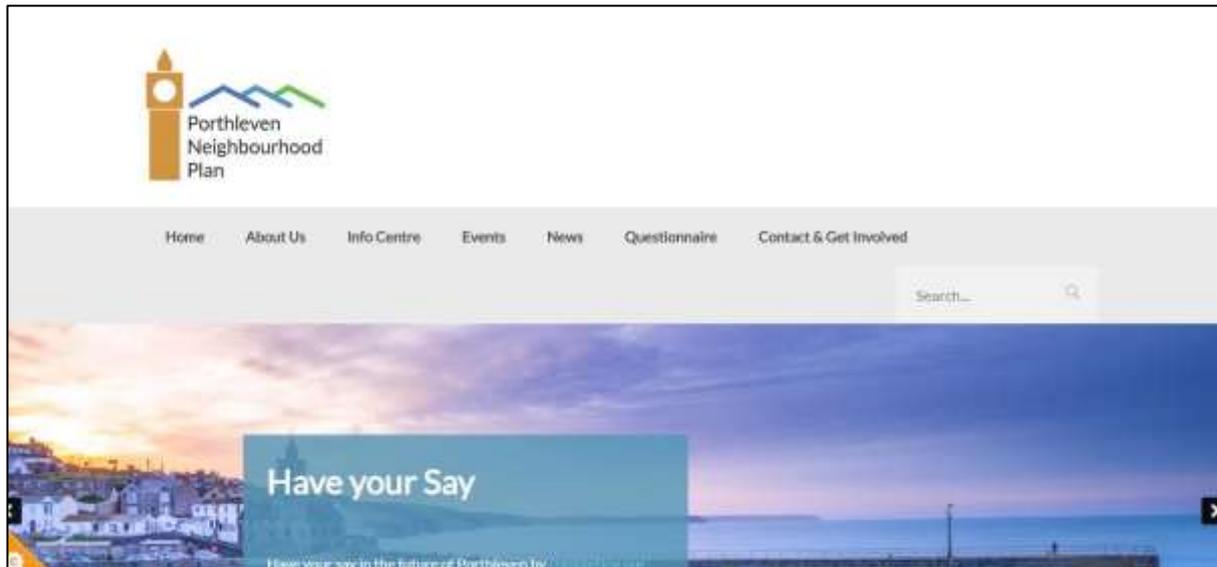
PNP Website Goes live!



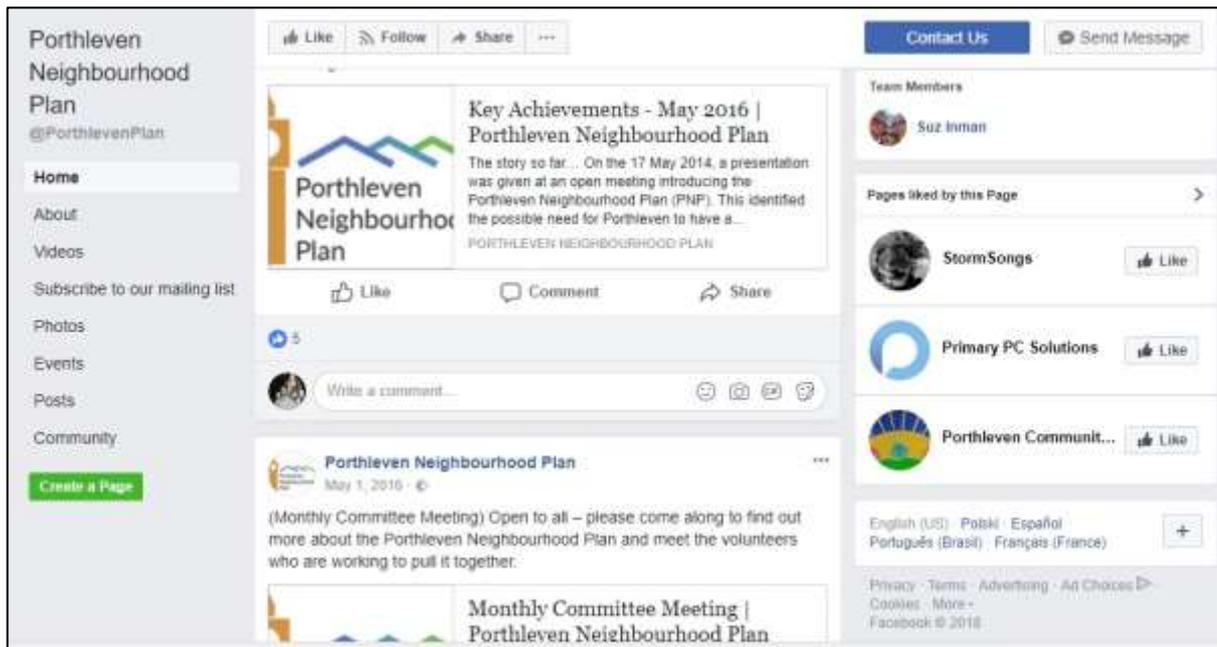
**Porthleven Neighbourhood Plan | Our Town, Our Plan,  
Our Future**

Our Town, Our Plan, Our Future

[WWW.PORTHLEVENPLAN.ORG.UK](http://WWW.PORTHLEVENPLAN.ORG.UK)



**Social media presence on Facebook**





## Lottery Funding for PNP!

Posted on 17/03/2015 by  PNP in  News

\r\n In January 2015 Christen Hosey from the Helston Packet came to a Porthleven Neighbourhood Plan (PNP) committee meeting to celebrate the Big Lottery Fund (BLF) issuing the PNP with almost £10,000.00 taking this picture of the committee and entering it in to the paper. \r\n The Big Lottery Fund will enable the PNP to create [...]

## Storm Songs Harbour Celebration 2015

- 4.38 Coastal Resilience local project that asked people about their experiences of the severe storms and how the sea shapes their community.



Without boats in the harbour Porthleven would be a ghost town  
(Phil West, harbourmaster of Porthleven)

**StormSongs**  
Harbour Celebration - **Saturday April 18<sup>th</sup>**



*Come and celebrate boats and life in Cornish harbours  
Gather in Porthleven to mark spring and the return of the boats to the sea*

**11:30 - 12:30pm**  
The bigger fishing boats will be lifted into the harbour after a winter on the shore. Drop in to fold and launch your own paper boat and leave your wish for the future of the harbour at the Porthleven Neighbourhood Plan gazebo.

