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Appendix A Declaration of interests form



Porthleven Neighbourhood Plan Steering Group

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

Name

Signature.....

Date.....

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

Appendix B Screening opinion decision Porthleven

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

Date: 13th July 2017

Dear Mr Jorgensen,

Porthleven Neighbourhood Plan – SEA and HRA Screening

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

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

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

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

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

Yours sincerely,

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

Cc: porthleventc@tiscali.co.uk

**Porthleven Neighbourhood Plan
(Draft 9.2.2017)**

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

June 2017

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

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

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Porthleven Neighbourhood Plan

Strategic Environmental Assessment Screening Report

1. Introduction

- 1.1 This screening report is designed to determine whether or not the contents of the Porthleven Neighbourhood Plan (draft 9/02/17) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.

- 1.2 The purpose of the Porthleven Neighbourhood Plan is to guide housing and commercial development within the parish to preferred locations and ensure a high standard of design which respects and enhances local character.

- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA or HRA.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)

- 2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.

- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately.

- 2.4 This report focuses on screening for SEA and HRA and the criteria for establishing whether a full assessment is needed.

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

3. Criteria for Assessing the Effects of the Neighbourhood Plan

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

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

Porthleven Neighbourhood Plan

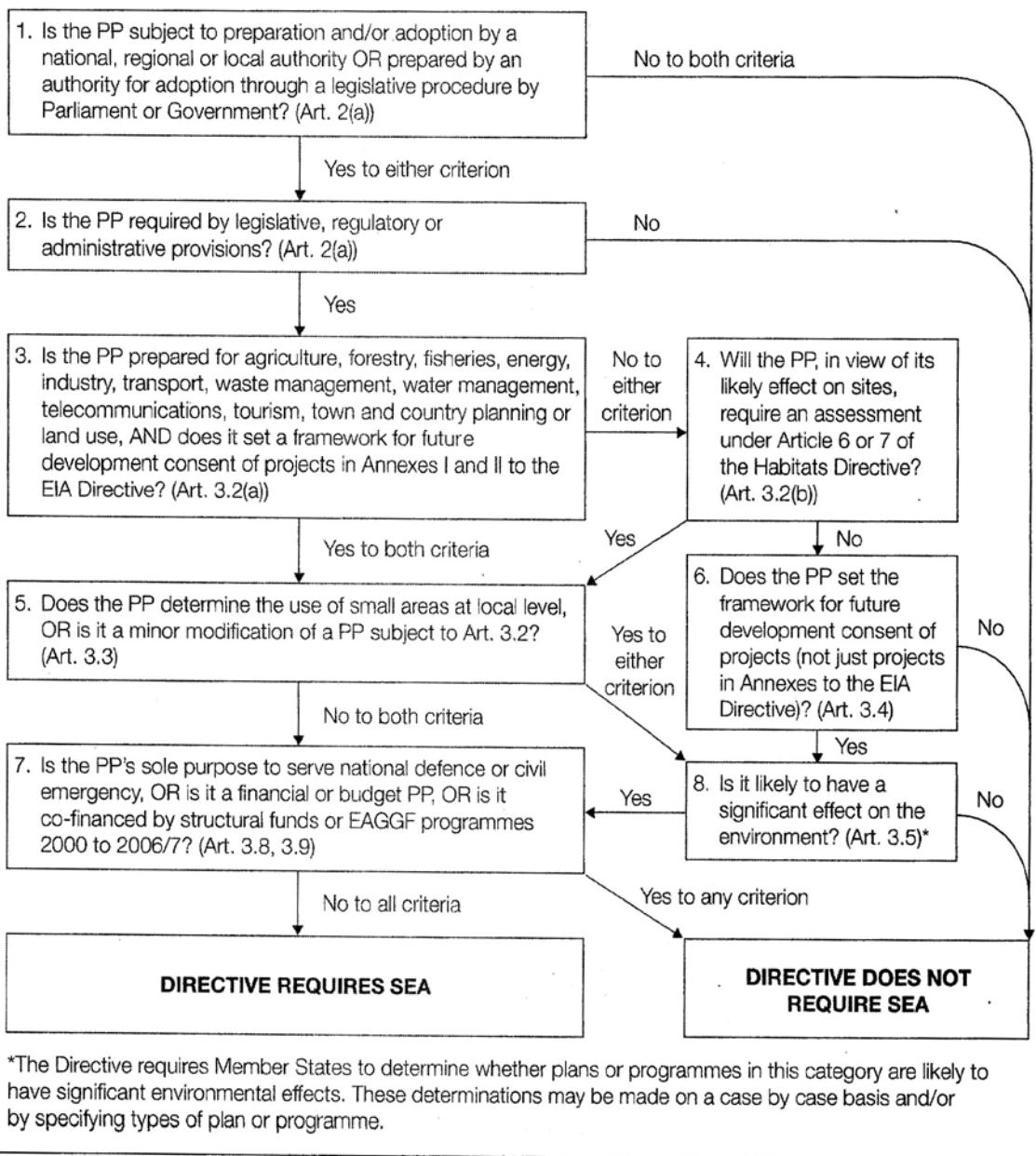
Strategic Environmental Assessment Screening Report

4. Assessment

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

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



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

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

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

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

Porthleven Neighbourhood Plan
Strategic Environmental Assessment Screening Report

Table 2 likely significant effects

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

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

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

5. Screening Outcome

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

Appendix D Comments Oct'14 event

Drop-in Day

Comments from people who visited the Social Group Table.

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

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

The following notes were brought in by one Porthlevener.

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

Appendix E Summary Oct'14 event



Drop In Day- Economic Review

Colour dot Summary.

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

Summary

The majority of the housing was highlighted around the school.

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

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

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

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

1) Red dots- Market rate affordable housing-

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

2) Yellow dots- Disabled and retirement housing-

1 dot at the bottom of The Gue,

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

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

3 dots on the caravan park Methleigh Bottoms

9 Dots adjacent and behind the School

3) Green dots- Business premises-

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

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

1 within the RGB yard

10 dots within the Ship yard and surround harbour area

4) Green dots- Business premises

5 dots by the school

4 dots in the field to the South of Wheal Rose

9 dots in and around the top park

1 dot on the mobile phone mast on Breageside

1 dot on the old allotments adjacent ton the cemetery

7 dots on the Moors/ Methleigh Bottoms park

2 dots on the cricket green

1 dot cross the road from the cricket green

5) Parking-

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

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

8 dots on the football club training/ hard standing ground

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

Appendix F PNP Drop in day results in rank order

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

Appendix G Business letter



Dear Porthleven businessperson

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

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

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

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

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

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

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

Is there sufficient support for the development of existing businesses?

How can emerging and innovative carbon reduction technologies be encouraged?

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

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

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

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

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

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

Matt Gilbert,
Chair, Economic Team, Porthleven Neighbourhood Plan



Name.....

Business name

email address.....

Questions, concerns and issues you would like to address -

Appendix H Business Forum Conclusions



GRID OF NEEDS

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

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



Appendix I business forum feedback



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

Appendix I business forum feedback

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

Appendix I business forum feedback

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

Appendix J Business Community responses Nov'15

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

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



Neighbourhood Plan Questionnaire

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

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

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

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

What is your age group?

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

What is your ethnic group?

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

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

What is the full postcode of your main address?

How many people live in your household?

What is your occupation?

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

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

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

- Yes
- No

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



We have received 662 completed forms.
An excellent response!

THANK YOU!

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

THE RESULTS HAVE BEEN GROUPED INTO 3 CATEGORIES:

**ISSUES OF
PRIORITY AND
IMPORTANCE**

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

**ISSUES OF MINOR
PRIORITY AND
IMPORTANCE**

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

**ISSUES WITH
DIVIDED
OPINIONS**

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

ISSUES OF PRORITY AND IMPORTANCE

POLICY PROPSAL

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

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

"Porthleven has a fantastic sense of community"

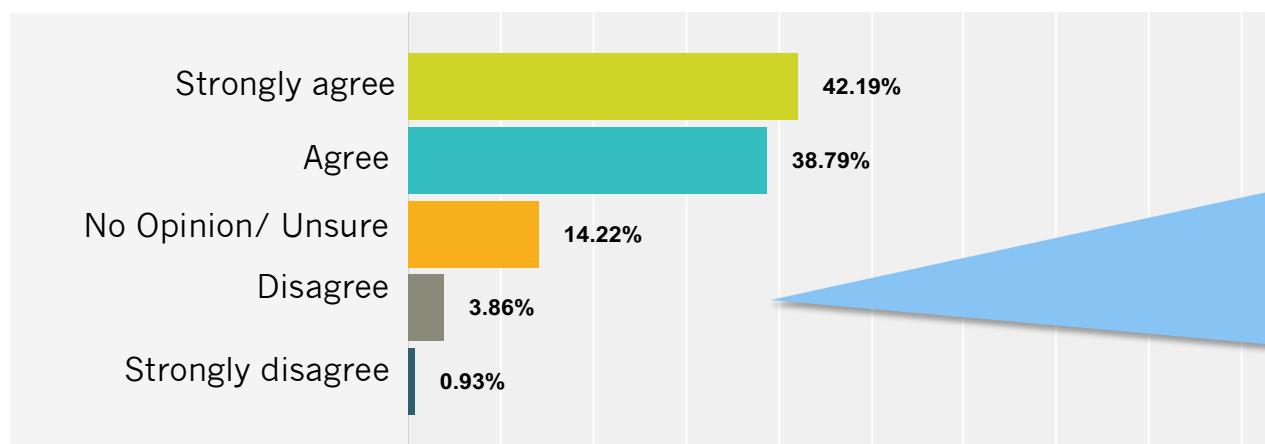
"Porthleven is a friendly and accessible place to bring up a family & we feel part of the community"

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



CONCLUSION

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

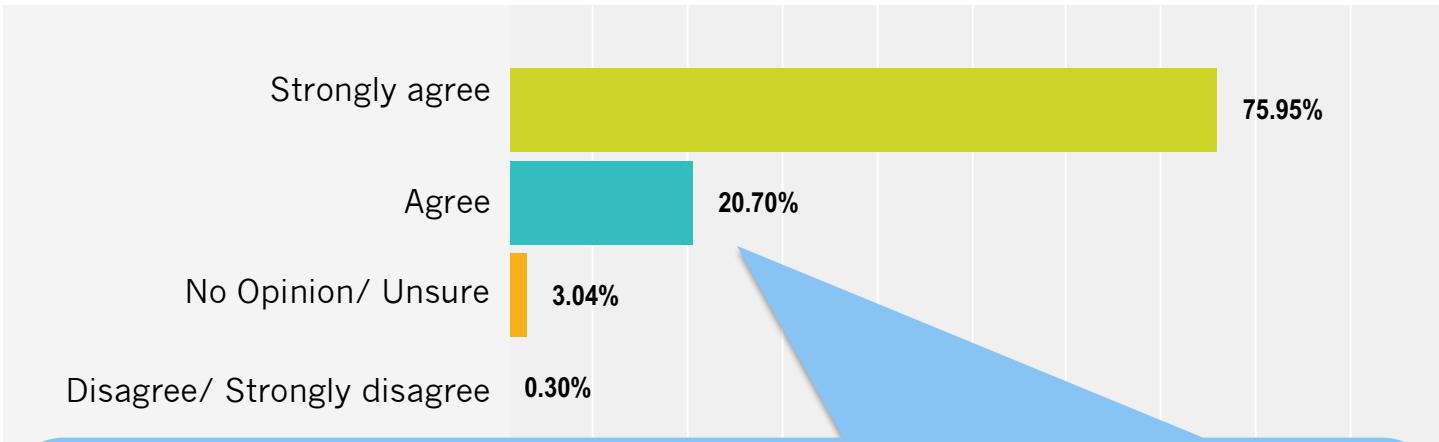


The historic buildings, harbour and built environment are important to me...?



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

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



CONCLUSION

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

Porthleven needs additional facilities for young people...?



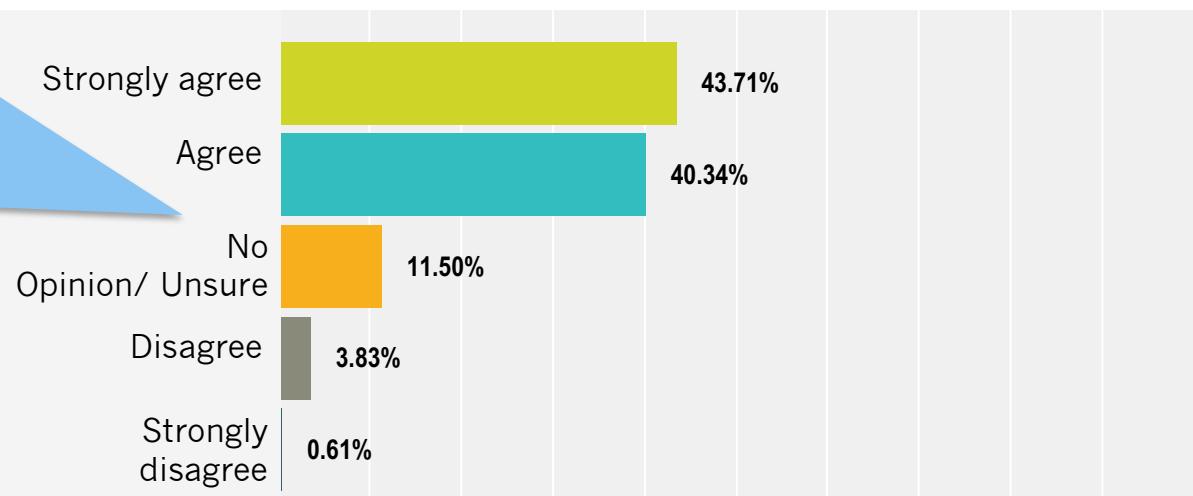
“Definitely need more facilities for young people”

“We need somewhere for young people/ teenagers to go”

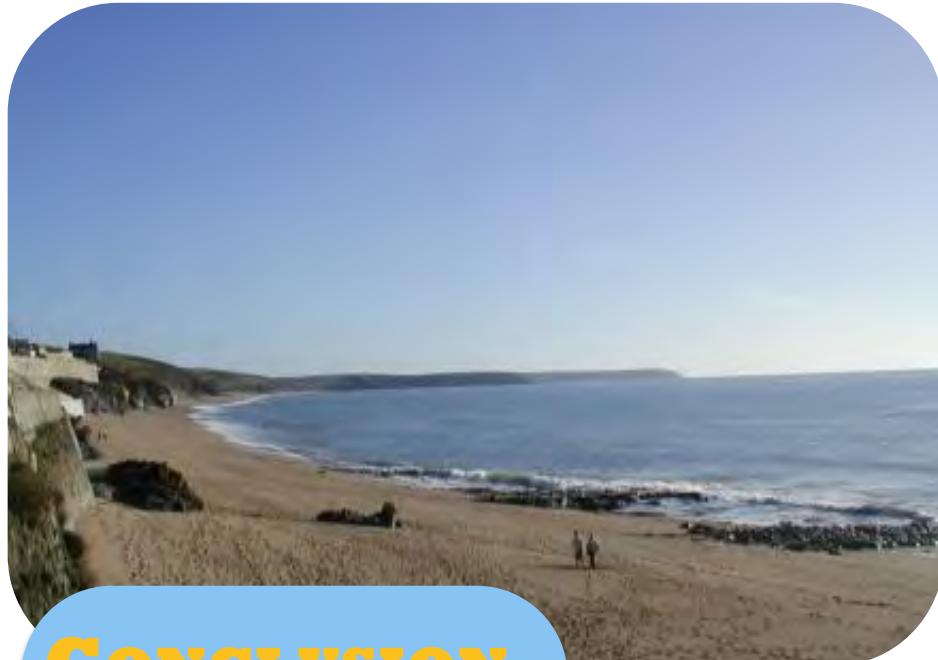
“As a married couple starting a family I would love to see more facilities for young people in Porthleven”

CONCLUSION

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



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

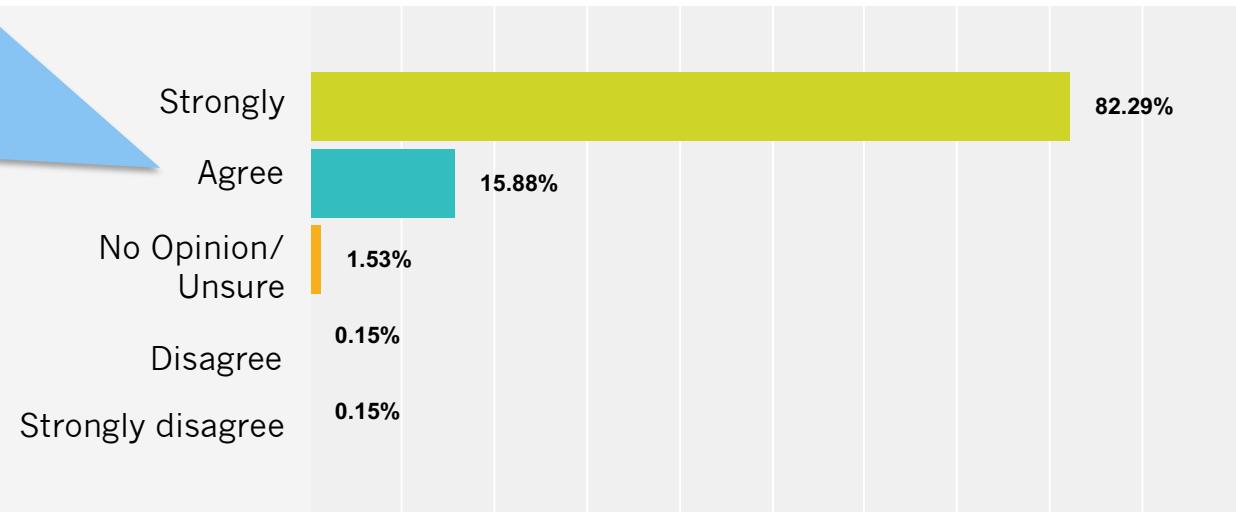


CONCLUSION

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

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

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

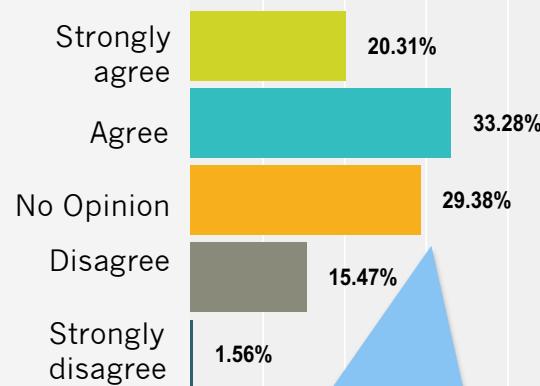


ISSUES OF MINOR PRIORITY AND IMPORTANCE

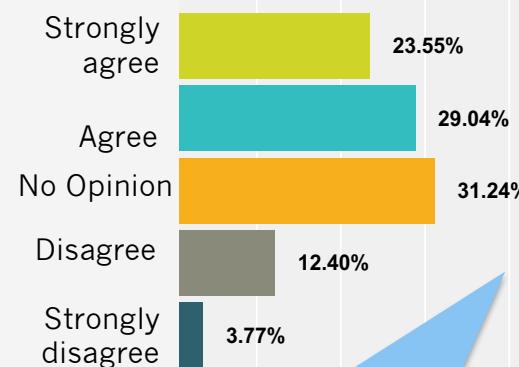
POLICY PROPSAL

No mandate for prioritizing investment.

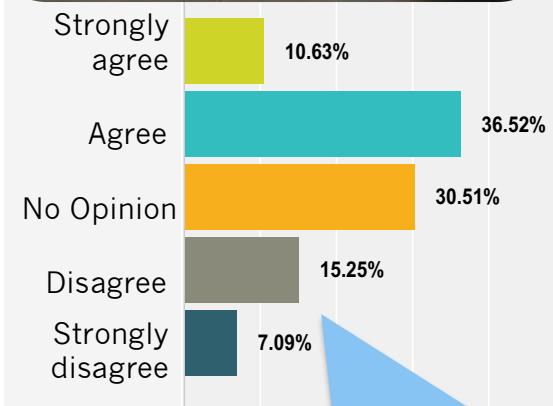
Porthleven needs additional health care facilities...?



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



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



CONCLUSION

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

CONCLUSION

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

CONCLUSION

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

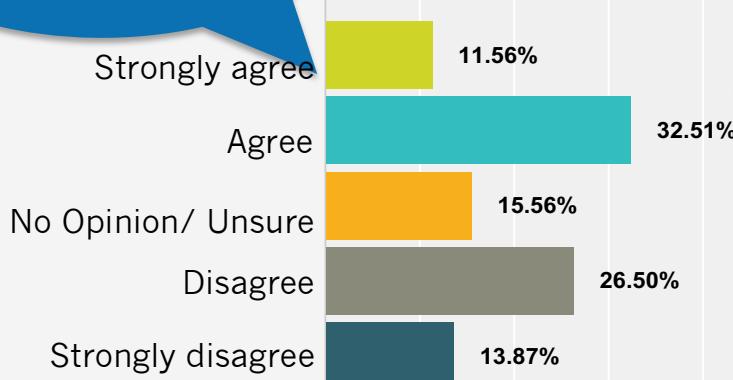
ISSUES WITH DIVIDED OPINIONS

POLICY PROPSAL

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

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

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

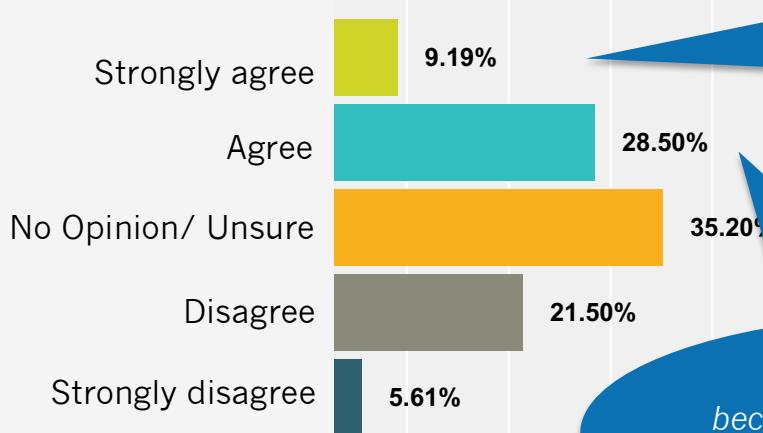


"Permit Parking should be in place for all adjacent streets around the harbour."

CONCLUSION

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

Porthleven needs more space for businesses...?



"More space for local businesses would be an asset" must avoid becoming too

"Must avoid becoming too commercialized and losing its present charm"

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



CONCLUSION

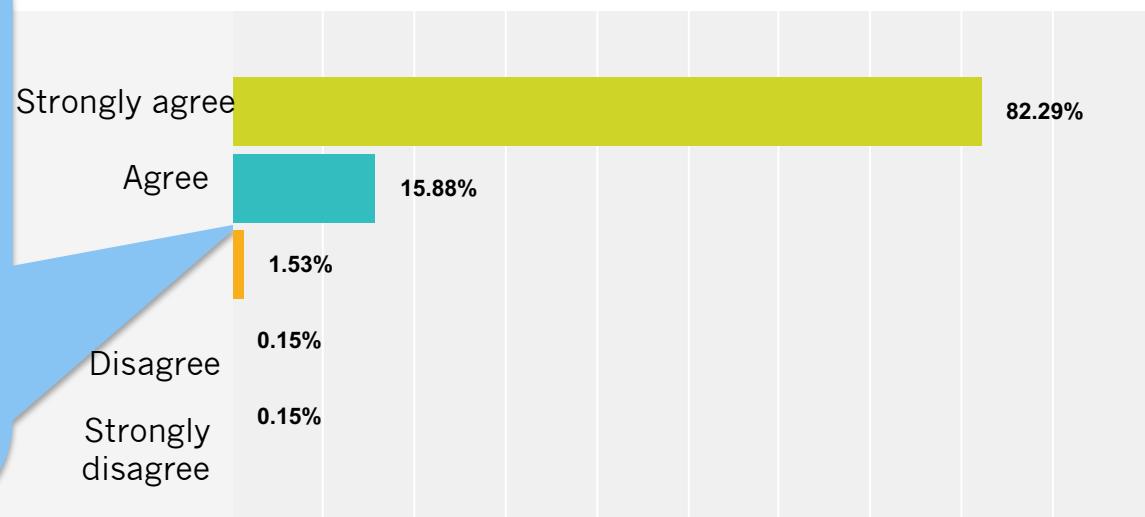
There is a majority in favour of Porthleven acquiring its own renewable energy resources.

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

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

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

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



Age-related differences in responses



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

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

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

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

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

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

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

Appendix M 2015 PNP Initial Questionnaire results in rank order



Questionnaires Returned in Rank Order from Strongly Agree / Agree

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



Questionnaires Returned in Rank Order from Disagree / Strongly Disagree

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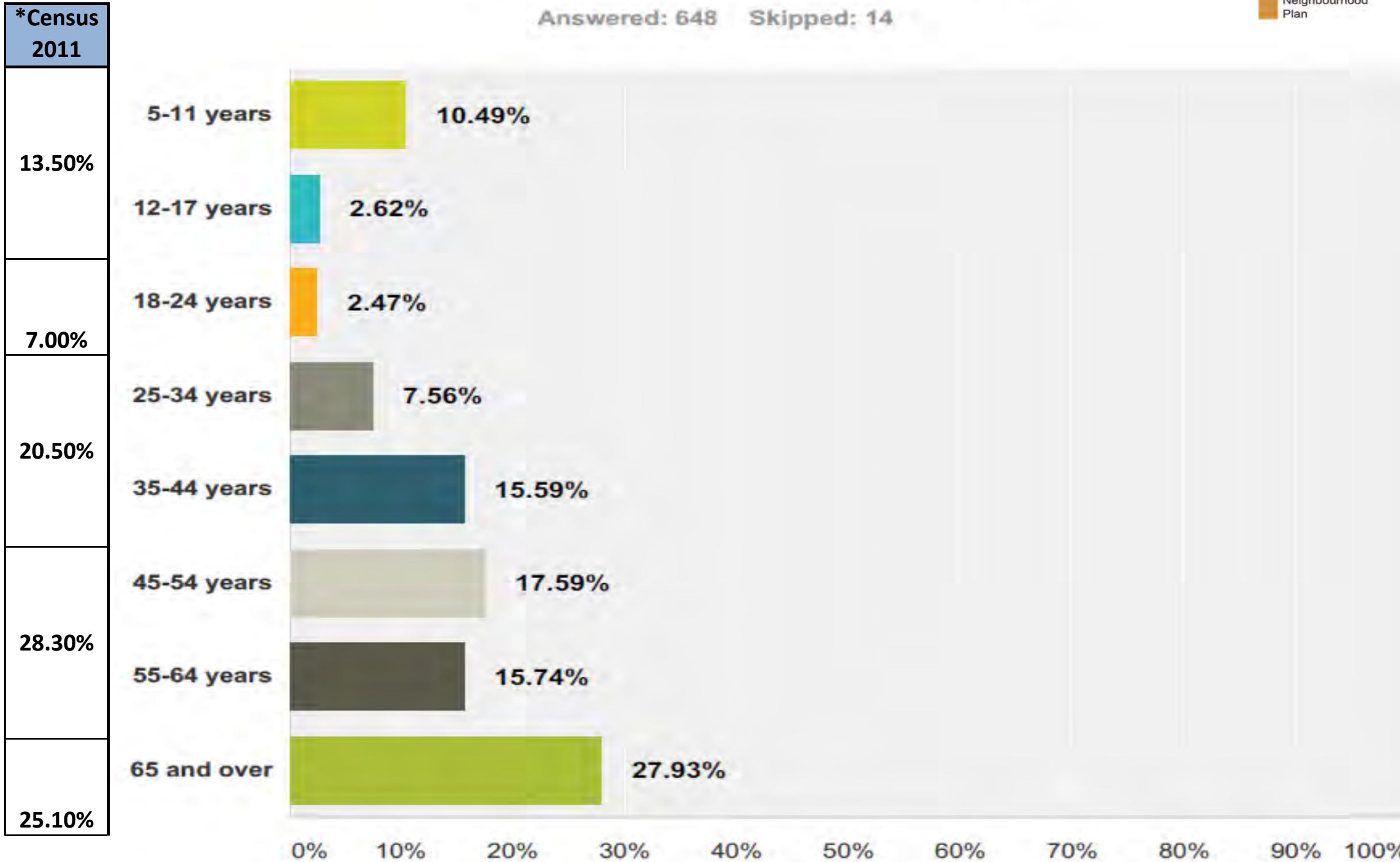


Questionnaires Returned in Rank Order from No Opinion / Unsure

Rank	Initial Questionnaire Results to date	Strongly agree / agree	No Opinion / Unsure	Disagree / Strongly Disagree	Returns from 662
1	Porthleven needs more space for businesses	37.64%	35.30%	27.06%	643
2	Porthleven needs a new, accessible community building	52.66%	31.19%	16.14%	638
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13	The natural environment around Porthleven is important to me	98.17%	1.52%	0.31%	656

Q6 What is your age group?

Answered: 648 Skipped: 14



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

PORTHLEVEN NEIGHBOURHOOD PLAN QUESTIONNAIRE SUMMER 2016



OUR TOWN | OUR PLAN | OUR FUTURE



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

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

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

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

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

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

Closing date 22nd July, 2016

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

THE BACKGROUND

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

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

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

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



HOUSING

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

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

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

Any comments?

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

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

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



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

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

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

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

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

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



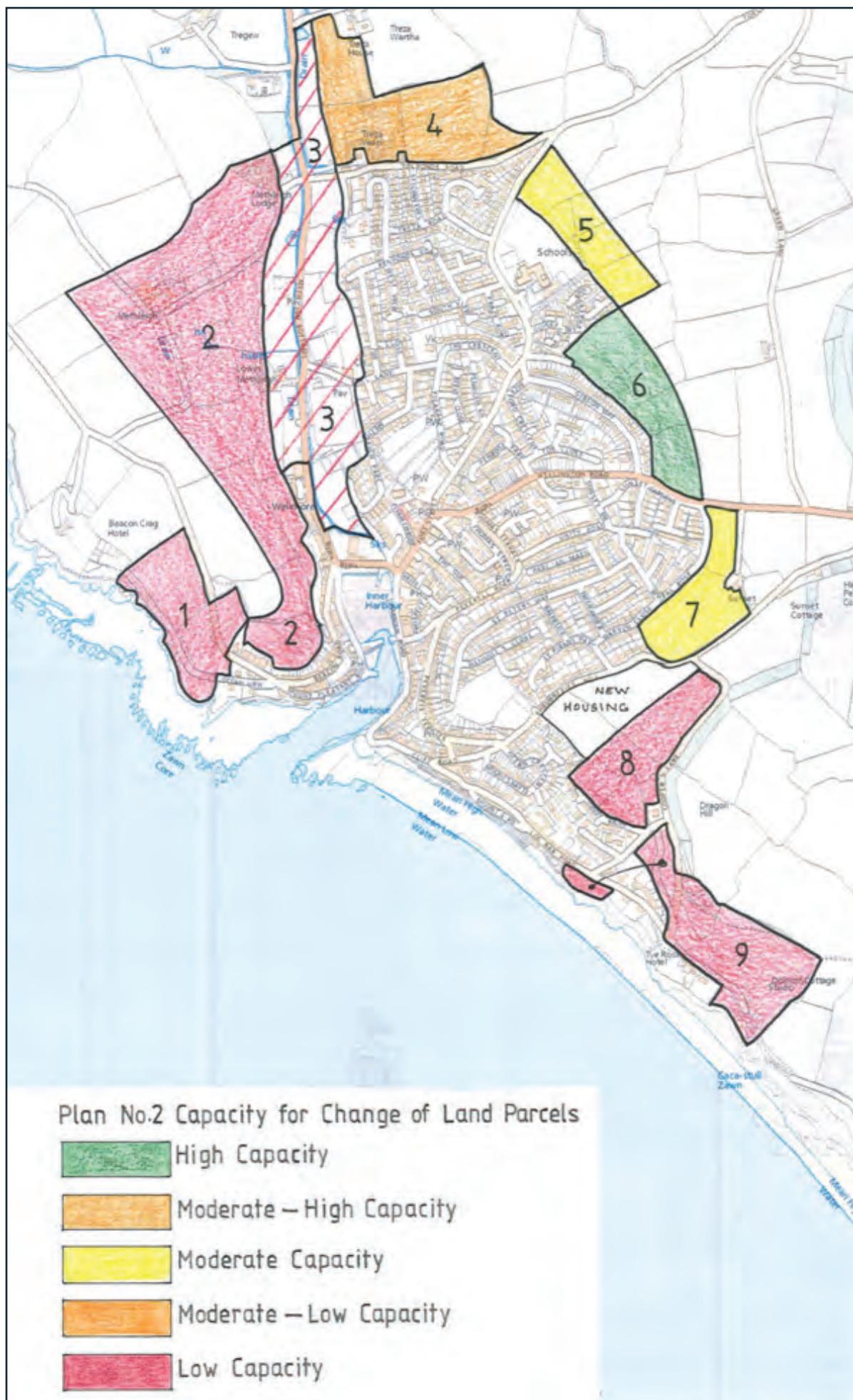
LOCAL LANDSCAPE CHARACTER ASSESSMENT (LLCA) Following the conclusions of the April 2015 public consultation, valuing the environment of the Parish was recorded as the highest response. Since that time a number of local volunteers with the support of professional advisors have carried out an in-depth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

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

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

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

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



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



ENERGY

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

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

GREEN SPACES

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

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



ECONOMIC

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

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

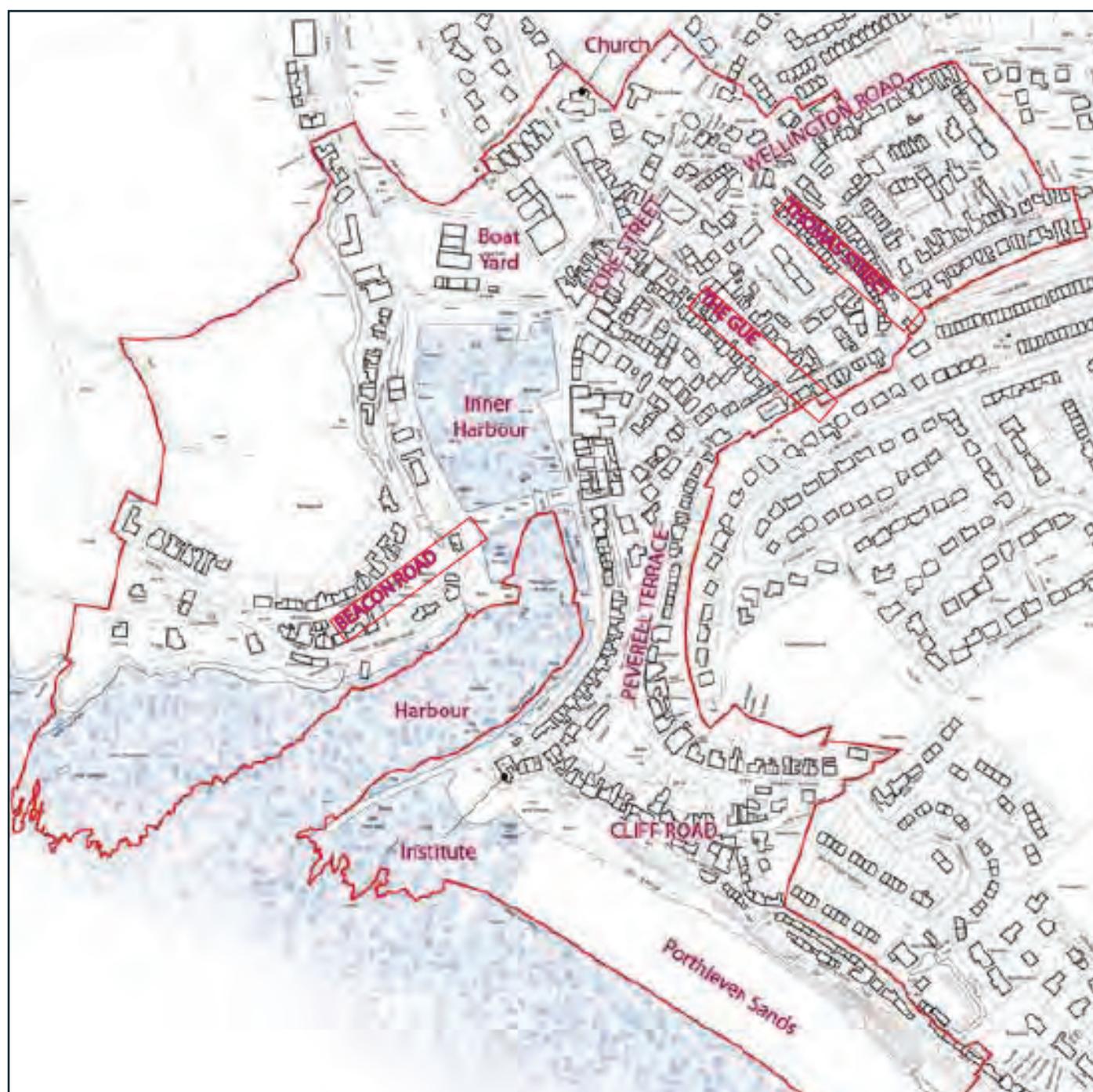
Businesses and Jobs	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure
Porthleven needs more businesses and employment opportunities.					
Porthleven needs space for more small shops.					
Porthleven needs space for more large shops.					
Porthleven needs more light industrial units and facilities.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



CONSERVATION AREA

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

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



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



LOCAL PROJECTS

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

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

WHAT ELSE?