**2:30 - 4:15pm**  
Meet the StormSongs singers at the crane for a concert of traditional and new songs about the sea. This musical celebration will travel to St Bartholomew's church and welcomes young and old to sing along.

Over the last month stories of Porthleveners have been turned into song. They tell a Cornish story of clinging coastlines, our delicate relationship with the sea and harbours as the beating hearts of coastal communities.  
Facebook: StormSongs. Website: [stormsongscomwall.wordpress.com](http://stormsongscomwall.wordpress.com)



STORMSONGS is a creative collaboration between the English organization Encounters Arts and the Dutch theatre company SeKwartier, working together with the Porthleven Neighbourhood Plan Steering Group and Exeter University. Funded by Tandem exchange program and Freet Cornwall.

### Skate Park Launch April 2015

4.39 Enabled the NP team to engage and raise awareness with young people.



### Looking forward to the Porthleven Skate Day

Posted on 03/04/2015 by PNP in News

Tomorrow we are getting out and about supporting Porthleven Skate Day and having a chat about Porthleven. Pop along and tell us what you think.\n\n

### Porthleven Food & Music Festival April 2015

4.40 Saw the NP team have a stand in the children's area and again raise awareness with children, young people and their families.



### **Porthleven Food & Music Festival April 2016**

- 4.41 This was an opportunity for the group to feedback on the LLCA Stages 1 and 2 work, as well as raise awareness of forthcoming activity.



### **February 2017 – August 2018 - Facebook page and website invited public feedback**

- 4.42 During February 2017 - August 2018, the Porthleven Neighbourhood Plan volunteer team engaged and consulted with the residents of Porthleven. The PNP team were thus able to advise the residents of all up-to-date information as and when it occurred via a Facebook page and the PNP website. [www.porthleveplan.org.uk](http://www.porthleveplan.org.uk)

The residents of Porthleven were informed that they could, via email and the Facebook page, contact the PNP team directly with their suggestions and ideas and also be given the opportunity to show their support for their number one priority - the local environment.

The residents were informed that the Porthleven Neighbourhood Plan team were able to appoint a Neighbourhood Planning Specialist who could advise the team on the correct planning procedures and policies under the Cornwall Local Plan and Government planning law. In addition to this, residents could view questionnaire results and compare how other Cornish communities were also having their say in the future developments of their neighbourhood.

Taken from Porthleven Neighbourhood Plan Facebook page:



**Porthleven Neighbourhood Plan**

Published by Alan Jorgensen [?] · 14 February 2017 ·

We've recently published the Detailed Questionnaire results on our webpage. We're now working to include the responses in the final plan. Find out more at <http://www.porthlevenplan.org.uk/questionnaire-2-results/>



PORTHLEVENPLAN.ORG.UK  
[www.porthlevenplan.org.uk](http://www.porthlevenplan.org.uk)

(Questionnaire 2 results are in) Thank you to everyone who responded to our Detailed Questionnaire: our second survey asking for your views on the future of your town.

You can now see a summary of the results (and what happens next) at: <http://www.porthlevenplan.org.uk/questionnaire-2-results/>

With  
the  
date

PORTHLEVEN NEIGHBOURHOOD PLAN  
[www.porthlevenplan.org.uk](http://www.porthlevenplan.org.uk)





### Porthleven Neighbourhood Plan



Published by Alan Jorgensen [?] · 28 September 2017 ·

So as the plan nears completion (6 months till referendum fingers crossed as we are all volunteers) I hope you can find time to support the number one priority for the people of the Porthleven....the Environment ! and let's make it something that the future can be proud of. Best Alan



### Porthleven Neighbourhood Plan



Published by Alan Jorgensen [?] · 3 February 2018 ·

Great news, the Porthleven Neighbourhood Plan is on its way.

Locality have awarded us funding to appoint a Neighbourhood Planning Specialist.

This will bring together the evidence we have gathered and consultations we have held with you over the last few years. The award will allow the following documents to be made available for you to view and comment upon. ...

[See more](#)



PORTHLEVENPLAN.ORG.UK  
**Porthleven Neighbourhood Plan | Our Town, Our Plan, Our Future**  
 Porthleven's future is for you...

[Learn More](#)



### Porthleven Neighbourhood Plan



Published by Alan Jorgensen [?] · 16 March 2018 ·

This is what matters to us! You've had your say. You have shaped this. Your group is dedicated to Porthleven and the Neighbourhood Plan. As volunteers we hope soon to start to publicise the draft PNP for your viewing and comment. Find it here soon <http://www.porthlevenplan.org.uk>. Both digital and analogue format will be available The Porthleven Neighbourhood Development Plan is emerging.



PORTHLEVENPLAN.ORG.UK  
**Porthleven Neighbourhood Plan | Our Town, Our Plan, Our Future**  
 Porthleven's future is for you and should be shaped by you. PNP values your suggestions and ideas. Get in touch and have your say.



## Porthleven Neighbourhood Plan



Published by Liza Williams [?] · 1 August 2018 · 🌐

It may be the summer holidays but it doesn't mean that the PNP team are taking a break! At the moment we are busy putting the final touches to the Plan. Look out for the Pre-submission event...details to follow soon.

**150**  
People reached

**5**  
Engagements

[Boost Post](#)

You and 1 other

Like

Comment

Share



Comment as Porthleven Neighbourhood Plan



#### **Draft Plan distributed to all Councillors of Town Council 19<sup>th</sup> January 2019**

- 4.43 The Draft Plan was presented to Porthleven Town Council seeking permission to submit the Draft Plan for public consultation, as per Regulation 14.
- 4.44 A number of points have been amended within the Draft Porthleven Neighbourhood Plan in response to points raised by the Town Council. For a full copy of points raised please see Appendix T.

#### **Town Council permission sought for public pre-consultation 13<sup>th</sup> June 2019**

- 4.45 A special Town Council Meeting was held to discuss the Neighbourhood Plan. On reading all the documents, the Town Council decided that the Plan should be summarised for public consumption. They requested that an Executive Summary should be created which would give an overview of the reasons for developing a plan and also outline the policies within the plan (Appendix U). A copy of the responses and amendments arising from that meeting can be seen at Appendix T.

#### **Permission granted from PTC for Draft Plan to go for public pre-consultation 11<sup>th</sup> July 2019**

- 4.46 At a special meeting, the Town Council gave permission for Pre-consultation with the public to go ahead.

#### **Pre-submission consultation (Regulation 14) Community Engagement**

- 4.47 – The Pre-Submission consultation on the draft plan proposal was held between 12<sup>th</sup> October and 23<sup>rd</sup> November 2019. Hard copies of the Neighbourhood Plan were available to view at the Town Council Office, Institute Cottage, Cliff Road, Porthleven, TR13 9EY during the six-week consultation period. The documents were available to download from the Town Council or Neighbourhood Development Plan website during the consultation period: [www.porthlevenplan.org.uk/draft-plan](http://www.porthlevenplan.org.uk/draft-plan).

#### **Pre-submission Consultation Period 12<sup>th</sup> October – 23<sup>rd</sup> November 2019**

- 4.48 In compliance with the requirements of the Pre-submission consultation, a letter was sent to all relevant statutory organisations and interested parties (please see Appendix U), inviting them to view the Draft Plan and Policies at the Open Day and/or subsequent meetings. People could also view the documents online at the website. If they wanted to comment on the documents, they were required to do so by 23<sup>rd</sup> November 2019

#### **Pre-consultation Letter written to all Statutory Organisations 15<sup>th</sup> October 2020,**

Full contact details at Appendix U

Helston Town Council  
Gunwalloe Parish Council  
Breage Parish Council  
Sithney Parish Council  
Porthleven Community Primary School  
Porthleven Family Hub

First Steps Nursery  
\*Coodes  
Martin Wallis  
Treza Vean  
Benney land  
\*Mark Rowe (with Jackamax)  
Porthleven Surgery

\*Porthleven Harbour and Dock Company  
 National Trust  
 RNAS Culdrose  
 Porthleven Business Forum  
 Coastline  
 Shrubberies Estate Residents Association  
 Environment Agency  
 \*Natural England  
 \*Historic England  
 Cornwall AONB  
 \*Western Power Distribution  
 South West Water  
 \*Cornwall Council  
 Homes England  
 Regulator of Social Housing  
 \*Highways England  
 Marine Management Organisation  
 Three (mobile)  
 O2 and Vodafone

EE  
 OFCOM  
 Royal Cornwall Hospital Trust  
 Kernow Clinical Commissioning Group  
 Healthwatch Cornwall  
 \*National Grid  
 EDF Energy  
 St Bartholomew Church  
 Porthleven Community Church  
 Porthleven Methodist Church  
 Cornwall Wildlife Trust  
 National Farmers Union  
 First Devon and Cornwall (buses)  
 Cornwall Chamber of Commerce and Industry  
 Cornwall and Isles of Scilly Local Enterprise Partnership  
 Community Energy Plus  
 \*Devon and Cornwall Police

**\*Responses Received**

- 4.49 Executive Summary Invitation to Open Day attached at Appendix U
- 4.50 A Feedback Form (Please see p.44 for a copy of Form) followed by a list of the comments received as Feedback at Appendix U
- 4.51 Response statement to Pre-submission Feedback Please see Chapter 7.2 Conclusions.

**Press Release**

In advance of an Open Day held in the Public Hall on 12<sup>th</sup> October 2019, a press release was published in local papers (draft copy in Appendix U) inviting the residents of the town to study all the relevant documents and to take the opportunity to discuss fully with members of the Neighbourhood Plan Team at the Open Day.



The Executive Summary was sent to every household in Porthleven Parish, encapsulating the main policies of the Neighbourhood Plan and advertising all the Consultation meetings arranged within the six-week period. (Full size copy in Appendix U).

A Powerpoint presentation was also created which was shown during the Open Day. (Copy of Powerpoint slides at Appendix U) This, together with the Executive Summary, gave an overview of the main points of the Neighbourhood Plan and policies. Over 100 people attended the Open Day.

### **Executive Summary (Appendix U)**



**Open Day 12<sup>th</sup> October 2019**





**Porthleven Neighbourhood Plan**

The Draft Plan has been published and residents of Porthleven are invited to the

Pre-Submission open day event.

**Date: Saturday 12<sup>th</sup> October 2019**

**Time: 10:00 – 16:00**

**Venue: Public Hall, Porthleven**

With this final opportunity we can shape what happens, we can make a difference, we can have our say.

This drop in public event is part of the pre-submission six-week consultation period of the Porthleven Neighbourhood Plan.



[www.porthlevenplan.org.uk](http://www.porthlevenplan.org.uk)



Copies of the draft plan are available to view at Porthleven Town Council or [www.porthlevenplan.org.uk/draft-plan](http://www.porthlevenplan.org.uk/draft-plan)

**We would welcome your feedback.**

**Your views matter.**

Make your comments below and drop off at Pengelly's or email to

[porthlevennp@gmail.com](mailto:porthlevennp@gmail.com)

Leave your contact details below if you require a response:

Closing date for comments: 23<sup>rd</sup> November 2019

(Type here)



[www.porthlevenplan.org.uk](http://www.porthlevenplan.org.uk)



Feedback Form

**Pre-submission consultation (Regulation 14) Formal Consultee engagement**  
**Open Day and subsequent viewings of documents October – November 2019**

Venue	Day	
The Public Hall, Porthleven, Open Day Event	Saturday, 12 <sup>th</sup> October	10.00 – 4.00pm.
Porthleven Town Council Office	Tuesday 22 <sup>nd</sup> October	4.30 – 6.30pm
Porthleven Town Council Office	Saturday 26 <sup>th</sup> October	10.00 – 12.00pm
Porthleven Town Council Office	Wednesday 30 <sup>th</sup> October	5.00 – 7.00pm
Pengelly's Supermarket	Saturday 2 <sup>nd</sup> November	10.00 – 1.00pm
Porthleven Town Council Office	Saturday 9 <sup>th</sup> November	10.00 – 12.00pm
PNP Meeting held at Porthleven Town Council Office	Tuesday 12 <sup>th</sup> November	6.30 – 8.00pm
At all these meetings, our Team will be on hand to answer your questions.		