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





GENERAL

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

Age:

Postcode:

KEEP UP TO DATE

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

Email address:

Other contact details:

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



PORTHLEVEN NEIGHBOURHOOD PLAN

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

WHAT IS A NEIGHBOURHOOD PLAN?

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

DOES IT HAVE ANY IMPACT?

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

& Planning Inspectors when determining planning applications and appeals.

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

DO WE HAVE A REAL SAY?

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

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

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

DO WE HAVE TO HAVE ONE?

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

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

Please get involved – together our views do matter.

WWW.PORTHLEVENPLAN.ORG.UK

PorthlevenNP@gmail.com 01326 573154

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

*Text and design by CRCC, supporting Porthleven NP.
Photos by Carla Regler www.carlaregler.com*



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



Appendix O Accompanying Letter for Summer 2016 Survey



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

[Porthleven Resident]

[House Name if app]

[House Number & Street]

[Town]

[Postcode]

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

Dear Porthleven Resident,

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

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

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

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

Yours faithfully,

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





Porthleven
Neighbourhood
Plan



Porthleven Neighbourhood Plan
Institute Cottage
Cliff Road
Porthleven
Helston
TR13 9EY

Thursday 1st September 2016

Inclusion Cornwall
Treyew Road
Truro
Cornwall
TR1 3AY

Dear Andrea,

On behalf of the Porthleven Neighbourhood Plan I would like to thank those involved who entered all the information from our questionnaires. It must have been very time consuming but I hope it proved a worthwhile experience for those who are trying to find their way back into the work place.

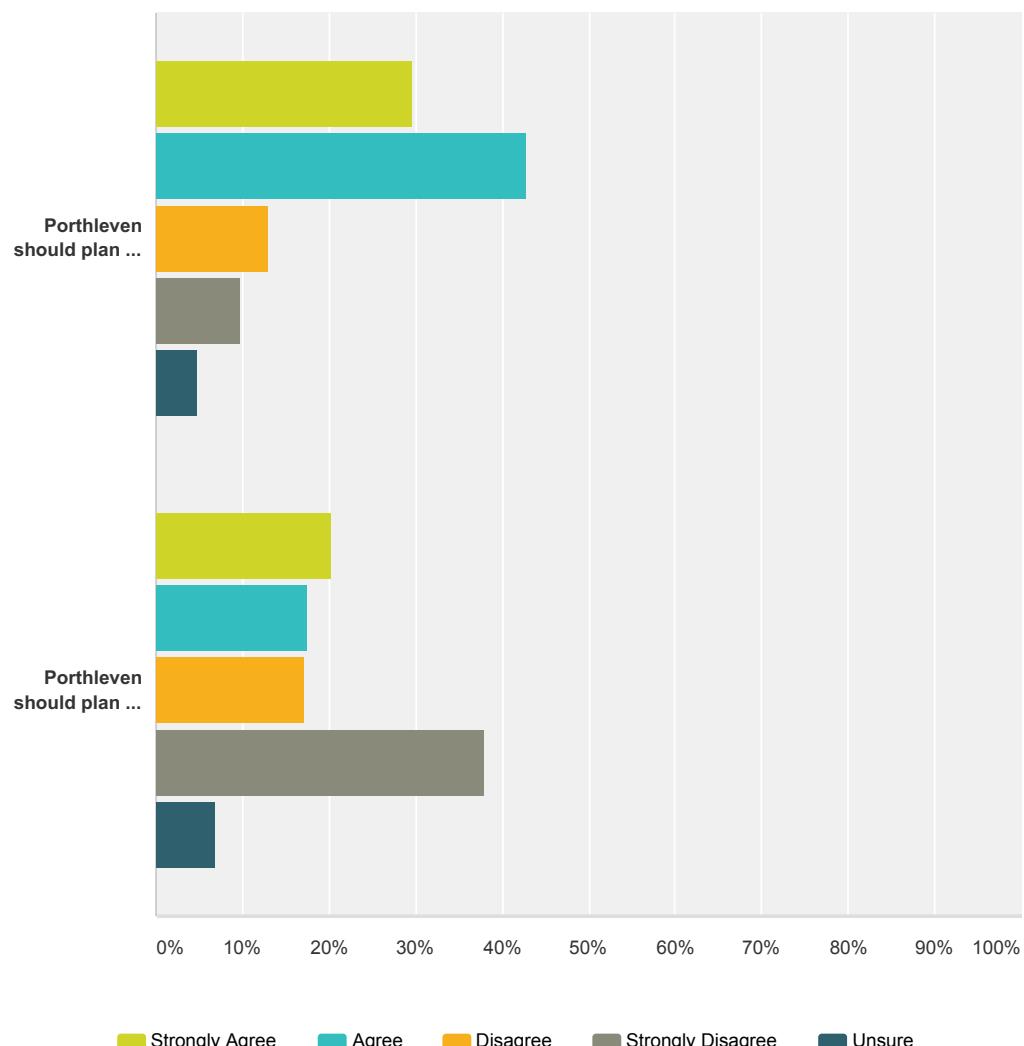
If there is anything in the future that the Porthleven Neighbourhood Plan can do for you please do not hesitate to get in touch and we will do our best to help.

Yours sincerely,

Liza Williams
PNP Secretary

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

Answered: 380 Skipped: 5



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

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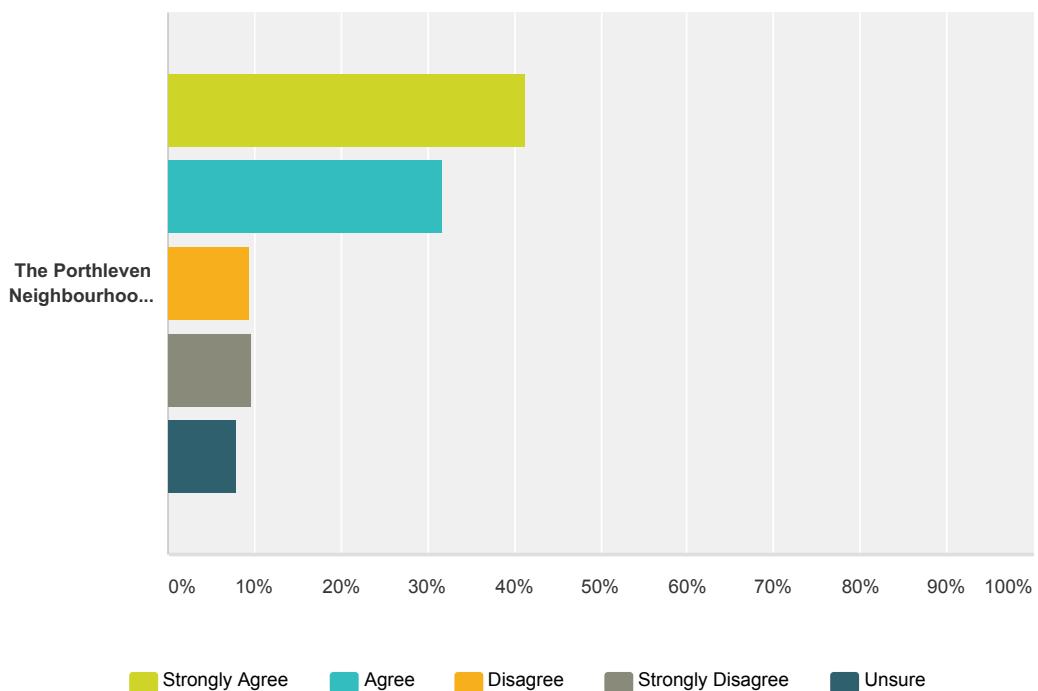
Q2 What would you like to see from any potential housing developments in the Parish? Please give us your views on what you think is good and bad about the existing housing in Porthleven and why (such as design, quality of construction, architecture, parking, lighting, accessibility, infrastructure or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

Answered: 305 Skipped: 80

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

Answered: 375 Skipped: 10

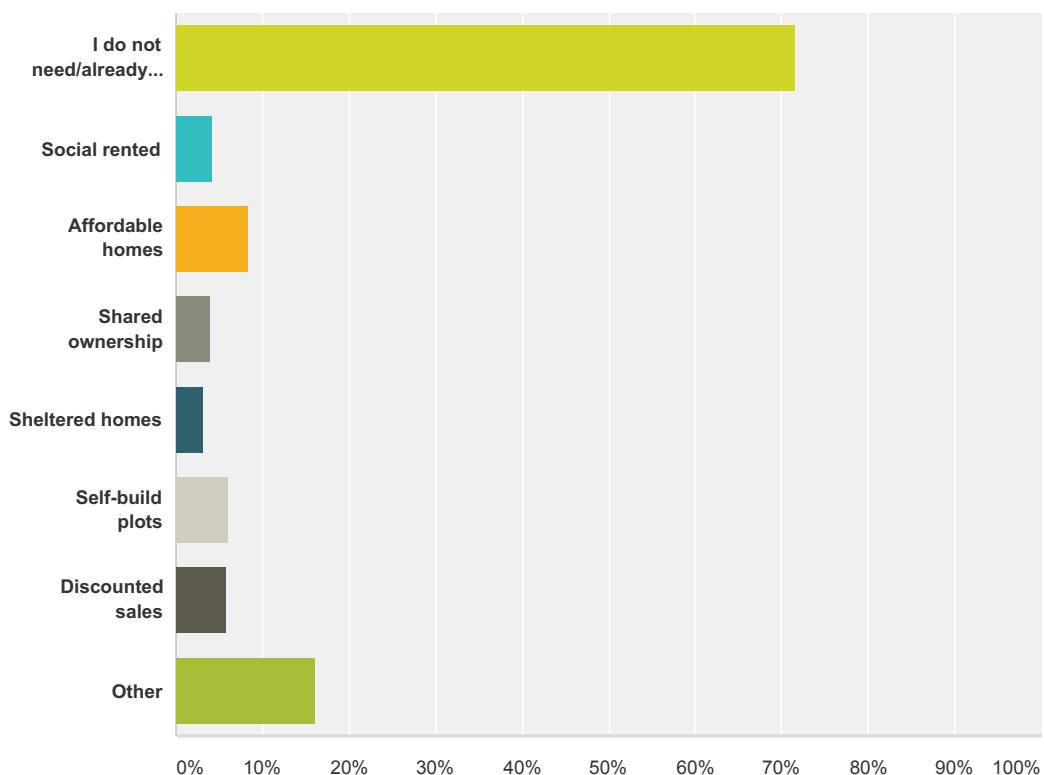
Porthleven Neighbourhood Plan Survey June 2016



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

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

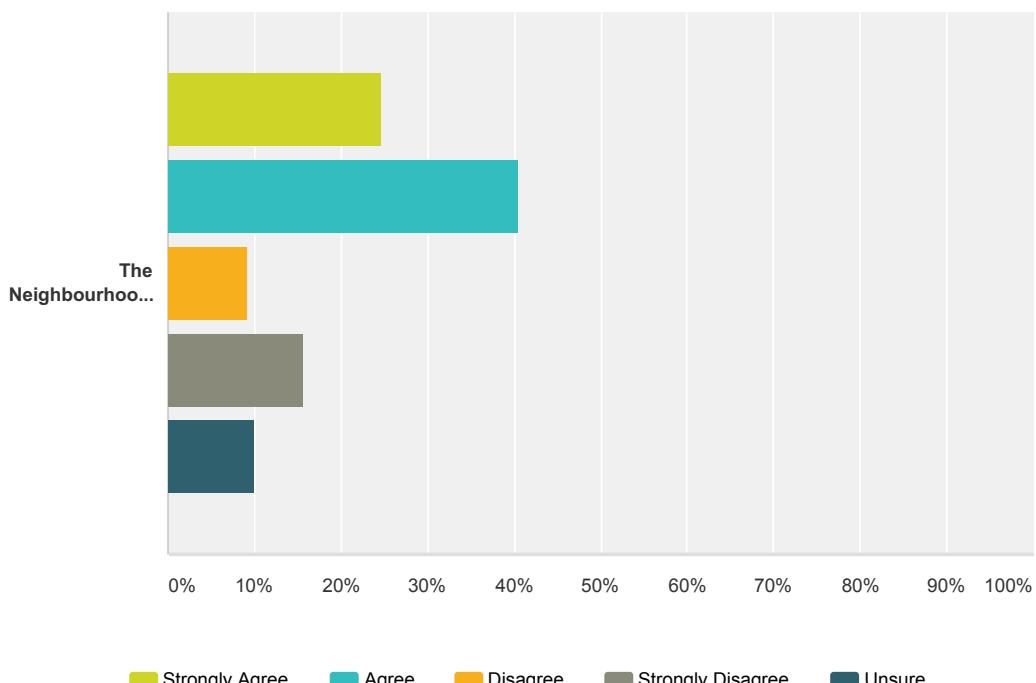
Answered: 310 Skipped: 75



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

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

Answered: 366 Skipped: 19

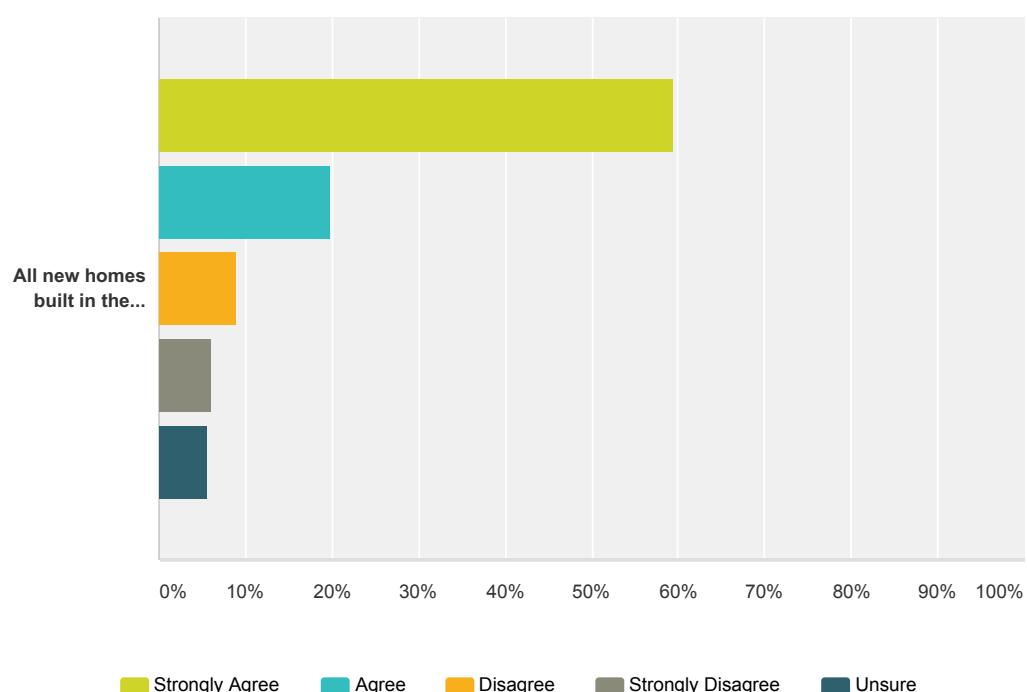


	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total

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

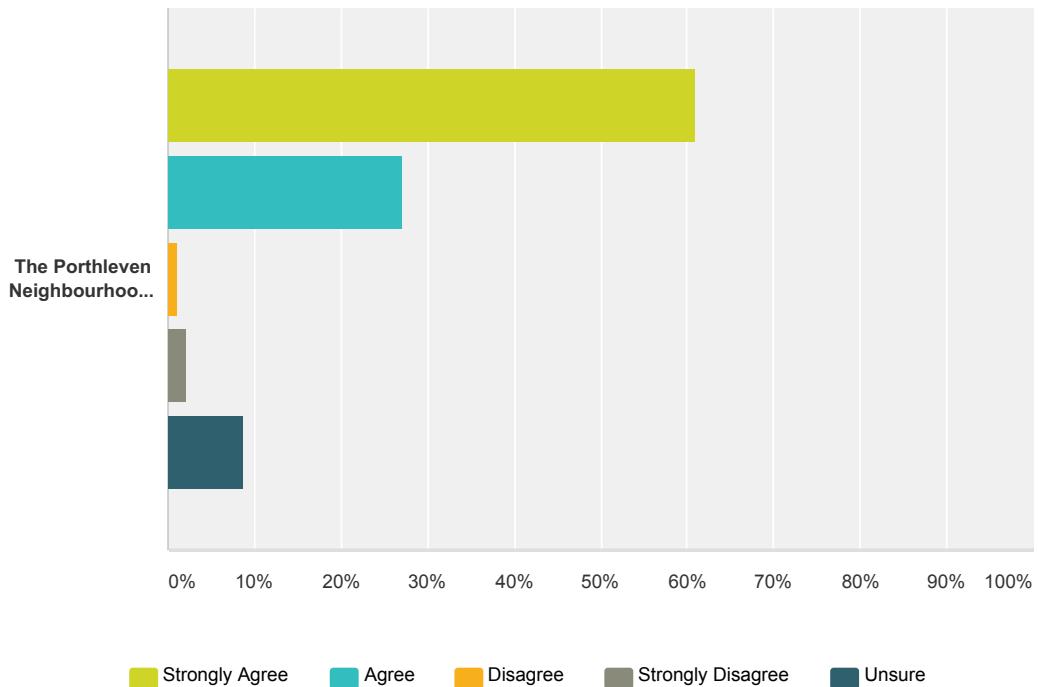
Answered: 375 Skipped: 10



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

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

Answered: 366 Skipped: 19

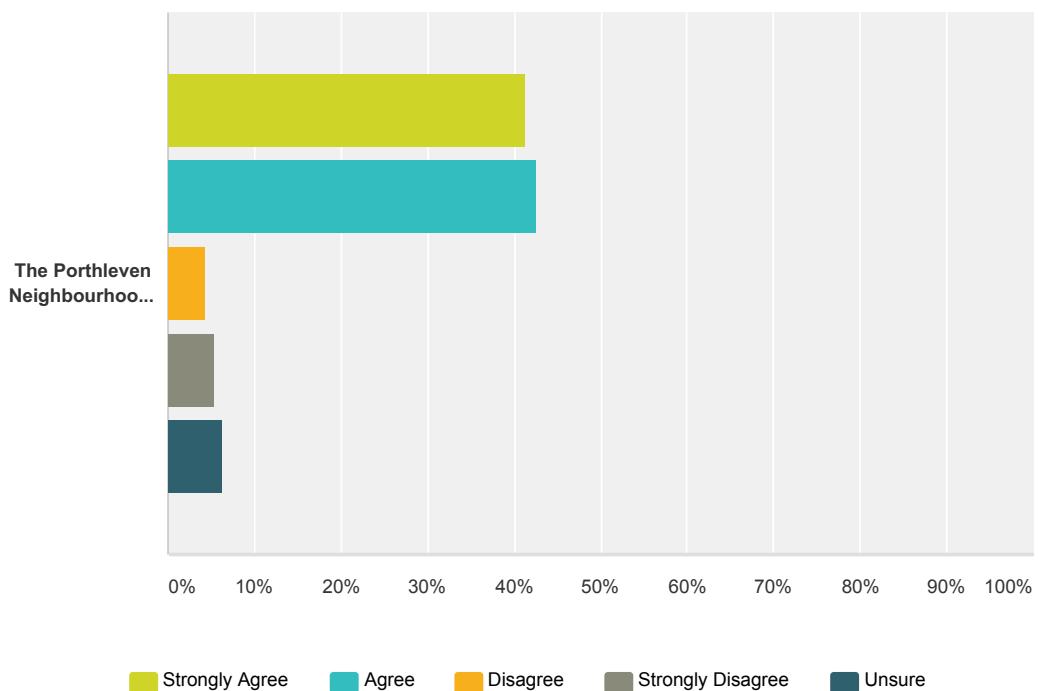


	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
The Porthleven Neighbourhood Plan should include a policy that requires all developments to demonstrate compliance with the LLCA.	60.93% 223	27.05% 99	1.09% 4	2.19% 8	8.74% 32	366

Q8 The Local Landscape Character

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

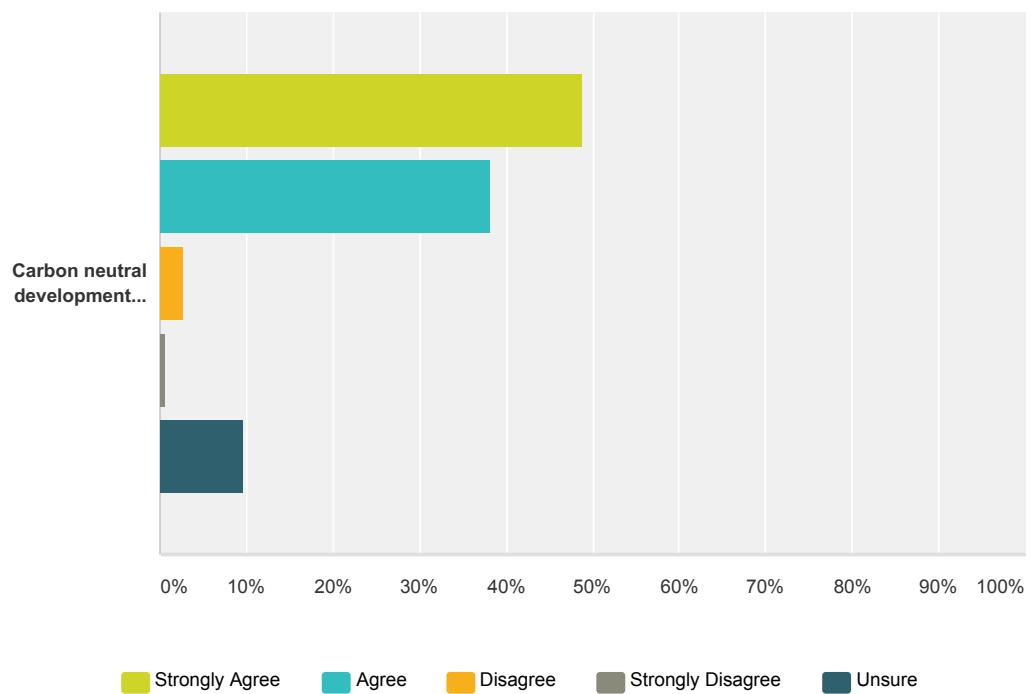
Answered: 366 Skipped: 19



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

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

Answered: 366 Skipped: 19



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

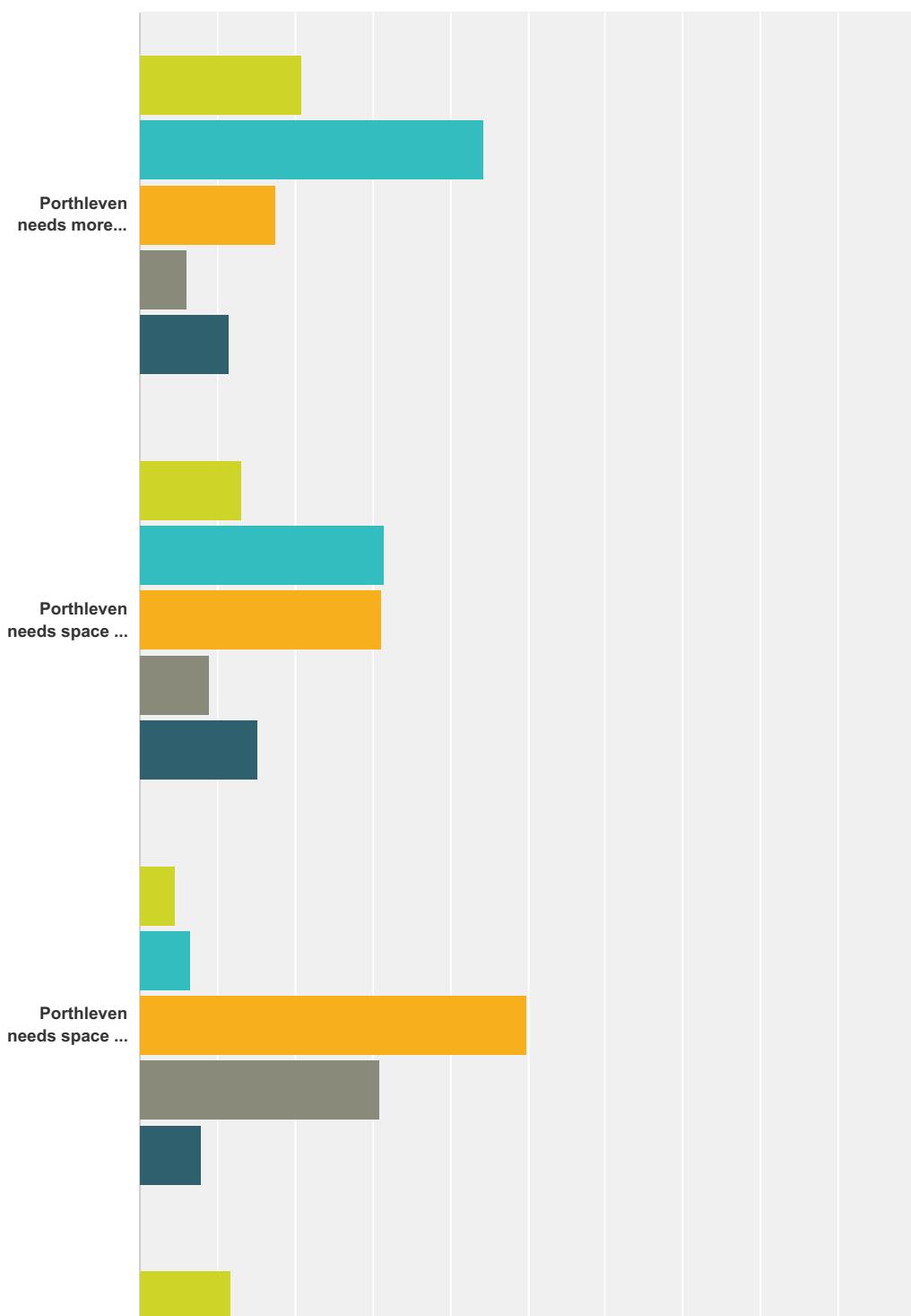
Q10 Green spaces are any open pieces of land that are accessible to the public. They can include playing fields and sport pitches, wildlife areas, parks, community gardens, greens, playgrounds and cemeteries. Are there any specific green spaces that we should consider protecting because they have value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

Answered: 199 Skipped: 186

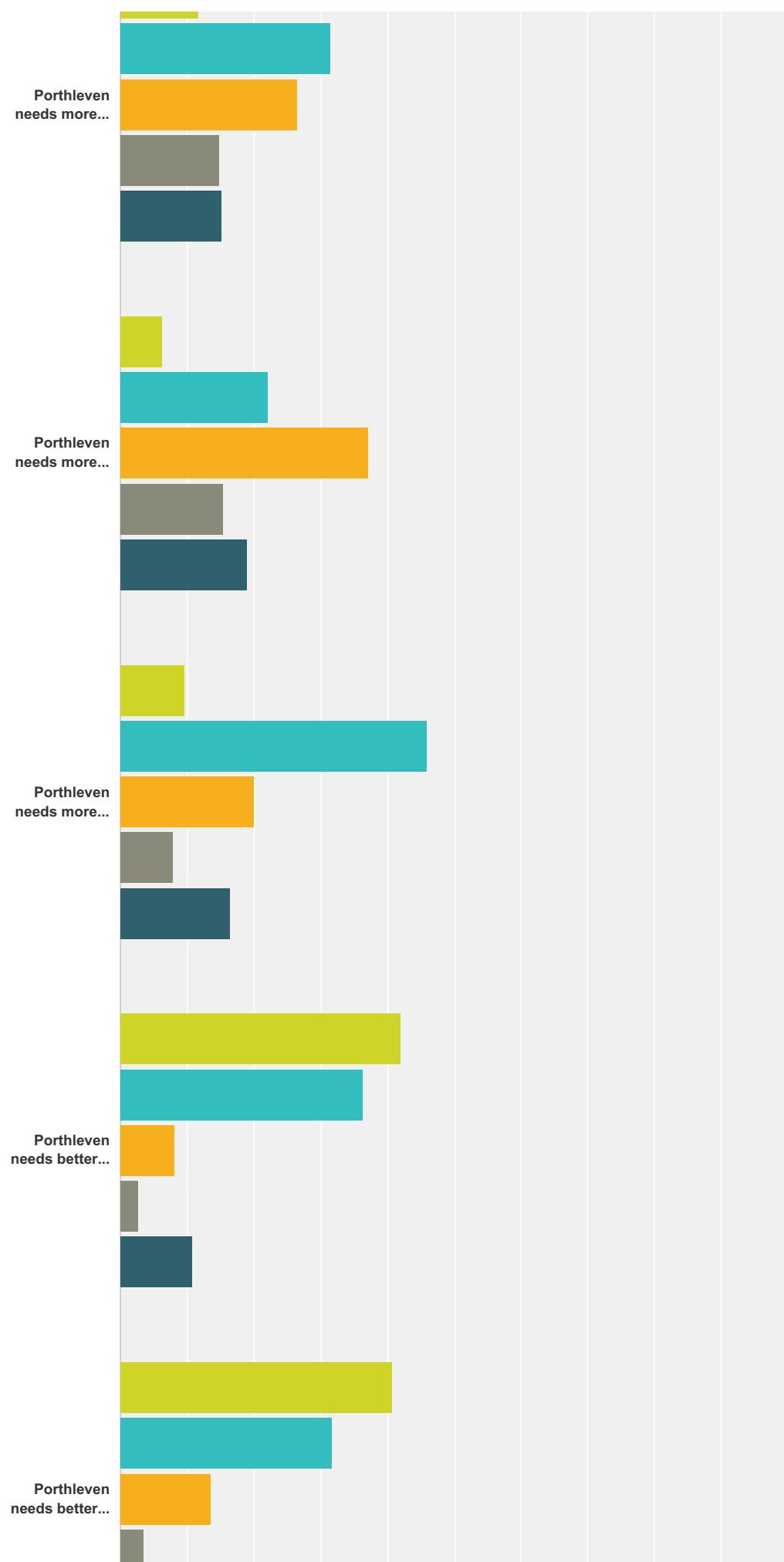
Answer Choices	Responses
Location 1	94.47% 188
Location 1 Why?	87.44% 174
Location 2	59.80% 119
Location 2 Why?	56.78% 113
Location 3	29.65% 59
Location 3 Why?	29.65% 59

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

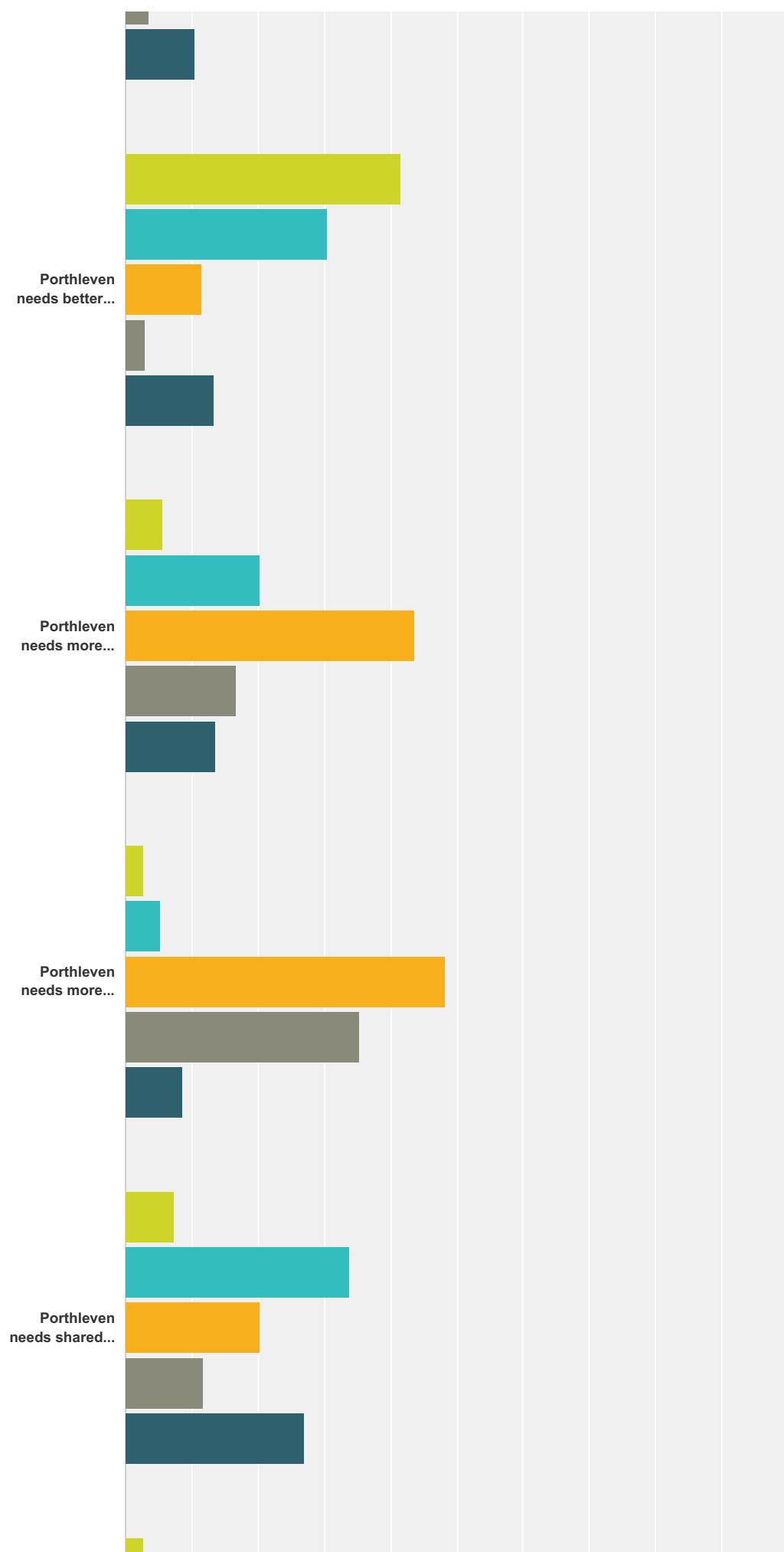
Answered: 380 Skipped: 5



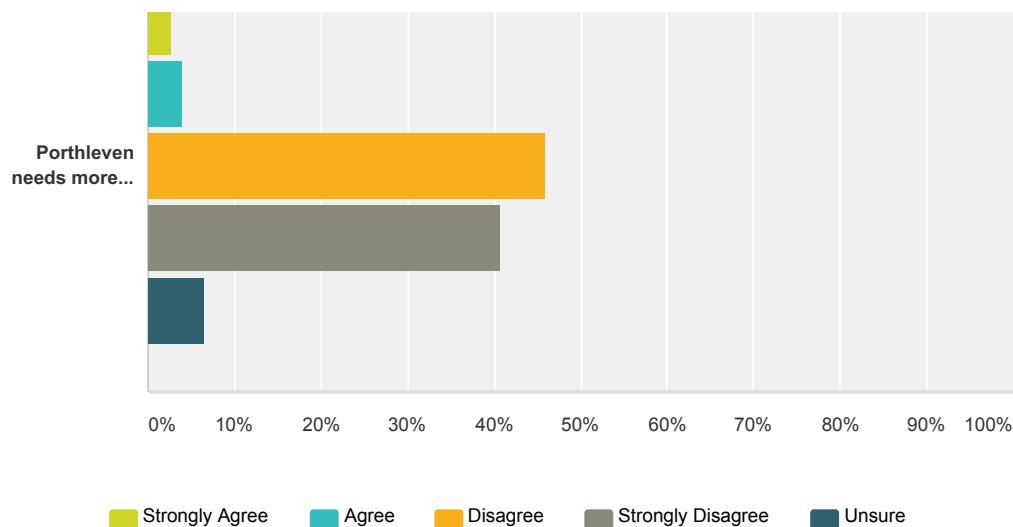
Porthleven Neighbourhood Plan Survey June 2016



Porthleven Neighbourhood Plan Survey June 2016



Porthleven Neighbourhood Plan Survey June 2016

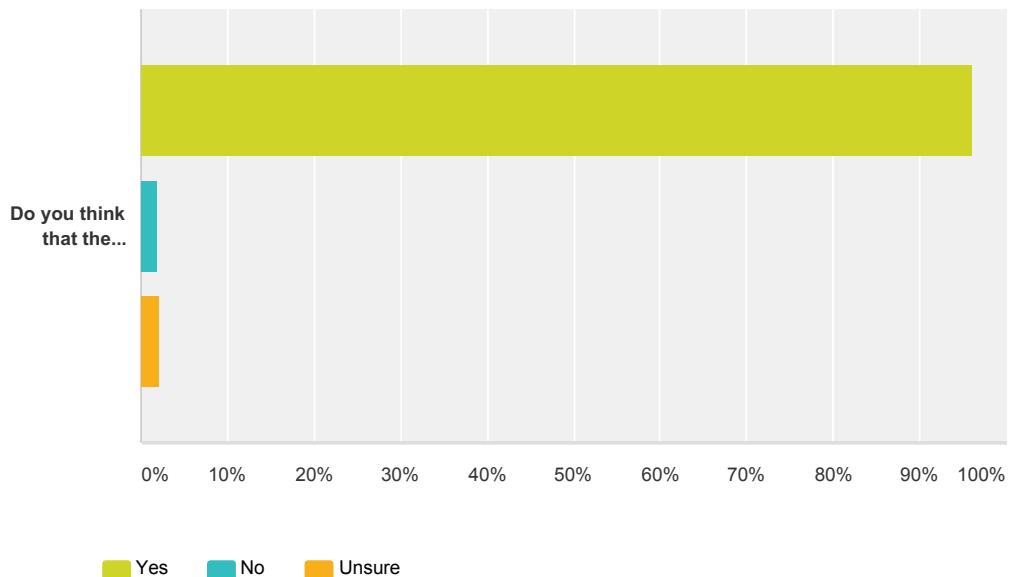


	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total
Porthleven needs more businesses and employment opportunities.	20.87% 77	44.17% 163	17.62% 65	5.96% 22	11.38% 42	369
Porthleven needs space for more small shops.	13.08% 48	31.61% 116	31.06% 114	8.99% 33	15.26% 56	367
Porthleven needs space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