4.52 During the six-week consultation period a number of subsequent meetings were arranged at the Institute where all the relevant documents were available for study by the public.

Following these meetings, the public were invited to write their comments during the Open Day or via the website, [www.porthlevenplan.org.uk/draft-plan](http://www.porthlevenplan.org.uk/draft-plan), after viewing all the relevant documents.

## 5. Results and Analysis from the Community Consultation Events

- 5.1 The evolution of the NDP has been subject to following detailed consultations where responses were requested and received from the public.
- 5.2 Over the following pages a summary of the responses and comments for each of the consultations is provided. However, it is stressed that this is a summary and reference should be made to the full documents and analysis attached in the appendices.
- 5.3 This is particularly relevant to the analysis of the 2016 Consultation as detailed in Appendix Q. Unlike the other earlier consultations there were a number of open-ended questions which resulted in an extensive number of responses. These have all been individually responded to as shown in Appendix Q, please refer to the Question tabs at the bottom which link to the comments, and the responses from the NDP team. Please note that not all questions had open ended responses, so only those questions are listed in the tabs.

### Drop in Day October 2014

- A list of the comments received is provided at Appendix D
  - A summary of the conclusions from the event is provided at Appendix E
  - An analysis of the results in rank order is provided at Appendix F
- 5.4 The initial drop in event and scoping survey led onto the more detailed scoping survey in 2015. In total 58 responses were received to 11 questions as listed below:

Question	Number who Strongly Agree or Agree	Percentage of responses that Strongly Agree or Agree
The historic buildings, harbour and built environment of Porthleven is important to me	57	98%
I feel part of the community in Porthleven	54	95%
Porthleven needs a new, accessible community building	35	61%
Porthleven needs additional healthcare facilities	37	65%
I can park where I need to in Porthleven	23	40%
I can easily use public transport to get to and from Porthleven	30	53%
Porthleven needs more space for businesses	33	58%

Porthleven needs more affordable housing	41	72%
Porthleven needs more sheltered accommodation and social housing	30	53%
The natural environment around Porthleven is important to me	58	100%
Porthleven should have its own renewable energy and efficiency schemes	38	67%

## **Business Forum**

5.5 Attendees at the Business Forum were asked to help identify priorities, to indicate with a tick in each of the 11 items which they considered important.

	<b>Most important</b>	<b>Fairly important</b>		<b>No opinion</b>	<b>Not very important</b>	<b>Least important</b>
Marine services		5		3	2	
Harbour facilities	5	5				
Restaurants	3	4		2		1
High Tech business facilities		6		3	2	
Well-being facilities		3		3	1	
Hotel facilities	2	5		1	1	1
Small industrial units	4	2		3		
Office space	2	3		3		
Meeting rooms		3		5	2	
Tourist office	3	5		1		
Additional shop space	3	6		1		

- Business Forum Questionnaire attached at Appendix G
- Business Forum initial Conclusions Appendix H
- Business Forum Feedback attached at Appendix I
- Business Forum responses attached at Appendix J

## **Scoping Survey and Community Consultation Events 2015**

- 2015 Survey Questionnaire attached at Appendix K
- 2015 Statistical Analysis attached at Appendix L
- 2015 Statistical Analysis in rank order attached at Appendix M

## **Local Landscape Character Assessment (LLCA) Consultation September 2015**

- Please refer directly to the LLCA reports. The consultation on this document has its specific assessment in the LLCA as this event was focused to the LLCA report. See <http://www.porthlevenplan.org.uk/local-landscape-character-assessment-llca-update/>

### **Community Consultation Event 2015**

- 5.6 Following the initial drop in survey in 2014, a wider scoping survey following a similar format, but with a couple more questions was undertaken.
- 5.7 A summary of the results from the survey are outlined below. Please note that this survey asked for a specific reply to each question rather than open-ended questions as at this stage the NDP Team are seeking information on the general direction for the NDP to facilitate a more detailed consultation in 2016. The results are as follows: 661 responses were received in total.

#### **Ethnicity**

- 287 identify as Cornish which equates to 43.4%.
- White – 52.38% (330 people)
- Mixed/Multiple ethnic groups – 1.27% (8 people)
- Asian/Asian – 0.32% (2)
- Black/African/Caribbean – 0.32% (2 people)
- Chinese – 0.16% (1 people)

#### **Number of people in household (34 didn't answer) from the completed survey**

- 1 in household – 124
- 2 in household – 205
- 3 in household – 97
- 4 in household – 141
- 5 in household – 40
- 6 in household – 18
- 7 in household – 1
- 8 in household – 1

#### **Have any long-standing illness, disability or infirmity?**

- 125 said yes

Question	Number who Strongly Agree or Agree	Percentage of responses that Strongly Agree or Agree
The historic buildings, harbour and built environment of Porthleven is important to me	635	96.65%
I feel part of the community in Porthleven	524	79.3%
Porthleven needs a new, accessible community building	335	50.7%
Porthleven needs additional healthcare facilities	343	51.9%
I can park where I need to in Porthleven	286	43.3%
I can easily use public transport to get to and from Porthleven	306	46.3%
Porthleven needs more space for businesses	242	36.6%
Porthleven needs more affordable housing	368	55.7%
Porthleven needs more sheltered accommodation and social housing	274	41.5%
The natural environment around Porthleven is important to me	643	97.3%
Porthleven should have its own renewable energy and efficiency schemes	407	61.6%
<b>Extra Questions from the October 2014 Survey</b>		
Porthleven needs additional facilities for young people	548	82.9%
Porthleven needs more open market housing	197	29.8%

### **Detailed Community Survey 2016**

- Summer 2016 Survey Questionnaire attached at Appendix N
- Accompanying letter with 2016 Survey attached at Appendix O
- Summer 2016 Statistical Analysis attached at Appendix P
- Summer 2016 Comments Analysis attached at Appendix Q

5.8 The Summer 2016 consultation asked a number of detailed questions and as a result it is not possible to summarise the responses in a table.

5.9 For statistical analysis of each question, reference is drawn to Appendix P.

5.10 For the detailed open-ended responses, and the reply from the Porthleven Neighbourhood Plan team, reference is drawn to Appendix Q.

### **Pre-submission consultation with Porthleven Town Council 19th January 2019.**

5.11 Amendments arising from Town Council Meeting (Full copy at Appendix T).

#### **Points Raised:**

##### **Town Council points:**

- TC requested that consideration be given to replacing all ‘justifications’ & ‘intentions’ with a short introduction to each policy.

*PNP – Note that this is the prescribed template as given by CC, summaries included in executive summary*

- TC requested that the PNP Team consider clearly noting within the plan a minimum of 19 dwellings and consider putting the maximum number as 120 so that the community were aware of the possibilities, thereby managing the expectations of the community.

*PNP – discussed, agreed to keep number at 85 as per Home Choice register*

5.12 Permission sought from Porthleven Town Council for Draft Plan to go to Pre-Consultation. Permission given by Porthleven Town Council for Pre-Consultation of Documents with the Statutory Consultees and Community engagement at Town Council meeting held on 11th July 2019.

### **Pre-submission consultation (Regulation 14) Formal Consultee engagement 2019**

5.13 Conforming with Neighbourhood Planning Regulations 2012 and following the guidelines of the Pre-Submission consultation guidance note, with regard to the mandatory consultation of certain statutory organisations with their contact details (Appendix U). Those of the formal consultees who responded with their comments are set out in Appendix U).

#### **Pre-Submission consultation – Results 2019**

The complete responses can be found in Appendix U (Pre-submission Feedback Response Form – Public Consultation).

5.14 Among the responses was agreement for Site 6 as the most suitable development site. However, many responses included comments on the necessity for a larger doctor’s surgery, better sewerage and with an increased population, larger school premises. During the summer months, with the increased visitor population, parking was a big issue. A dedicated footpath from the village to Penrose Estate was also included in many of the conversations during the Open Day. People were concerned for the safety of pedestrians on entering the village and would like to see some traffic calming introduced.

5.15 Comments were received from the Statutory Consultees including Cornwall Council, Historic England, Natural England, National Grid, Historic Places, Devon and Cornwall Police, Highways England, Jackamax, Coodes (Appendix U). All comments

were fully discussed by the Team and where necessary, amendments were incorporated into the Plan.

By the end of the consultation period, the NDP Team had received 40 emails and letters, some with detailed analysis and including many positive comments on the diligent work done by the Team on behalf of Porthleven's residents. (Appendix U). Also received were detailed responses from Mr Peter Blackshaw and Mr William Tearney who suggested:-  
"Natural Environment Policy NE 1: wording should change to 'comply with LLCA Document'." This was duly amended in the Plan on 10<sup>th</sup> March 2020.

Here follows a summary of the **written** responses linked to the policies within the plan. Although, it should be noted, that attendees at the Open Day expressed their wholehearted approval for the chosen site as Site 6. Please see point 5.14

**HO1: The Location of Housing Development** - 7 Responses referring to Site 6.

**HO2: Housing Sizes and Mix** – 12 responses - The response was for more affordable and less or no second homes or holiday lets

**HO3: Development Site** – 1 response - letter from Jackamax representing the landowner of Site 6, fully agreeing to the development of their land.

**HO4: Replacement Dwellings** - 1 response – decrying the team's omission of a policy for second homes. (The team agreed that a policy was counter-productive as it may potentially prevent 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 the team felt that such a policy would not provide affordable housing for the local people of Porthleven if this was the case. Please see 6.36 in this document for expanded argument).

**BE1: Design and Character** – 1 response – wishing for new housing sympathetic to surrounding housing design

**P1: Parking** - 8 responses - sufficient parking for elderly and disabled, more off-road parking and improvement of current parking facilities desired.

**HE1: Historic Environment** - 1 response - suggesting clarification from Cornwall Council on the influence of heritage impacts from the allocation of the site as promoted in the Policy HE1

**NE1: Local Landscape Character Assessment** – 1 Response – which wanted policy reworded to "will require all new developments to show they have taken account of, and comply with, the LLCA" 2 responses – agreed that there should be no development on the floodplain as it would spoil the natural environment.

**NE2: Development within the Area of Outstanding Natural Beauty** - 0 responses

**NE3: Open Spaces - Provision and Protection** – 5 responses – Green space desirable especially for children's playgrounds

**EC1: Supporting a prosperous rural economy in the Parish** – 1 response – querying whether business development will be supported anywhere in Porthleven

**EC2: Development within the harbour:** – 2 responses – fully supportive of policy.

CIL schedule – 1 response suggesting inclusion into the Plan.

A1: Penrose Footpath Link – 3 responses – all welcome a dedicated footpath to the Penrose Estate from Porthleven village with pedestrian safety issues prominent.

**PR: Infrastructure:** - 2 responses – in full agreement with allocation of funds for improvement of infrastructure

**PNP PRE SUBMISSION SUMMARY OF COMMUNITY RESPONSES TABLE**

<b>POLICY CATEGORY</b>	<b>NUMBER OF RESPONSES RECEIVED</b>	<b>KEY POINTS RAISED</b>
Housing Policies HO1, HO2, HO3, HO4	18	Site 6 is preferred site: 7 Number of affordable homes/social housing/housing figures: 12 Architecture: 2 Comment on development of site: 1 Community led housing: 1 Second homes/holiday lets: 1
Built Environment Policies BE1, P1	8	Parking issues: 8 Dwellings in character with area: 1
Historic Environment Policy HE1	1	Potential harm of heritage assets: 1
Natural Environment Policies NE1, NE2, NE3	7	Green space allocation: 3 Children's play area: 2 Floodplain development: 2 Consideration of LLCA: 1 Conservation of natural environment: 1
Economic Policies EC1, EC2	4	Waterside access: 1 Employment development: 1 Enhancing leisure facilities: 1 CIL schedule: 1
Infrastructure and Facilities Policies A1, PR	5	Penrose link path: 5
Retention of Community Facilities C1	1	Marketing period: 1

**POLICY (AS PER NDP) REFERENCE COLOUR KEY FROM RESPONSES RECEIVED DOCUMENT**

Housing Policies

Built Environment Policies

Historic Environment Policies

Natural Environment Policies

Economic Policies

Infrastructure and Facilities Policy

Community Facilities Policy

## 6. Main Issues and Concerns Raised During the Consultation

- 6.1 Below is a list of the key issues and concerns raised through the evolution of the Porthleven Neighbourhood Plan.
- 6.2 Over the following pages, the Porthleven Neighbourhood Planning team has highlighted our response to the matters raised and how the Porthleven Neighbourhood Plan is seeking to address the issue and/ or concern.