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

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

Answered: 372 Skipped: 13



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

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

Answered: 210 Skipped: 175

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

Answered: 156 Skipped: 229

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

Answered: 371 Skipped: 14

Answer Choices	Responses	
Age	98.38%	365
Postcode	92.72%	344

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

Answered: 125 Skipped: 260

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

Appendix Q 2016 Consultation Responses and Analysis

RespondentID	What would you like to see from any potential housing developments in the Parish? Please give us your views on what you think is good and bad about the existing housing in Porthleven and why (such as design, quality of construction, architecture, parking, lighting, accessibility, infrastructure or anything else). We will aim to include or exclude these through the Local Plan as appropriate. Any Comments?	Response and Actions in relation to the comments
0 Open-Ended Response		
4926577883 4926569136	Low cost housing a priority. Houses not of uniform design, where possible to avoid @estate@ type of look.	Comments noted, the NDP proposes policies that seek to deliver as much low cost/ local needs housing as possible, in line with policies in the Cornwall Local Plan, for which the NDP is required to conform. The NDP additionally proposes specific policies with regard to design and responding to local distinctiveness, whilst not being led by poor quality development.
4926566184 4926560373 (by the school)	New homes need to be built to highest standards and blend in/conform to existing housing styles. Any new housing needs to be well connected to existing services and amenities, especially by sustainable transport. Eg Walk, cycle. Some new builds in the village have been built very poorly, quality is poor and materials cheap, unattractive and repairs are constantly having to be made to the houses. eg. Guisseny Place	The design policies will seek to ensure development responds to context and local distinctiveness. It is also likely the policy will refer to the quality of development according with lifetime homes standards The NDP will follow the direction for the location of housing from the Cornwall Local Plan - ie this needs to be within or physically adjoining the settlement to ensure new build is sustainably located. We are legally obliged to conform with the Local Plan. It is likely that our design policy will refer to the quality of development according with lifetime homes standards.
4926549019	We need more affordable family homes and small flats/1 or 2 bed homes which are affordable to single people who have no dependents and struggle to pay inflated rents on local homes	Comments noted, the NDP proposes policies that seek to deliver as much low cost/ local needs housing as possible, in line with policies in the Cornwall Local Plan, for which the NDP is required to conform.. It is likely our design policy will require minimum parking standards for new development as this is a matter that has been raised by a number of respondents.
4926531386 4913451879	1) My main concern is that so many small dwellings are now holiday lets or second homes. This means that there is a lack of starter homes and small family homes. Also that many of our elderly residents are @isolated@ - with no permanent neighbours. 2) Too many aerial wires - electricity and telephone wires 3) Why do we need lighting between midnight and 06.00? All new builds need to meet environmental standards up to the next 20 years in terms of sustainability renewable energy efficiency and environmental impact. Unfortunately new housing is still being built to sub standard criteria (ie cheap short cuts) where repairs need to be carried out only months after construction is completed. As for equipping houses with eco friendly heating/insulation etc Some of the properties up by the school have proved to be very successful	The NDP group are looking as to whether our evidence base justifies a principal residency policy as per the St. Ives NDP. Agree to many wires, however the NDP can only manage new development, existing issues can be sought to be addressed, but not insisted upon. The NDP can only manage new development, as per above, it can resolve existing development.
4913386248 4913361976	The Shrubberies new estate has been built with properties too high and the small roads that link to gain access have not been given any improvements to support this increase in traffic not even traffic claiming (a lot of people walk this area) I would like to see a higher proportion of detached bungalows on any new development. I think it is bad there is no sheltered bungalows	It is likely that our design policy will refer to the quality of development according with lifetime homes standards. Points noted, the Shrubberies has raised a number of negative comments through the NDp consultation, and a number of the policies in the plan have responded to the concerns raised by residents about design, layout and the transport implications of new development. Points notes, this is a matter that has been raised by a number of respondents and is likely to result in a specific policy in the NDP regarding sheltered accomodation.
4913348651 4913267884	Porthleven is not suitable for large population accommodation, Porthleven has narrow roads and poor access throughout its structure (it is part of its charm) During holiday periods which seem to be extending the population of the village (its not a town!) increases enormously and bottlenecks already occur. Not to mention parking!! More detached bungalows and bungalows suitable for the elderly and disabled including sheltered green spaces	The housing numbers is directed by the Cornwall Local Plan and the NDP has to show how it can accommodate these number to ensure it is in general conformity with the Cornwall Local Plan, as we are legally obliged to do. Noted, policies in the ndp are requesting that applicants show how they are providing development that responds to local need in the area
4913235018	Recent new build houses at Shrubberies I believe do not enhance anything about Porthleven. They look cheap of poor quality and wont weather well in such an exposed position. New builds should incorporate stonework which replicates the older houses of Porthleven. That said the most important consideration is about sustainable housing with renewable energy as part of it (wind/solar). Also consider access for walkers/cyclists in the new build layout.	Noted - detailed policies in the ndp on design and accessibility will seek development to respond to local distinctiveness and provide for lifetime/ accessible homes

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

Each new build to have solar panels as the normal, each new build to have parking and or a garage to STOP cars being parked half way on pavements drive ways must be used for parking if 4911205052 one is provided

minimum parking standards are proposed through the ndp and renewable energy sources, subject to visual integration are encouraged

Too many houses will put pressure on the follow 1 School Places 2 Doctor facilities 3 Transport pool bus services 4 Roads not built for over development 5 There is a need for more parking Don't know much about existing housing what about more long term rentals available. So that the young people of Porthleven can leave the home and make their own lives without moving 4911144581 away

The infrastructure of the parish to accommodate new housing was assessed strategically through the local plan.

We were told by the Council when Shrubberies was built that there was no other land available for affordable housing. Now 4911139961 there is land available why?

noted

not sure where this information would have come from, the shrubberies was considered at the point the cornwall local plan was at examination, the local plan has a minimum target for the parish, the ndp is seeking to provide localised policies to manage this development.

The existing housing in Porthleven is of a reasonable design and quality. Any new housing design and quality will largely be dependent upon a developer and his house price tag. Accessibility and street parking will have to be seriously considered as new developments could adversely affect the already difficult accessibility in large parts of the village and its 4911135346 estates

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

The existing new builds are of reasonable design and although because of the finish they will not look so good in a few years time. The bungalows look very good with the natural stone 4911122240 finish so perhaps more use of stone

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

Good design is so subjective 1 Design to encourage neighbourliness 2 Design for how carbon consumption 3 4911107891 Provide space for recycling bins

The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents. It is suggested that the design policies will encourage lifetime home standards and renewable energy, and seek to provide for appropriate parking and susable garden space.

The layouts of The Shrubberies is very well throughout not so the 4911098279 estate by the school

comments noted

The last housing on Shurbberries Hill proved to be done tastefully and gardens laid out with good pavements or access. New 4911094980 housing should be built up to the same standard

comments noted

Recent housing development has been quite carefully attractively designed and built but the infrastructure (roads) has not been equally developed. Why is there no public transport in Porthleven 4911081427 except on the one road through the village?

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

The roads around and with Porthleven are already unable to cope with the level of traffic and parking now. New housing should be more sympathetic with the surroundings not standing out on the 4911076922 horizon like the Shrubberies development
Parking (space or garage) must be provided. On street parking is becoming a nuisance. Buildings in old central core should blend in with traditional style. New developments need to have drainage carefully considered and especially its impact on present 4911060895 housing.

The capacity of highways will be assessed individually on a case by case basis. Design policies in the NDP will seek new development to show how it has responding to context through their design and access statements, also responding to landscape chracter in accordance with the LLCA for the PArish

The Village on street parking (especially in centre village residential access is insufficient future plans need to accommodate for busier road and pedestrian traffic. This is also 4908193926 now overflowing and impacting on outer residential areas

Design policies in the NDP will seek that new development will have minimum parking standards. SWW wil lbe consulted on new development through planning applications.

4908161524 Too many second homes and holiday lets locals out priced
4908153679 Better access Penrose safer
4908141778 SEE Q 14

The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.

4908117844 More parking

the ndp can only adress new development, it is possible that a primary residency policy for new housing could form part of the NDP.
noted, a suggestion that is coming up a lot
noted
Design policies in the NDP will seek that new development will have minimum parking standards.

Design should be in keeping with the local area and heritage properties need their own parking without impacting on existing properties ie new build in Sunset Gardens has resulted in loss of 4908098039 2 on road parking spaces

Any new housing development needs to be sympathetic in design to the existing local housing/traditional Cornish housing design. The Shrubberies development is a good example of 4908073934 combining a more traditional look with latest building techniques

The external character and quality of the recent Shrubberies 4908049069 development is good. Future housing should attain that standard

4908037791 Designated parking areas

4907505372

I think you need to build some one bedroom places so that 4907505235 people in 3 bedroom can move

If Porthleven is to grow where will visitors park? and will local 4907503185 facilities cope?

4907501033 Perhaps 2nd home owners policy should be brought to bear

4907501009 More housing for the elderly. More starter flats for the young.

4907498073 Improved infrastructure needed.

The standard of construction of the Shrubberies development should be aspired to by other developers. Road access is a crucial 4907494473 factor as well.

4907494175 Type of house built in keeping with area (design)

4907491126

4907490915

4907488567

The Shrubberies is a good example of a housing development in my opinion - quality construction design parking green spaces 4907487293 wide roads and pavements giving it a spacious feel

4907487234 Parking should a priority in new developments.

Try to keep any housing off the high points of the Hills what is 4907484306 wrong with developments in the valley

4907483819 Good parking and accessibility.

All new building to fit into existing types/design to blend with 4907481927 surrounding properties

4907481319

you should plan for low cost housing for local people affordable 4907480187 and energy efficient

4907479334

4907478553

Any new homes should be built with every energy saving system, parking for 2 cars and should not be built the same styled ie mix 4907475517 of bungalows/flats semi detached

There is currently a lack of one and two bed roomed accommodation suitable for the older generation to purchase 4907472763 which would free up larger properties for families

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

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

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

The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.

suggestion noted.

The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.

this is a policy that is being considered noted, the design policy is seeking new development to provide for lifetime home standards.

The infrastructure of the parish to accommodate new housing was assessed strategically through the local plan.

noted

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

noted

The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.

noted, see comments on the LLCA

The NDP can only deal with new development. The design policies in the NDP will seek that new development will have minimum parking standards.

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

comments noted

The NDP can only deal with new development. The design policies in the NDP will seek that new development responds to lifetime home standards, encourage renewable energy and will have minimum parking standards.

comments noted, the ndp will require new development to show how it is responding to local housing need

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

<p>Parking is a major issue in most existing residential areas in Porthleven many families have 2 vehicles with limited parking causing too many parking on pavements, narrow widths for larger vehicles and particularly emergency vehicles to access. Houses should be built to good design for family living 3 beds affordable for locals not to be placed on 2nd home or holiday let</p> <p>4905797990 market</p>	<p>Points noted. The design policies in the NDP will seek that new development will have minimum parking standards.</p>
<p>More flats and maisonettes for elderly people who have large houses with big gardens to downsize. These would require</p> <p>4905771156 parking little gardens and possibly a balcony or outside patio</p> <p>4905698211</p>	<p>noted, the design policy is seeking new development to provide for lifetime home standards.</p>
<p>To have more houses we need a new doctors surgery with better parking. The school needs more classrooms, better roads shops not charity shops or estate agents. But by adding more houses your taking away the character of the village. Houses should be stopped from becoming holiday homes!! Then we would have</p> <p>4905677811 more homes for proper local families!!!!</p>	<p>The housing targets are applied to the parish via the local plan, the ndp seeks to manage how these are distributed locally. There is the potential that a primary residency policy could be included in the ndp subject to supporting evidence.</p>
<p>Adequate parking as in some areas of Porthleven locals are finding it very difficult to park in front of their own homes especially people who have disability issues. Maybe adequate</p> <p>4905648865 signs could be place to deter this</p>	<p>Points noted. The design policies in the NDP will seek that new development will have minimum parking standards. However the ndp can not resolve directly existing issues through new development.</p>
<p>The Village is large enough at present if any housing requirements are needed then get HAs to acquire and purchase second homes which are not used as a permanent residences and</p> <p>4905618671 empty for large part of the year.</p>	<p>The parish has a housing target for new build accommodation, whilst the points are noted, the ndp can not address existing matters such as this, it related to new development that requires planning permission and the resultant impacts from that development.</p>
<p>Design should be in keeping with local styles, high quality and developers should be required to contribute toward local</p> <p>4905591174 infrastructure eg access roads school enlargement</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>
<p>More single storey dwellings for elderly and disabled - Shrubberries</p> <p>4905573135 looks nice good to have green space who will maintain it !</p>	<p>noted, the design policy is seeking new development to provide for lifetime home standards.</p>
<p>The Parish is not just Porthleven for one thing. The infrastructure mainly sewage system and drains just cannot take anymore. Roads are poor parking is poor any more houses are just going to add to the problem. I am assuming you have not included any</p> <p>4905463356 part of Breage Sithney or Helston</p>	<p>The infrastructure of the town did not raise strategic issues through the local plan examination from utility companies and other consultees, the same consultees will be consulted upon with regard to the NDP, if there are capacity implications as a result of the NDP, the consultees will make this clear at consultation stage.</p>
<p>The latest development (The Shrubberries) is an attractive development with a good mix of buildings but there is/was no provision to widen the roads help the school surgery to cope with increased population traffic. This must be a future</p> <p>4905401090 consideration</p>	<p>comments noted, the infrastructure of the parish to accommodate new housing was assessed strategically through the local plan.</p>
<p>Housing development has been almost universally green field explanation The design and quality has shown no Cornish character at all. Parking has been inadequate. There has been no</p> <p>4905365046 infrastructure put in place to cope</p>	<p>The infrastructure of the town did not raise strategic issues through the local plan examination from utility companies and other consultees, the same consultees will be consulted upon with regard to the NDP, if there are capacity implications as a result of the NDP, the consultees will make this clear at consultation stage.</p>
<p>The houses in Porthleven should remain in the current</p> <p>4905316681 boundaries so that it keeps within its current quaintness</p>	<p>The local plan has a minimum target for the parish and allows development outside of the boundaries, the NDP is seeking to provide localised policies so this growth can be managed in a sensitive way responding to local context.</p>
<p>The village was never designed for cars parking is the major problem. Amenities should be included as many holiday makers</p> <p>4905306372 need toilets available</p>	<p>Comments are noted, the ndp can only manage new development, whilst existing issues are acknowledged, the ndp policies relate to new development that requires planning permission, and which the planning assessment is one of approval in principle, unless adverse impacts significantly outweigh the benefits.</p>
<p>They should aim to be in keeping with the design/construction of existing housing nearby. They should not directly impact existing residents with regards to decimating the views from their properties (Shrubberries) or local access routes. ie back road from Shrubberries estate to Penrose Corner is now an accident waiting</p> <p>4905294535 to happen.</p>	<p>The ndp proposes both policies on design and landscape character identifying local context and requiring planning proposals to show in their supporting documents how they have responded appropriately to local context. The NPPF and the Local Plan encourage local distinctiveness whilst not stifling innovation, the ndp is legally required to conform with these documents.</p>

Consideration should be given to existing residents. No new development should obstruct views of existing residents or spoil the lifestyle of those who have lived in Porthleven for years. In my case nearly forty five years. The ethos and character of Porthleven will be destroyed if expansion continues at the 4905279893 current rate.

If further housing is to be supported we shall need more school 4903636392 places and a better drainage system.

Please resident plus 1 parking in Harbour View. Staff at Steins etc 4903591563 park all day which makes it very difficult for residents

Porthleven should retain its particular character with small terraced and semi-detached housing, using a combination of 4903521492 modern building materials. Lots of glass to allow light.

Architects and planning authorities should ensure that any development is sympathetic and in character with the traditional aspect of this village. That is what gives it the attraction it has. 90% of development I've seen take place is either out of character (straight lines, big windows, stainless steel and glass balconies - architects trying to comply with modern trends without taking on board the fact that this village has historical appeal) Other developments such as the new estate by Shrubberies Hill and Cliff

Top houses near Tye Rock are utterly soul-less blots on the 4903502740 landscape.

All new homes should have 2 off road parking spaces the property should be built with maximum insulation and have photo voltaic panels to 4kw standard. Also to save water, hot water systems should not waste water before hot water comes to 4903464719 the H/W/Tap

4903176072

4903170009 70% is too high a figure for incomer dwelling

Quality rentals from any housing development in the parish at a 4903168846 'reasonable' price. How/where can any parking be created.

Must be kept in keeping with the existing houses not infill for 4903167456 holiday use only

4903162913

4903161886

Porthleven will be ruined if more houses are to be built. We will 4903158963 house no green space left.

I would like to housing similar to what we use to call Council Houses for locals to rent with adequate parking at least space for 4903158403 2 cars per households

Affordable housing for local families/young people. Attractive 4903153372 buildings!

Porthleven has grown by enough no new developments buy back 4903149248 holiday homes problem solved

4903146849 I feel a higher percentage should go to local people.

Ampel parking housing to be given to local people who have 4903146796 lived in Porthleven 5 yrs or more

4903144200

4903142954

4903139100

4903137395

4903135766 None.

4903132778 Decent size bedrooms. Windows that fit properly and doors

4903129877 Road infrastructure needs to cater for more cars and parking

4903127558

4903123102 Affordable housing.

4903122449

see detailed comments on design, the right to view is not safeguarded through planning law, however visual and residential amenity impacts are relevant matters, a detailed design policy is to be included in the ndp.

The infrastructure of the town did not raise strategic issues through the local plan examination from utility companies and other consultees such as schools, the same consultees will be consulted upon with regard to the NDP, if there are capacity implications as a result of the NDP, the consultees will make this clear at consultation stage.

the ndp can only address new development, minimum parking standards for new development are proposed through the ndp.

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

comments and references noted, please refer to comments on design.

Points noted. The design policies in the NDP will seek that new development will have minimum parking standards and design policy will seek new housing to be built to lifetime home standards.

I think this relates to the percentage of market housing with infill development, this is directed by the local plan, for which the ndp is required to conform, it can not change this policy.

comments noted

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

the local plan has provided a minimum housing target for the parish.

Points noted. The design policies in the NDP will seek that new development will have minimum parking standards.

noted

the local plan has provided a minimum housing target for the parish. we have to comply with the local plan so we can not insist on any variation on the open market/ affordable housing percentage, however we are considering a primary residency policy.

New housing will have minimum parking standards, however the ndp can only relate to new development, and not address matters that exist at present.

noted

comments noted

the infrastructure of the parish to accommodate new housing was assessed strategically through the local plan.

comments noted

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

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

4903112297 Use of natural stone and brick. Ample parking.

4903109068 Any houses build be in keeping with our area

4903105781 No more developments as Porthleven reached its limit

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

4903099766

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

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

4903094522

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

4903091073

4903089413

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

4903087968

4903086557

4903075438

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

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

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

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

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

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

noted, the ndp is requiring new development to show how it responds to localised need in terms of the make up of units proposed
noted, a primary residency policy is being considered.

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

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

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

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

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

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

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

redevelopment of existing site is not precluded through the ndp.

comments noted

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

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

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

the ndp is proposing minimum parking standards for new development.

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

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

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

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

After the fiasco of The Shrubberies being allowed we don't think we can do anything to stop the decline of Porthleven. The roads are already overcrowded and parking is atrocious. The top road into Porthleven is now very dangerous for walkers with the 4867379685 addition of all the extra cars using it.
4867281830

comments are noted, the transport impacts of a proposal will be assessed at planning application stage.

Recent new development stands out too much. Consideration to the impact of a new must be given thought during design 4867258687 process.

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

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

Design reflecting local vernacular. Layout integrated with current 4867234621 form putting pedestrians first. Well planned and designed spaces
4865135099
4865096559

the ndp is considering a primary residency policy

A ban on any new houses being used as second homes. Double 4865031117 community charge on second homes.
Mixed housing to include sheltered accommodation for the elderly; affordable starter homes for first time buyers. also social housing for all age groups, with special help to service providers like teachers, nurses and social workers. Houses with some part stone walls and slate roofing would blend in with existing 4863878359 housing in the village.

comments noted, the ndp is requiring developers how their house types is responding to need in the locality.

Shrubberies houses have been very well designed and look like a quality build, whereas the houses by the school do not look as good or as sound. I would like to see the same quality of build 4863705743 where ever you decide to build, irrespective of view.

comments noted

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

noted - see comments on design question

noted

Points noted, the ndp has to conform with the local plan and cannot insist on local people only as this would conflict with policies in the local plan. All new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.

noted

noted

Housing needs to be in keeping with its surrounding's and a 4863687078 stipulation that it cannot be resold at any time for holiday use.
4863679840 Too many estates with the same bland/ugly design.

Eco/carbon neutral, mixed development in terms of size, rented, 4863665950 shared ownership and owner occupied.

Homes for local indigenous people only. Ones with gardens and 4863660604 parking for 2 cars.

Less holiday homes; more actual year round homes. Follow St 4863570986 Ives example.
4863290756 More smaller places not just family homes

Not sure what this question is asking about potential housing developments or existing housing? Not particularly clear but ...
Potential - Enough parking at least 2 spaces per household.
Potential and existing - Reduction to 20 mph on all residential roads in the village - safety for all
accommodation suitable for older persons or younger age group
4863228893 to encourage mixed communities in estates possibly bungalows

comments noted

All properties built should be rented/sold to residents in the local area who can prove they have lived within our village for a min of 5 years. All properties should be used for permanent local residence not for second homes/holiday lets. Any further homes should not be built on Protected lands unless they have a public backing of more than 80% of Porthleven's permanent residents. More 3/4 bedroom properties should be built to accommodate our local growing family's. There are not many 4bed affordable homes to rent or buy within the area. Maybe it would also be a good idea to reserve some property for temporary housing to save local residents having to be housed out side of the local area while they wait to be housed back within the community. I myself had no choice but to move to Truro with a 9month old baby for roughly 8months until I could be accommodated back in my local village. This process is distressing and unfortunately due to no emergency housing in our area is happening more and more 4863207462 as the demand for accommodation increases.

Doctors surgery and schools can't take more people when you add more houses. This needs to be looked into before adding 4863205230 more houses!

4863203580

4863193888

4863188601 Good quality, eco friendly design

On the whole I believe Porthleven's housing is good. Some areas could do with some TLC but this is often restricted by money as much as neglect. Design, quality and construction is generally good but parking is an issue all over the village and parking on or 4863073838 outside your property is now an important quality of life.

There must be sufficient parking as households have so many 4861967503 cars now that it can cause problems.

4861550660

High energy efficiency and design sympathetic to the area. As much parking as possible with good links to existing and new 4859561186 facilities.

4859510838 new infrastructure in place before any building can take place.
No more building on the ridge line or in sensitive areas.

Shrubberies development a bad example in design and location 4859398100 against wishes of majority

Parking and access must be given due consideration. Obviously parking is an issue in Porthleven and it can't be made worse by new development. Design is an individual viewpoint. Personally I like the design of the Shrubberies development, despite not liking the location. Porthleven has a diverse mix of architecture and therefore we should embrace current trends rather than trying to recreate traditional building methods badly, making new 4858803148 developments have their own place in history.

Small clusters of homes dispersed around the village rather than one big estate. Only build affordable homes. Don't build these in prime locations, then they are less likely to become holiday 4858005558 homes in the future

Any future housing needs to be in sympathy with the current housing styles of the village. Not ultra modern designs that will 4857731910 stand out like sore thumbs.

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

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

comments noted.

noted - minimum parking standards are proposed in the ndp.

comments noted

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

noted see comments on the LLCA

comments noted

a primary residency condition is being considered for all new build development. The nature in which the village will grow is not allocated through the ndp, small clusters could happen, however we are conscious that opening up a site requires initial infrastructure investment, so small sites of 10 or less are often unviable.

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

I believe any development should include a mixed housing (including affordable, social and shared-ownership properties) similar to Shrubberies, although perhaps a little more thought and imagination used with the architecture avoiding the 'toy town' appearance of many developments. Parking to exceed two 4857690268 cars per house is essential to any development.

4857272360 Affordable homes.
4856988311 A design based on the superb new Shrubberies development

4853733115 They should look not too modern but not too old
A good house has good parking or a driveway nice space and
4853733104 lightning a good Anough garden space.

4853731771 An old fashioned well insulated stable affordable house.

4853731375 A well insulated and stable and big house

4853731200 I think that new houses should have different bricks.

Morden house with glass windows to heat out the house and
4853731185 instlion to keep the heat inside.

4853731153 Mordan houses

Parking, build quality, a garden and accessibility are things that I think are part of a good house. I also think a good house should 4853731096 have heat insulation.

4853731055

A well insulated and strong materials like granite and brick to make them stable. They should have large gardens and be 4853731025 affordable.

I think a good house needs to be modern , needs to contain 4853730986 warmth and has a parking space.

4853730974 Modern house

I think a good house needs warm heating, modern building, 4853730973 good insulation, a garden and a drive (for parking two cars).

I think a good house needs quality of construction and a driveway. A good house needs to be homely and treated with 4853730876 respect.

4853730869 A house should be have parking and access ability.

4853730862

4853730850

4853730844 Modern,flat garden,good isolation and big rooms.

new houses should be different colours because it would make porthleben look more welcoming and that people should treat 4853730840 there houses diffently

4853730831 A house should be accessible to people with special needs

I think a good house needs great quality and to look modern. We need more parking instead of parking on the roads:roads are for driving not for parking on. A house needs insulation to keep you warm and brilliant heating. It also need a quality of construction

4853730794 not wobbly walls of granet and timber frames.

4853730774

noted

noted, the ndp can not require all neww development to be affordable as the ndp has to conform with the local plan which allwos for both open market and affordable dwellings.

noted

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

noted

noted - some of this does go beyond what the planning system can manage, but points are acknowledged

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

Noted

Points noted, new development will be required to mitigate its impact, but not to address existing issues directly. Design policies in the NDP are proposing minimum parking standards for new development.

noted - some of this does go beyond what the planning system can manage, but points are acknowledged

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noted

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comments noted

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

noted, the design policy is seeking new development to provide for lifetime home standards.

noted

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

Any new construction should be more traditional and sympathetic to the styles of a Cornish fishing village. The new development at Shrubberies Hill is an example of a lack of thought when designing the properties, and is bland, white and frankly ugly, especially on the approach to Porthleven where it is an eyesore. Also, accessibility seems to be ignored, the road from Penrose gate to the new development is not sufficient for the increase in traffic and is now dangerous for pedestrians and road users. All these factors should be taken into account on any new development. Consideration should also be given to increase in noise, and the devaluing of existing properties.

With the potential housing I would like to see a move the same as St Ives i.e. all housing must be for people wishing to live here NOT as a holiday homes, and not sold to companies who wish to rent.

Refrain from turning residential housing into holiday lets/self-catering, as most of the money goes out of County. Not to local residents/jobs.

That they are designed and built in keeping with the essence of 4812199158 Porthleven, a small, rural and coastal community.

In keeping with local architecture and make use of local trades, skills and resources

new developments must provide adequate resources for users, such as parking, footpaths, amenity areas, and re-cycling facilities.

The quality of products used at The Shrubberies and the amount of parking is a good example.

More local housing for the young family's of porthleven.

Further building estates like the Shrubberies would be a sound idea

No more building on areas of outstanding beauty. The 4802332930 Shrubberies development should NEVER have been built
We absolutely need to ensure the young people of Porthleven can continue to live in the village when they leave the family home so less than thirty affordable houses over the next 13 years seems wholly inadequate. We also need a controlled stream of new blood into the village to keep the community vital and energetic. Obviously the major challenge is where to build those houses and in what style to avoid an urban look encroaching on a 4802130050 traditional fishing village.

The estate by Porthleven school was a mistake due to lack of road structure ie: one road in causing congestion at school times when parents parking outside to pick up & drop off. Lack of play areas presents a problem of young children wandering the streets. The materials used to create the estate were wrong for a costal Environment, For example using thermal block on exterior facing then rendered. There are many fields towards Rinsey that lend 4801506654 itself to a better thought out infrastructure.

I think it's a shame that the newest buildings (ie Shrubberies) were not single storey builds, especially along the road, resulting in an impact on the existing Shrubberies bungalows. All future structures should be designed to a longer timescale ie glazing/cladding etc and structural stability above and below ground should be ensured (unlike Shrubberies which, rumour has it, is built over mine adits!) All future builds should include insulation and solar energy panels.

we need more housing for single people old and young also 4797353536 more housing for disabled

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

noted, a primary residency condition is being considered the ndp can only manage new development, so wil not be able to control existing uses where a change does not need planning permission, such as use of an existing dwelling as a holiday let.

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

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

points noted, it is expected that such emphasis wil be included in our design policies

Comments noted
comments noted

noted
the point is noted, the AONB designation is of national significance, but it does not preclude all development, whilst it is safeguarded, we can not automatically rule it our in principle. The LLCA has assessed the landscape impact of expansions to the village and has taken account of the AONB designation.

comments noted

comments are noted

comments noted

noted

Ban ALL building except where another building has been demolished. The government needs to plan to reduce the population considerably. No immigration unless in a genuine marriage to an English citizen, and those not mentally and financially suitable to support children should have none

4797349950 If a build is carried out can a pavement be made going from sunset drive to penrose corner? The road is already busy and

4795986454 narrow. This would make it safer for all pedestrians.

Most modern developments look completely out of place in our environment with no respect for local building materials and existing styles. Trevor Osborne has managed (once) to build a cottage on Breageside that complements the surrounding buildings, so it can be achieved.

4795917603

There needs to be more off road parking included in any development and suitable play area as well.

4795830285 Modern efficient in water heating and energy needs. affordability aesthetically sympathetic to the historic surroundings an included renewable energy source an area for

4795747808 the youth to be entertained

It would be nice to have more detached options over terraced housing

4795733858

More one bedroom properties for single local people as preference for two bedroom properties are given to families and couples and push local single registered homechoice people down the list. I have a friend who is currently 'homeless' living in a leaky caravan which she has to leave, she is on the register but there are no suitable properties in Porthleven, she qualifies as

4795608603 local in every way.

All new houses should be for people that must have lived in the village for 10 year, and not 5. Therefore more actual locals have a chance of getting out of the private rent racket. Social housing should kept as social, and not be permitted to be sold on ever.

4795349566 Maintains a stock of social housing.

I think there is a strong need for more first time buyers

4795279192 properties.

Try and avoid the bog standard Barret home approach, include off road parking to allow for free movement of traffic.

Design - the properties at the Shrubberies are an eyesore, they are at eye level and cause visual pollution. Access can get snarled up off Shrubberies Hill, and the parking by Guisseney Place can be incredibly challenging. Class sizes at Porthleven School are huge

4795112099 and the local surgery is also buckling under the pressure.

4795070647

We need more housing available for working young families who aren't being housed by coastline but struggle to find private rentals in the village. The shrubberies development is a good example of a new development, the houses designs are in keeping with the area, the parking and communal areas are good

4794973262 for families.

4794947141

For the infrastructure of the proposed site to be extremely well considered.

4794860192

While I agree there should be extra housing in I think it is vital that any development should be in areas suitable for the purpose. The Shrubberies estate is a case in point. Totally in the wrong area, the type of housing was wrong, tall town houses not in keeping with the area that you can see for miles away on the skyline.

Noted, the ndp is required to conform with the local plan which provides a minimum housing target for the parish, we are legally obliged to plan for new build housing.

suggestion noted.

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

noted

noted

comments noted

suggestion noted, design policies seeking development to respond to context, terraces in some cases will be the most appropriate response, as will detached/ semi detached in other locations.

Noted, the ndp is proposing policies that require new development to show how it is responding to what is needed in the parish.

the ndp is required to conform with the cornwall local plan which requires both open market and local needs housing to be delivered.

noted

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

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

comeents noted

points raised noted

There does seem to be a need for more family homes in Porthleven. We should aim to protect the coastal area by not building housing with Sea Views - and we should encourage all housing to be used for either permanent homes. Second homes should be discouraged as they don't help anyone but the very rich. All homes built should have appropriate parking as parking is such an issue in Porthleven. However I would like to see minimum street lighting to avoid light pollution. I like the fact that current new builds don't seem to follow the rabbit hutch 4794545879 pack em in style of housing estates found in Helston.

4794519603

Very good designed with the new existing housing. Parking and accessibility will always be an issue due to the amount of land 4794306968 available.

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

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

4793524778 Doctors surgery adequate?

3 parking spaces (mainly off road) per family home needed. Widened and safer roads into and around village needed to service large housing estate areas. Local needs only for new 4793505847 housing.

4793465313 Local applicants only. Sufficient parking

Consideration has to be in the height of the season. Not only does Porthleven swell to three times its size but the camp sites increase the numbers. The roads cannot cope during the food festival either. There isn't enough industry to give any work to new residents. It maybe an opportunity to build on the outskirts 4793409290 of Porthleven where the farms are and improve the land network.

Parking needs to be considered high on the list, even one bed flat have two cars per household now and therefore parking is becoming more and more of an issue in the village.
Infrastructure like services - doctors and dentist as well as schools need expanding in order to cope with the ever-increasing demand. Also would our current sewage system meet an increase in dwellings. Roads and pavements to and from services and facilities would require updating and making safe. The increase in traffic to and fro the village now makes walking to our 4793367801 local amenity - Penrose - very dangerous.

Modern Eco-homes or/and good quality, architecturally attractive, dolls house style petite cottages: stone, double fronted, with private garden, parking and plenty of windows for good light and views, would be my preference in positively 4793257232 developing Porthleven.

Behind the school would be less visible. Although work would be 4793205572 required to sort out the parking on Gibson Way.

Avoid character-less housing such as much of the bungalows that have been built. Any new properties should be designed and built in a way that is sympathetic to traditional building styles 4793192933 using some granite.

4793179833

4793108932

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

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

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

comments are noted.

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

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

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

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

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

suggestion noted

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

The Shrubberies----access using road passing Penrose Estate---is not suitable for heavy traffic.Walkers,dog walkers etc are NOT safe !

4792921854 Houses should be affordable or social housing for LOCAL people

White buildings are fine. Why have artificial chimneys - they look false.

4792851355

Plans for at least one mixed affordable housing complex for elderly, families and disabled plus if possible for single people.

4792808097

4792762205

Think the new Shrubbery's development worked well and good model

A new sewage system, rather than adding to the existing one which cannot cope. Sensitivity to visual impact on the skyline -

4792469248 Shrubberies can be seen for miles

4792455120

Rather than spoil the amenity and nature of Porthleven by further encroachment toward Loe Bar beyond Shrubberies Hill, or beyond West End toward Beacon Crag; I feel we should aim to infill between the current line of estates. Above Gibson Way, which is also near to the school and Main Road, beyond Tolponds Road, again near to the school and should not interfere with the current scale of the village. I certainly feel that we should be building for local needs, and not just those areas which will give the developer maximum profit - clearly those areas which will have uninterrupted sea views, near the eroding coast and spoiling the open natural environment. Along the valley along Methleigh Bottoms would be another no-no, due to flooding concerns. All housing needs parking off-road and using local materials where possible. We should aim to avoid the mistakes of the "Horseshoe" development where parking on the road is becoming an increasing problem along St Peter's Way, Wheal Rose and Parc-and-Maen, etc. I have no issue if we go a little way above 80

4791927144 properties if they are more inclined toward local need.

4791871859

Any build should be in character of the original buildings in the town andNOT built on current green field sites eroding what beautiful country we have around us which is part of what draws people to us in the first place.

We could do with more affordable housing both private and social for older residents to downside to. Freeing up existing housing for families.

Space. Shrubberies is good but the tightly packed estates in helston are not.

The housing in Porthleven is to a good standard. Often spacious and light. The parking & accessibility through Gibson Way needs to be revised, traffic is a real nuisance, particularly at school-run time. I think that the doctor's surgery is too small and that would have to be the first thing to be expanded if more homes were to be built.

4791657853

Houses should include 2,3 and 4 bedroom properties of good construction close to other properties.

Any future housing to be built should be built on the same model as the Shrubberies as that has been a success.

Porthleven Will require a greater amount of affordable housing due to a young population growth. Local families would like to know their children could afford to buy in the village in the years to come. The people make the community, if the people leave the soul of Porthleven leaves with it.

comments re noted, the council highways officer will be consulted on individual planning applications, the council strategic development team will be consulted on the ndp. points noted. The ndp is seeking to address identified local need through its housing policies.

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

points noted. The ndp is seeking to address identified local need through its housing policies.

noted

sww will be consulted on the ndp and individual planning proposals.

points and suggestions noted

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

agree, the ndp policies are seeking to address the housing need for these identified groups

comments noted

comments noted

suggestions noted

comments noted

comments noted, the ndp is seeking to address the local housing need through its housing policies.



PORTHLEVEN NEIGHBOURHOOD PLAN

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

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

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

Appendix S PNP minutes 16.04.18 (Second Homes)



PORTHLEVEN NEIGHBOURHOOD PLAN

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

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

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

Appendix T – Permission sought from Porthleven Town Council for Pre-submission

Consultation. Points raised by Town Council

Changes to Porthleven Neighbourhood Plan

Below are a number of points that have been amended within the Draft Porthleven Neighbourhood Plan in response to points raised by the Town Council and an informal appraisal by Imogen Day, Development Officer at Cornwall Council.