### Key points raised through the Community consultations 2014 - 2016

- 6.3 The various community consultation events between 2014 to 2016 has raised much interest and a number of key topic areas have arisen. The main issues and concerns that have been raised are summarised below:
- Why are we planning for new housing at all?
  - The surrounding rural and coastal landscape of the area is of considerable value to the community and we wish to see it safeguarded;
  - Infrastructure and services in Porthleven are inadequate and cannot cope with further development;
  - There is concern over the design of new development and a strong emphasis seeking new development to be respectful of local character and distinctiveness;
  - There is a desire that homes are designed to be energy efficient and accessible to all, support is high for renewable energy but some concern about landscape/ visual impact on larger scale proposals beyond domestic;
  - Some comments received raised concern about small rooms and gardens on recent developments;
  - A number of comments both positive and negative have been received regarding the recent Shrubberies development;
  - Parking and congestion are significant areas of concern across the town
  - A number of comments have stressed that Porthleven is losing its historical character as a fishing village;
  - Housing need for locals, the elderly and smaller affordable units has been raised throughout the consultations;
  - A desire to safeguard historical buildings and areas is a prevailing comment;
  - Concern about the level of holiday homes in the town and the resultant impact on the vitality of the community particular in the winter months; and
  - A number of local projects have been identified, a prevailing suggestion being better links to the Penrose Estate from the top of Porthleven.

**Comments from the Porthleven Neighbourhood Planning team to Issues and Concerns Raised 2014 - 2016**

**Why are we planning for new housing at all?**

- 6.4 A number of responders raised the point as to why we are planning for any growth, particularly housing growth.
- 6.5 The simple answer is because we have to, for the Porthleven Neighbourhood Development Plan to demonstrate it conforms with the Cornwall Local Plan. Demonstrating conformity with the Cornwall Local Plan is one of the basic conditions that a Neighbourhood Development Plan is required to comply with to be found legally sound.
- 6.6 Cornwall Council have notified the Neighbourhood Planning team in writing (as they have done for all other Neighbourhood Planning teams in Cornwall) a minimum housing target to plan for over the lifetime of the Plan.
- 6.7 If we do not show how the Plan is enabling the delivery of at least the minimum housing target, the Plan is not legally sound and will not pass examination.

**Some comments suggested the need to allocate for larger scale development whilst other comments highlighted the care that would be required in identify expansions to the site**

- 6.8 Acknowledging the housing target from the Cornwall Local Plan and the identified local needs for the parish the consideration of a settlement expansion was explored at an early stage. At the 11 April 2016 Steering Group meeting (attached at Appendix R) it was voted in favour of the potential for allocating a site through the Neighbourhood Development Plan.
- 6.9 Following the work undertaken through the Local Landscape Character Assessment (LLCA) a number of sites were taken forward for future consideration due to identify capacity in landscape terms to accommodate future development, other sites were discounted on landscape grounds.
- 6.10 These sites were then subject to more detailed appraisals with regard to their connectivity to services, urban design and transport impacts.
- 6.11 During the Summer 2016 consultation (attached at Appendix N), Question 8 asked the community whether they would support a site allocation through the Neighbourhood Development Plan. This received 41.26% response of strongly agree, and a 42.62% response of agree (see Appendix P).
- 6.12 The development site is subject to a specific policy in the Neighbourhood Plan, please see Policy HO3.

**The surrounding rural and coastal landscape of the area is of considerable value to the community and we wish to see it safeguarded**

- 6.13 The value attributed to the landscape scored the highest in the scoping surveys and this emphasis followed through into the detailed 2016 survey.
- 6.14 The Neighbourhood Planning team recognised these views and agreed that a detailed Local Landscape Character Assessment (LLCA) covering the parish would be of benefit to the evolution of the Plan and for future decision making.
- 6.15 The LLCA is an evidence-based document that provides a localised detailed description of the landscape for the area. The LLCA sub divides the area into 'Character Types' based on factual assessments undertaken by volunteers and environmental consultants who were appointed in 2014.
- 6.16 Developers and decision makers will be required to demonstrate how their proposals have appropriately responded to the conclusions of the LLCA.

**Infrastructure and services in Porthleven are inadequate and cannot cope with further development**

- 6.17 We acknowledge the concerns raised. However, the Cornwall Local Plan has determined our minimum housing target and the Neighbourhood Development Plan cannot change this. In reaching the decision on overall housing number for Cornwall, which was subject to a public examination in 2015 and 2016, strategic assessments of the adequacy of infrastructure across Cornwall were undertaken and found sound.
- 6.18 With development proposals relevant consultees with regard to matters such as drainage, school capacity and highway safety, for example, will be consulted. Both the Cornwall Local Plan and the National Planning Policy Framework require development to mitigate its impact on infrastructure and services.
- 6.19 The Neighbourhood Development Plan will be consulted upon with these same consultees. Furthermore, the Neighbourhood Development Plan consultations have asked for residents to raise projects that you would like to be placed on a project list, for which we can direct future money from Cornwall Council provided to us through the Community Infrastructure Levy (CIL) alongside other funding sources that are available.

**There is concern over the design of new development and a strong emphasis seeking new development to be respectful of local character and distinctiveness**

- 6.20 The Neighbourhood Development Plan is proposing detailed design policies to ensure these points are addressed.

**There is a desire that homes are designed to be energy efficient and accessible to all, support was high for renewable energy but some concern about landscape/ visual impact on larger scale proposals beyond domestic renewable energy development**

- 6.21 The design policies in the Neighbourhood Development Plan will seek to encourage energy efficiency in new development wherever possible, albeit the Plan cannot absolutely insist on such provision.
- 6.22 As the Neighbourhood Development Plan is read as a whole, the encouragement in principle is also assessed against our policies that seek to safeguard the landscape, require development to show how it responds to the LLCA, preserves the conservation area and require proposals to show how they have responded to context/ local distinctiveness.