Please note that in addition to the changes listed below are a number of format changes which are not listed.

About Porthleven Parish

Paragraph 2.17

Original draft noted ‘three Grade II* buildings in Porthleven’

Corrected to ‘two Grade II* buildings in Porthleven’

The NDP Preparation Process

Paragraph 3.7

Re-written to mitigate confusion

Original:

This is the stage where the NDP is formally submitted to Cornwall Council for their consideration (to ensure it fulfils relevant conditions) and to enable it to be publicised and comments collated. The comments and the NDP are then sent to an independent examiner (mutually agreed by Cornwall Council and the NDP Parish Council Steering Group) who will check the NDP to ensure it conforms with legislation, higher level policies, designations and any other relevant documents. The independent examiner will then recommend if the NDP should:

Amended:

Once the pre-submission consultation has concluded on 23rd November 2019, the NDP will be formally submitted to Cornwall Council for their consideration (to ensure that it fulfills relevant conditions. Any comments received during the pre-submission consultation will be considered and any appropriate amendments made, before the plan is submitted to Cornwall Council. There will then be another statutory six-week consultation, before the plan, all comments received and any associated documents are sent to an Independent Examiner. The Examiner will be appointed through mutual agreement between Cornwall Council and the Porthleven Town Council. The Independent Examiner will then make one of the following recommendations: -

Housing Policies

Paragraph 7.10

Removed ‘maximum’ as too restrictive

Original:

As a result, the NDP from an early stage sought solutions on how best to plan for future housing development for the town over the lifetime of the NDP and beyond. Following early and ongoing dialogue with Cornwall Council a maximum housing target of 85 dwellings over the lifetime of the NDP was suggested as a figure to plan for. It was therefore concluded that the settlement of Porthleven would be required to expand to accommodate this level of growth.

Amended:

As a result, the NDP from an early stage sought solutions on how best to plan for future housing development for the town over the lifetime of the NDP and beyond. Following early and ongoing dialogue with Cornwall Council a housing target of up to 85 dwellings over the lifetime of the NDP was suggested as a figure to plan for. It was therefore concluded that the settlement of Porthleven would be required to expand to accommodate this level of growth.

Appendix T – Permission sought from Porthleven Town Council for Pre-submission

Consultation. Points raised by Town Council

Policy HO1: The Location of Housing Development

Point 1 re-worded, as per recommendation from CC:

Original:

Development will be supported in the plan period that helps to deliver the cumulative housing requirement of the Parish of up to 85 dwellings. The requirement will be delivered in principle through the following methods, subject to accordance with the other policies within the NDP and strategic policies in the LP:SP:

Within the settlement boundary of Porthleven as defined on the proposals map at Figure 2 on Page 18. New build housing will be supported as infill housing development in line with LP:SP Policy 3.3.

Amended:

A site has been identified to deliver the cumulative housing requirement for the Parish.

Development will be supported in the plan period that helps to deliver the cumulative housing requirement of the Parish of up to 85 dwellings. The requirement will be delivered in principle through the following methods, subject to accordance with the other policies within the NDP and strategic policies in the LP:SP:

New build housing within the settlement boundary of Porthleven, new build housing will be supported as infill housing development in line with LP:SP Policy 3.3.

Points 3 & 4 altered– Porthleven is within a Designated Rural Area (1981 Housing Order) therefore the affordable housing threshold is lower at 5 (policy 8 of the Cornwall Local Plan) not as previously noted in the plan as 10

Original:

3. Proposals for development within the settlement boundary will be permitted where they include 30% affordable housing on sites of more than 10 dwellings or where dwellings would have a combined gross floorspace of more than 1000 square metres.

4. Development of between 6 and 10 dwellings must provide a financial contribution in lieu of on-site provision per unit of affordable housing that would have been provided.

Amended:

3. Proposals for development within the settlement boundary will be permitted where they include 30% affordable housing on sites of more than 10 dwellings or where dwellings would have a combined gross floorspace of more than 1000 square metres.

4. Porthleven is designated as a Rural Area, in accord with The Housing Order 1981. Therefore, the affordable housing threshold will be more than 5 dwellings. Between 6 and 10 dwellings a financial contribution in lieu of on-site provision of affordable housing, will be sought, per unit that would have been provided.

Policy HO2: Housing Sizes and Mix

Point b – ‘where appropriate’ added to bring in line with the Cornwall Local Plan Policy 13

Original:

All new development should be designed as ‘Lifetime Homes’; where applicants must demonstrate how they meet the ‘Lifetime Homes Design Principles’.

Amended:

Where appropriate, all new development should be designed as ‘Lifetime Homes’; where applicants should demonstrate how they meet the ‘Lifetime Homes Design Principles’.

Appendix T – Permission sought from Porthleven Town Council for Pre-submission

Consultation. Points raised by Town Council

Policy H04: Replacement Dwellings

Re-worded to avoid any ambiguity:

Original:

The replacement of dwelling units will be permitted provided that all of the following criteria are met:

- a) the design of the new building should reflect the characteristic forms and palate of materials in the parish;
- b) the new dwelling is in keeping with its setting and respects the distinctive local character of the area in terms of bulk, scale, height and materials; and
- c) should be broadly comparable in size to the dwelling that it will replace.

Amended:

The replacement of dwelling units will be permitted provided that all of the following criteria are met as defined in Appendix C LLCA Stage 1 Report.

- a) the design of the new building should reflect the characteristic forms and palate of materials in the parish; as defined in Appendix C LLCA Stage 1 Report, Chapter 5, Village Character Assessment.
- b) the new development is in sympathy within its setting and respects the distinctive local character of the area in terms of bulk, scale, height and materials; and
- c) should be broadly comparable in size to the dwelling that it will replace and overbearing impacts will not be supported.

Policy BE1: Design Principles

Re-worded as per recommendation from CC. Points b & c incorporated into sub points for point a, point e changed to point c and includes ‘where appropriate’, point f removed as would not be implemented through planning policy, point g re-worded as per CC guidance.

Original:

Applicants should provide supporting documentation to demonstrate that the proposed development:

- a) will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement;
- b) where applicable, will positively respond with the heritage assets and the Porthleven Conservation Area or its setting;
- c) will positively respond to characteristics and key features within the surrounding rural landscape (as described in the Porthleven Local Landscape Character Assessment).
- d) is informed by the Cornwall Design Guide;
- e) supports the delivery of ‘Lifetime Homes’ standards;
- f) help to restrict carbon emissions by complying with high energy efficiency standards and utilising low energy design; and
- g) will not contribute to light pollution of the night sky.

Amended:

Applicants

- a) should provide supporting documentation to demonstrate that the proposed development should be:-
 - visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement;will be placed to protect landscape character and mitigate for any environmental impact.
 - and colour, siting, landscaping and characteristic patterns of settlement;
 - where applicable, should positively respond with the heritage assets and the Porthleven

Appendix T – Permission sought from Porthleven Town Council for Pre-submission

Consultation. Points raised by Town Council

Conservation Area or its setting:

- will positively respond to characteristics and key features within the surrounding rural landscape (as described in the Porthleven Local Landscape Character Assessment).
- b) are informed by the Cornwall Design Guide;
- c) Where appropriate, development supports the delivery of ‘Lifetime Homes’ standards;
- d) Will seek to reduce light pollution of the night sky through careful consideration of lighting placement and specification.

Policy P1: Parking

Policy P1 – ‘where appropriate’ added as original not in line with Planning Policy.

Original:

New housing developments should provide off-road parking spaces to meet the needs of the occupants and ensure that pressure on limited existing parking is not increased. 1 bed properties should have a minimum 1 parking space; 2 or more bedrooms should have a minimum of 2 spaces.

Amended:

Where appropriate, new housing developments should provide off-street parking spaces as per the Cornwall Local Plan Policy No 13 Section 3, to meet the needs of the occupants and ensure that pressure on limited existing parking is not increased. 1 bed properties should have a minimum 1 parking space; 2 or more bedrooms should have a minimum of 2 spaces.

Policy HE1: Designated and Non-designated Heritage Assets

Policy HE1 – re-worded as per CC recommendation

Original:

1. All development proposals within, or in the setting of the Porthleven Conservation Area will be permitted where:
 - a) it is in harmony in terms of scale, massing, bulk and proportions with the existing character and appearance of the area, existing buildings and the street scene and protects and enhances the character and appearance of the area; and

Amended:

1. All development proposals within, or in the setting of the Porthleven Conservation Area will be supported where:
 - a) it reflects in terms of scale, massing, bulk and proportions with the existing character and appearance of the area, existing buildings and the street scene and protects and enhances the character and appearance of the area; and

Policy NE1: Local Landscape Character Assessment - Safeguarding and Enhancing our Valued Landscapes

Policy NE1 – ‘where appropriate’ included

Original:

All proposals within the parish will be required to protect and enhance our valued landscapes and demonstrate how proposals have responded to, and been informed by, the Local Landscape Character Assessment.

Amended:

Where appropriate, all proposals within the parish will be required to protect and enhance our valued landscapes and demonstrate how proposals have responded to, and been informed by, the Local Landscape Character Assessment, Appendix C.

Appendix T – Permission sought from Porthleven Town Council for Pre-submission

Consultation. Points raised by Town Council

Policy NE2: Development within, or in the setting of the South Coast Western Section of the Cornwall AONB

Policy NE2 – changed from ‘within its setting’ to ‘affecting its setting’

Original:

Proposals for development in the AONB, or within its setting, will not be supported unless they have demonstrated that they meet the objectives of the Cornwall Area of Outstanding Natural Beauty Management Plan,

Amended:

Proposals for development in the AONB, or affecting its setting, will not be supported unless they have demonstrated that they meet the objectives of the Cornwall Area of Outstanding Natural Beauty Management Plan

Paragraph 7.55

Originally split into two points (incorrectly) now one point, accounting for the discrepancy in numbering between the original and amended version.

Original:

7.55 The open spaces within Porthleven are currently used in a variety of ways for the benefit of social interchange within the town.

7.56 (Source:- Porthleven Conservation Area Appraisal and Management Strategy / March 2010 - Alan Baxter) and Porthleven Open Space Study (2015)

“There is relatively little public ‘green’ space within the Conservation Area of Porthleven.”

Amended:

7.55 The open spaces within Porthleven are currently used in a variety of ways for the benefit of social interchange within the town. (Sources:- Porthleven Conservation Area Appraisal and Management Strategy / March 2010 - Alan Baxter) and Porthleven Open Space Study (2015)

“There is relatively little public ‘green’ space within the Conservation Area of Porthleven.”

Policy NE3: Open Spaces – Provision and Protection

Policy NE3 – point 1 removed as duplicating Cornwall Local Plan Policy 13

Original:

Development will be supported where provision is made for open space provision that is proportionate to the scale of the development. The type of open space provision should meet the needs resulting from the development. Where there is access to alternative facilities, or the scale of development would not allow for on-site provision, contributions to the development or ongoing maintenance and management of alternative facilities may be required.

Paragraph 7.66 (previously paragraph 7.66) amended following the implementation of CIL

Original:

Cornwall Council is in the process of introducing a Community Infrastructure Levy (CIL). Though administered by Cornwall Council, parishes with an NDP will benefit from the CIL as they will be granted 25% of the income for local infrastructure projects. In order to provide clarity as to how this local element of the CIL should be spent, the local government process has determined priority infrastructure projects for delivery.

Amended:

Cornwall Council has implemented a Community Infrastructure Levy (CIL) date 1/01/2019.

Though administered by Cornwall Council, parishes with an NDP will benefit from the CIL as they will be granted 25% of the income for local infrastructure projects. In order to provide clarity as to how this local element of the CIL should be spent, the local government process has determined priority infrastructure projects for delivery.

Appendix T – Permission sought from Porthleven Town Council for Pre-submission

Consultation. Points raised by Town Council

Appendix U**PORTHLEVEN NEIGHBOURHOOD PLAN**

The Porthleven Neighbourhood Plan are inviting all Porthleven residents to an Open Day on Saturday 12 October 2019 at the Public Hall from 10am until 4.00 pm.

This will be the start of the six-week pre-submission consultation running from the 12th October 2019 to 23rd November 2019. It will be your chance as a resident to look at the plans, comment and ask questions to the Porthleven Neighbourhood Plan Committee Members about the said plan.

This is the culmination of many years' work and we are now approaching the final stage. We would like as many residents as possible to help at this last phase.

Alan Jorgensen, Chair of the Porthleven Neighbourhood Planning Steering Group and Councillor, says:

'Over the past few years, we have consulted with our community and it is their feedback that is at the heart of the Porthleven Neighbourhood Plan. This is the final opportunity people have to comment on the draft plan before it goes to independent examination. The next stage will be a vote for the people of Porthleven to decide yes or no.'

Mike Toy, Member of the Porthleven Neighbourhood Plan and Deputy Mayor says:

'I have only been involved with the plan for two years and seeing some of the fantastic work that has been done by the Porthleven Neighbourhood Plan Team I really think that we, the residents, should get behind the last, but vital, stage of the plan.'

You can find out more information on our website <http://www.porthlevenplan.org.uk/draft-plan> and Porthleven Town Council Offices.

Venue	Day	Time
The Public Hall, Porthleven, Open Day Event	Saturday 12 th October	10.00 – 4.00pm
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.		

To make your comments email: porthlevennp@gmail.com



Date

Chairman PNP, Alan Jorgensen
 Town Clerk, Corrie Thompson
 Council Office, The Institute Cottage
 Cliff Rd
 Porthleven
 Helston
 Cornwall
 TR13 9EY

Dear Resident/ Business Owner

PORTHLEVEN DRAFT NEIGHBOURHOOD PLAN - 2014 - 2030**Porthleven's Draft Plan – Your opinion matters!**

In 2014 an invitation for volunteers was sent to all residents of Porthleven backed by the Porthleven Town Council. A group was formed and the Plan evolved, with assistance from numerous professional consultants and Cornwall Council. During the following months, the Group studied the local landscape and after consulting you, the Porthleven community, chose the most suitable place for future housing within the town. The Plan has been drawn up using the views you have given us during all the consultations and events held during 2015-2019. All the policies included are supported by the National Planning Policy Framework and the Cornwall Council Local Plan.

The Draft Neighbourhood Plan is now complete and we wish to obtain your views to ensure that you agree with the strategy. **PLEASE READ THE DRAFT PORTHLEVEN LOCAL NEIGHBOURHOOD PLAN?** It will help direct the future development of our TOWN.

To download and/or to view a COPY of THE DRAFT PLAN please visit www.porthlevenplan.org.uk/draft-plan. It is a large document of some 600 pages. You can email your comments to porthlevennp@gmail.com

A hard copy will be available at the following venues:-

Venue	Day	
The Public Hall, Porthleven, Open Day Event	Saturday, 12 th October	10.00 – 4.00pm.
Porthleven Town Council Office	Tuesday 22 nd October	4.30 – 6.30pm
Porthleven Town Council Office	Saturday 26 th October	10.00 – 12.00pm
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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.		

The period of consultation lasts for 6 weeks between 12/10/2019 to 23/11/2019. We need your comments before progressing to the **Next Stage** of the Consultation. **PLEASE ENSURE PORTHLEVEN NEIGHBOURHOOD PLAN PRE-SUBMISSION COMMENTS ARE RETURNED BEFORE 23/11/2019** so that your comments may be considered before submission to CORNWALL COUNCIL.

It is important that you take time to read the Draft Plan and give us your views, so that we can take this into account and make amendments if appropriate. Please leave/post completed forms at Porthleven Town Council office (The Institute Cottage, Cliff Road, Porthleven) or at any of the meetings listed above. If you have any queries/questions regarding the Plan please call in at any of the meetings shown above.

Thank you for supporting Your Neighbourhood Plan

Yours sincerely

Councillor Alan Jorgensen, Chairman of Porthleven Neighbourhood Plan.

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.

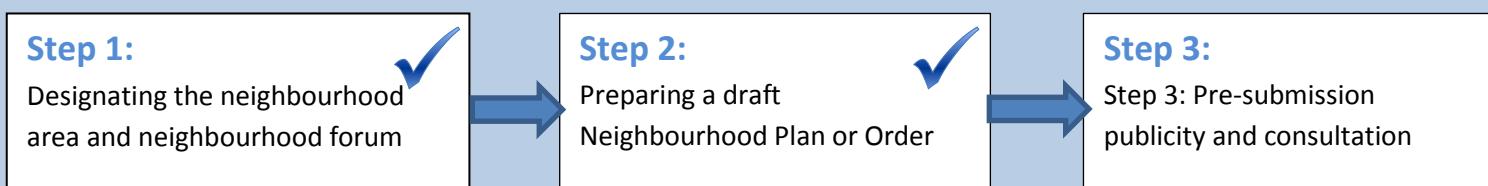
Those of you who wish to access the full document and its appendices, may view the PLAN at:-

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:

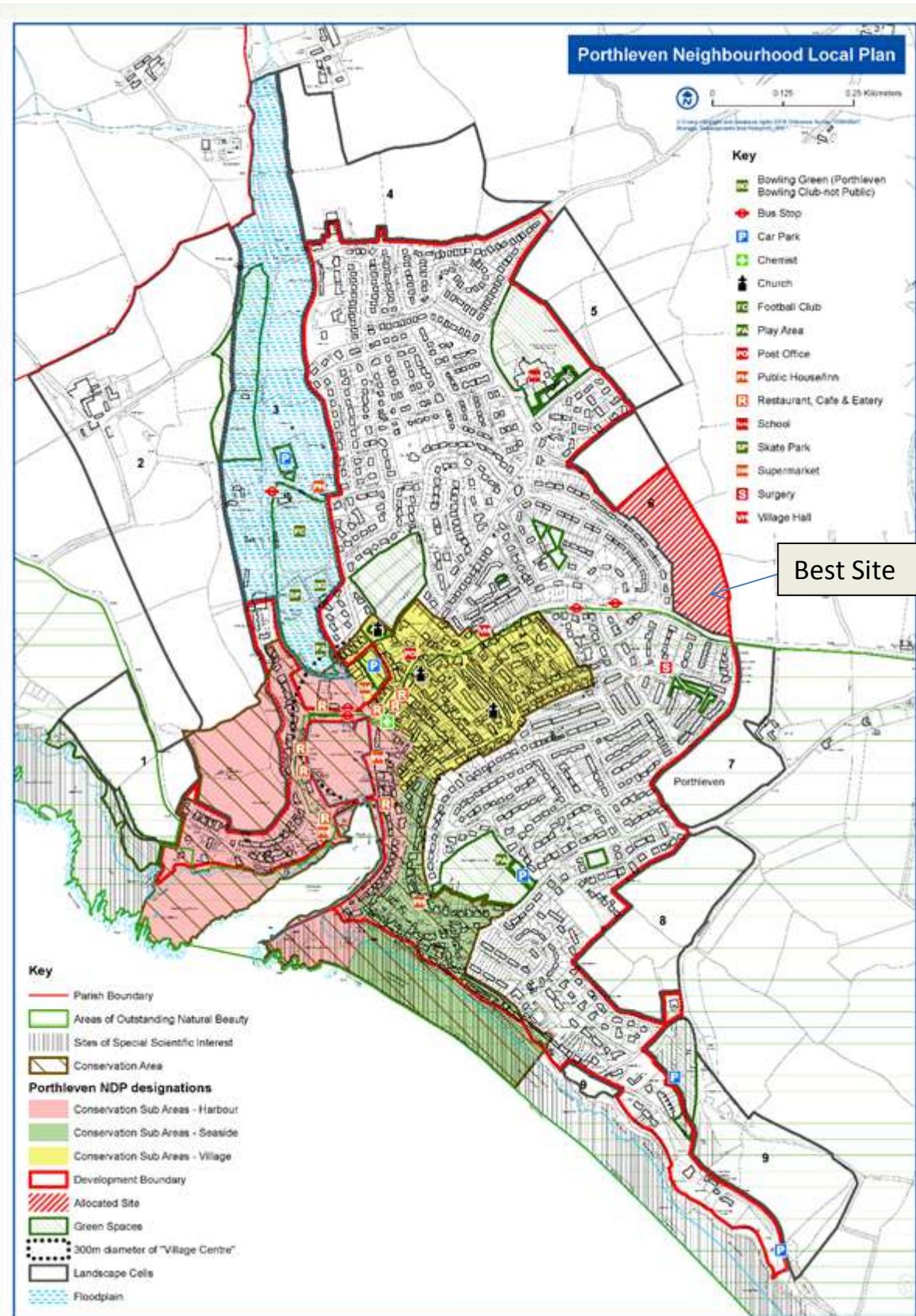
Independent Examination

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
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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

APP3 PNP Executive Summary

**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

Appendix U

Powerpoint Presentation



Appendix U

Powerpoint Presentation

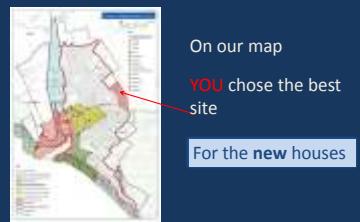
What we did...

We studied the area and made a **MAP** of Porthleven

With professional assistance, we chose

The best possible sites for development and we told **YOU** the Community

What happened next...



On our map
YOU chose the best site

For the new houses



What we were told ...

The Cornwall Homechoice Register shows a need for affordable local housing. The Plan aims to deliver 85 homes with 30% affordable in line with the Cornwall Local Plan.



30% as affordable housing

We then made

POLICIES

ABOUT...

POLICIES

To encourage and guide all new housing development as to...

size and type of design

affordability

and on-site parking arrangements

POLICIES

Too many to mention here....

BUT

You can view THE PLAN at the INSTITUTE in Porthleven

You can view THE PLAN

At the INSTITUTE



You can view THE PLAN

At the INSTITUTE



We are almost there!

But NEED your help!



HELP save Porthleven from uncontrolled development

VOTE for Your NEIGHBOURHOOD PLAN

Come and see

THE PLAN

At the INSTITUTE



Appendix U

Powerpoint Presentation



ORGANISATION	CONTACT NAME	ADDRESS	Response
Helston Town Council		The Guildhall, Helston TR13 8ST	
Gunwalloe Parish Council	Mrs Samantha Folds	The Bungalow, Prospect Place, Helston TR13 8RU	
Breage Parish Council	Mrs Carol Macleod	Parish Rooms, Breage, Helston TR13 9PD	
Sithney Parish Council	Jodie Ellis	Trannack Farm, St Erth, Hayle TR27 6ET	
Porthleven Community Primary School	Mr Dan Clayden	Torleven Road, Porthleven, Helston TR13 9BX	
Porthleven Family Hub		St Evans Children's Centre, Torleven Road, Porthleven, Helston TR13 9BX	
First Steps Nursery	Manager	St Evans Children's Centre, Torleven Road, Porthleven, Helston TR13 9BX	
Coodes	Mr Edward Coode	St Austell Business Park, Carclaze, St Austell, PL25 4FD	Yes
Martin Wallis	Mr Martin Wallis	Penventon Farm, Penrose, Helston TR13 0RA	
Treza Vean	Mr and Mrs John Griffith	Treza Vean, Tolponds Road, Porthleven TR13 9LZ	
Benney land	Sharon Strike	62 Wheal Rose, Porthleven TR13 9BE	
Mark Rowe	Jackamax Ltd	High Water House, Malpas Road, Truro TR1 1QH	Yes
Porthleven Surgery		Helston Medical Centre, Trelawney Road, Helston TR13 8AU	
Porthleven Harbour and Dock Company	Trevor Osborne	Celtic House, The Shipyard, Porthleven, Helston TR13 9JY	
National Trust	Alastair Cameron	Penrose, Helston, TR13 0RD	
National Trust	South West Region	Killerton House, Broadclyst, Exeter EX5 3LE Donna.crabtree@nationaltrust.org.uk	
RNAS Culdrose	Commanding Officer?? (Captain)	Helston, TR12 7RH	

Appendix U

FORMAL LETTER RECIPIENTS

PORTHLEVEN NEIGHBOURHOOD PLAN

	Anthony Rimington)		
Porthleven Business Forum		porthlevenbf@gmail.com	
Coastline		Coastline House, Barncoose Gateway Park, Redruth TR15 3RQ	
Shrubberies Estate Residents Association	Rob Hichens	56 The Shrubberies, Porthleven TR13 9FG	
Environment Agency	Cornwall Office	Devon and Cornwall Area, Sir John Moore House, Victoria Square, Bodmin PL31 1EB	
Natural England	N/A	Consultation Service, Hornbean House, Electra Way, Crewe Business Park, Crewe, Cheshire *****	
Historic England	South West Regional Office	29 Queen Square, Bristol BS1 4ND	
Cornwall AONB	The Cornwall AONB Unit	Floor 4A, Pydar House, Pydar Street, Truro TR1 1EB	
Western Power Distribution		New Supplies Team, Lostwithiel Road, Bodmin PL31 1DE wpdnewsupplies@westernpower.co.uk	
South West Water		Peninsula House, Rydon Lane, Exeter EX2 7HR developerserviceplanning@southwestwater.co.uk	
Cornwall Council	Neighbourhood Planning Team	4 th Floor, Pydar House, Pydar Street, Truro TR1 1XU neighbourhoodplanning@cornwall.gov.uk	Yes
Homes England		Enquiries Team, Homes England, 50 Victoria Street, Westminster, London SW1H 0TL enquiries@homesengland.gov.uk	
Regulator of Social Housing		Referrals and Regulatory Enquiries Team, 1 st Floor – Lateral, 8 City Walk, Leeds, LS11 9AT enquiries@rsh.gov.uk	
Highways Agency		1 st Floor Ash House, Falcon Road, Sowton Industrial Estate, Exeter EX2 7LB	
Marine Management Organisation	Nick Wright	The Fish Quay, Sutton Harbour, Plymouth, Devon PL4 0LH	
Three (mobile)	Jane Evans	Great Brighams, Mead Vastern Road, Reading RG1 8DJ Jane.evans@three.co.uk	
O2 and Vodafone		EMF Enquiries Building 1330, The Exchange, Arlington Business Park, Theale, Berkshire RG7 4SA Emf.enquiries@ctil.co.uk	

Appendix U

FORMAL LETTER RECIPIENTS

PORTHLEVEN NEIGHBOURHOOD PLAN

EE		Corporate and Financial Affairs Dept., EE, The Point, 37 North Wharf Road, London, W2 1AG Public.affairs@ee.co.uk	
OFCOM		Spectrum.licensing@ofcom.org.uk	
Royal Cornwall Hospital Trust		Bedruthan House, Royal Cornwall Hospital Trust, Truro TR1 3LJ	
Kernow Clinical Commissioning Group	Vivienne Kell, Locality Development Manager	Sedgemoor Centre, Priory Road, St Austell PL25 5AS Primarycare.kernow@nhs.net	
Healthwatch Cornwall		6 Walsingham Place, Truro TR1 2RP enquiries@healthwatchcornwall.co.uk	
National Grid	Lucy Bartley, Consultant Town Planner	Wood Plc on behalf of National Grid, Nicholls House, Homer Close, Leamington Spa, Warwickshire CV34 6TT n.grid@woodplc.com	Yes
EDF Energy		Freepost RRYZ-BRTT-CBJS, Osprey House, Osprey Road, Exeter EX2 7WN	
St Bartholomew Church	Miss Esther Brown	stbarts@westkerrierbenefice.org.uk	
Porthleven Community Church		29 Thomas Street, Porthleven TR13 9DG hello@porthlevencommunity.church	
Porthleven Methodist Church		Can't find address – hand to Alan Harper??	
Cornwall Wildlife Trust		Five Acres, Allet, Truro TR4 9DJ planning@cornwallwildlifetrust.org.uk	
National Farmers Union		Agricultural House, Pynes Hill, Rydon Lane, Exeter, Devon EX2 5ST South.west@nfu.org.uk	
First Devon and Cornwall (buses)		The Ride, Chelson Meadow, Plymouth PL9 7JT	
Cornwall Chamber of Commerce and Industry		Chamber Office, Stanley Way, Cardrew, Redruth, Cornwall TR15 1SP hello@cornwallchamber.co.uk	
Cornwall and Isles of Scilly Local Enterprise Partnership		PO Box 723, 4 th Floor West Wing, New County Hall, Treyew Road, Truro TR1 9GH info@cioslep.com	
Community Energy Plus		Community Energy Plus 35, River Street, Truro TR1 2SJ enquiries@cep.org.uk	

APPENDIX U	FORMAL LETTER RECIPIENTS		PORTHLEVEN NEIGHBOURHOOD PLAN
Cornwall Buildings Preservation Trust	Honorary secretary	Cornwall BPT, 13 Gloweth View, Truro, Cornwall TR1 3JZ Cbptrust@gmail.com	
Devon and Cornwall Police	Architectural Liaison Officer	St Austell Police Station, 1 Palace Road, St Austell Martin.mumford@devonandcornwall.pnn.police.uk	
Cornwall Fire, Rescue and Community Safety Service	Terry Nottle	Service Headquarters, Tolvaddon, Camborne, TR14 0EO	

Appendix U**PNP PRE SUBMISSION - SUMMARY OF STATUTORY CONSULTEES RESPONSES TABLE****CORNWALL COUNCIL RESPONSE (refer to full response in Appendix U)**

CORNWALL COUNCIL DEPARTMENT	POLICY CATEGORY	KEY POINTS RAISED
Community Infrastructure Levy Team	PR – Infrastructure and Facilities Policies	<ul style="list-style-type: none"> link to the ‘Local Project List’ that is mentioned in this policy
Localism – Community Link Officer	H01, H02, H03, H04 - Housing policies	<ul style="list-style-type: none"> 7.8 and 7.9 in plan are replicas of one another <i>NP - Paragraph deleted</i>
Ecology	H03 - Housing policies	<ul style="list-style-type: none"> Policy H03(b) relates to the environment and should be indicated in table 2 on page 13 <i>NP now indicated</i> Add comment stating the new developments should include enhancements for biodiversity and show biodiversity net gain for larger developments. Maintaining and enhancing biodiversity not mentioned in policies. Would like to see this aspect developed and strengthened.
Economic Growth and Development	EC1 EC2 – Economic policies	<ul style="list-style-type: none"> Policy EC1 and EC2 are limited in what they achieve. For example, policy EC1 looks at supporting a prosperous rural economy in the parish, but does not give any examples or actions in this goal becoming attainable. Instead of stating that Porthleven will support rural business development in the Parish, a sentence on how this will look would be beneficial. The word ‘appropriate’ when the plan refers to micro business support is broad and is in danger of being portrayed as subjective. Instead, explaining what counts as an ‘appropriate micro business’ would be beneficial as supporting Microbusiness’ within the parish is welcomed as a way to increase economic growth on a local scale, without interfering with the cultural and natural landscape. Would like to see a definition of what the Parish means by sustainable development including environmental aspects as well as economic, in order to show Porthleven’s commitment to Cornwall’s declaration of a climate emergency.

APP6 PNP statutory consultees responses

		<ul style="list-style-type: none"> It should be stated that developments would be allowed if it supports the current industries, instead of limiting all developments whilst there is infrastructure already present. A section on how Porthleven will deal and support tourism would be beneficial in this section. Regarding this, a section on how to increase public transport routes between Helston and Porthleven would be beneficial. There is currently one bus an hour between the two towns, and this can be increased in the summer to increase the accessibility of Porthleven and decrease congestion in the town. This would help Porthleven achieve more available parking for locals as well as decreasing transport emissions from cars. This would also be beneficial for locals who commute to Helston and the RNAS Culdrose.
Transport		<ul style="list-style-type: none"> Page 8, Section 3.4 - It is difficult to see where the priority for the many transportation problems, seeking road calming measures, adequate parking and better public transport into and out of the parish is addressed through the policies put forward in the NDP. There is no mention of public transport or walking and cycling infrastructure within the policy section of the document. Would like to ensure any new development is delivered in such a way that walking, cycling and public transport use is given priority. That development is delivered in such a way that access to local services can be undertaken by walking, cycling and public transport. <i>NP – There is limited access for walking in and out of the village. No footpaths and the road is of limited width</i>
Catchments and Coast	NE1, NE2, NE3 - Natural environment policies H01, H02, H03, H04 - Housing policies BE1, P1 - built environment policies A1, PR, C1 – Infrastructure and Facilities Policies HE1 - Historic Environment Policies EC1 EC2 – Economic policies	<ul style="list-style-type: none"> May wish to review the objectives in the Environmental Growth Strategy for policy steer and to help with formulating wording. There's no mention of Climate Change in the draft NDP. To plan positively for the future, climate change resilience should be added as a key priority, especially given the parish's vulnerability to flooding, storm damage and coastal erosion. Map Fig 1 - The map is a little unclear. Is the NDP area the same as Porthleven parish or does it include the IHW polling district to the east as well? The NDP should encourage the retention of existing trees and hedges wherever possible.

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		<ul style="list-style-type: none"> • Please reference the Cornwall draft <i>Planning for Coastal Change Chief Planning Officer's Advice Note</i> for more detailed guidance on development proposals close to the shoreline (including replacement housing) • The natural environment was a priority for 98% of respondents. Where lists appear in the NDP (e.g. 3.4 and the Vision) the environment should be listed first to reflect that it's the top priority for local people. In the Vision the environment is listed last. • (yellow highlight = suggested change of words) Housing Objective - To encourage a healthy, resilient and sustainable community with new housing for local people, located in harmony with the environment. • Design and Built Environment Objective - To support new build development that respects and responds to the distinctive natural and built environment of the parish and seeks to encourage energy efficiency and renewable energy technologies wherever possible. • Infrastructure Objective - To provide the infrastructure and facilities that are key to the ongoing sustainability and resilience of our settlements. <i>NP - suggested wording included in Plan</i> • 7.8 and 7.9 – the same sentence is repeated. <i>NP deleted repeat</i> • NDP's should include, within their site allocation policy, the requirement for a future developer to prepare a drainage strategy for the site. The allocated site is located away from flood risk areas. It is however up slope from parts of Porthleven that are at risk from surface water flooding. • 7.30 – Another issue is a reduction in the size of gardens and gardens being replaced with hard surfacing for parking, which reduces habitat connectivity and increases surface water run-off. Could add: d) Maintains and preferably enhances habitat connectivity and flood management by retaining trees and green corridors and using permeable surfaces. <i>NP already mentioned in b)</i> • Loe Bar Road and the coast path leading from it to Loe Bar are at risk from coastal erosion. Replacement dwellings or other types of development shouldn't exacerbate this risk. The NDP team may wish to safeguard land behind the coast path for future realignment or re-routing. <i>NP Land owned by National Trust</i> • 7.35 – the end of the final sentence is cut off. <i>NP wording inserted.</i> • Policy BE 2.1 - Design Principles - "The proposed development will be placed to protect landscape character and mitigate for any environmental impact." This
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		<p>suggests environmental impact is expected. We should be encouraging avoidance of harm and enhancement of the environment as much as possible. The planning mitigation hierarchy should be referenced - avoid, mitigate, compensate.</p> <ul style="list-style-type: none"> • Policy BE1 – Design Principles - Encourage new buildings to be designed to the Building with Nature standard. Please sign-post to the Cornwall Biodiversity Planning Guidance and Cornwall Council's minimum 10% biodiversity net gain target. <i>NP – Links included</i> • Policy HE1 - Raise awareness that trees within the conservation area are also protected by this designation. <i>NP - Addressed in b)</i> • Policy EC2 – development within the harbour - The local NDP team may wish to review the objectives in the recently refreshed Cornwall Maritime Strategy for policy steer and wording. Please reference the strategy in the NDP. For instance, the following objective could be adapted as a policy for the Porthleven NDP: "If located alongside the waterfront, proposals must wherever possible preserve or add opportunities for access to or 'glimpses' of the sea from public viewpoints." <i>NP - inserted</i>
Public Space	NE1, NE2, NE3 - Natural environment policies	<ul style="list-style-type: none"> • The Open Space study is referenced at para 7.55 and the associated mapping is used for Fig.3, but the findings seem to be overlooked. The POS study actually revealed good levels of provision of most types of open space across the town as a whole, with the exception of allotments. The NDP provides a golden opportunity to advance this work, outlining plans for the future, prioritising where it sees new projects being most beneficial to a future population. <i>NP – See LLCA document</i> • NPPF2012, should reference updated version. <i>NP – NPPF 2020 Link added</i>

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Planning Policy	<p>NE1, NE2, NE3 - Natural environment policies H01, H02, H03, H04 - Housing policies BE1, P1 - built environment policies A1, PR, C1 – Infrastructure and Facilities Policies HE1 - Historic Environment Policies EC1 EC2 – Economic policies</p>	<ul style="list-style-type: none"> • Para 2.6 Insert 'The' before built <i>NP - Inserted</i> • Para 2.8 Clarify that the second homes figures are specifically for second homes and not for all unoccupied dwellings. <i>NP - clarified</i> • Para 2.29 You could reference a map of these areas <i>NP – not necessary</i> • Para 3.7 Date pre-submission consultation has concluded needs filling in <i>NP – date inserted</i> • Table 1- This doesn't match the stats from the consultation statement para 5.4 • Para 3.12 Update the NPPF para number 47. • Vision- "Development should be community led". What do you mean by this? • Para 7.3 update references to previous paras from 3.12-3.16 to 3.11-3.15 <i>NP - Updated</i> • Para 7.9 repeats para 7.8 <i>NP – Para deleted</i> • Para 7.16 Is the underlined text meant to be a title for the next section? <i>NP – Yes now changed</i> • Para 7.17 how were these figures arrived at? This needs more justification and explanation for clarity <i>NP – Clarification given</i> • Policy H01- Change settlement boundary to development boundary. This has been picked up in many examinations, it just adds clarity to your policy position on development here. <i>NP – changed wording accordingly</i> • Para 7.23 Is this to respond to local need? What if this need changes? You could add wording to state that this requirement is flexible depending on needs. <i>NP – changed wording accordingly</i> • Policy H02- How are you hoping that the open market units would demonstrate how they respond to local needs? The examiner may tweak this wording a bit as it could be seen as a bit too onerous. <i>NP – No change</i> • Policy H03- Part D, specify which road. Access considerations? Indicative unit numbers? <i>NP - Road specified</i> • Policy H04- Policy refers to LLCA. Chapter 6 of LLCA needs completing <i>NP - Completed</i> • Policy H04- Part D 'broadly comparable' too vague? <i>NP- deleted broadly</i> • Policy BE1- doesn't read well between the two pages. I would suggest making sure policies aren't split over pages. The first bullet point on page 21 starting "and
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		<p>colour, siting..." is repeated. I think this policy is a criteria based policy but it could do with some reformatting for clarity and to remove repetition. <i>NP – some re-formatting achieved</i></p> <ul style="list-style-type: none">Para 7.41- Section 5 of what? <i>NP – words LLCA Report 1 inserted</i> Make this clear. You can map the assets for clarity. This comment applies to policy HE1 too.Policy HE1- refer to the document where non-designated heritage assets are listed/mapped. <i>NP – LLCA Report 1 Appendices wording inserted</i>Policy NE3- Update the NPPF references- para 99 and 100. Reference Appendix D. Have a separate map for Local Green Spaces and list them. <i>NP - updated</i>Figure 3- Title is misleading as it doesn't align with your Local Green Space designations. Include a separate map in the plan, not just appendices. <i>NP – Map at Figure 3 includes Green Spaces within the Parish boundary included in Plan</i>Policy EC1- Is this saying that you would support employment development outside of the development boundary? <i>NP – We have no jurisdiction over development outside the boundary</i>Policy EC2- How will future needs be assessed and demonstrated? You could explain this in the supporting text for the policy.Policy PR- Part 2 is a repetition of the Cornwall Local Plan and can be deleted. <i>NP – Leave in</i>Policy C1- It is not clear where these local facilities are. Are they in an appendix that you can reference? You could include a map in the plan. Should part d say 'no less than 12 months'? <i>NP – changed to "no"</i> <p>Basic Conditions Statement-</p> <ul style="list-style-type: none">Pg 4- Re-number the basic conditions and since December 2018 there is an additional basic condition: "<i>In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act—The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.</i>" <i>NP- P4 BCS Point no. 8 added</i>Table 1- Not needed, can be removed if you want.
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		<p>Consultation Statement-</p> <ul style="list-style-type: none">• Move the SEA screening on pg 17 to the Basic Conditions Statement <i>NP SEA Screening added</i>• Para 4.35- Update the pre-submission consultation details. <i>NP - Updated</i>• Check that the consultation statement is in more of a chronological order <i>NP - checked</i>
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OTHER STATUTORY CONSULTEES RESPONSE

REF. NO.	POLICY CATEGORY	DATE	KEY POINTS RAISED
26		28/10/2019	<p>Thank you for providing Highways England with the opportunity to comment on the pre-submission draft of the Porthleven Neighbourhood Plan. We are responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 which passes some distance to the north of the plan area.</p> <p>We are therefore satisfied that the proposed policies within the plan are unlikely to result in development which will adversely impact the SRN and we therefore have no comments to make.</p>
28	H03	14.11.19	<p>Dear Sirs</p> <p>Policy H03 Development Site</p> <p>These representations are submitted on behalf of Jackamax Limited who in conjunction with the Rowe Family own the land allocated for housing at Porthleven identified on the proposals map. At the outset, we would like to support the Steering Group for the work involved in the preparation of the Neighbourhood Plan. Jackamax and their representatives have played an active part throughout the process and look forward to the Plan's progressions through the Examination and subsequent referendum.</p> <p>Jackamax can confirm their full support for the allocation of the land for housing. As stated in their letter dated 19th June 2017, they have undertaken considerable technical and environmental work to ensure that the site is capable of being developed for housing. All of the work has concluded that there are no issues technical or otherwise which would preclude development of the site taking place. Accordingly, at the appropriate time, Jackamax would like to progress a planning application</p>

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			<p>for housing on the site which will involve consultation with the local community. So, in conclusion, it can be confirmed that the site is available, suitable in all respects and there are no issues which would prohibit its delivery.</p> <p>If you require any additional information, then do not hesitate to contact us.</p> <p>Regards Des Dunlop</p>
29	H03	13.11.19	<p>Dear Alan</p> <p>I hope that the Public Consultation went favourably.</p> <p>I feel I should draw your attention to HO3: Development Site. If this site is the land at the junction of Commercial Road and Shute Lane, then I should advise that the proposed mixed-use development will include retail, artists' studios, a market hall, an archive/heritage centre and a number of apartments (at this stage, it is likely to be 10).</p> <p>Thirty percent of affordable housing would severely impact on the viability - principally because the important location of the site demands architecture and specification of the highest quality and commitment to affordable housing in such a mixed-use site so centrally located would inevitably lead to some reduction in specification. This would be unfortunate.</p> <p>I felt I should let you have this comment so that you may choose whether to have regard to it or otherwise in the finalisation of the Plan for submission to Cornwall Council.</p> <p>Best regards. Trevor Osborne</p>

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32		18.11.19	<p>SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf.</p> <p>We are instructed by our client to submit the following representation with regards to the above</p> <p>Neighbourhood Plan consultation.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution networks.</p> <p>operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p>
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			<p>Electricity Distribution</p> <p>The electricity distribution operator in Cornwall Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Appendices - National Grid Assets</p> <p>Please find attached in:</p> <ul style="list-style-type: none">• Appendix 1 provides a map of the National Grid network across the UK. <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p> <p>Lucy Bartley Consultant Town Planner</p> <p>Spencer Jefferies Development Liaison Appendices - National Grid Assets</p> <p>Please find attached in:</p> <ul style="list-style-type: none">• Appendix 1 provides a map of the National Grid network across the UK. <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p> <p>Lucy Bartley Consultant Town Planner</p> <p>Spencer Jefferies Development Liaison</p>
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34	NE1 NE2	20.11.19	<p>Planning consultation: Porthleven Neighbourhood plan Regulation 14 consultation.</p> <p>Thank you for your consultation on the above dated 08 October 2018</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>We have comments relating to the settlement boundary and recreational activity on the Fal and Helford Special Area of Conservation (SAC). These are set out below.</p> <p>The settlement boundary Policy HO1 supports development within the settlement boundary. The settlement boundary includes land at 'Gartul' on the south western edge of the settlement and a number of plots at Eastern Tye (including an area used for car parking) on the south eastern edge of the settlement. These plots are in sensitive locations, being adjacent/close to Porthleven Cliffs Site of Special Scientific Interest (SSSI) and within the Area of Outstanding Natural Beauty (AONB). We question whether you intend to support development within these plots or whether the settlement boundary should be re-drawn to exclude these areas. If the plots are proposed for development, potential impact on the adjoining SSSI and AONB should be addressed as part of the Strategic Environmental Assessment screening process. We advise that this issue is discussed with Cornwall Council. In addition, in respect of the settlement boundary at East Tye, we suggest that the implications of the Shoreline Management Plan are discussed with the Environment Agency and Cornwall Council.</p>
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			<p>We note the allocation for housing within the settlement boundary at Porthleven and the supporting evidence base addressing potential landscape impact</p> <p>Habitats Regulations Assessment Porthleven falls within a Zone of Influence from which recreational activities are likely to have an impact on the Fal and Helford Special Area of Conservation (SAC). Cornwall Council have developed a strategic solution to ensure appropriate mitigation is delivered to address that impact. This enables new development to contribute to delivery of a strategic mitigation solution rather than requiring that mitigation is addressed on a site by site basis. However, the Neighbourhood Plan will still need to be supported by an Appropriate Assessment as part of a Habitats Regulations Assessment. The requirement to address mitigation as part of an Appropriate Assessment has arisen as a result of a ruling by the Court of Justice of the European Union in April 2018. This means that advice provided in respect of Habitats Regulations requirements before that date needs to be revisited. We advise that this issue is discussed with Cornwall Council.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245 / 07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to carol.reeder@naturalengland.org.uk</p>
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36	EC1 P1 NE1 NE3	22.11.19	<p>Dear Chairman and PNP Committee</p> <p>Firstly, well done to you all for the immense amount of work that you have put into the Draft Porthleven Neighbourhood Plan.</p> <p>I was very grateful to always be invited to the monthly meetings and I am sorry I didn't attend more.</p> <p>At this Pre-submission public consultation phase may I please make a few comments and ask a few questions?</p> <p>Employment Development</p> <p>Does policy EC1 in the Plan suggest that all employment / business development is to be supported anywhere in Porthleven?</p> <p>Parking</p> <p>I think parking is a problem in Porthleven and I think this frustrates a lot of residents. The draft plan mentions the parking problems in Porthleven. But it addresses the issues by making sure new housing development has adequate immediate parking. This isn't really making the current problem any better. I know I am not alone in thinking that the problem is particularly bad on Claremont Terrace (on Breageside) where the road is always heavily congested and it becomes impossibly congested by surfers and spectators when the waves are good. The local community and the surfers would probably benefit from additional parking provision. This is in part, inevitable in a street like Claremont Terrace of traditional buildings designed and positioned before it was usual for each household to have two or more cars. But parking is a very local issue and no one wants to (and in some cases people are unable to) park more than say 150-200m from their house / where they want to be. In this regard I don't believe the new carpark at Withy Field helps alleviate the parking issue at Claremont terrace. Would it be worth indicating on the plan where the parking hotspots / choke points are so that additional parking provision can be made a policy priority in these areas?</p>
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			<p>Site Allocation and Landscape survey.</p> <p>I think that the site allocation document states that there is no modern development in Cell 2. This is not quite true. Amongst other things there is the large and obvious television and mobile phone mast and associated ground-based cabinets & buildings on the highest point of cell 2.</p> <p>Cell 3 is stated to be the flood plain and therefore “entirely unsuitable for residential development”. However, the Environment Agency data does not say all of Cell 3 is floodplain and therefore there may be some sites here which could be suitable for housing.</p> <p>Green Space allocation</p> <p>I maintain my objections to the draft designation of the Withy Field Car Park and the Wrestling fields as Green Spaces for all the reasons set out in my letter dated 5th August 2019. I don't think its correct to allocate the Withy Fields carpark – a recently built edge of town commercial / car park - as Green Space and I can't see why it could possibly be considered appropriate. If this is Green Space then there really are no limits as to what could be designated Green Space and I would ask why the other town carparks are also being allocated as Green Space when they are all tarmacked and commercially run spaces. Also, the Wrestling Fields are outside the settlement edge and I really believe that you are creating a safety problem by labelling them a “village green” rather than the coastal path margin land that they are.</p> <p>I would also like to see the Appendix D where the need for additional Green Space is demonstrated – I have asked for a copy before now and have not received it and I cannot seem to find this online either. <i>Ed Goode</i></p>
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39		28.11.19	<p>Re Porthleven Draft Neighbourhood Plan Dear Sirs, Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on the draft Porthleven NDP</p> <p>I could see no specific reference to crime or disorder, which I feel should be included within all such Neighbourhood Plans. Whilst these issues are covered in other national and council policies, I feel they should also be addressed within the Porthleven NDP,</p> <p>I would therefore suggest that the following statement or similar is included within the NDP “All development proposals should consider the need to design out crime, and disorder to ensure ongoing community safety and cohesion”</p> <p>This can apply to all forms of development not just housing. Maybe just as relevant for new car parks, footpaths, play areas, commercial development etc. By designing out opportunities for crime and ASB will not only hopefully prevent or reduce these but very importantly also help reduce the fear of crime.</p>
40	HE1 EC2	2.12.19	<p>Dear Cllr Jorgensen</p> <p>Re: Porthleven Neighbourhood Plan: Regulation 14 consultation</p> <p>Thank you for your letter dated 5th October 2019 advising us of the publication for consultation of the draft Porthleven Neighbourhood Plan. Our apologies for not responding before now.</p> <p>Although the letter did not specify as such, we note from the relevant documents on the Plan's website that they are referred to as Regulation 14 drafts and so we have assumed this consultation to be such.</p>

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			<p>This is our first direct consultation from your community on the Plan. Apart from providing generic advice via Cornwall Council on the area's designation in 2014 our only other involvement in the Plan preparation process has been to respond to the Council's SEA Screening consultation in 2017 (response enclosed). Within that we highlighted that, although we were comfortable that a full SEA was deemed unnecessary, we encouraged further investigation by your community of the allocation for development of the site now identified within Policies H01 & H03 (cell 6) to ensure that the evidence base supported the eventual proposals. That response also identified sources of guidance to assist in relevant exercises.</p> <p>Having looked at the Plan's website we have identified Appendix B – Site Allocation Document - prepared in February 2018, as being the supporting evidence most likely to address the points above. However, although reference is made to our guidance on p15 it is not obvious how it has been drawn upon in identifying relevant heritage assets and determining how an understanding of their significance has informed the policy provision in the Plan.</p> <p>For example, while the identification of heritage assets within a 1km radius has apparently taken place the table in Fig.3 on p6 indicates that the development of cell 6 will have little or no impact upon them. This outcome is the product of traffic light assessment which Appendix 1 and 3 suggest may be predicated on the absence of designated heritage assets or none adjacent to the site (p27).</p> <p>Such an approach in methodology is in isolation unfortunately not consistent with our guidance and we can find no other information to indicate whether and how a more informed assessment, taking account of the setting of each relevant asset on its merits, may have been undertaken. There is a risk in the absence of robust evidence that the Plan will not be able to demonstrate conformity with the National</p>
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			<p>Planning Policy Framework on the need to protect and enhance the historic environment.</p> <p>This is not to automatically suggest that the site allocation in question will harm heritage assets, but that the evidence available does not adequately demonstrate that it does not.</p> <p>We would therefore encourage your community to address this evidence gap before submitting its Plan to Cornwall Council. This need not be an onerous exercise, and in this respect, we are conscious of the advanced stage the preparation of your Plan has reached and the desire for speedy resolution with manageable resource implications. One simple solution may be to secure written confirmation from Cornwall Council's heritage team that there will be no harmful impacts on heritage impacts from the allocation of the site as promoted in the policies in question.</p> <p>Otherwise, we note that there does not appear to be a Community Infrastructure Levy (CIL) schedule which might identify projects that could benefit from developer contributions in the event of development in the Plan area taking place. Given the damage to harbour infrastructure which occurred as a result of severe winter storms a few years ago, for example, we wonder if such CIL provision might be a worthwhile inclusion in the Plan.</p> <p>Yours sincerely David Stuart Historic Places Adviser david.stuart@historicengland.org.uk</p> <p>cc Sarah Furley, Cornwall Council Enc Email to Cornwall Council dated 12.7</p>
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POLICY REFERENCE COLOUR KEY FROM COMMUNITY RESPONSES RECEIVED DOCUMENT

Housing Policies
 Built Environment Policies
 Historic Environment Policies
 Natural Environment Policies
 Economic Policies
 Infrastructure and Facilities Policy
 Community Facilities Policy

NDP POLICIES OVERVIEW

<u>Housing Policies HO1, HO2, HO3, HO4</u>	<u>Built Environment Policies BE1, P1</u>	<u>Historic Environment Policy HE1</u>	<u>Natural Environment Policies NE1, NE2, NE3</u>	<u>Economic Policies EC1, EC2</u>	<u>Infrastructure and Facilities Policies A1, PR, C1</u>
Policy HO1: Housing Location	Policy BE1: Design Principles	Policy HE1: Designated and Non-designated Heritage Assets	Policy NE1: Local Landscape Character Assessment - Safeguarding and Enhancing Valued Landscapes	Policy EC1: Supporting a Prosperous Rural Economy in the Parish	Policy A1: Penrose Footpath Link
Policy HO2: Housing Sizes and Mix	Policy P1: Parking			Policy EC2: Development within the Harbour	Policy PR: Infrastructure
Policy HO3: Development Site			Policy NE2: Development within, or in the setting of the South Coast Western Section of the Cornwall AONB		Policy C1: Retention of Community Facilities
Policy HO4: Replacement Dwellings			Policy NE3: Open Spaces – Provision and Protection		

Cornwall Council Officer Comments – Porthleven Draft NDP (Pre-Submission Stage 12/10/19-23/11/19)

Community Infrastructure Levy Team

General

The Parish of Porthleven is within CIL Charging zone 4, and as a designated rural parish, new developments of 1-5 dwellings will be liable to pay £100 per sqm, and developments of 6 or more will be liable to pay £35 per sqm. However, affordable housing and self-build developments are able to claim exemption from liability to pay a CIL charge. Open Market dwellings on Rural Exception Sites are also exempt from CIL.

CIL came into effect in Cornwall on 1 January 2019. From this date, developments creating one or more dwellings, or new floorspace of 100sqm or more, could be charged CIL. However, CIL will only become payable on commencement of a development (not granting of planning permission), which means there is always likely to be delay between a development being granted permission and when it has to make a CIL payment.

Of the CIL income received, 5% can be retained by the Charging Authority (Cornwall Council) for administering the process, 15% (25% for a parish with a made NDP) is paid directly back to the Town or Parish Council (the 'Neighbourhood Portion') in which development takes place (the 'Neighbourhood Portion'), and the remaining 70-80% (the 'Strategic Share') must be spent on infrastructure to support the development of the area. The CIL Strategic Share in Cornwall is going to be made available to communities, organisations, and other Council services, via a bidding process.

A funding process and application criteria for this are now being developed. It is unlikely that a funding round will be held until mid-2020 at the earliest.

More information on CIL can be found on the Councils website at www.cornwall.gov.uk/cil.

Any specific queries can be sent to cil@cornwall.gov.uk.

Policy PR: Infrastructure

It would be good to have a link to the 'Local Project List' that is mentioned in this policy.

Cornwall Council Officer Comments – Porthleven Draft NDP (Pre-Submission Stage 12/10/19-23/11/19)**Localism- Community Link Officer**

The plan reads well, no surprises in the content, the group I know have worked really hard on this.

My only comment for action is that 7.8 and 7.9 in the plan are replicas of one another.

Ecology

Policy H03 (b) relates to the environment. This is good and should be indicated in Table 2 on page 13.

Within the Housing policy section or the Built environment policy section can a comment be added stating that new developments should include enhancements for biodiversity (bird and bat boxes etc.) and should show a biodiversity net gain for larger developments.

In the Natural Environment policies maintaining and enhancing biodiversity is not mentioned. I would like to see this aspect developed and strengthened.

Economic Growth and Development

Cornwall Council Economic growth (EG) recognises that Policies EC1 and EC2 are directly related to economic growth and EG are happy to comment on the policy proposals, as well as the NDP as a whole.

Whilst EG understand the benefits of policy EC1 and EC2, they are limited in what that achieve. For example policy EC1 which looks at supporting a prosperous rural economy in the parish, does not give any examples or actions in this goal becoming attainable. Instead of stating that Porthleven will support rural business development in the Parish, a sentence on how this will look would be beneficial. The word 'appropriate' when the plan refers to micro business support is broad and is in danger of being portrayed as subjective. Instead, explaining what counts as an 'appropriate micro business' would be beneficial as supporting Microbusiness' within the parish is welcomed as a way to increase economic growth on a local scale, without interfering with the cultural and natural landscape. Policy justification 7.59 which states that the parish supports the development of sustainable employment. EG would like to see a definition of what the Parish means by sustainable development. EG would like to see a definition that includes environmental aspects as well as economic, in order to show Porthleven's commitment to Cornwall's declaration of a climate emergency.

Cornwall Council Officer Comments – Porthleven Draft NDP (Pre-Submission Stage 12/10/19-23/11/19)

Policy EC2 regards the development within the harbour and EG welcomes the caution which is given regarding the protection of certain industry access. The policy states: "*Proposals for redevelopment or change of use of land or buildings within the defined Harbour Area, from marine, commercial or economic uses to other business uses will only be permitted where it is demonstrated that the existing use or alternative use is no longer required for both existing and future need*". However, certain developments in the harbour could be beneficial to these industries, and so it should also be stated that developments would be allowed if it supports the current industries, instead of limiting all developments whilst there is infrastructure already present.

A section on how Porthleven will deal and support tourism would be beneficial in this section. One of Porthleven's main industry is tourism and yet this is not mentioned in this section. The main B3304 and A394 are the main transport links in Porthleven from Helston and although these roads are capable of supporting the increase in tourism during the summer, there are issues with the large amount of cars within Porthleven. Regarding this, a section on how to increase public transport routes between Helston and Porthleven would be beneficial. There is currently one bus an hour between the two towns, and this can be increased in the summer to increase the accessibility of Porthleven and decrease congestion in the town. This would help Porthleven achieve more available parking for locals as well as decreasing transport emissions from cars. This would also be beneficial for locals who commute to Helston and the RNAS Culdrose.

Economic Growth welcome the 2 policies in Porthlevens NDP, however more explanation and some definitions are needed. A section on how Porthleven will deal and capitalise tourism is needed to increase economic growth in the parish.

Transport Planning

Connecting Cornwall: 2030 is the Local Transport Plan for Cornwall and covers a period of 20 years. Connecting Cornwall is the key strategic policy tool through which Cornwall Council exercises its responsibilities for planning, management and development of transport in Cornwall.

The Connecting Cornwall strategy and policies can be viewed by following the below link;

www.cornwall.gov.uk/connectingcornwall

Cornwall Council Officer Comments – Porthleven Draft NDP (Pre-Submission Stage 12/10/19-23/11/19)

When developing your Neighbourhood Plan it is important to consider the policy context in which Cornwall Council works. Developing your plan to align with the goals and objectives of Cornwall Council will increase the likelihood of successful delivery

Key Priorities - Page 8, Section 3.4 - Identifies the following key priorities

Addressing the many transportation problems, seeking road calming measures, adequate parking and better public transport into and out of the parish.

It is difficult to see where this priority is addressed through the policies put forward in the NDP. There is no mention of public transport or walking and cycling infrastructure within the policy section of the document. Would like to ensure any new development is delivered in such a way that walking, cycling and public transport use is given priority. That development is delivered in such a way that access to local services can be undertaken by walking, cycling and public transport.

Catchments and Coast**1.6 Intro and 2.11 – 2.16 Context**

It's encouraging to see significant environmental designations highlighted early on in the document.

Please note that the whole parish is also within the Zone of Influence for the Fal and Helford Special Area for Conservation (SAC) and part of it is within the Lizard Heritage Coast.

1.7 Intro and 5.1 Vision

The priority for “protecting and enhancing the environment” in the introduction aligns with the ambition in Cornwall’s Environmental Growth Strategy to improve and increase our natural and historic environment. The Strategy recognises that protection is not enough because a healthy economy and society needs a healthy environment in order to function and grow. We need to both protect what we have and to *increase* our environmental assets. The local NDP team may wish to review the objectives in the Environmental Growth Strategy for policy steer and to help with formulating wording.

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There's no mention of Climate Change in the draft NDP. To plan positively for the future, climate change resilience should be added as a key priority, especially given the parish's vulnerability to flooding, storm damage and coastal erosion. Please refer to the Climate Change Guidance Note for Neighbourhood Planning on Cornwall Council's website: <https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/preparing-a-neighbourhood-plan/neighbourhood-planning-guide-notes-and-templates/#-tab-359260>

There is an interactive map of flood risk, projected sea level rise and coastal erosion at:

<https://map.cornwall.gov.uk/website/ccmap/index.html?zoomlevel=6&xcoord=162715&ycoord=25631&wsName=sfra&layerName=Medium%20risk%20present%20day>

Fig 1 – Area covered

The map is a little unclear. Is the NDP area the same as Porthleven parish or does it include the IHW polling district to the east as well?

2.18. Flood Risk

It's encouraging to see that flood risk is recognised and has its own section. Some more background information is provided below.

The area either side of Methleigh Stream and the River Cober is in Flood Zone 3b (Functional Floodplain). This is land where water has to flow or be stored in times of flood. The same area is in Flood Zone 3a, which is land assessed as having between a 1 in 100* or greater annual probability of river flooding (meaning every year there's a >1% chance of a flood of the scale shown on the flood risk map occurring), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. Any development proposals within this zone should be accompanied by a Flood Risk Assessment. There is also a 1 in 30 year surface water flood risk along these watercourses, in parts of Porthleven town, on some roads and farmland in the parish.

Flooding in Porthleven has been caused by high tides and wave action, the Methleigh Stream overflowing and surface water flooding connected to drainage issues and water flowing from fields. The main road between Porthleven and Helston has been cut off during some flooding events, impacting the wider community.

Development should align with the management policies in the **Shoreline Management Plan (SMP)**. This is a policy document for coastal defence planning which sets out the recommended approach to managing the shoreline over the next 100 years. Porthleven parish is covered by *Policy Development Zone 7: Mount's Bay East (Baulk Head (Gunwalloe) to Marazion)*. The management intent for PDZ 7 includes supporting the resilience of locally important infrastructure and access routes (including possible roll back or re-routing of the coast path). It

Cornwall Council Officer Comments – Porthleven Draft NDP (Pre-Submission Stage 12/10/19-23/11/19)

identifies inundation risks at Porthleven and Loe Bar and describes coastal defences in the area. It forecasts that rising sea levels and increased storminess will increase pressure on localised frontages at Porthleven. See:

<https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/coastal-erosion-and-shoreline-management/shoreline-management-plans/>

SMP2 2016 review:

The relevant Management Area is MA17.

The relevant Policy Units are PU17.1, PU 17.4 and PU 17.3.

The management policy for PU 17.4 (Porthleven harbour- Tye Rocks) is to “Hold the Line”.

The management policy for PU 17.1 (Porthleven to Trewavas Head and Porthleven Sands) is for “No Active Intervention”.

The management policy for PU 17.3 (Loe Bar) has changed from “Hold the Line” to “Managed Realignment”. The bar is moving inland.

Please reference the SMP in the NDP document and evidence base to encourage planning applicants to review it at an early stage.

Please reference the Cornwall draft *Planning for Coastal Change Chief Planning Officer’s Advice Note* for more detailed guidance on development proposals close to the shoreline (including replacement housing): <https://www.cornwall.gov.uk/environment-and-planning/planning-policy/adopted-plans/planning-policy-guidance/cornwall-planning-for-coastal-change/>

There are some good practice policies in the Falmouth NDP that could be adapted for Porthleven:

“Flood impact assessments should demonstrate how the development will contribute to shoreline management objectives and remain sustainable in the long term.”

“Sustainable Urban Drainage solutions will be implemented that minimise risk of flooding both on and off site, and which

- (i) have particular regard to the potential for flooding into the surrounding neighbourhoods, properties and the wider town; and
 - (ii) ensure that surface water drainage is designed and managed to ensure no adverse effect on bathing water quality or the Porthleven SSSI.
- h. there is sufficient consented sewage treatment capacity to ensure no adverse impact on bathing water quality or the Porthleven SSSI.”

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Please refer to the Neighbourhood Planning *Flooding and Drainage Guidance Note* at: <https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/preparing-a-neighbourhood-plan/neighbourhood-planning-guide-notes-and-templates/#-tab-359262>

Existing trees and large trees will provide more immediate surface water management services than newly planted small trees. Hence the NDP should encourage the retention of existing trees and hedges wherever possible.

3.4 Key Priorities

Climate change resilience should be a priority given the parish's vulnerability to flood risk, storm damage and coastal erosion.

Table 1 – consultation results

The natural environment was a priority for 98% of respondents. Where lists appear in the NDP (e.g. 3.4 and the Vision) the environment should be listed first to reflect that it's the top priority for local people. In the Vision the environment is listed last.

There wasn't a climate change resilience question in the NDP survey, but the responses reveal that the environment and sustainable energy are important to more people in the parish than housing, business and parking.

6. Objectives

Support all the objectives.

Objective d – this could be strengthened by promoting the “energy hierarchy”*

Suggested improvements in blue

a) Housing Objective

To encourage a healthy, resilient and sustainable community with new housing for local people, located in harmony with the environment.

d) Design and Built Environment Objective

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To support new build development that respects and responds to the distinctive natural and built environment of the parish and seeks to encourage energy efficiency and renewable energy technologies wherever possible.

f) Infrastructure Objective

To provide the infrastructure and facilities that are key to the ongoing sustainability and resilience of our settlements.

*The Energy Hierarchy for new buildings:

1st - minimise the energy and water needs (e.g. passive solar design, natural light and ventilation, super insulation, triple glazing, thermal mass).

2nd – use renewable energy – e.g. solar, hydro, wind, biomass, geothermal.

3rd – use low carbon energy sources – e.g. heat pumps (water, ground or air source),

4th (last resort) – use efficient energy sources (e.g. CHP with a heat main and energy store).

Developers could also sign up new builds to a green electricity tariff.

7.8 and 7.9 – the same sentence is repeated.

Fig 2 – allocated site and Policy HO3

It's encouraging to see Policy HO3 includes some strong environmental protections.

If allocating a site, NDP's should include, within their site allocation policy, the requirement for a future developer to prepare a drainage strategy for the site. The allocated site is located away from flood risk areas. It is however up slope from parts of Porthleven that are at risk from surface water flooding. Any development on this site should be designed to ensure that any run-off from it doesn't increase the flood risk lower down in the town. The NDP could encourage Sustainable Urban Drainage Systems (SUDS) to be open green systems (not storing water in underground tanks which are harder to maintain). Green SUDS reduce maintenance costs and provide biodiversity and public realm/ green corridor enhancements. New developments should consider the location of SUDS, green infrastructure and paths at concept stage.

There are some useful SUDS case studies and further guidance on the following sites:

<https://thefloodhub.co.uk/knowledge-hub/>

<https://www.susdrain.org/case-studies/>

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Policy H04 - Replacement dwellings

7.30 – Another issue is a reduction in the size of gardens and gardens being replaced with hard surfacing for parking, which reduces habitat connectivity and increases surface water run-off. Could add:

d) Maintains and preferably enhances habitat connectivity and flood management by retaining trees and green corridors and using permeable surfaces.

Loe Bar Road and the coast path leading from it to Loe Bar are at risk from coastal erosion. Replacement dwellings or other types of development shouldn't exacerbate this risk. The NDP team may wish to safeguard land behind the coast path for future realignment or re-routing.

7.35 – the end of the final sentence is cut off.

Policy BE 2.1 - Design Principles

"The proposed development will be placed to protect landscape character and mitigate for any environmental impact." This suggests environmental impact is expected. We should be encouraging avoidance of harm and enhancement of the environment as much as possible. The planning mitigation hierarchy should be referenced - avoid, mitigate, compensate.

Policy BE1 – Design Principles

Encourage new buildings to be designed to the Building with Nature standard.

<https://www.cornwall.gov.uk/environment-and-planning/grow-nature/news/building-with-nature-a-new-development-benchmark/>

Please sign-post to the Cornwall Biodiversity Planning Guidance: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/cornwall-planning-for-biodiversity-guide/>

Please signpost to Cornwall Council's minimum 10% biodiversity net gain target: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/biodiversity-net-gain/>

Policy BE1 2.1d – Design Principles

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Support the policy to reduce light pollution – this is important for reducing wildlife disturbance as well as being of benefit to people. A Lighting Impact Assessment is recommended for larger developments.

Policy HE1

Raise awareness that trees within the conservation area are also protected by this designation.

Policy EC2 – development within the harbour

This aligns with Objective E2 in Cornwall Maritime Strategy.

The local NDP team may wish to review the objectives in the recently refreshed Cornwall Maritime Strategy for policy steer and wording. Please reference the strategy in the NDP - <https://www.cornwall.gov.uk/environment-and-planning/maritime-strategy/>

For instance, the following objective could be adapted as a policy for the Porthleven NDP: “If located alongside the waterfront, proposals must wherever possible preserve or add opportunities for access to or ‘glimpses’ of the sea from public viewpoints.”

Public Space

The Open Space study for Porthleven was completed in 2016 following consultations with the parish council and other stakeholders. Whilst the study is referenced at para 7.55 and the associated mapping is used for Fig.3, the findings seem to be overlooked, in favour of a somewhat subjective quotation covering the Conservation Area only. In contrast to impression given by the quotation offered at para 7.55, the POS study actually revealed good levels of provision of most types of open space across the town as a whole, with the exception of allotments. There are perhaps distribution issues, such as in equipped play in the north, and quality issues, where investment may be needed. The NDP provides a golden opportunity to advance this work, outlining plans for the future, prioritising where it sees new projects being most beneficial to a future population. The lack of any proposals is a little disappointing, and leaves the allocation of any future S106 off-site contributions from development proposals that come forward in the future, to the discretion of Cornwall Council officers, who are obliged to meet the requirements of the rule on S106 Pooling in the Community Infrastructure Levy Regulations 2010.

Instead the NDP sticks to declaring a few Local Green Spaces under the NPPF2012, which should reference updated version.

Planning Policy

Para 2.6 Insert ‘The’ before built

Para 2.8 Can you clarify that the second homes figures are specifically for second homes and not for all unoccupied dwellings?

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Para 2.29 You could reference a map of these areas

Para 3.7 Date pre-submission consultation has concluded needs filling in
Table 1- This doesn't match the stats from the consultation statement para 5.4

Para 3.12 Update the NPPF para number 47.

Vision- "Development should be community led". What do you mean by this?

Para 7.3 update references to previous paras from 3.12-3.16 to 3.11-3.15

Para 7.9 repeats para 7.8

Para 7.16 Is the underlined text meant to be a title for the next section?

Para 7.17 how were these figures arrived at? This needs more justification and explanation for clarity

Policy H01- Change settlement boundary to development boundary. This has been picked up in many examinations, it just adds clarity to your policy position on development here.

Para 7.23 Is this to respond to local need? What if this need changes? You could add wording to state that this requirement is flexible depending on needs.

~~Policy H02- How are you hoping that the open market units would demonstrate how they respond to local needs? The examiner may tweak this wording a bit as it could be seen as a bit too onerous.~~

Policy H03- Part D, specify which road. Access considerations? Indicative unit numbers?

Policy H04- Policy refers to LLCA. Chapter 6 of LLCA needs completing.

Policy H04- Part D 'broadly comparable' too vague?

Policy BE1- doesn't read well between the two pages. I would suggest making sure policies aren't split over pages. The first bullet point on page 21 starting "and colour, siting..." is repeated. I think this policy is a criteria based policy but it could do with some reformatting for clarity and to remove repetition.

Para 7.41- Section 5 of what? Make this clear. You can map the assets for clarity. This comment applies to policy HE1 too.

Policy HE1- refer to the document where non-designated heritage assets are listed/mapped.

Policy NE3- Update the NPPF references- para 99 and 100. Reference Appendix D. Have a separate map for Local Green Spaces and list them.

Figure 3- Title is misleading as it doesn't align with your Local Green Space designations. Include a separate map in the plan, not just appendices.

Policy EC1- Is this saying that you would support employment development outside of the development boundary?

Policy EC2- How will future needs be assessed and demonstrated? You could explain this in the supporting text for the policy.

Policy PR- Part 2 is a repetition of the Cornwall Local Plan and can be deleted.

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Policy C1- It is not clear where these local facilities are. Are they in an appendix that you can reference? You could include a map in the plan. Should part d say 'no less than 12 months'?

Basic Conditions Statement-

Pg 4- Re-number the basic conditions and since December 2018 there is an additional basic condition:

"In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act—

The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017."

Table 1- Not needed, can be removed if you want.

Consultation Statement-

Move the SEA screening on pg 17 to the Basic Conditions Statement

Para 4.35- Update the pre-submission consultation details

Check that the consultation statement is in more of a chronological order

Appendix U8 COMMENT ON PORTHLEVEN NDP PRE-SUBMISSION

Author – A resident of Porthleven

As discussed with Alan on Saturday 12 October 2019 at the presentation in the Community Hall.

ABBREVIATIONS

CLP Cornwall Local Plan: Strategic Policies 2010-2030

NPPF National Planning Policy Framework 2019

CNA Community Network Area

NDP Neighbourhood Development Plan

BACKGROUND

I am a Chartered Town Planner living in Porthleven and working with Cornwall Council. I deal with planning appeals and am familiar with the policies of the CLP, the NPPF and other NDP's and planning policies. I am also familiar with approach taken by Planning Inspector's and Examiners when dealing with appeals and plan examinations.

Congratulations on preparing the plan. I know that you will have had a mountain of data and comments to process, a lot of red tape and some difficult decisions to make on finely balanced issues. The process though, carries on and the intensity of work is likely to increase approaching examination.

My comments will principally consider Housing, Parking, Open Spaces, and Employment. I shall highlight some corrections to references in those subjects and add others at the end.

HOUSING

Housing figures

The housing figures should be up-to-date. Cornwall Council's Housing Implementation Strategy 2019 (available on line) shows a surplus of 535 units for the remainder of the Helston and Lizard CNA. The calculation carried out in table 3 (current showing a requirement for 19) using more up-to-date figures will show a surplus of 19 (coincidentally). This is likely to be picked up on at the examination if not by the examiner by those who do not wish to see any further development take place. The response you

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Author – A resident of Porthleven

need to consider is that the figures in the CLP from which your base figure is taken are a minimum and the government's objective is to significantly boost the supply of homes. Furthermore, there is significant shortage of affordable homes in the locality which needs to be addressed.

At paragraph 7.17 it suggests a figure of 85 dwellings as being a maximum. There are a number of points on this:

- Firstly, the Government do not tend to favour setting maximum housing figures in plans.
- Secondly, the figure will need to be justified by showing that it accounts for local housing need, the population of the plan area, and the recent planning strategy of Cornwall Council. If the figure was provided by Council, you should ask for the justification.
- Alan explained that the figure was partly derived from the Homechoice Register (Figure 4 in the Plan). Again, this table needs to contain the most up-to-date figures. I am aware that the Council has reviewed the data for each band. The review has resulted in lesser figures on the Register in some instances.
- Other NDPs have avoided stating a maximum by using the term 'around' when referring to housing figures.