**Some comments received raised concern about small rooms and gardens on recent developments**

- 6.23 Our design policies require applicants to show how their proposals are responding to the needs in our area and also seek development to accord with lifetime home standards.

**A number of comments both positive and negative have been received regarding the recent Shrubberies development**

- 6.24 The Shrubberies development has split opinion in the parish and pre-dated the evolution of the Neighbourhood Development Plan. The majority of concern with the scheme has been its location and components of the visual appearance, where as positive comments have referred to its usability, provision of space and level of garden/ parking provision.
- 6.25 Moving forward with development proposals the Shrubberies scheme can be referred to from both perspectives as examples of what/ what not is welcomed locally.

**Parking and congestion are significant areas of concern across the town**

- 6.26 The Neighbourhood Development Plan policies will be applicable to new development that requires planning permission, they cannot automatically resolve existing issues of concern. The Neighbourhood Development Plan is proposing a minimum parking provision for new development, which at present does not exist under the Cornwall Local Plan.
- 6.27 As outlined in the response on the infrastructure point, strategically, Porthleven's infrastructure was considered sound in terms of accommodating the housing number in the Cornwall Local Plan. Individual planning proposals will be assessed on a case by case basis, and will be subject to relevant consultees such as highways officers.

**A number of comments have stressed that Porthleven is losing its historical character as a fishing village**

- 6.28 Whilst the Neighbourhood Development Plan cannot change the minimum housing number for the parish, the design, heritage and landscape policies are providing a robust evidence base detailing what is locally distinctive to Porthleven. These policies will require planning applications to show how they have accounted for local context and taken account of these evidence base documents.
- 6.29 The Neighbourhood Development Plan is adding a level of localised evidence that at present does not exist under the Cornwall Local Plan. We consider that this extra evidence base will result in better planned developments that are more appropriate and respectful to Porthleven.

**Housing need for locals, the elderly and smaller affordable units has been raised throughout the consultations**

- 6.30 In line with the Cornwall Local Plan the Neighbourhood Development Plan supports in principle local needs and retirement housing. Our policies are particularly encouraging of analysing what is needed locally and requiring applicants to show how they are addressing these needs in terms of the scale and type of provision.
- 6.31 Our design policies also seek new build housing to provide for lifetime home standards.

**A desire to safeguard historical buildings and areas is a prevailing comment**

- 6.32 Porthleven was subject to a Conservation Area Appraisal and accompanying Management Plan which has not been embedded in planning policy, and therefore does not have full planning weight.
- 6.33 We will specifically refer to this document in our heritage policies and require planning proposals to show they have taken account of this document. The weight attributed to the document will be uplifted in planning decisions.

**Concern about the level of holiday homes in the town and the resultant impact on the vitality of the community particularly in the winter months**

- 6.34 The Neighbourhood Planning team has watched the legal challenges and conclusions on the St Ives Neighbourhood Plan and primary residence policy closely. We have also noted that a number of other Neighbourhood Plans now have primary residency policies.
- 6.35 Following a long debate on this matter, over a number of meetings with the Steering Group, a decision was reached at the Screening Group meeting on (see minutes of the meeting at Appendix S).

6.36 **The Steering Group provided the following statement on this matter:**

*The Porthleven Neighbourhood Plan steering group are concerned about the issues that an increase in second homes can exacerbate in working towns like ours. Second homes are defined as houses that are furnished but unoccupied for much of the year as they are not the owner's main home. Cornwall Council has determined that second homes should be liable for the full rate of council tax. Some areas of Porthleven, such as above the beach, can appear abandoned for much of the year. St. Ives has recently adopted a restriction on new build properties being used for second homes (called a 'primary residence restriction') as part of their neighbourhood plan. This was passed by the Council examiner because there was sufficient evidence that further increasing the current trajectory of a proportion of more than 20% of the houses in the area used as second homes was incompatible with sustainable development due to the impact on community life.*

*However, the Neighbourhood Plan is about controlling development not stopping it altogether and Porthleven has a need for new affordable housing. Around 8% of the houses in Porthleven are second homes according to the most recent census (2011) and Cornwall Council Revenue and Benefits figures (2015). The evidence currently assembled for the Neighbourhood Plan is not considered at present sufficient to justify a 'primary residence' policy. As this figure is lower than the figures accepted in other areas as impacting the sustainability of community life it is likely that any policies introduced to limit second homes will be challenged. This could delay the plan being adopted and delaying the construction of much-needed affordable homes and runs the risk of legal challenges undermining the rest of the plan and the potential benefits of Community Infrastructure Funding that would be due to the Town Council with any development.*

*Whilst this may be seen as disappointing, it is important to note that any policies in the Neighbourhood Plan can only apply to new housing developments rather than existing properties in the town. New affordable housing is usually subsidised by building houses to be sold on the open- market. There is a significant risk that a primary residence policy may result in less affordable housing being built due to an increase in constraints on building, as appears to have happened in St Ives since their policy was adopted. Restrictions on housing use make it more costly for developers and can make it harder to obtain a mortgage. Under the current Local Plan policy at least 30% of any new developments will be available as affordable homes, available for people with a connection to Porthleven, but only if a new development is built.*

*Restricting second homes in new developments would concentrate second home buyers towards existing homes in the rest of the town, which may in fact make the issues of empty houses worse in those areas where they are already a problem. There are also difficulties in policing and enforcing any second home policy with limited resources which may limit how effective they are in practice.*

*The steering group understands the depth of feeling in the community but for the reasons set out above, have decided not to include policy on second homes as it may not work in the best interests of Porthleven. The plan recommends that the council continues to monitor the proportion of second homes in Porthleven to determine whether the proportion of second homes continues to rise. If this is the case, the plan may be revised to provide a policy.*

**A number of local projects have been identified, a prevailing suggestion being better links to the Penrose Estate from the top of Porthleven**

- 6.37 It is proposed that a policy is provided in the Neighbourhood Development Plan that directs funding, included that obtained through the Community Infrastructure Levy (CIL) directing funding to a project list that is held by the Parish Council, and is updated over time following community involvement and consultation.

**Pre-Submission Consultation - October – November 2019**

**Key Points raised through the Pre-Submission consultation – Community engagement results**

- 6.38 Most agreed with Site 6 as being the most suitable site for development within the town.
- 6.39 One of the major concerns remains the lack of parking within the town. During the summer months, the four car parks are inadequate for the number of visitors. Many times, visitors drive through the town and because there is nowhere for them to park, they drive straight out again. This means that local businesses are losing revenue
- 6.40 Sewerage was also pointed out by several members of the public who were concerned that a greater population would exacerbate the already inadequate sewerage system within the town.
- 6.41 Open spaces were a significant factor in any new development. People were in agreement that all open spaces should be protected. Children’s play areas were considered important.

**Key Points raised through the Pre-submission consultation (Regulation 14) Formal Consultee engagement**

- 6.42 Cornwall Council raised points across all the Policies many of which were amended to reflect their comments
- 6.43 All consultees covered points with particular relationship to their own interests. Please see Appendix U for the full responses from the Formal Consultee Engagement.

## 7. Conclusion

- 7.1 The Neighbourhood Plan Team were enthused by the numerous and detailed responses to the consultation. A statement was written in reply and represented a general response and as mentioned in this statement, there was much community agreement on the changes and support needed for the Plan. All comments were noted and fully discussed by the Team and where at all possible, incorporated into the review of the draft plan (Appendix U).
- 7.2 **Response Statement to Pre-Submission Consultation - October – November 2019**The following was published on the Internet ([www.porthlevenplan.org.uk](http://www.porthlevenplan.org.uk)) as a response to the Consultees:-

The Neighbourhood Plan team were greatly heartened by the numerous and well thought out responses to the consultation. Most of the comments were supportive of the work done. This letter represents a general response as there was a lot of community agreement on the changes and support needed for the Plan. All your comments have been noted and where at all possible incorporated into the review of the draft plan. We hope to now be able to move forward to the referendum stage.

Housing was unsurprisingly the primary area of concern and comment. The Neighbourhood Plan must, by law, conform to the NPPF (National Planning Policy Framework) and also, the Cornwall Council Local Plan: [www.cornwall.gov.uk/localplancornwall](http://www.cornwall.gov.uk/localplancornwall)

We will be doing our best to gain the absolute maximum possible percentage of affordable homes on any site. We will also do our utmost to ensure that the maximum number of those affordable homes are for affordable rent. The design and space of each home on any site will need to conform to policy and be of the highest standard, we should expect and accept nothing less.

Parking was highlighted as a huge problem within Porthleven and all new homes or other use sites would be required to provide sufficient parking to conform with our new parking standards. This would not solve existing problems but would prevent any new development from causing more problems with parking.

In line with your comments and environmental and ecological policies we will facilitate delivery, by Developers, of all new builds to provide energy saving features and not to cause environmental damage.

The Penrose footpath project received much support and we will certainly try to secure those improvements through developers' contributions. Open spaces and areas of play for our children and youth are also on the list to be improved through contributions monies.

There are some areas which the Neighbourhood Plan cannot make policies on but may be able to influence in the future once the Plan has been examined and passed at referendum. These areas include health and education provision. The Neighbourhood Plan team accept that these areas are of great concern to our community and will look for ways that can positively improve those facilities.

We hope that this letter will address and reassure you that the comments you have made will be taken into consideration as the plan moves forward. Some of you may need a separate and fuller answer to points made, this may take some time during the period in which we find ourselves and so your patience is appreciated.

- 7.3 The NDP has evolved to its current version as a result of detailed community engagement so as to ensure this Neighbourhood Development Plan truly reflects the view of residents in Porthleven.

## **8. Final Draft Neighbourhood Plan**

- 8.1 Once the NDP Team have amended the draft Plan proposal from comments received during the Pre-submission consultation, the town or parish council will need to approve the final draft before formally submitting the Plan for independent examination.
- 8.2 The Porthleven NDP Team have amended the draft Neighbourhood Development Plan from comments received during the Pre-Submission Consultation from statutory organisations, businesses and members of the community.

## Appendices

**Appendix A** - Declaration of interest form

**Appendix B** - Screening opinion decision

**Appendix C** - SEA Screening opinion report Porthleven

**Appendix D** - Comments Oct'14 event

**Appendix E** - Summary Oct'14 event

**Appendix F** - PNP Drop in day results in rank order

**Appendix G** - Business letter

**Appendix H** - Business Forum Conclusions

**Appendix I** - Business Forum Feedback

**Appendix J** - Business Community responses Nov'15

**Appendix K** - Porthleven Questionnaire 2015

**Appendix L** - 2015 Initial Questionnaire results

**Appendix M** - 2015 PNP Initial Questionnaire results in rank order

**Appendix N** - Porthleven Neighbourhood Plan Summer 2016 Survey Print Version

**Appendix O** - Accompanying Letter for Summer 2016 Survey

**Appendix O1** - Letter of thanks Inclusion Cornwall - Data inputting 010916

**Appendix P** - Summer 2016 Survey statistical Analysis

**Appendix Q** - 2016 Consultation Responses and Analysis

**Appendix R** - PNP minutes 11.04.16 (Site Allocation)

**Appendix S** - PNP minutes 16.04.18 (Second Homes)

**Appendix T** – Permission sought from Porthleven Town Council for Pre-submission  
Consultation. Points raised by Town Council

**Appendix U** - Pre-submission Open Day Event Documents and Consultation

- APPU1 PNP DRAFT PRESS RELEASE 23092019
- APPU2 Preconsultationletter
- APPU3 PNP Executive Summary
- APPU4 Powerpointslides for open day
- APPU5 Formal letter addresses
- APPU6 PNP statutory consultees responses
- APPU7 Cornwall Council feedback
- APPU8 Porthleven plan comments Peter Blackshaw
- APPU9 Natural England Response Nov2019
- APPU10 Response from Historic England

- APPU11 Pre submission feedback responses received Oct 2019
- APPU12 reply to Natural England