Policy HO1

HO1 states that a site has been identified to deliver the cumulative housing requirement of the parish. It then goes on to state that the cumulative housing requirement is up to 85 dwellings and is to be delivered through a variety of methods including new building within the settlement boundary, infill, and rural exceptions sites.

Either the identified site will deliver all of the dwellings or some of the dwellings plus sites within the settlement boundary, infill, and exceptions sites. There is scope for rewording. Particularly as the second part of the policy only allows for the figure to be exceeded where the site is an exceptions site, suggesting infill or housing on plots within the settlement

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Author – A resident of Porthleven

boundary will not be supported where the figure is exceeded. (This illustrates the difficulty in setting maximum figures)

There is also a link with HO3 which does not indicate site numbers. The inference of HO1 is that it would provide the 85 Dwellings. Using a notional density of 30 to 35 dwellings per hectare, the entirety of the allocated site would provide 84-98 dwellings. The Guisseny Place/Trevisker Drive development is at about 32 dwelling per hectare.

BUILT ENVIRONMENT

Policy P1 Parking.

This policy reads as though CLP Policy 13 (3) contains the relevant parking standards. All Policy 13 (3) does is require '*...appropriate levels of off-street parking taking into account accessibility*'; it does not prescribe the level of parking for individual schemes. You may need to consider a slight re-wording to reflect this. I would suggest leaving out a reference to being in accordance with Policy 13(3) and including a reference to the policy in the supporting text.

You may also need to support your suggested figures. I would look at page 19 of 'Travel plans :advice for developers in Cornwall'
<https://www.cornwall.gov.uk/media/3627939/Travel-plan-guidance-proof9-2-.pdf>

NATURAL ENVIRONMENT POLICIES

Policy NE3: Open Spaces- Provision and Protection

Paragraph 7.53 the definition of Open Space should reflect that in the NPPF Glossary '*All open space of public value, including not just land, but also areas of open water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity*' It is therefore more than just land in public ownership.

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Author – A resident of Porthleven

In Policy NE3, the main part refers to paragraphs 76-78 of the NPPF, these are now replaced with paragraphs 99-100 of the 2019 NPPF. I note the policy designates identified open spaces as Local Green Space. Paragraph 101 of the NPPF requires that policies for managing development within a Local Green Space should be consistent with Green Belt policies – see NPPF paragraphs 143-146. It seems to me that the suggested management measures stop short of requiring justification for the loss of a Local Green Space.

I don't see where the policy requires the provision of new open space through development as suggested in paragraph 3.58. You may wish to consider at what level this would apply i.e. more than 5 houses in a development; and what deficiencies in open space need to be addressed (informal or formal; young children or teen play areas)

INFRASTRUCTURE AND FACILITIES

Policy C1 Retention of Community Facilities

C1 (d) requires, amongst other things, active marketing for less than 12 months. There will be a tension between this and CLP Policy 5 requiring active and continued marketing for not less than 9 months. Was the intention to say active marketing for not less than 12 months? Either way there continues to be a tension between the two and the period for marketing should perhaps be 9 months to reflect Policy 5.

NPPF

The NPPF has been revised and is now in a 2019 version. Some of the references in the text are consequently now out of date. I've covered off those under the open space above, others are:

Paragraph 3.12 – Paragraph 11 is now omitted; paragraph 196 is now 47 in the revised version; paragraph 210 is also now omitted. As a replacement you may wish to look at paragraph 2 of the NPPF 2019.

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Author – A resident of Porthleven

Paragraph 7.41 - paragraphs 135 is now paragraph 197; paragraph 139 is now omitted.

Paragraph 7.46- paragraph 109 is now 170

OTHER MATTERS

Recent permissions

The plan appears to take no account of recent planning permissions for significant development particularly the Arts Hotel, the multi-use building in the Shipyard, or the business development at the bottom of Tolponds Road. The latter is outside of the Development Boundary and within the floodplain as shown on the Proposals Map. These will have an impact on the plan policies.

Site allocation

I understood from my conversation with Alan that it is hoped that the land between the allocated site and Guisseny Place/Trevisker Drive could be an exceptions site under CLP Policy 9. As an exceptions site the starting point is 100% affordable and can only be lowered to a minimum of 50 % affordable where justified through a viability study.

However, the site could also be viewed as 'rounding off'. Paragraph 1.68 of the CLP defines rounding off as land that is substantially enclosed but outside of the urban form of the settlement where the edge is clearly defined by a physical feature (such as a road) that also acts as a barrier to further growth. To assist in the interpretation of this term a Chief Planning Officer Advice Note has been issued which further defines rounding off as providing a symmetry or completion to a settlement.

Once the allocated site is developed, the remaining area will be enclosed on three sides by development. Although lacking a strong physical boundary to the remainder of the field, it could be argued strongly that development of the site would be rounding off. It would certainly provide

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Author – A resident of Porthleven

the completion to Porthleven thus meeting the definition. In that instance the maximum affordable would be 30%.

Indeed, in a recent appeal decision on a site in Wheal Rose, Scorrier (PA18/07506) planning permission was granted for two houses on a site outside of the recently made St Agnes Neighbourhood Development Plan. The site was similarly enclosed by other development meeting the definition of rounding off.

This possibility may be lessened by re-locating the allocated site towards the Guisenny Place development. There may be a slightly stronger argument that the remaining land i.e. that closer to the B3304 would not involve rounding off. However, the weakness to this is the housing at Sunset Gardens, which is on the opposite side of the B3304 and thus enclosing that land on three sides.

It is a difficult choice given that the land allocated is logically and in landscape terms the 'best' land to accommodate a larger quantity of development for Porthleven. However, only providing 30% affordable housing on any development of that site is not going to be sufficient to meet local affordable housing need.

CONCLUSIONS

Overall, the plan reads well and appears to be in broad conformity with the CLP and NPPF. I have tried to be broadly positive and steer you in the right direction. No doubt others will highlight other issues. But I do hope these comments help.

A Porthleven resident

NP – All points noted and addressed where applicable

Date: 20 November 2019
Our ref: 297256
Your ref: Porthleven Neighbourhood plan Reg 14



FAO Alan Jorgensen
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Dear Mr Jorgensen

Planning consultation: Porthleven Neighbourhood plan Regulation 14 consultation.

Thank you for your consultation on the above dated 08 October 2018

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have comments relating to the settlement boundary and recreational activity on the Fal and Helford Special Area of Conservation (SAC). These are set out below.

The settlement boundary

Policy HO1 supports development within the settlement boundary. The settlement boundary includes land at 'Gartul' on the south western edge of the settlement and a number of plots at Eastern Tye (including an area used for car parking) on the south eastern edge of the settlement. These plots are in sensitive locations, being adjacent/close to Porthleven Cliffs Site of Special Scientific Interest (SSSI) and within the Area of Outstanding Natural Beauty (AONB). We question whether you intend to support development within these plots or whether the settlement boundary should be re-drawn to excludes these areas. If the plots are proposed for development, potential impact on the adjoining SSSI and AONB should be addressed as part of the Strategic Environmental Assessment screening process. We advise that this issue is discussed with Cornwall Council.

In addition, in respect of the settlement boundary at East Tye, we suggest that the implications of the Shoreline Management Plan are discussed with the Environment Agency and Cornwall Council.

We note the allocation for housing within the settlement boundary at Porthleven and the supporting evidence base addressing potential landscape impact

Habitats Regulations Assessment

Porthleven falls within a Zone of Influence from which recreational activities are likely to have an impact on the Fal and Helford Special Area of Conservation (SAC). Cornwall Council have developed a strategic solution to ensure appropriate mitigation is delivered to address that impact. This enables new development to contribute to delivery of a strategic mitigation solution rather than requiring that mitigation is addressed on a site by site basis. However the Neighbourhood Plan will still need to be supported by an Appropriate Assessment as part of a Habitats Regulations Assessment. The requirement to address mitigation as part of an Appropriate Assessment has arisen as a result of a ruling by the Court of Justice of the European Union in April 2018. This

means that advice provided in respect of Habitats Regulations requirements before that date needs to be revisited. We advise that this issue is discussed with Cornwall Council.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245 / 07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Carol Reeder
Lead Adviser
Devon Cornwall and Isles of Scilly Area Team
Natural England
Polwhele
Truro
TR4 9AD



Cllr Alan Jorgensen
 Chairman
 Porthleven Neighbourhood Plan
 Council Office, The Institute Cottage
 Cliff Road
 Porthleven, Helston
 Cornwall, TR13 9EY

Our ref: PL00627122
 Your ref:
 Telephone 0117 975 0680

Via email

30 November 2019

Dear Cllr Jorgensen

re: Porthleven Neighbourhood Plan: Regulation 14 consultation

Thank you for your letter dated 5th October 2019 advising us of the publication for consultation of the draft Porthleven Neighbourhood Plan. Our apologies for not responding before now.

Although the letter did not specify as such, we note from the relevant documents on the Plan's website that they are referred to as Regulation 14 drafts and so we have assumed this consultation to be such.

This is our first direct consultation from your community on the Plan. Apart from providing generic advice via Cornwall Council on the area's designation in 2014 our only other involvement in the Plan preparation process has been to respond to the Council's SEA Screening consultation in 2017 (response enclosed). Within that we highlighted that although we were comfortable that a full SEA was deemed unnecessary we encouraged further investigation by your community of the allocation for development of the site now identified within Policies H01 & H03 (cell 6) to ensure that the evidence base supported the eventual proposals. That response also identified sources of guidance to assist in relevant exercises.

Having looked at the Plan's website we have identified Appendix B – Site Allocation Document - prepared in February 2018 as being the supporting evidence most likely to address the points above. However, although reference is made to our guidance on p15 it is not obvious how it has been drawn upon in identifying relevant heritage assets and determining how an understanding of their significance has informed the policy provision in the Plan.



Historic England, 29 Queen Square, Bristol BS1 4ND

Telephone 0117 975 1308 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





For example, while the identification of heritage assets within a 1km radius has apparently taken place the table in Fig.3 on p6 indicates that the development of cell 6 will have little or no impact upon them. This outcome is the product of traffic light assessment which Appendix 1 and 3 suggest may be predicated on the absence of designated heritage assets or none adjacent to the site (p27).

Such an approach in methodology is in isolation unfortunately not consistent with our guidance and we can find no other information to indicate whether and how a more informed assessment, taking account of the setting of each relevant asset on its merits, may have been undertaken. There is a risk in the absence of robust evidence that the Plan will not be able to demonstrate conformity with the National Planning Policy Framework on the need to protect and enhance the historic environment.

This is not to automatically suggest that the site allocation in question will harm heritage assets, but that the evidence available does not adequately demonstrate that it does not.

We would therefore encourage your community to address this evidence gap before submitting its Plan to Cornwall Council. This need not be an onerous exercise, and in this respect we are conscious of the advanced stage the preparation of your Plan has reached and the desire for speedy resolution with manageable resource implications. One simple solution may be to secure written confirmation from Cornwall Council's heritage team that there will be no harmful impacts on heritage impacts from the allocation of the site as promoted in the policies in question.

Otherwise, we note that there does not appear to be a Community Infrastructure Levy (CIL) schedule which might identify projects that could benefit from developer contributions in the event of development in the Plan area taking place. Given the damage to harbour infrastructure which occurred as a result of severe winter storms a few years ago, for example, we wonder if such CIL provision might be a worthwhile inclusion in the Plan.

Yours sincerely

David Stuart
Historic Places Adviser
david.stuart@historicengland.org.uk

cc Sarah Furley, Cornwall Council

Enc Email to Cornwall Council dated 12.7.17.



Appendix U**Pre-submission Feedback Response Form – Public Consultation**

Ref No.	Policy No.	Date	Comments
1	P1	05/10/2019	As much as there may be a need to build more houses in Porthleven, dare I say it that the doctors' surgery is not fit for purpose with the amount of people living in the village now! There needs to be a new surgery built, with all of the developer's money they're making where there is sufficient parking for the elderly and disabled people like myself. I've recently had to change to Helston medical practice due to the fact I can never get anywhere to park nearby and the access is poor to say the least. Things like this need to be addressed before we start building more houses surely.
2	PR Infras tructure	09/10/2019	I feel very strongly that, as more houses mean more residents, we must have another doctor surgery and either another school or extensions to the existing one. {PR} The plan to build a safe link to Penrose is good, keep cyclists and pedestrians off that very dangerous road!
3		10/10/2019	We have received a copy of the Porthleven Neighbourhood Plan and agree that site number 6 is the best option.
4	PR	11/10/2019	{PR} So pleased about the Penrose footpath. A great asset but so dangerous to walk.
5	H01	11/10/2019	I agree that site 6 looks like the best option for additional housing as long as it does not go above the ridge. The development on Shrubberies Hill has ruined the unspoilt view as you entered the village. The houses should not have gone above the ridge. All the other sites (except possibly 5) are a NO, NO, NO.
6		11/10/2019	Well done Alan & The Neighbourhood Plan team for arriving at this point after five years of hard work. This is a good summary and I hope people in the community take the time to read it. One hopes that the referendum will not be too far away & that people take it seriously after so much bad publicity about them. Good luck for a positive outcome & again well done.
7		11/10/2019	4 car parks!! Why aren't they advertised for the visitors to the village? Map out of date - Post Office closed this year! More houses - Where are the schools places? Doctors - more patients can't get my appointment at the best of times!!!!
8	P1	12/10/2019	I understand that the building will happen somewhere and the local plan is to steer it to do the best for the village. However, I cannot understand that the infrastructure is not looked at in conjunction with the plan. The school is full, doctors' surgery packed, sewage a problem, parking cars, etc.
9	P1	12/10/2019	Very impressive presentation - parking is an issue in the village so I hope all new houses will have sufficient parking. I hope there will be improvements made to increasing the capacity of the local surgery. Porthleven is a stunning village-but people have to live and work in it-and need the right resources.
10	H01 A1	12/10/2019	Tremendous amount of hard work gone into this. It's an excellent outcome. Interesting that any future development would need to be 50:50 private to social housing. Ideally 50:50 would have been beneficial to this site but regulation requirements require 70:30 apparently. Developers contribution to the community by providing public footpath to Penrose is hugely advantageous. Thank you for persevering!
11	P1	12/10/2019	I'm hoping that if they are going to build more housing that they will not be like the ones up behind the school (Guisenny Place), with no pavement on to the road from the road to the houses. Also, that they will be for our locals, not all from away!!! Also, that the school, Drs surgery are equipped to cope with the increase!!! Born here, I have lived here all my life and do not want the village

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Housing Policies, Built Environment Policies, Historic Environment Policies, Natural Environment Policies, Economic Policies, Infrastructure and Facilities Policy, Community Facilities Policy.

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			to get too big. Parking is already atrocious!!! It's a death trap coming out of my home in the summer, as people park so close to my entrance my vision is blocked to get out safely!!!
12		12/10/2019	Roundabout on main road at junction of new estate, slows traffic down entering village.
13	A1	12/10/2019	<p>1. I fully support initiatives that develop additional affordable homes for young families.</p> <p>2. I hope that the Porthleven medical surgery can be replaced with a better building to support the community and hard-working staff.</p> <p>3. There seems to be a pedestrian/cyclist safety issue between the Penrose car park and the top of Shrubberies Hill. It would be good if this could be addressed-at least with warning signs or at least with a dedicated footpath/cycle way.</p> <p>Minus points:</p> <p>1. The Post Office was a loss-is there room at Pengelly's to have a P.O?</p> <p>2. Post boxes are sited to suit old housing patterns; for example: the new Shrubberies estate has no post box.</p>
14	H01	12/10/2019	Because Porthleven is rather saturated with housing, I am very concerned at the imposition of more. I realise that this is no fault of our town council. The preferred site seems acceptable as possible, since it leaves two fields clear between it and Green Lane-the latter ought to be preserved, being the last country lane left in the environs of our village. The question of drainage arises. Another development bids fair to put excessive strain on our already overstretched system. Hopefully, this issue will be dealt with before any building commences.
15		12/10/2019	Thank you for all the hard work! You seem to have considered all options. We now look forward to details of any development including drainage and access to 'main' road.
16	H01 P1 NE3	12/10/2019	I support the proposal to provide further housing particularly for local families and the local elderly population. The housing will need to be a mix of 'affordable' housing. The architecture should enhance rather than detract from the area. The area shown as being allocated for housing seems to be appropriate as quite close to the school and other services. Can the roads cope with extra traffic? Good facilities for parking, so that residential areas do not look over cluttered with cars on the roads in the residential area, should be considered. Some green space within an area should be considered if possible.
17		12/10/2019	Glad that you have not chosen the Shrubberies area as it is such a beautiful area looking from the land and sea.
18		12/10/2019	This is an impressive and comprehensive document. The authors are to be congratulated for their commitment and application on behalf of Porthleven residents.
19	H01 H02 H03 H04 BE1	14/10/2019	<p>I am in complete agreement with the draft Neighbourhood Plan and make the following comments.</p> <p>The allocated site for future housing development is clearly the best site amongst those considered. It is less obtrusive and neatly fits against existing development.</p> <p>It is important that the 30% split of affordable housing is maintained at all times and that once built the houses concerned remain in that category. Developers do all they can to avoid providing affordable housing so this must be adhered to rigidly.</p>

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		Dwellings to be built on the allocated site should acknowledge the character of the area and be of architectural merit and not "boxes". Any replacement dwellings and new development, and here I refer to commercial development, needs to be sympathetic to the surrounding buildings and reflect the general character of the area. I am not opposed to development but I do feel some recent developments have not met these criteria and the same applies to recent planning approvals yet to be built. The Penrose footpath link is essential to avoid people walking out of Porthleven on the B3304. This is extremely dangerous.
20	P1 H02 NE3	<p>14/10/2019</p> <p>I am delighted to see that the need for housing development within the village is being addressed to accommodate so many however if there is 85 dwellings being built and only 24 of those potential dwellings will be available for social housing it does raise the question if this is going to be beneficial for the people who are not able to look at gaining mortgages yet. For example: if 50% of the 24 dwellings are for part ownership then that only leaves 12 dwellings available for a housing association to rent out. My concern is there is a big need (in my personal opinion) for three / four-bedroom houses due to the lack of them within the village that are available to rent from a housing association.</p> <p>If, out of the 12 dwellings that could be made available for rent are equally split between offering a range of properties from one bed to 4 bed accommodation that only leaves a very small number of each properties available to accommodate the main needs for the public that can't afford to buy at present. So essentially even though there are currently 135 applicants on the Homechoice site only very few of them would actually benefit from this. Whilst I am strongly in agreement with this development and the need for it, I do also firmly believe this number needs to be evaluated to ensure it accommodates for more people. Whilst I understand that there needs to be a profit, I also believe the needs of the villagers also must be considered too.</p> <p>My second concern is if there should be two spaces allocated for off street parking for the properties that have two bedrooms or more to avoid congestion, is this going to be do-able with 85 dwellings in the area outlined for development?</p> <p>Thirdly with southwest water currently struggling with the sewage pipe and the increased volume being disposed of, has there been any discussion with them to ensure this development isn't going to place further pressure on the already outdated and strained system?</p> <p>Finally with the new development, will the development cater for children's needs within the plan and look at creating a play area for them with play equipment for all ages to promote green space but also a space for enjoyment and stimulation away from the immediate houses where the kids can play ball and also have equipment like a climbing frame, swings, slide etc?</p> <p>As I said before I am all for this development however these are my concerns and I would be appreciative if these views were taken on board and looked into further.</p> <p>Many thanks and kind regards.</p>

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21	H01	15/10/2019	<p>1 My concerns are there are too many houses to be built. Most will become second homes or let out. There are a lot of vacant houses that should be utilised before new ones are built. Holiday let's should be limited.</p> <p>2.The school Is full.</p> <p>3.The roads are very poor.</p> <p>4.Pavements in Porthleven are crumbling and full of weeds. A danger to pedestrians.</p> <p>5.The sewerage system is inadequate and cannot cope leading to sewerage going into the harbour.</p> <p>6.The doctor's surgery is full to the brim.</p> <p>7.The local chemist cannot cope.</p> <p>8.No post office.</p> <p>9.All the houses should be affordable for young on the basic wage.</p> <p>You should take on the task of campaigning for better infrastructure rather than say it is not within your remit.</p>
22	H01	22/10/2019	I should like to endorse the Landscape Assessment Plan, which suggests that the best site for development is situated behind Gibson way. I feel that this site will have the least impact on the town and its environs. I gather with Peter Ferris on the 12th October 2019, that the next site for development would be site number 5 behind the school. again, I feel that this would be acceptable as it minimises the impact on the village as a whole. Thank you to all involved in producing the Porthleven Neighbourhood Plan.
23		22/10/2019	Porthleven has now reached saturation point for 2nd homes, tourists and holiday lets. Traffic throughout the summer is unbearable, difficult to navigate around badly parked cars. Lack of Post Office is a problem, far too many developments proposed.
24		22/10/2019	Porthleven is fast becoming a primary tourist/holiday village, with scant regards for locals. I believe a moratorium should be put/enforced on any new development which include holiday cottages etc. It is completely ruining our environment, with too many cars, pollution and litter. Driving to and from Porthleven is becoming increasingly difficult because of cars abandoned in crazy places. This needs to be stopped before next holiday season.
25	H01	28/10/2019	<p>On Saturday 12 October 2019, I attended the Open Day in the Public Hall to review the PNP. Before I detail one or two observations on the PNP, may I congratulate the team in presenting an excellent document. I have been party to many Cornwall neighbour plans and this document sits alongside the very best, so well done.</p> <p>Here are my observations:</p> <ol style="list-style-type: none"> 1. I would strongly recommend that you try and not use the word 'we', implying that you are making a statement and that the public believe you will deliver on. You are better placed, if you try and use phrases such as 'facilitate delivery' or, 'promote and facilitate the planning process'. This demonstrates your role as a facilitator, rather than an authority responsible for delivery. 2. Clarification needs to be sought regarding The Home Choice Register number of dwellings required. If this is 135 as stated in the Plan, is this 27 affordable and 108 market value, or, 135 affordable and 315 market value, making the actual figure required to be 450?

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		<p>3. You quote Cornwall Council - 30% - 70% Open Market Split, however this should be annotated as the minimum and therefore there could be a larger percentage of affordable homes delivered.</p> <p>4. Whilst I appreciate that the Plan represents a policy document, there should be reference to how the social housing/affordable housing will be delivered. Criteria, eligibility, terms of reference should all be made public, with any future schemes coming forward, be open to public scrutiny.</p> <p>5. Clarification is sought in how you intend to allocate funds to local infrastructure needs, when Cornwall Council control all 106 contributions.</p> <p>Finally, once again for allowing me to comment on an excellent document.</p>
26	28/10/2019	<p>Thank you for providing Highways England with the opportunity to comment on the pre-submission draft of the Porthleven Neighbourhood Plan. We are responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 which passes some distance to the north of the plan area.</p> <p>We are therefore satisfied that the proposed policies within the plan are unlikely to result in development which will adversely impact the SRN and we therefore have no comments to make.</p>
27	P1 H01 H03 NE3 C1 EC1	<p>COMMENT ON PORTHLEVEN NDP PRE-SUBMISSION</p> <p>As discussed with Alan on Saturday 12 October 2019 at the presentation in the Community Hall.</p> <p>ABBREVIATIONS</p> <p>CLP Cornwall Local Plan: Strategic Policies 2010-2030 NPPF National Planning Policy Framework 2019 CNA Community Network Area NDP Neighbourhood Development Plan</p> <p>BACKGROUND</p> <p>I am a Chartered Town Planner living in Porthleven and working with Cornwall Council. I deal with planning appeals and am familiar with the policies of the CLP, the NPPF and other NDP's and planning policies. I am also familiar with approach taken by Planning Inspector's and Examiners when dealing with appeals and plan examinations.</p> <p>Congratulations on preparing the plan. I know that you will have had a mountain of data and comments to process, a lot of red tape and some difficult decisions to make on finely balanced issues. The process though, carries on and the intensity of work is likely to increase approaching examination.</p> <p>My comments will principally consider Housing, Parking, Open Spaces, and Employment. I shall highlight some corrections to references in those subjects and add others at the end.</p>

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HOUSING**Housing figures**

The housing figures should be up-to-date. Cornwall Council's Housing Implementation Strategy 2019 (available online) shows a surplus of 535 units for the remainder of the Helston and Lizard CNA. The calculation carried out in table 3 (current showing a requirement for 19) using more up-to-date figures will show a surplus of 19 (coincidentally). This is likely to be picked up on at the examination if not by the examiner by those who do not wish to see any further development take place. The response you need to consider is that the figures in the CLP from which your base figure is taken are a minimum and the government's objective is to significantly boost the supply of homes. Furthermore, there is significant shortage of affordable homes in the locality which needs to be addressed.

At paragraph 7.17 it suggests a figure of 85 dwellings as being a maximum. There are a number of points on this:

- Firstly, the Government do not tend to favour setting maximum housing figures in plans.
- Secondly, the figure will need to be justified by showing that it accounts for local housing need, the population of the plan area, and the recent planning strategy of Cornwall Council. If the figure was provided by Council, you should ask for the justification.
- Alan explained that the figure was partly derived from the Homechoice Register (Figure 4 in the Plan). Again, this table needs to contain the most up-to-date figures. I am aware that the Council has reviewed the data for each band. The review has resulted in lesser figures on the Register in some instances.
- Other NDPs have avoided stating a maximum by using the term 'around' when referring to housing figures.

Policy HO1

HO1 states that a site has been identified to deliver the cumulative housing requirement of the parish. It then goes on to state that the cumulative housing requirement is up to 85 dwellings and is to be delivered through a variety of methods including new building within the settlement boundary, infill, and rural exceptions sites.

Either the identified site will deliver all of the dwellings or some of the dwellings plus sites within the settlement boundary, infill, and exceptions sites. There is scope for rewording. Particularly as the second part of the policy only allows for the figure to be exceeded where the site is an exceptions site, suggesting infill or housing on plots within the settlement boundary will not be supported where the figure is exceeded. (This illustrates the difficulty in setting maximum figures)

There is also a link with HO3 which does not indicate site numbers. The inference of HO1 is that it would provide the 85 Dwellings. Using a notional density of 30 to 35 dwellings per hectare, the entirety of the allocated site would provide 84-98 dwellings. The Guissey Place/Trevisker Drive development is at about 32 dwelling per hectare.

BUILT ENVIRONMENT**Policy P1 Parking.**

This policy reads as though CLP Policy 13 (3) contains the relevant parking standards. All Policy 13 (3) does is require '...appropriate levels of off-street parking taking into account accessibility'; it does not prescribe the level of parking for individual schemes. You may need to consider a slight re-wording to reflect this. I would suggest leaving out a reference to being in accordance with Policy 13(3) and including a reference to the policy in the supporting text.

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		<p>You may also need to support your suggested figures. I would look at page 19 of 'Travel plans: advice for developers in Cornwall' https://www.cornwall.gov.uk/media/3627939/Travel-plan-guidance-proof9-2-.pdf</p>
		<p>NATURAL ENVIRONMENT POLICIES Policy NE3: Open Spaces- Provision and Protection</p> <p>Paragraph 7.53 the definition of Open Space should reflect that in the NPPF Glossary 'All open space of public value, including not just land, but also areas of open water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity' It is therefore more than just land in public ownership.</p>
		<p>In Policy NE3, the main part refers to paragraphs 76-78 of the NPPF, these are now replaced with paragraphs 99-100 of the 2019 NPPF. I note the policy designates identified open spaces as Local Green Space. Paragraph 101 of the NPPF requires that policies for managing development within a Local Green Space should be consistent with Green Belt policies – see NPPF paragraphs 143-146. It seems to me that the suggested management measures stop short of requiring justification for the loss of a Local Green Space.</p> <p>I don't see where the policy requires the provision of new open space through development as suggested in paragraph 3.58. You may wish to consider at what level this would apply i.e. more than 5 houses in a development; and what deficiencies in open space need to be addressed (informal or formal; young children or teen play areas)</p>
		<p>INFRASTRUCTURE AND FACILITIES Policy C1 Retention of Community Facilities</p> <p>C1 (d) requires, amongst other things, active marketing for less than 12 months. There will be a tension between this and CLP Policy 5 requiring active and continued marketing for not less than 9 months. Was the intention to say active marketing for not less than 12 months? Either way there continues to be a tension between the two and the period for marketing should perhaps be 9 months to reflect Policy 5.</p> <p>NPPF The NPPF has been revised and is now in a 2019 version. Some of the references in the text are consequently now out of date. I've covered off those under the open space above, others are:</p> <p>Paragraph 3.12 – Paragraph 11 is now omitted; paragraph 196 is now 47 in the revised version; paragraph 210 is also now omitted. As a replacement you may wish to look at paragraph 2 of the NPPF 2019.</p> <p>Paragraph 7.41 - paragraphs 135 is now paragraph 197; paragraph 139 is now omitted.</p> <p>Paragraph 7.46- paragraph 109 is now 170</p>
		<p>OTHER MATTERS Recent permissions</p>

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The plan appears to take no account of recent planning permissions for significant development particularly the Arts Hotel, the multi-use building in the Shipyard, or the business development at the bottom of Tolpounds Road. The latter is outside of the Development Boundary and within the floodplain as shown on the Proposals Map. These will have an impact on the plan policies.

Site allocation

I understood from my conversation with Alan that it is hoped that the land between the allocated site and Guisseney Place/Trevisker Drive could be an exceptions site under CLP Policy 9. As an exceptions site the starting point is 100% affordable and can only be lowered to a minimum of 50 % affordable where justified through a viability study.

However, the site could also be viewed as 'rounding off'. Paragraph 1.68 of the CLP defines rounding off as land that is substantially enclosed but outside of the urban form of the settlement where the edge is clearly defined by a physical feature (such as a road) that also acts as a barrier to further growth. To assist in the interpretation of this term a Chief Planning Officer Advice Note has been issued which further defines rounding off as providing a symmetry or completion to a settlement.

Once the allocated site is developed, the remaining area will be enclosed on three sides by development. Although lacking a strong physical boundary to the remainder of the field, it could be argued strongly that development of the site would be rounding off. It would certainly provide the completion to Porthleven thus meeting the definition. In that instance the maximum affordable would be 30%.

Indeed, in a recent appeal decision on a site in Wheal Rose, Scorrier (PA18/07506) planning permission was granted for two houses on a site outside of the recently made St Agnes Neighbourhood Development Plan. The site was similarly enclosed by other development meeting the definition of rounding off.

This possibility may be lessened by re-locating the allocated site towards the Guisseney Place development. There may be a slightly stronger argument that the remaining land i.e. that closer to the B3304 would not involve rounding off. However, the weakness to this is the housing at Sunset Gardens, which is on the opposite side of the B3304 and thus enclosing that land on three sides.

It is a difficult choice given that the land allocated is logically and in landscape terms the 'best' land to accommodate a larger quantity of development for Porthleven. However, only providing 30% affordable housing on any development of that site is not going to be sufficient to meet local affordable housing need.

CONCLUSIONS

Overall, the plan reads well and appears to be in broad conformity with the CLP and NPPF. I have tried to be broadly positive and steer you in the right direction. No doubt others will highlight other issues. But I do hope these comments help.

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Appendix U**Pre-submission Feedback Response Form – Public Consultation**

			Peter Blackshaw BA(Hons); MRTPI peter.blackshaw@sky.com
28	H03	14.11.19	<p>Dear Sirs</p> <p>Policy H03 Development Site</p> <p>These representations are submitted on behalf of Jackamax Limited who in conjunction with the Rowe Family own the land allocated for housing at Porthleven identified on the proposals map. At the outset, we would like to support the Steering Group for the work involved in the preparation of the Neighbourhood Plan. Jackamax and their representatives have played an active part throughout the process and look forward to the Plan's progressions through the Examination and subsequent referendum.</p> <p>Jackamax can confirm their full support for the allocation of the land for housing. As stated in their letter dated 19th June 2017, they have undertaken considerable technical and environmental work to ensure that the site is capable of being developed for housing. All of the work has concluded that there are no issues technical or otherwise which would preclude development of the site taking place. Accordingly, at the appropriate time, Jackamax would like to progress a planning application for housing on the site which will involve consultation with the local community. So, in conclusion, it can be confirmed that the site is available, suitable in all respects and there are no issues which would prohibit its delivery.</p> <p>If you require any additional information, then do not hesitate to contact us.</p> <p>Regards Des Dunlop</p>
29	H03	13.11.19	<p>Dear Alan</p> <p>I hope that the Public Consultation went favourably.</p> <p>I feel I should draw your attention to HO3: Development Site. If this site is the land at the junction of Commercial Road and Shute Lane, then I should advise that the proposed mixed-use development will include retail, artists' studios, a market hall, an archive/heritage centre and a number of apartments (at this stage, it is likely to be 10).</p> <p>Thirty percent of affordable housing would severely impact on the viability - principally because the important location of the site demands architecture and specification of the highest quality and commitment to affordable housing in such a mixed-use site so centrally located would inevitably lead to some reduction in specification. This would be unfortunate.</p> <p>I felt I should let you have this comment so that you may choose whether to have regard to it or otherwise in the finalisation of the Plan for submission to Cornwall Council.</p>

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			Best regards. Trevor
30	H01	16.11.19	As former Chairman of Planning Committee in Easthants. I have been much involved in the development of the Local Plan. In Four Marks I was involved in the Neighbourhood Plan. From my experience a 40% affordable housing target is achievable and standard elsewhere. On exception sites we achieved 70%-100% affordable housing with all being local need and connection. Congratulations on your NP so far. Happy to assist if you'd like me to.
31	H01 NE1 EC2 A1	16.11.19	I support this plan, especially the intention to limit new housing development at scale to "Best site"6. Also, to prevent further development in the floodplain and the spoiling of the natural environment there. I support policies to enhance carefully the harbour environment for waterside access while preventing free market over development & ruination of a very special place. I strongly support the natural Environment policies and welcome the inclusion of the Penrose path ambition. Good work everyone involved-thank you!
32		18.11.19	<p>SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution networks. operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p>

Policy reference colour key:

Housing Policies, Built Environment Policies, Historic Environment Policies, Natural Environment Policies, Economic Policies, Infrastructure and Facilities Policy, Community Facilities Policy.

Appendix U**Pre-submission Feedback Response Form – Public Consultation**

		<p>Electricity Distribution The electricity distribution operator in Cornwall Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Appendices - National Grid Assets Please find attached in:</p> <ul style="list-style-type: none"> • Appendix 1 provides a map of the National Grid network across the UK. <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p> <p>Lucy Bartley Consultant Town Planner</p> <p>Spencer Jefferies Development Liaison Appendices - National Grid Assets Please find attached in:</p> <ul style="list-style-type: none"> • Appendix 1 provides a map of the National Grid network across the UK. <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p> <p>Lucy Bartley Consultant Town Planner</p> <p>Spencer Jefferies Development Liaison</p>
33	H01 H04 NE1	<p>19.11.19</p> <p>Please find below my feedback and comments on the Porthleven Neighbourhood Plan:</p> <p>The first item I would like to comment on is with regard to the restriction in the number of second homes. In the detailed questionnaire in the summer of 2016 question 6. asked the people of Porthleven "Would you support an occupancy restriction for new homes in the Neighbourhood Plan?" the response to this was that 79% of people either strongly agreed or agreed with this restriction this should therefore be included in the plan. Since the results of the questionnaire the Neighbourhood Plan group decided to overturn this result at a monthly meeting by 5 votes to 2 so a majority of three people have overturned what the people of Porthleven wanted. What happened to "Our Town, Our Plan" or is it a plan for the few over the many. We will probably be the only coastal town without this restriction in their Town plan and become a mecca for property developers.</p>

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Appendix U**Pre-submission Feedback Response Form – Public Consultation**

		<p>The second item I would like to comment on is with regard to the Local Landscape Character Assessment policy. From the 2016 detailed questionnaire 88% of people responded that they wanted a specific policy in the Neighbourhood Plan which will require all new developments to show that they have taken account, and comply with, the LLCA (that is the exact wording of the question). The policy in the draft plan:</p> <p>Policy NE1: Local Landscape Character Assessment safeguarding and enhancing our valued landscapes.</p> <p>Where appropriate, all proposals within the parish will be required to protect and enhance our valued landscape and demonstrate how proposals have responded to, and been informed by, the Local Landscape Character Assessment.</p> <p>My first comment with regard to the above policy is what does "where appropriate" mean. The wording of the policy is ambiguous you can respond to something in numerous ways and different people can be informed in different ways, the words responded and informed are not strong enough and a good lawyer representing a developer could create an argument against this policy. The policy should include the wording from the question that you asked the people in the questionnaire "will require all new developments to show they have taken account of, and comply with, the LLCA" the word comply leaves the developer in no doubt to how their proposals will be judged.</p> <p>The third item. I feel 85 more houses will be overdevelopment and put a strain on the Towns already stretched infrastructure we have already had major problems with the sewage system this year and we all know the problems with parking. We should restrict development to the 19 dwellings requested by Cornwall Council, we were told there was a housing need with the Shrubberies development but no one ever saw documentary proof. It is no good moving people from an existing property in the village to a new property then moving someone into the village from elsewhere to take the vacated property.</p> <p>I would like a response to my comments</p> <p>Bill Tearney, 13 Hammills Close, Porthleven TR13 9BG, email wjtearney@btinternet.com</p>
34	NE1 NE2	<p>Planning consultation: Porthleven Neighbourhood plan Regulation 14 consultation.</p> <p>Thank you for your consultation on the above dated 08 October 2018</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>We have comments relating to the settlement boundary and recreational activity on the Fal and Helford Special Area of Conservation (SAC). These are set out below.</p>

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		<p>The settlement boundary Policy HO1 supports development within the settlement boundary. The settlement boundary includes land at 'Gartul' on the south western edge of the settlement and a number of plots at Eastern Tye (including an area used for car parking) on the south eastern edge of the settlement. These plots are in sensitive locations, being adjacent/close to Porthleven Cliffs Site of Special Scientific Interest (SSSI) and within the Area of Outstanding Natural Beauty (AONB). We question whether you intend to support development within these plots or whether the settlement boundary should be re-drawn to exclude these areas. If the plots are proposed for development, potential impact on the adjoining SSSI and AONB should be addressed as part of the Strategic Environmental Assessment screening process. We advise that this issue is discussed with Cornwall Council. In addition, in respect of the settlement boundary at East Tye, we suggest that the implications of the Shoreline Management Plan are discussed with the Environment Agency and Cornwall Council.</p> <p>We note the allocation for housing within the settlement boundary at Porthleven and the supporting evidence base addressing potential landscape impact</p> <p>Habitats Regulations Assessment Porthleven falls within a Zone of Influence from which recreational activities are likely to have an impact on the Fal and Helford Special Area of Conservation (SAC). Cornwall Council have developed a strategic solution to ensure appropriate mitigation is delivered to address that impact. This enables new development to contribute to delivery of a strategic mitigation solution rather than requiring that mitigation is addressed on a site by site basis. However, the Neighbourhood Plan will still need to be supported by an Appropriate Assessment as part of a Habitats Regulations Assessment. The requirement to address mitigation as part of an Appropriate Assessment has arisen as a result of a ruling by the Court of Justice of the European Union in April 2018. This means that advice provided in respect of Habitats Regulations requirements before that date needs to be revisited. We advise that this issue is discussed with Cornwall Council.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245 / 07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to carol.reeder@naturalengland.org.uk</p>	
35	H01-4	22.11.19	<p>Dear PNP!</p> <p>I am a resident in Porthleven and have rented since I came to live here 6 years ago.</p> <p>I am particularly interested in Community-Led housing, where I would have the opportunity to work with like-minded people to develop a housing community that is low impact, has integral infrastructure for water harvest, power production and food production in order to increase our resilience in the face of the climate change impact that we are seeing globally.</p>

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Appendix U**Pre-submission Feedback Response Form – Public Consultation**

		<p>New building projects need to all be working towards zero carbon and it seems to me that the development in Porthleven, if not all of the site, part of it could be developed in this way, rather than with maximum profit for house building companies. Developing the neighbourhood like this would mean we would be one step on the way to understanding how we can live more sustainably, in the immediate term and in the future, and get on the way to the Cornwall Council Goal of achieving carbon neutrality by 2030.</p> <p>I have been in discussion with Cornwall Community Land Trust, who agree that based on the 2018 housing needs figures there seems to be scope for a Community Led Housing Scheme in Porthleven, but this depends on if there is an appetite among the Porthleven neighbourhood plan group to look at community led housing.</p> <p>I have come into this process late, but hope that I am not the only person who is making these suggestions and so that it can be considered as part of the final plan for development, both for this site and in the future.</p> <p>I also am wondering how other local people could be involved in such a project, for example residents outside of Porthleven, but nearby in the surrounding area and if there was a geographical distance or point, they would not be considered eligible for the scheme.</p> <p>Could you also clarify if people who currently own a house would be eligible for inclusion in such a development?</p> <p>I would be very happy to be contacted about this proposal and to be involved in developing a working party tasked with steering a community-led scheme. Using the example of Gwennap Parish, who have worked to a similar goal, they approached landowners to see if they had land that might be suitable - in this case the land has already been identified, so perhaps it is a case of approaching the landowner to identify options for purchase other than through one developer.</p> <p>I look forward to hearing your response.</p> <p>Thank you very much for your time in considering my feedback about this development.</p> <p>With kind regards</p>
36	EC1 P1 NE1 NE3	<p>22.11.19</p> <p>Dear Chairman and PNP Committee</p> <p>Firstly, well done to you all for the immense amount of work that you have put in to the Draft Porthleven Neighbourhood Plan. I was very grateful to always be invited to the monthly meetings and I am sorry I didn't attend more.</p> <p>At this Pre-submission public consultation phase may I please make a few comments and ask a few questions?</p> <p>Employment Development</p> <p>Does policy EC1 in the Plan suggest that all employment / business development is to be supported anywhere in Porthleven?</p>

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		<p>Parking</p> <p>I think parking is a problem in Porthleven and I think this frustrates a lot of residents. The draft plan mentions the parking problems in Porthleven. But it addresses the issues by making sure new housing development has adequate immediate parking. This isn't really making the current problem any better. I know I am not alone in thinking that the problem is particularly bad on Claremont Terrace (on Breageside) where the road is always heavily congested and it becomes impossibly congested by surfers and spectators when the waves are good. The local community and the surfers would probably benefit from additional parking provision. This is in part, inevitable in a street like Claremont Terrace of traditional buildings designed and positioned before it was usual for each household to have two or more cars. But parking is a very local issue and no one wants to (and in some cases people are unable to) park more than say 150-200m from their house / where they want to be. In this regard I don't believe the new carpark at Withy Field helps alleviate the parking issue at Claremont terrace. Would it be worth indicating on the plan where the parking hotspots / choke points are so that additional parking provision can be made a policy priority in these areas?</p>
		<p>Site Allocation and Landscape survey.</p> <p>I think that the site allocation document states that there is no modern development in Cell 2. This is not quite true. Amongst other things there is the large and obvious television and mobile phone mast and associated ground-based cabinets & buildings on the highest point of cell 2.</p> <p>Cell 3 is stated to be the flood plain and therefore "entirely unsuitable for residential development". However, the Environment Agency data does not say all of Cell 3 is floodplain and therefore there may be some sites here which could be suitable for housing.</p>
37	H01 EC2	<p>Green Space allocation</p> <p>I maintain my objections to the draft designation of the Withy Field Car Park and the Wrestling fields as Green Spaces for all the reasons set out in my letter dated 5th August 2019. I don't think its correct to allocate the Withy Fields carpark – a recently built edge of town commercial / car park - as Green Space and I can't see why it could possibly be considered appropriate. If this is Green Space then there really are no limits as to what could be designated Green Space and I would ask why the other town carparks are also being allocated as Green Space when they are all tarmacked and commercially run spaces. Also, the Wrestling Fields are outside the settlement edge and I really believe that you are creating a safety problem by labelling them a "village green" rather than the coastal path margin land that they are.</p> <p><u>I would also like to see the Appendix D where the need for additional Green Space is demonstrated – I have asked for a copy before now and have not received it and I cannot seem to find this online either. (Joyce's bold and underline for further action)</u></p> <p>Supportive of this plan. Comments: The allocated site at roughly 2.5 Ha will be fairly dense to accommodate 85 homes. At 30% this is equal to only 26 affordable dwellings-significantly short of the 135 need. Whilst it is acknowledged the local plan target is 19 it should be noted this is a minimum and I would draw attention back to the need of 135 affordable dwellings. Would question why</p>

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Appendix U**Pre-submission Feedback Response Form – Public Consultation**

			"Lifetime Homes" is being sought and not CAT M4 (2) to align with the local plan. Very supportive of policy EC2. Would like to see a stronger policy about enhancing or additional leisure facilities. The gig club would benefit from more/better facilities. Bring the Bickford Smith into better use.
38	H03	23.11.19	The capacity of the surgery must be established before an additional predicted 200 new patients move into the new builds. A Primary Residence Restriction is not at present considered necessary as 2011 census states only 8% of properties are 2nd homes as opposed to St Ives where they have belatedly obtained a P.R.R where 2nd homes represent 20% of the properties. From that statement I understand that we are happy for the percentage to rise to 20% before any action needs to be taken to retain a community in the village. Holiday lets should also be taken into this calculation as they have the same destructive effect on the community as 2nd homes. Please don't be as lethargic about the matter as St Ives where the damage has long since been done. The run off of water from the fields is dreadful at present when all the countryside there has been concreted over, emphasis must be placed on coping with the watershed. As we have got this building imposed on us whether we can cope with it or not, in my opinion, this is the only acceptable site proposed. Please, never allow more buildings to pollute the coastline, it is very precious.
39		28.11.19	<p>Re Porthleven Draft Neighbourhood Plan Dear Sirs, Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on the draft Porthleven NDP</p> <p>I could see no specific reference to crime or disorder, which I feel should be included within all such Neighbourhood Plans. Whilst these issues are covered in other national and council policies, I feel they should also be addressed within the Porthleven NDP,</p> <p>I would therefore suggest that the following statement or similar is included within the NDP "All development proposals should consider the need to design out crime, and disorder to ensure ongoing community safety and cohesion"</p> <p>This can apply to all forms of development not just housing. Maybe just as relevant for new car parks, footpaths, play areas, commercial development etc. By designing out opportunities for crime and ASB will not only hopefully prevent or reduce these but very importantly also help reduce the fear of crime.</p>
40	HE1 EC2	2.12.19	<p>Dear Cllr Jorgensen</p> <p>Re: Porthleven Neighbourhood Plan: Regulation 14 consultation</p> <p>Thank you for your letter dated 5th October 2019 advising us of the publication for consultation of the draft Porthleven Neighbourhood Plan. Our apologies for not responding before now.</p> <p>Although the letter did not specify as such, we note from the relevant documents on the Plan's website that they are referred to as Regulation 14 drafts and so we have assumed this consultation to be such.</p>

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Appendix U**Pre-submission Feedback Response Form – Public Consultation**

		<p>This is our first direct consultation from your community on the Plan. Apart from providing generic advice via Cornwall Council on the area's designation in 2014 our only other involvement in the Plan preparation process has been to respond to the Council's SEA Screening consultation in 2017 (response enclosed). Within that we highlighted that, although we were comfortable that a full SEA was deemed unnecessary, we encouraged further investigation by your community of the allocation for development of the site now identified within Policies H01 & H03 (cell 6) to ensure that the evidence base supported the eventual proposals. That response also identified sources of guidance to assist in relevant exercises.</p> <p>Having looked at the Plan's website we have identified Appendix B – Site Allocation Document - prepared in February 2018, as being the supporting evidence most likely to address the points above. However, although reference is made to our guidance on p15 it is not obvious how it has been drawn upon in identifying relevant heritage assets and determining how an understanding of their significance has informed the policy provision in the Plan.</p> <p>For example, while the identification of heritage assets within a 1km radius has apparently taken place the table in Fig.3 on p6 indicates that the development of cell 6 will have little or no impact upon them. This outcome is the product of traffic light assessment which Appendix 1 and 3 suggest may be predicated on the absence of designated heritage assets or none adjacent to the site (p27).</p> <p>Such an approach in methodology is in isolation unfortunately not consistent with our guidance and we can find no other information to indicate whether and how a more informed assessment, taking account of the setting of each relevant asset on its merits, may have been undertaken. There is a risk in the absence of robust evidence that the Plan will not be able to demonstrate conformity with the National Planning Policy Framework on the need to protect and enhance the historic environment.</p> <p>This is not to automatically suggest that the site allocation in question will harm heritage assets, but that the evidence available does not adequately demonstrate that it does not.</p> <p>We would therefore encourage your community to address this evidence gap before submitting its Plan to Cornwall Council. This need not be an onerous exercise, and in this respect, we are conscious of the advanced stage the preparation of your Plan has reached and the desire for speedy resolution with manageable resource implications. One simple solution may be to secure written confirmation from Cornwall Council's heritage team that there will be no harmful impacts on heritage impacts from the allocation of the site as promoted in the policies in question.</p> <p>Otherwise, we note that there does not appear to be a Community Infrastructure Levy (CIL) schedule which might identify projects that could benefit from developer contributions in the event of development in the Plan area taking place. Given the damage to harbour infrastructure which occurred as a result of severe winter storms a few years ago, for example, we wonder if such CIL provision might be a worthwhile inclusion in the Plan.</p>
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Policy reference colour key:

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Appendix U**Pre-submission Feedback Response Form – Public Consultation**

Yours sincerely

David Stuart
Historic Places Adviser
david.stuart@historicengland.org.uk

cc Sarah Furley, Cornwall Council

Enc Email to Cornwall Council dated 12.7

Policy reference colour key:

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PORTHELEVEN
Town Council

The Institute Cottage, Cliff Road, Porthleven, TR13 9EY
Tel: 01326 573154
Email: porthleventc@tiscali.co.uk

Ref: Porthleven Neighbourhood Plan Reg 14

21st April 2020

Your ref: 297256

consultations@naturalengland.org.uk

BY EMAIL ONLY

Dear Ms Reeder,

Planning consultation: Porthleven Neighbourhood plan Regulation 14 consultation.

Thank you for your correspondence regarding the Porthleven Neighbourhood Plan consultation.

Your pre-submission comments have been passed on to the relevant teams within our group.

On behalf of the Porthleven Neighbourhood Plan I would just like to take this opportunity to say many thanks again, we do really appreciate the time Natural England took to respond to our pre-submission consultation.

Yours sincerely,

Liza Williams

Porthleven Neighbourhood Plan Secretary.

Appendix U – Email from Imogen Day, Cornwall Council

Re: Historic England's comments with regard to the SEA Screening Decision

From: Day Imogen <Imogen.Day@cornwall.gov.uk>
Date: 23 January 2020 at 08:03:54 GMT
To: Alan Jorgensen <cllr.jorgensen@gmail.com>
Subject: RE: Porthleven NDP- Historic England comments

Information Classification: CONTROLLED

Hi Alan,

I think that you have provided enough evidence and methodology with your site allocation documents, and Historic England don't disagree with the SEA Screening decision, they are applying a precautionary approach to ensure that the allocation has covered all bases with its' evidence. By allowing our historic environment team to provide comment on the assessments, Historic England should then be satisfied that the allocation has considered all of the evidence. I don't anticipate it being a problem but as they are a statutory consultee, they may raise the same point again during the next 6 week consultation, so it would be good to iron this out at the earlier stages.

Best wishes
Imogen

Imogen Day | Development Officer
Cornwall Council | Planning and Sustainable Development

Imogen.Day@cornwall.gov.uk | Internal Tel: 497948 | External Tel: 01872 327948

www.cornwall.gov.uk | 'Onen hag oll'

Level 3B, Pydar House, Pydar Street, Truro, TR11XU

Appendix V1
 Mr Alan Jorgensen,
 Porthleven Town Council
 Chair Porthleven Neighbourhood Plan
 Email: cllr.jorgensen@gmail.com

Date: 27 July 2020

Dear Mr Jorgensen,

Porthleven Neighbourhood Plan – SEA and HRA Screening – Update July 2020

Following your submission of the Porthleven Neighbourhood Plan, in carrying out the Legal Compliance Check I noticed that the draft NDP was initially screened in 2017. Since then, in April 2018, in the case People Over Wind & Sweetman v Coillte Teoranta ("People over Wind"), the Court of Justice of the European Union clarified that it is not appropriate to take account of mitigation measures when screening plans and projects for their effects on European Protected Habitats under the Habitats Directive. In practice this means if a likely significant effect is identified at the screening stage of a Habitats Assessment, an 'Appropriate Assessment' of those effects must be undertaken.

Porthleven parish is within the recreational disturbance Zone of Influence for the Fal and Helford SAC and under the new procedures we cannot rely on the strategic mitigation, which is in place through the Cornwall Local Plan, at screening stage. I have therefore updated the screening report to include appropriate assessment of 'in combination' recreational impacts on the Fal and Helford SAC.

I have notified the consultation bodies of the update to the screening report, for their records and I attach a copy of the updated report for your records.

The update is necessitated by a procedural matter and is not due to changes in the neighbourhood plan itself. In the original screening, based on the scale and location of development proposed, Cornwall Council was of the opinion that the Porthleven Neighbourhood Plan was unlikely to have significant effects on the environment or on European Sites and that SEA and HRA was therefore not required. This view was confirmed at the time by the consultation bodies.

As significant changes have not been made to the neighbourhood plan or its policies, I can confirm that, whilst appropriate assessment has been carried out, Cornwall Council is of the opinion that the Porthleven Neighbourhood Plan will not have significant effects on the environment and SEA is not required.

Yours sincerely,

Sarah Furley
Group Leader Neighbourhood Planning
 Tel: 01872 224294
 Email: sarah.furley@cornwall.gov.uk

**Porthleven Neighbourhood Plan
SEA and HRA Screening Report**

Appendix V2

Porthleven NDP (June 2020)

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

23 July 2020

**Porthleven Neighbourhood Plan
SEA and HRA Screening Report****Contents**

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Porthleven Neighbourhood Plan SEA and HRA Screening Report

1. Introduction

- 1.1 This is an update to the screening report for Porthleven NDP. The NDP was initially screened in July 2017 and the screening report was updated in October 2017, in response to changes to policies. Since then, in April 2018, in the case People Over Wind & Sweetman v Coillte Teoranta ("People over Wind"), the Court of Justice of the European Union clarified that it is not appropriate to take account of mitigation measures when screening plans and projects for their effects on European Protected Habitats under the Habitats Directive. In practice this means if a likely significant effect is identified at the screening stage of a Habitats Assessment, an 'Appropriate Assessment' of those effects must be undertaken. This update of the Screening report therefore contains Appropriate Assessment. The Ministry of Housing, Communities and Local Government made consequential changes to relevant regulations through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018. These came into force on 28 December 2018. The regulations allow neighbourhood plans and development orders in areas where there could be likely significant effects on a European protected site to be subject to an 'Appropriate Assessment' to demonstrate how impacts will be mitigated, in the same way as would happen for a draft Local Plan or planning application.
- 1.2 The screening report is designed to determine whether or not the Porthleven NDP (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.
- 1.3 The purpose of the NDP is to guide housing and commercial development within the parish to preferred locations and ensure a high standard of design which respects and enhances local character. It has 15 policies under the key objectives of Housing, Heritage, Natural Environment, Design and Built Environment, Community Facilities, Infrastructure and Economy. The NDP aims to meet the housing apportionment of the Cornwall Local Plan using a development boundary to focus housing development at the key settlement of Porthleven and this includes capacity for 85 new dwellings. There are general criteria-based policies requiring high quality design and protection of the built, natural and historic environment and these are underpinned by extensive landscape character assessment work. Specific local policies support protection of the character and purpose of the harbour, the retention of key community facilities and the provision of a footpath linking the town to the Penrose Estate.
- 1.4 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely

Porthleven Neighbourhood Plan SEA and HRA Screening Report

significant environmental effects of the Neighbourhood Plan and the need for a full SEA or HRA.

2. Legislative Background

Strategic Environmental Assessment

- 2.1 The basis for Strategic Environmental Assessments legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2 .The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. In SEA terms, neighbourhood plans are treated as components of Local Plans. National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. The Localism Act 2011 also requires neighbourhood plans to be compatible with EU and Human Rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive
- 2.4 Figure 2.1 shows the SEA screening process, and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.
- 2.5 National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Potential triggers may be:
- a neighbourhood plan allocates sites for development
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
 - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

Habitats Regulation Assessment

Porthleven Neighbourhood Plan SEA and HRA Screening Report

2.6 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This process also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

2.8 The NPPG explains that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this.

2.9 This report therefore includes screening for HRA and SEA . Section 3 sets out the HRA screening, and provides Appropriate Assessment if required. Section 4 shows the SEA screening process (fig 2.1), and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

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3. Habitats Regulation Assessment

3.1 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

3.2 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

3.3 HRA screening must address the question: Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The table below appraises the effect of allocations or policies within the NDP which have the potential to significantly affect European sites within or with a pathway of impact from the NDP. The precautionary principle must be used when assessing whether adverse effects are significant.

NDP Allocation or Policy: Policy HO1: Location of Housing

European Site	Designated features	Threats/pressures	Pathways of Impact (arising from development relating to the NDP)	Likely significant effects (including in combination)	Screen in or out
Fal and Helford SAC	Qualifying Habitats: <ul style="list-style-type: none"> • Atlantic Salt Meadows • Estuaries • Large Shallow inlets and bays 	Marine Shipping Consents Invasive Species Water Pollution Siltation Fisheries Public access/disturbance	Recreational impact (in combination with Cornwall Local Plan)	Y	In

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	<ul style="list-style-type: none"> • Intertidal mudflats and sandflats • Reefs • Subtidal sandbanks <p>Qualifying Species:</p> <ul style="list-style-type: none"> • Rumex Rupestra 	Air Pollution <u>Fal and Helford SIP</u>		
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3.4 Appropriate Assessment

In combination with the development proposed in the Cornwall Local Plan: Strategic Policies and Site Allocations DPD, there is potential for the development identified in the NDP to increase recreational use of the Fal and Helford SAC. The closest access point to the Fal is approx. 12 miles and to the Helford approx. 6 miles from the parish. As potential for recreational disturbance was identified by the HRA of the Cornwall Local Plan, multiple surveys in all four seasons were carried out to collect evidence of the pattern of recreational activity in various sites in Cornwall. From this evidence a zone of influence (ZOI), from which residents might reasonably be expected to travel to carry out leisure activities on the SAC has been identified and Porthleven parish is within the ZOI for the Fal and Helford. Potential impacts identified were anchor drag and disturbance to qualifying habitats through the ad hoc launching of small craft. Strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. This is by means of a financial contribution taken from new residential development and the contributions will be used for mitigation measures agreed with the conservation bodies, such as signs, notices, education and awareness raising. It is therefore possible to conclude that, in combination with the Cornwall Local Plan, there will be no impact on the integrity of the SAC.

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4. SEA screening

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

SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a)	
CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT	
1. The characteristics of plans and programmes, having regard, in particular, to	
- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,	
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,	
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	
- environmental problems relevant to the plan or programme,	
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to	
- the probability, duration, frequency and reversibility of the effects,	
- the cumulative nature of the effects,	
- the transboundary nature of the effects,	
- the risks to human health or the environment (e.g. due to accidents),	
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	
- the value and vulnerability of the area likely to be affected due to:	
- special natural characteristics or cultural heritage,	
- exceeded environmental quality standards or limit values,	
- intensive land-use,	
- the effects on areas or landscapes which have a recognised national, Community or international protection status.	

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

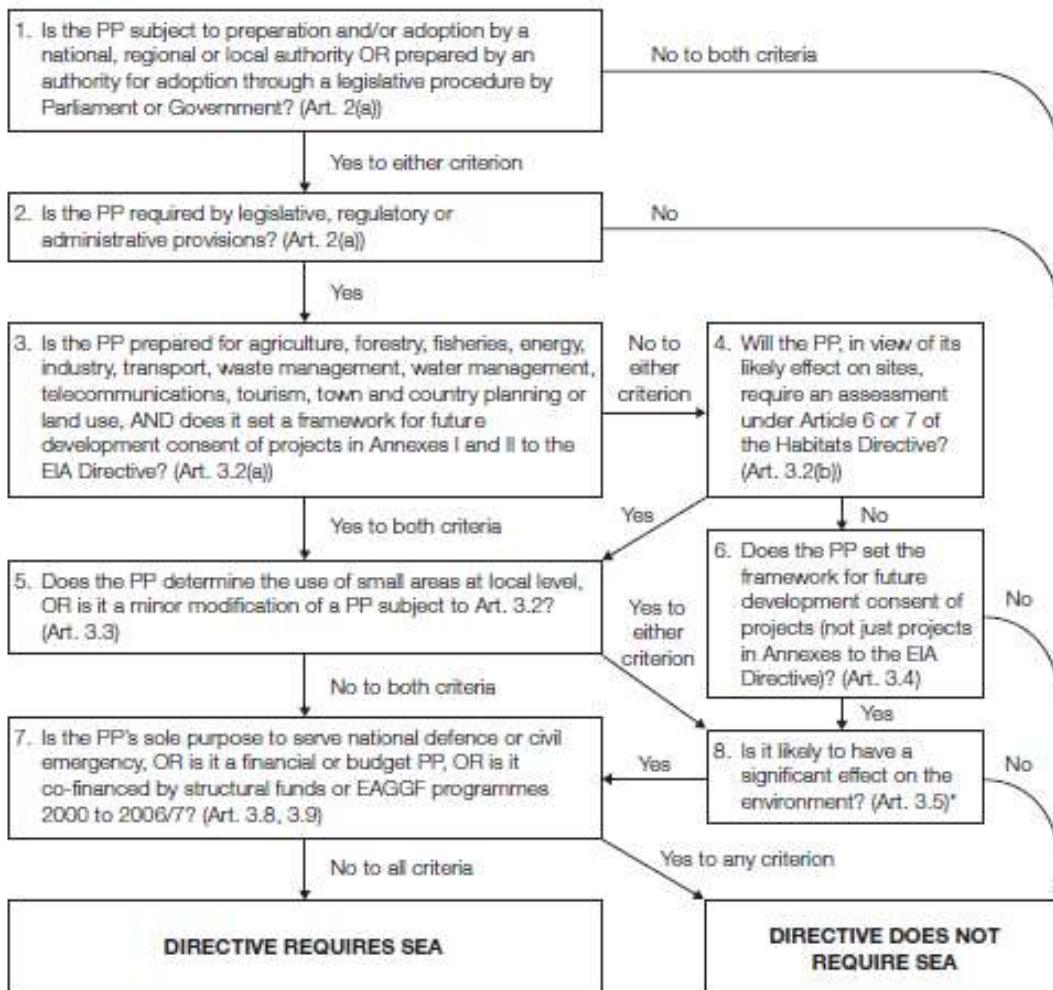
Porthleven Neighbourhood Plan SEA and HRA Screening Report

Figure 2 SEA screening flowchart

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

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

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SEA and HRA Screening Report**

Table 4.1 Establishing the Need for SEA

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be 'made' by Cornwall Council and used in decision making as part of the development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Annex I and II projects are (typically) large scale industrial and commercial processes – the plan does not deal with this scale of development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) (See para 4.2 above)	Y	See Section 3: Habitats Regulations Assessment and the Appropriate Assessment in Section 3.4
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Plan contains land use planning policies to guide development within the parish
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	See Table 4.2

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Table 4.2 Likely significant effects on the environment

SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The Plan provides local criteria based policies to control the quality of development within the parish. The Plan aims to meet the Local Plan target for housing which. The strategy for delivery of development is through a settlement boundary and the inclusion of a site for up to 85 dwellings.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development. It will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	The area around the Porthleven River/ Methleigh Stream is Flood Zone 3: land assessed as having a 1 in 100 or greater annual probability of river flooding
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	

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6. the probability, duration, frequency and reversibility of the effects,	The plan period is up to 2030, reflecting the plan period of the emerging Local Plan and aims to provide for development demand within that period. This requires the delivery of around 85 further dwellings up to 2030 to demonstrate general conformity with the Local Plan.
7. the cumulative nature of the effects,	The plan does not seek to increase development rates above local need, or the requirements of the Cornwall Local Plan. Cumulative impacts will be phased over the plan period and are subject to design and natural environment policies to control, avoid and mitigate adverse effects.
8. the transboundary nature of the effects,	N/A
9. the risks to human health or the environment (e.g. due to accidents)	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The neighbourhood plan area is Porthleven Parish, which covers approx. 730 hectares. The population according to the 2011 census was 3059, with 1753 households.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	<p>European Sites There are no SACs or SPAs within the parish, but Porthleven is within the Zone of Influence for the Fal and Helford SAC, as discussed in section 3.</p> <p>SSSI Porthleven Cliffs East SSSI – designated for geology and coastal morphology https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1005924.pdf Porthleven Cliffs SSSI – designated for geological interest, notably a large erratic 'Giant's Rock' https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1004228.pdf Wheal Penrose SSSI – a disused lead mine, designated for geological interest https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1003664.pdf Loe Pool SSSI – the largest freshwater lagoon in Cornwall. Important for a number of rare plants and habitat for insects and overwintering birds. Also designated for geological interest. https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1003319.pdf</p>
12. the effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The development boundary doesn't extend beyond existing built up areas in proximity to any SSSI. Porthleven Cliffs and Wheal Penrose SSSI are adjacent to the development boundary, but the IRZ show that small scale residential development is not a risk to these areas. Loe Pool would be more sensitive, even to smaller scale development, but is remote from the town and not impacted by the development proposed in the NDP.</p> <p>County Wildlife Sites Loe Pool County Wildlife Site. This site extends beyond the SSSI, along streams flowing into the lake, but as stated above, is remote from the development boundary.</p>

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	<p>Porthleven to Lesceave Cliff County Wildlife Site partially overlaps with the SSSI, bin the western tip of the coastal boundary of the parish, away from the development boundary. Active conservation management is being achieved on this site which supports the BAP habitats Maritime Cliff and Slopes, Lowland Heathland and BAP Priority Species Tortula wilsonii, pale dog-violet, black oil beetle, marsh fritillary, silver-studded blue , small heath, small pearl-bordered fritillary, common lizard, herring gull, linnet, skylark, dunnock and greater horseshoe bat.</p> <p>The NDP does not propose development that will affect these sites and includes a Natural Environment Objective to protect and enhance the unique landscape character, including the AONB, biodiversity and other environmental designations and safeguarded places. Policy BE1: Design Standards encourages development to meet Building with Nature standards and requires adherence to CC Biodiversity Guidance, which provides guidance on meeting the requirement for Biodiversity Net Gain.</p> <p>AONB The coast and south eastern half of the parish is within the Cornwall AONB http://www.cornwall-aonb.gov.uk/southcoastwestern/ Local Landscape Character Assessment has been carried out and is included in the evidence base. Stage 1 is an assessment of the whole parish, Stage 2 is a more detailed settlement edge assessment and this includes a detailed appraisal of Capacity for Change of Settlement Edge Land Parcels, which has informed the development boundary and site selection (3.4 Appendix C.) Policy NE2: Development within, or in the setting of the South Coast Western Section of the Cornwall AONB requires any new development to respond to the AONB management plan.</p> <p>Conservation Area and Historic Assets Porthleven Conservation Area is designated around the historic core, harbour area and extends along the coast, characterised as 'Harbour', 'Village' and 'Seaside' in the conservation area appraisal. http://www.cornwall.gov.uk/media/3638255/Porthleven-CAA-and-MS-March-2010.pdf The conservation area includes a key area of open space on the western side, behind the harbour. Porthleven Methodist Church and Penrose Manor House are Grade II* listed There are 60 other Grade II listed buildings and structures in the Parish, including Porthleven Harbour Walls, east and west jetties, inner jetty and main pier and other buildings within the Conservation Area, properties that form part of the Penrose Estate as well as more isolated farms and milestones. http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=5</p> <p>The NDP's Heritage Objective is 'To protect, enhance and strengthen the important heritage of Porthleven Parish, including Listed Buildings, the conservation area and scheduled ancient monuments.' Policy HE1: Designated and Non-designated Heritage Assets requires all development win or within the setting of the Conservation Area to respond to the Conservation Area Appraisal. The policy also identified local undesignated assets (these are currently listed in an appendix, but could usefully be moved into the document, for ease of use.)</p>
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	<p>Strategic policy protection for historic assets is already strong and it is hard to add strength to this, but this policy draws attention to useful local detail.</p> <p>The LLCA has carried out detailed appraisal of the settlement edge and provides evidence for the site for 85 houses. This is remote from the main clusters of heritage assets around the harbour and on the Penrose Estate. Additionally the landowner has supplied Heritage Impact Assessment for the site, which has been reviewed by the CC conservation officer and is in the evidence base documents.</p>
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5. SEA Screening Outcome

- 5.1 HRA screening: The assessment in section 3 shows that there is a potential for significant effects on a European site, the Fal and Helford SAC, through recreational disturbance. An Appropriate Assessment has been carried out and strategic mitigation is in place through Policy 22 of the Cornwall Local Plan/ amendments to policies ensure that there will be no significant effects on the features of the SAC. It is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site.
- 5.2 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 ("the SEA Regulations") provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).
- 5.3 However, this requirement is subject to an exception contained in Regulation 5(6) which provides that an environmental assessment need not be carried out for a plan or programme "which determines the use of a small area at local level" unless the plan has been determined to be likely to have significant environmental effects. Whether the plan is likely to have significant environmental effects needs to be determined by reference to the criteria in Schedule 1 of the 2004 Regulations. These criteria are set out in a series of questions in section 4.3 of this report.
- 5.4 The assessment in section 4 does not reveal any significant effects in the environment resulting from the Porthleven NDP. The plan is of a small providing for up to 85 dwellings, in line with the strategic apportionment of the Cornwall Local Plan. The development boundary and locations for development within it are selected based on appropriate evidence and are chosen to avoid environmental effects. As well as criteria-based policies in the NDP, the policy framework exists in Cornwall Local Plan policies 23 and 24 and in the emerging NDP to ensure protection of the environment. SEA is therefore not required.



ARMOUR HERITAGE

Land at Porthleven
Cornwall

Proposed Development

Heritage Impact Assessment

AH Project Ref. AH467
AH Report Ref. AH467/1

June 2017





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Prepared by	Rob Armour Chelu
Date	June 2017
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SUMMARY

PROJECT NAME: LAND AT PORTHLEVEN: PROPOSED DEVELOPMENT

LOCATION: PORTHLEVEN, CORNWALL
NGR: 163404, 26210 (CENTRE)
TYPE: HERITAGE IMPACT ASSESSMENT

In May 2017 Armour Heritage was commissioned by Jackamax Limited to complete a heritage impact assessment with regard to proposed development on land to the east of Porthleven, Cornwall, centred on NGR 163404, 26210. Proposals for development at the Site are not fixed and will be led in part by the results of this HIA.

The Site comprises an irregular parcel of land of c. 4.56ha which lies to the east of modern development at Gibson Way, Porthleven and to the southeast of similar at Guisseny Place and Trevisker Drive. It currently represents parts of four fields bounded by substantial Cornish hedges. The wider environs of the Site comprise residential development, much of the pre-20th century elements of which comprise the Porthleven Conservation Area or in proximity to the Grade II* Listed Penrose Manor House. A third group of Listed Buildings are situated at Methleigh Farm, some 800m west of the Site. The wider landscape of the Site and settlement comprises the urban extents of Porthleven, around which lie a patchwork of irregular fields divided by hedges and narrow lanes, extending north, east and southwest. This wider area includes a number of dispersed rural settlements, none of which are substantial in nature, along with individual farmsteads.

The general aims of the assessment were:

- x an assessment of all sites, monuments and features within 1km of the Site;
- x an assessment of the potential for damage to as yet unidentified archaeological sites or features as a result of the proposals; and
- x an assessment of the potential effects on the significance of nationally and locally designated heritage assets within 1km of the Site.

The HLC of the Site and the majority of its non-built up surroundings has been identified as of the broad HLC-type *Anciently Enclosed Land*, under the sub-set *Farmland: Medieval* which a Character Area Analysis Report supplied by the HER identifies as representing the most abundant HLC type in the county. The Site's wider environs are identified as *Settlement C20* and *Settlement: older core (pre1907)*, both described as "Settled areas from larger farming settlements upwards". The Medieval Farmland HLC type has been assessed to be of modest archaeological and historical significance. It is assessed that, whilst development at the Site will impact on the HLC of the area, the effects on the wider HLC are considered to be minimal in nature. It has therefore been assessed that development at the Site will result in a Negligible Impact on the wider HLC, due to the Site's relatively small size, screening, topography and its proximity to existing development. Given that the HLC locally has been assessed to be of low archaeological and heritage value, in terms of the NPPF and with reference to Table 3, the Proposed Development will result in No Harm to the wider HLC.

This assessment has identified no archaeological sites or finds within the boundaries of the Site. However, relatively significant finds of Bronze Age date have been identified during construction of the adjacent Guisseny Place to the north of the Site and it is considered that further related remains may be present in Field 1. Beyond this prehistoric material, the potential for additional finds or features of any period at the Site is considered to be generally low.

It has been assessed that development at the Site will result in no significant impacts or effects on nearby designated heritage assets, or to the wider setting of the Porthleven Conservation Area, including views and approaches.

This assessment has been completed in line the NPPF and local planning policy, and following guidance

issued by Historic England and the Chartered Institute for Archaeologists.

1. INTRODUCTION

Outline

- 1.1. In May 2017 Armour Heritage was commissioned by Jackamax Limited to complete a heritage impact assessment (HIA) with regard to proposed development on land to the east of Porthleven, Cornwall, centred on NGR 163404, 26210 and hereafter referred to as 'the Site'.
- 1.2. Proposals for the predominantly residential development at the Site are not fixed and will be led in part by the results of this HIA.

Location and landscape context

- 1.3. The Site comprises an irregular parcel of land of c. 4.56ha which lies to the east of modern development at Gibson Way, Porthleven and to the southeast of similar at Guisseny Place and Trevisker Drive (Fig. 1; Plates 1-4). It currently represents parts of four fields bounded by substantial Cornish hedges.
- 1.4. For the purposes of this assessment only, fields within the Site's boundaries have been numbered 1-4 (Fig. 1).
- 1.5. Its southern extent lies some 180m north of the northern limit of the Porthleven Conservation Area (Fig. 2, CA1) with modern residential development set between the Conservation Area and the Site.
- 1.6. The wider environs of the Site comprise residential development, much of the pre-20th century elements of which comprise the Porthleven Conservation Area or in proximity to the Grade II* Listed Penrose Manor House (Fig. 2, LB10). A third group of Listed Buildings are situated at Methleigh Farm, some 800m west of the Site (Fig. 2).
- 1.7. The wider landscape of the Site and settlement comprises the urban extents of Porthleven, around which lie a patchwork of irregular fields divided by hedges and narrow lanes, extending north, east and southwest. This wider area includes a number of dispersed rural settlements, none of which are substantial in nature, along with individual farmsteads.
- 1.8. The Site is currently under agricultural usage and slopes downwards generally from east to west, at elevations of c. 54m above Ordnance Datum (aOD) to 43m aOD in the west.

British Geological Survey data

- 1.9. The underlying geology of the majority of the Site is described by the British Geological Survey (BGS) as Mylor Slate Formation: Slate and Siltstone, a sedimentary bedrock formed approximately 359 to 385 million years BP. No superficial geological deposits are recorded.

Project aims

- 1.10. The general aims of this historic environment desk based assessment are:
 - x an assessment of all sites, monuments and features within 1km of the Site; x an assessment of the potential for damage to as yet unidentified archaeological sites or features as a result of the proposals; and
 - x an assessment of the potential effects on the significance of nationally and locally designated heritage assets and areas within 1km of the Site.

2. PLANNING POLICY CONTEXT

Introduction

- 2.1. There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

- 2.2. The assessment has been written within the following legislative, planning policy and guidance context:

x National Heritage Act 1983 (amended 2002); x Town and Country Planning Act (1990); x Planning (Listed Buildings and Conservation Areas) Act (1990); x National Planning Policy Framework (2012); x Planning Practice Guidance: Conserving and enhancing the historic environment (2015); x Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015) x Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015); x Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

- 2.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 2.4. Subsection (1) provides: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 2.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Conservation Areas in the exercise of planning functions. These are set out in subsections 1-3:
- x Subsection (1) provides: “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
 - x Subsection(2) states: “The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993”.
- 2.6. Subsection (3) states: “In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996”.

National Planning Policy Framework (NPPF)

- 2.7. The *National Planning Policy Framework* sets out planning policies relating to conserving and enhancing the historic environment. It defines the historic environment as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. It further classifies a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
- 2.8. Heritage assets include designated sites, buildings and monuments alongside assets identified by the local planning authority (including local listings). Policies relate to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision making.
- 2.9. The NPPF states that: “The purpose of the planning system is to contribute to the achievement of sustainable development and that there are three dimensions to sustainable development: economic, social and environmental. The role the environment will play is described as contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.
- 2.10. Within the over-arching roles that the planning system will play, a set of twelve core land-use planning principles have been developed to underpin place-shaping and decision making. The 10th principle is to “...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”.
- 2.11. When determining planning applications local planning authorities should take account of:
 - x the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - x the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - x the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.12. Further to this, local planning authorities can request that the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance: “Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.
- 2.13. A key policy within the NPPF (*Para. 132*) is that when considering the impact of any development proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss

should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

- 2.14. However, where a Proposed Development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 2.15. With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Planning Practice Guidance (PPG)

- 2.16. With regard to heritage assets, whether designated or not, the PPG states (para. 009): "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals".
- 2.17. With regard to the setting of a heritage asset, the PPG states (para. 013): "A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it".
- 2.18. Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 2.19. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.
- 2.20. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.
- 2.21. When assessing any application for development which may affect the setting of a heritage asset, LPAs may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation".
- 2.22. Of particular importance to the assessment process is the PPG Section titled "How to assess if there is substantial harm" (para. 017). This section states: "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.23. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 2.24. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm".

Local planning policy: Cornwall Local Plan Introduction

- 2.25. The Cornwall Local Plan: Strategic Policies document was submitted to the Secretary of State on 6th February 2015. Within the draft documentation, the council set out the following policies.

Policy 24: Historic environment

- 2.26. Development proposals will need to sustain Cornwall's local distinctiveness and character and protect or and enhance Cornwall's historic environment and assets according to their international, national and local significance through the following measures:
- 2.27. Protect, conserve and enhance the historic environment of designated and undesignated heritage assets and their settings, including historic landscapes, settlements, Conservation Areas, marine environments, archaeological sites, parks and gardens and historic buildings.

Assessment and mitigation

- 2.28. Development and management proposals should be informed by proportionate historic environment assessments and evaluations. In exceptional circumstances where the balance of a decision in favour of development results in the loss or significant damage harm of a heritage asset, the council will require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.

3. METHODOLOGY

Guidance

- 3.1. This assessment has been carried out with reference to a number of guidance documents produced by Historic England (English Heritage prior to April 2015) since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (Clfa 2014).

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

- 3.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance as a result of any development.

- 3.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and conservation areas), but all of these refer to a heritage asset's significance.
- 3.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 3.5. The recommended Steps are as follows:
- 1. Understand the significance of the affected assets; x
 - 2. Understand the impact of the proposal on that significance;
 - 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - 4. Look for opportunities to better reveal or enhance significance;
 - 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 3.6. With regard to the application process, the GPA offers the following advice: "Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 3.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 3.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".
- 3.9. With regard to the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society".
- 3.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset's communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

- 3.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

- 3.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.

Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- 3.13. This Step provides a check-list of the potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset's heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset's physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use; Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;

- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

- 3.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 3.15. The following check-list sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

- 3.16. Enhancement, as specified in the NPPF para. 137, may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
 - replacement of a detrimental feature by a new and more harmonious one;
 - restoring or revealing a lost historic feature or view;
 - introducing a wholly new feature that adds to the public appreciation of the asset;
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
 - improving public access to, or interpretation of, the asset including its setting.
- 3.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

- 3.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Standards & best practice

- 3.19. This assessment has been carried out in accordance with the Chartered Institute for Archaeologists' publication *Standard and Guidance for desk-based assessment* (ClfA 2014). Armour Heritage is a Registered Organisation with the ClfA and fully supports all standards and guidance issued by them.

Limitations of data

- 3.20. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Copyright information

- 3.21. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

Instruction & limitations of this report

- 3.22. Armour Heritage Ltd were instructed by Jackamax Limited to complete a heritage impact assessment with regard to proposed development on land to the east of Porthleven, Cornwall.

- 3.23. This report is a response to a specific instruction for a specific end use and site layout with regard to historic setting as present at the time of the site visit on 25th May 2017 and proposals within the assessment framework on the date of issue. It is prepared for the sole use of Jackamax Limited and their agents and associates at the time of instruction.
- 3.24. For the avoidance of doubt, any duty of care to any other end users or third parties is specifically excluded. If a period of one year passes prior to commencing site operations or the planning framework for assessment is changed, then, a further survey or assessment may be required to ensure compliance with the statutory legal responsibility of the developers. Please contact Armour Heritage if there is any doubt.
- 3.25. The assessment is based on the assumption that buildings, settings or records have not been accidentally or intentionally removed or destroyed prior to survey or assessment and that evidence of historic remains have not been accidentally or deliberately removed prior to survey.
- 3.26. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed to remove evidence of archaeological remains.
- 3.27. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 3.28. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, a new assessment is required to ensure its fitness for purpose, for which a fee is levied. Please contact Armour Heritage Limited for assignments at rob.ac@armourheritage.co.uk.

Documentary research

- 3.29. Detail of designated sites and monuments was acquired from Historic England's online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic Ordnance Survey maps were acquired from Landmark's ProMap service.
- 3.30. A synthesis of all relevant and significant information is presented below. A selection of historic maps are presented in Figs. 12-14. Photographs of the Site and its environs are presented in Plates 1-4.
- 3.31. Initial studies comprised the consultation of readily available information from documentary and cartographic sources. The major repositories of information consulted comprised:

National Heritage List for England:

- World Heritage Sites;
- Scheduled Monuments;
- Listed Buildings;
- Registered Parks and Gardens; and
- Registered Battlefield Sites.

Other sources:

- Cornwall Historic Environment Record (HER);
- Cornwall Record Office;
- The National Archives;

- Heritage Gateway;
- Cornwall.gov.uk;
- Available historic Ordnance Survey maps (Landmark/ProMap);
- Online sources, including ADS; and
- Site visits and photographic survey.

Assessment Process

- 3.32. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historic value of the Site and its key sensitive receptors, in particular designated heritage assets, the setting of which, can be affected by any future development within the Site's boundaries.
- 3.33. Individual buildings, features, places and areas are assessed as per the Historic England guidance set out above, but also in consideration of the following criteria:
- Historical development of the Site and its environs; and
 - The significance of heritage assets (whether designated or not) in proximity to the Site, including routes and views, and the potential effects of the proposals on their significance.
- 3.34. A 1km study area has been adopted with regard to archaeological data received from the HER and nationally and locally designated sites, monuments and areas.

Assessment Criteria

- 3.35. The criteria used in this assessment to assign a value to the potential magnitude of impact as a result of any Proposed Development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Substantial Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Slight Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Slight Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset

Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Substantial Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

- 3.36. Table 2, below, establishes the importance of a heritage asset in line with national criteria.

Table 2: Value of Heritage Assets

Importance of Heritage Asset	Criteria
High	World Heritage Sites Scheduled Monuments Archaeological sites of Schedulable quality & importance Grade I & II* Listed Buildings and their settings Registered Parks and Gardens and their settings Registered Battlefields Conservation Areas
Medium	Grade II Listed Buildings, Local Authority designated sites e.g. locally listed buildings and their settings Undesignated sites of demonstrable regional importance
Low	Sites with importance locally

- 3.37. Table 3, below, represents a significance and magnitude of impact matrix which illustrates how levels of impact equate to ‘harm’ as employed in the NPPF. It should be noted that it is not the intention of the author to use this matrix table rigidly, rather it should be viewed as an additional aid to the assessment of harm.

Table 3: Significance and Magnitude of Impact Matrix

Significance of Receptor	Magnitude of Impact				
	Substantial Adverse	Moderate Adverse	Slight Adverse	Negligible	Beneficial
High	Substantial Harm	Less than Substantial Harm	Less than Substantial Harm	Less than Substantial Harm	Positive Effect
Medium	Substantial Harm	Less than Substantial Harm	Less than Substantial Harm	No Harm	Positive Effect
Low	Substantial Harm	Less than Substantial Harm	Less than Substantial Harm	No Harm	Positive Effect

- 3.38. It should be noted that where **no impacts** are identified, then the resulting assessment will conclude **No Effect**.

4. **RECORDED HERITAGE RESOURCE**

Introduction

- 4.1. The following section provides a summary of the archaeological and historical development of the Site and study areas, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the Proposed Development.

Previous studies

- 4.2. A total of 19 archaeological interventions or studies, referred to as 'events', are recorded by the HER within the 1km study area. The locations of selected events are illustrated in Fig. 8 and they are listed and briefly described in Appendix 1. Where relevant to the Site, event data will be discussed in more detail below.

Site visit

- 4.3. The Site was visited on 25th May 2017, where the Site and its environs were accessed in overcast conditions. Nearby Listed Buildings and elements of the Conservation Area were also visited at this time and a digital photographic record was maintained. A selection of photographs is presented as Plates 1-4.

- 4.4. Fields 1, 3 and 4 were under a potato crop whilst Field 2 comprised rough pasture. No potential archaeological features were noted during the site visit.

Statutory and local heritage designations

1km study area

- 4.5. Whilst no Scheduled Monuments are recorded within the 1km study area, a total of 51 Listed Buildings are recorded. The majority are Listed Grade II with the exception of the Grade II* *Methodist Church and Forecourt Wall, Railings and Gateway* (Fig. 2, LB42) and *Penrose Manor House* (Fig. 2, LB10). A large number of the Listed Buildings identified within 1km of the Site are situated within the Porthleven Conservation Area (Fig. 2) which lies to the southwest of the Site. Further groups of Listed Buildings are identified at Methleigh Farm to the west of the Site and in the vicinity of Penrose Manor House to the southeast of the Site.

Archaeological and historical context

Prehistoric (pre-AD43)

- 4.6. In closest proximity to the Site, relatively recent archaeological works undertaken at Guissey Place (Fig. 8, EV17) recorded a small number of prehistoric pits. All had been heavily truncated by modern ploughing. One of the pits contained the base of a Bronze Age urn, and it was considered possible that this may represent the remains of a ploughed-out barrow. A group of four pits contained structured deposits of burnt material, including late Bronze Age pottery and quern fragments. These were radiocarbon dated to c.1120-910 cal BC, and were probably associated with a single wooden post (Morris & Walls 2011).

- 4.7. Situated some 295m to the north, the HER records the site of a Bronze Age barrow marked on the OS map of 1963 (Fig. 3, 13). The feature was Scheduled in 1974 but was de-Scheduled in 1977. The reason for the de-Scheduling is unclear.

- 4.8. Evidence for a submerged prehistoric forest has been recorded at the Inner Harbour (Fig. 3, 52). A report from 1818 (Rogers 1818) states that during the construction of the harbour at Porthleven, remains of oak and willow were found in organic deposits beneath "10 feet of sand" (Fig. 3, 52). More recent evidence would appear to corroborate this – it is reported that at low tide in April 2005, and on other subsequent occasions, a peat deposit including natural wood and the truncated tops of at least three vertical trees was exposed at the edge of the shingle and pebbles in the northwest corner of the outer harbour. Peat deposits had previously been identified during a watching brief in 1999 (Fig. 8, EV4; Lawson-Jones 1999).
- 4.9. Early prehistoric material has been identified some 690m northeast of the Site (Fig. 3, 4) where two late Neolithic axe hammers were found at Ventonvedna in the early 20th century.
- 4.10. Activity during the later prehistoric period is evidenced at two sites. The first, located some 940m northeast of the Site (Fig. 3, 46) refers to documentary evidence suggesting the former presence of an Iron Age enclosure or 'round'. Similar evidence has been identified c. 537m east of the Site at Lower Lanner (Fig. 3, 49).
- 4.11. An undated enclosure, visible as a cropmark in aerial photographs has been recorded at Higher Penrose (Fig. 3, 21). Typologically this feature is thought likely to be prehistoric in origin.
- 4.12. Given this background evidence, in particular the Bronze Age finds at Guisseney Place, it is considered that the potential for prehistoric finds or features to be identified within the Site's boundaries is moderate.

Romano-British (AD43-AD410)

- 4.13. The HER records three instances of Romano-British activity within the 1km study area. Some 475m west of the Site a Roman coin of *Galerius Maximianus* (AD293-AD305) was recovered (Fig. 4, 70), whilst a further two silver Roman coins were found at Penrose, some 605m east of the Site (Fig. 4, 74).
- 4.14. Situated 810m south of the Site, the lead mine at Wheal Penrose (Fig. 4, 61) is believed to have been exploited during the Romano-British period (Dines 1956) although there appears to be no secure evidence for this, and the report is regarded as rather anecdotal.
- 4.15. It is assessed that the potential for material of Romano-British date at the Site is low.

Early medieval (AD410-1066) to late medieval (1066-1529)

- 4.16. The place name originates from the Old Cornish *porth* meaning a cove or landing place and *leven* which translates as 'smooth', although it is likely to refer to a former name of a nearby watercourse (Weatherhill 2005).
- 4.17. Porthleven is not recorded in Domesday (1086) although the nearby hamlet of Methleigh is recorded as *Matele* and held by the Bishop of Exeter both before and after the Norman Conquest (Williams & Martin 1992).
- 4.18. The HER records four entries for the early medieval period within the 1km study area, including evidence for settlement at Torleven (Fig. 5, 69) first recorded in 1331 as Trenelue (Institute Of Cornish Studies 1987). A second likely area of early medieval settlement is identified at Treza (Fig. 5, 66).
- 4.19. Some 280m east of the Site (Fig. 5, 22), the HER records a remnant field boundary, visible as a cropmark, which may be of early medieval origin whilst a further early medieval field boundary is identified c. 990m south of the Site at Highburrow (Fig. 5, 12).

- 4.20. Medieval settlement within the landscape is reflected in a number of HER entries for Porthleven (Fig. 5, 72) and several small settlements within 1km of the Site including Tolponds (Fig. 5, 73), Penpons (Fig. 5, 80), Venton Vedna (Fig. 5, 1) and Penrose (Fig. 5, 67).
- 4.21. Evidence for the medieval settlement of Porthleven and its environs has been identified through the survival or records of medieval buildings such as the site of a medieval corn mill at Methleigh Bottoms (Fig. 5, 11) and a medieval chapel at Torleven (Fig. 5, 68).
- 4.22. The Site appears to have occupied peripheral agricultural or common land throughout the medieval period and it is considered that, should medieval remains be present at the Site, they would be agricultural in nature, such as remnant field boundaries.

Post-medieval (1540-1800) and modern (1801-present)

- 4.23. Whilst the settlement at Porthleven appears to have begun as a small fishing community during the later medieval period, it did not develop to any degree until the 19th century following the construction of a walled harbour between 1811 and 1825, and the subsequent construction of a more sheltered Inner Harbour in 1855. The harbour(s) played an important role in the 19th century export of Cornish copper and tin, although boat building and fishing also represented important local industries (Alan Baxter & Associates 2009).
- 4.24. The local mining industry is recorded from the 17th century including Wheal Vor at Carleen, to the north of Breage, which was one of the "...most productive mines in Cornwall..." by the 19th century (*ibid.*).
- 4.25. The economic growth of Porthleven, largely as a result of the mining industry, is reflected in the fact that the majority of its built heritage dates to the second half of the 19th century when the town and its population grew exponentially.
- 4.26. Exports of china clay from Porthleven were at their greatest during the years 1908 and 1909, with 7000 tonnes moving through the harbour, bound for Runcorn in Cheshire from where it was transported to the Staffordshire Potteries. This traffic effectively ceased in the 1930s, when St. Austell became the major china clay producing area in Cornwall.
- 4.27. The fishing industry has remained an important economic benefit to the town, although to a lesser degree than the first half of the 20th century.
- 4.28. HER records for the post-medieval period refer in large part to industry, with many being mining related. Wheal Saturn (Fig. 6, 75) lay c. 310m north of the Site. Records indicate that the mine was active in 1838 (Jenkin 1961) and two plough-levelled mounds, considered likely to be the remains of mining spoil heaps associated with Wheal Saturn, are visible as cropmarks on vertical aerial photographs (Fig. 6, 15). The former site of Wheal Unity is now located within 20th century development some 170m southwest of the Site (Fig. 6, 53) and five spoil heaps associated with Wheal Unity are still visible on vertical aerial photographs taken in 1946.
- 4.29. The 20th century saw residential development, fuelled in part by tourism and the requirement for retirement homes, expand the extents of Porthleven to the northeast. The Site lies at the periphery of elements of this relatively recent development.
- 4.30. Evidence for post-medieval and later activity at the Site will likely be confined to evidence for agricultural practice or mining related activities, although the potential for the presence of archaeological features of this period is considered to be generally low.
- 4.31. The historical development of the Site and its environs is discussed in more detail below in the historic map regression sequence.

Historic map regression: the developmental history of the Site

- 4.32. The study of historic maps can help to identify the potential for archaeological features, in particular former field boundaries, the locations of former buildings and other upstanding or dug features, now no longer visible in the landscape.

1610-11 John Speed's Map of Cornwall

- 4.33. John Speed's early 17th century map of Cornwall records the settlement at Porthleven as *Portleuan* although no detail of the village layout is illustrated (Nicolson 1988).

1841 Sithney Parish tithe map (Fig. 12)

- 4.34. The Sithney Parish tithe map was compiled in 1841 (Apportionment 1842) by Joseph Reid Junior of Tregathenan. It includes foot and byways, water bodies, houses, woods, plantations, parkland, orchards, marsh and bog, rock outcrops, cliffs, low water mark, beach, a shaft, mines, the harbour, a pier, a standing stone, a tumulus (barrow) and downland (Kain and Oliver 1995).
- 4.35. This hand drawn map illustrates the Site as occupying whole and part plots 430, 431, 2693, 2694 and 2694a, part of a wider patchwork of irregular fields to the northeast of the settlement of Torleven. The road from Porthleven/Torleven does not extend as far as the southern extents of the Site at this time. Mine remains are illustrated to the west of the Site.
- 4.36. Further detail on the tithe map is set out in Table 4, below. The numbering refers to the hand numbering of plots shown on the tithe map itself, with additional detail taken from the accompanying tithe apportionment. Plots within which the Site is situated are marked in bold typeface with nearby plots added for landscape and land use context. Interpretation of field names is after Field 1989.

Table 4: St. Teath Parish tithe map

Plot No.	Plot Name	Land Owner	Land Use	Interpretation
430	Little Chy Coulteo	Peter James	Arable	'Chy' is Cornish and refers to a house. The second part of the name is unknown, but may refer to a family name.
431	Great Chy Coulteo	Peter James	Arable	As above but in reference to a larger plot
2693	Inner Croft Field	The Reverend John Rogers	Arable	Reference to cultivated land.
2694	Croft	The Reverend John Rogers	Furze	Probably refers to rough grazing land.
2694a	Croft Field	The Reverend John Rogers	Arable	As 2693.

424	Gew Jenkin	Peter James	Arable	'Gew' is the Cornish word for 'woe' and may be a reference to land that was hard to cultivate. Jenkin is likely a family name.
427	Higher Park and Trap	Peter James & J.H. Benney	Arable	The 'trap' element is unknown.
2692	Burrows	The Reverend John Rogers	Waste	"Land by or including mounds", possibly a reference to mine waste.
2691	Downs Field	The Reverend John Rogers	Arable	Describes formerly uncultivated land.
2678	Downs Field	The Reverend John Rogers	Arable	As 2691.
2679	Downs	The Reverend John Rogers	Furze	Uncultivated land.
2259	Coopers Great Croft	The Reverend John Rogers	Furze	Probably refers to a family name.
2258	Coopers Field	The Reverend John Rogers	Arable	As 2259.
2255	-	The Reverend John Rogers	Arable	-
2257	Croft	The Reverend John Rogers	Furze	Descriptive.
2456	Further Meadow	The Reverend John Rogers	Arable	Refers to distance from farm or village.
2455	Middle Meadow	The Reverend John Rogers	Arable	As 2456.

1878-79 Ordnance Survey County Series 1:2,500 & 1906 25" edition (Fig. 13)

- 4.37. These early edition Ordnance Survey maps are identical and illustrate the Northernmost fields to have been amalgamated into one larger entity (Field 1). The road to the south of the Site is now extant extending northeast from Torleven and Porthleven, which has extended northeast since the issue of the tithe map.

1908 Ordnance Survey County Series 1:2,500

- 4.38. The 1908 OS edition illustrates no apparent changes at the Site. Limited new development is shown to the southwest at Torleven with the addition of properties along Unity Road.

1938 OS County Series 1:10,560

- 4.39. No change is recorded at the Site and no significant changes are visible in the wider landscape beyond a small number of new buildings to the east and north of Wellington Place, to the west of the Site's southern extents.

1963 OS County Series 1:10,560

- 4.40. This map illustrates the beginnings of development to the west of the Site, apparently showing development in progress along what will become Gibson Way, Tor Close and Bickford Crescent.
- 4.41. The boundaries of the Site remain unchanged.

1974 Ordnance Survey Plan 1:2,500 (Fig. 14)

- 4.42. This mid-1970s map illustrates the rapid development of the suburbs of Porthleven, with Gibson Way and associated streets now complete to the west of the Site and considerable new development to the south of Wellington Road including Sunset Gardens to the immediate south of the Site, across Wellington Road.
- 4.43. The Site and its internal boundaries remains unaltered.

1978-81 Ordnance Survey Plan 1:10,000

- 4.44. No significant changes are apparent at the Site or its environs, although a school has been built to the north of the Site at the end of Torleven Road.

Satellite imagery

- 4.45. The modern Google Earth sequence covers the period 2001 to 2017. The 2001 image illustrates a situation similar to the early 1980s OS maps, with no significant change or development visible.
- 4.46. It is not until the 2009 image that development at Guisseney Drive has been completed to the immediate north of the Site. The final image in the sequence, from 2016, shows further limited development to the northeast of Guisseney Drive.

Historic Landscape Character

- 4.47. The Historic Landscape Characterisation for Cornwall identifies the Site and areas outside the built environment of Porthleven as the broad HLC-type *Anciently Enclosed Land*, under the sub-set *Farmland: Medieval* (Fig. 11), described as “The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins”.
- 4.48. A Character Area Analysis Report supplied by the HER indicates that the *Anciently Enclosed Land* Broad Type represents the most abundant HLC type in the county.
- 4.49. Areas to the west and south of the Site are identified as *Settlement C20*, described as “Settled areas from larger farming settlements upwards”, whilst the more historic elements of Porthleven are identified as *Settlement: older core (pre-1907)*. This HLC type is also described as “Settled areas from larger farming settlements upwards”.
- 4.50. The *Medieval Farmland* HLC type, which includes much of the Site, is considered of modest archaeological and historical significance.

Historic hedgerows

- 4.51. 'Important' hedgerows, as defined in The Hedgerows Regulations 1997, are protected from removal (uprooting or otherwise damaging or removing). Various criteria specified in the Regulations are used to identify 'important' hedgerows for wildlife, landscape or historical reasons.
- 4.52. In general, to qualify as 'important', the hedgerow or boundary must be more than 30 years old and must meet one or more of the following criteria:
- The hedgerow marks the boundary of an historic parish or township existing before 1850;
 - The hedgerow contains or is within an archaeological feature which is on the Sites and Monuments Record (or Historic Environment Record), or a pre-1600 manor or estate;
 - The hedgerow is a part of or associated with a field system predating the Inclosure Acts;
 - The hedgerow contains species in part 1 of Schedule 5; or Schedule 8 of the Wildlife & Countryside Act 1981; or defined in Schedule 3 of the regulations plus at least two Associated Features; and/or
 - The hedgerow includes one or more of the following: - at least 7 woody species, at least 6 woody species plus at least three Associated Features (see below), at least 6 woody species including a black poplar; large-leaved lime, small-leaved lime or wild service tree, at least 5 woody species and at least 4 associated features.
- 4.53. Cartographic studies and the site visit indicate that all extant boundaries within, and at the extents of the Site, should be considered 'important' under the Regulations.

5. DETAILED ASSESSMENTS OF DESIGNATED HERITAGE ASSETS***Introduction/Scoping***

- 5.1. The site visit identified that all designated sites, monuments and areas identified within the study area could safely be scoped out with regard to any further detailed assessment. All scoping was completed in line with the principles set out in the document *Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets* (Historic England 2015), as detailed above, and no further assessment of designated heritage assets has been undertaken.
- 5.2. Modern development to the west, south and southwest of the Site is considered to form an adequate buffer with regard to any potential effects on the character of the Porthleven Conservation Area.
- 5.3. The local built environment in combination with the undulating topography of the area effectively removes any potential for harm with regard to the significance of any Listed Buildings.

6. POTENTIAL EFFECTS OF THE PROPOSED DEVELOPMENT***Introduction***

- 6.1. Assessment of the potential effect of the Proposed Development on the significance of a number of heritage assets is set out below. Assessments as to the magnitude of effects will broadly follow the criteria set out in Tables 1-3 above, in combination with professional judgement.

Impact of the proposed works on the Historic Landscape Character

- 6.2. The HLC of the Site and the majority of its non-built up surroundings has been identified as of the broad HLC-type *Anciently Enclosed Land*, under the sub-set *Farmland: Medieval* which a Character Area Analysis Report supplied by the HER identifies as representing the most abundant HLC type in the county.
- 6.3. The wider environs of the Site are identified as *Settlement C20* and *Settlement: older core (pre1907)*, both described as "Settled areas from larger farming settlements upwards".
- 6.4. The *Medieval Farmland* HLC type has been assessed to be of modest archaeological and historical significance.
- 6.5. Whilst the Proposed Development will impact on the HLC of the area proposed for development, the effects on the wider HLC are considered to be minimal in nature. It has therefore been assessed that development at the Site will result in a **Negligible Impact** on the wider HLC, due to the Site's relatively small size, screening, topography and its proximity to existing development. Given that the HLC locally has been assessed to be of low archaeological and heritage value, in terms of the NPPF and with reference to Table 3 above, the Proposed Development will result in **No Harm** to the wider HLC.

Impact of the proposed works on buried archaeology

- 6.6. This assessment has identified no archaeological sites or finds within the boundaries of the Site. However, relatively significant finds of Bronze Age date have been identified during construction of the adjacent Guisseney Place to the north of the Site and it is considered that further related remains may be present in Field 1.
- 6.7. Beyond this prehistoric material, the potential for additional finds or features of any period at the Site is considered to be generally low.
- 6.8. Groundworks associated with any development at the Site will result in below-ground impacts from such activities as site clearance, landscaping, access and infrastructure, and the digging of foundations and service runs.

Impact of the proposed works on designated sites, monuments and areas

- 6.9. No potential impacts have been identified with regard to any designated site, monument or area and thus **No Harm** is assessed in this respect.

7. CONCLUSION*Introduction*

- 7.1. The effect of the proposals on the identified historic environment resource will be a material consideration in the determination of the planning application.
- 7.2. In line with current planning policy, this historic environment desk based assessment has been completed with regard to the potential effects of development at the Site on potential buried archaeological remains within its boundaries. Furthermore, an assessment has been completed of the potential effects on the settings and significance of a number of designated heritage assets, identified through a scoping exercise as having the potential to represent important receptors sensitive to change, and the local Historic Landscape Character.

Conclusion

- 7.3. It has been assessed that development at the Site will result in no significant impacts or effects on nearby designated heritage assets, or to the wider setting of the Porthleven Conservation Area, including views and approaches.
- 7.4. With regard to buried archaeology, the potential for finds or features of all periods is considered to be generally low, although an enhanced potential for prehistoric material has been identified in the north of the Site.
- 7.5. This assessment has been completed in line the NPPF and local planning policy, and following guidance issued by Historic England and the Chartered Institute for Archaeologists.

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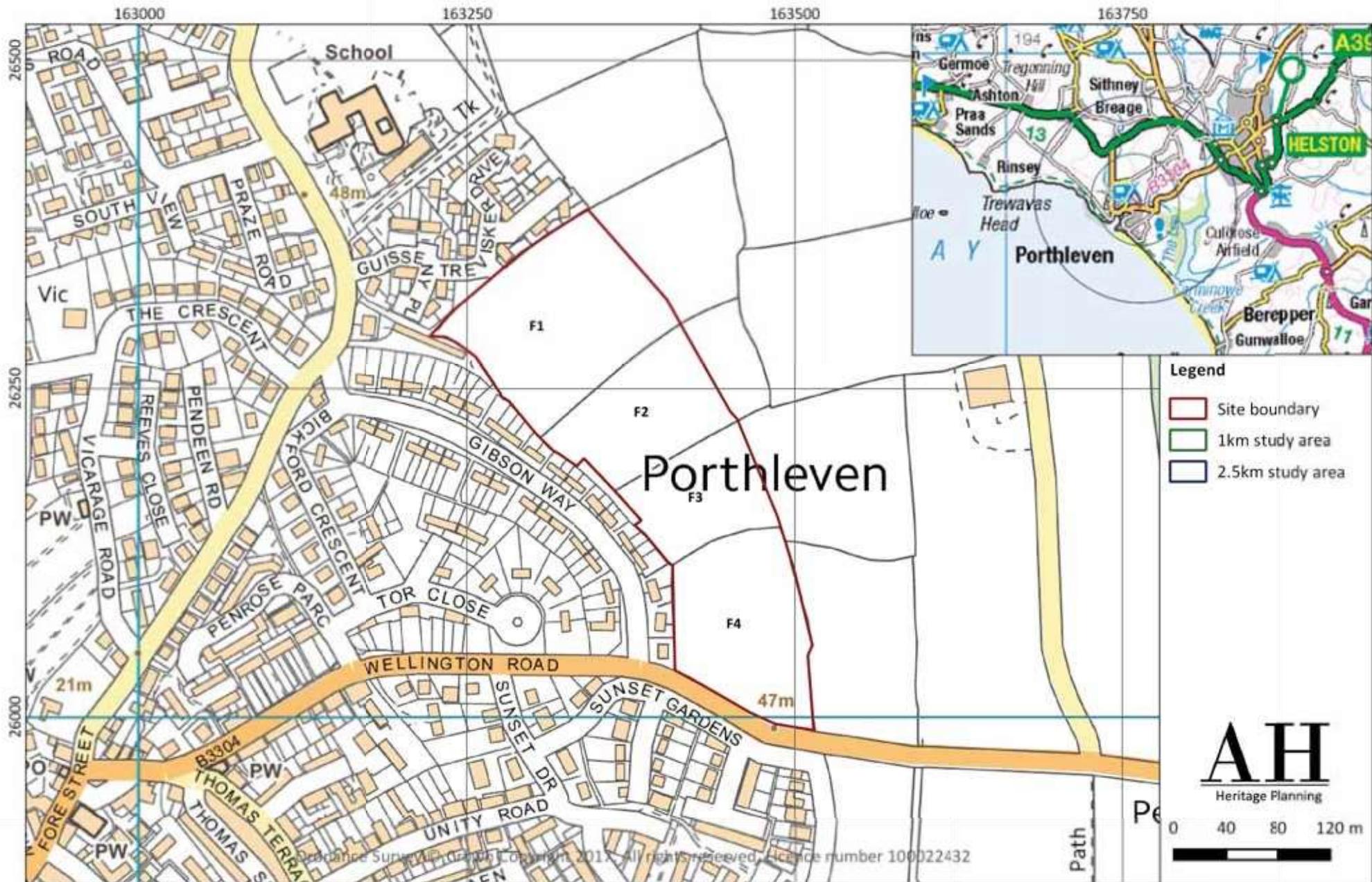
Local Studies, Online and Digital Sources

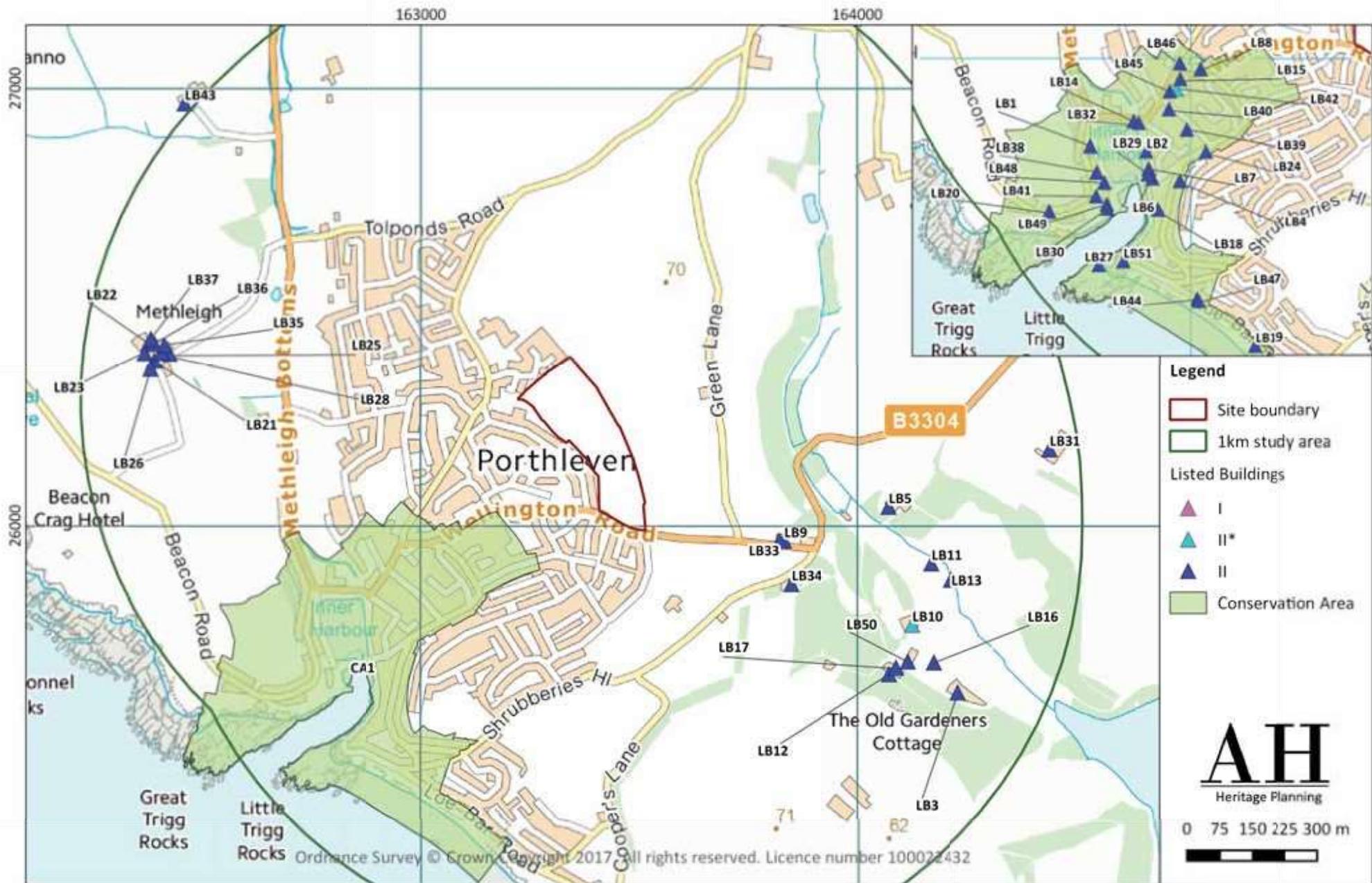
Archaeology Data Service
British Geological Survey Online
Cornwall.gov.uk
Google Earth
Heritage Gateway
National Heritage List for England
The National Archives

Cartographic sources

Where reproduced as Figures in this assessment, maps are shown in **bold** typeface:

1610-11	John Speed's Map of Cornwall
1841	Sithney Parish tithe map
1878-79	1:2,500 Ordnance Survey County Series
1906	Ordnance Survey 25" Series
1908	1:2,500 Ordnance Survey County Series
1938	1:10,560 Ordnance Survey County Series
1963	1:10,560 Ordnance Survey Plan
1974	1:2,500 Ordnance Survey Plan
1978-81	1:10,000 Ordnance Survey Plan
2017	1:10,000 Ordnance Survey digital map





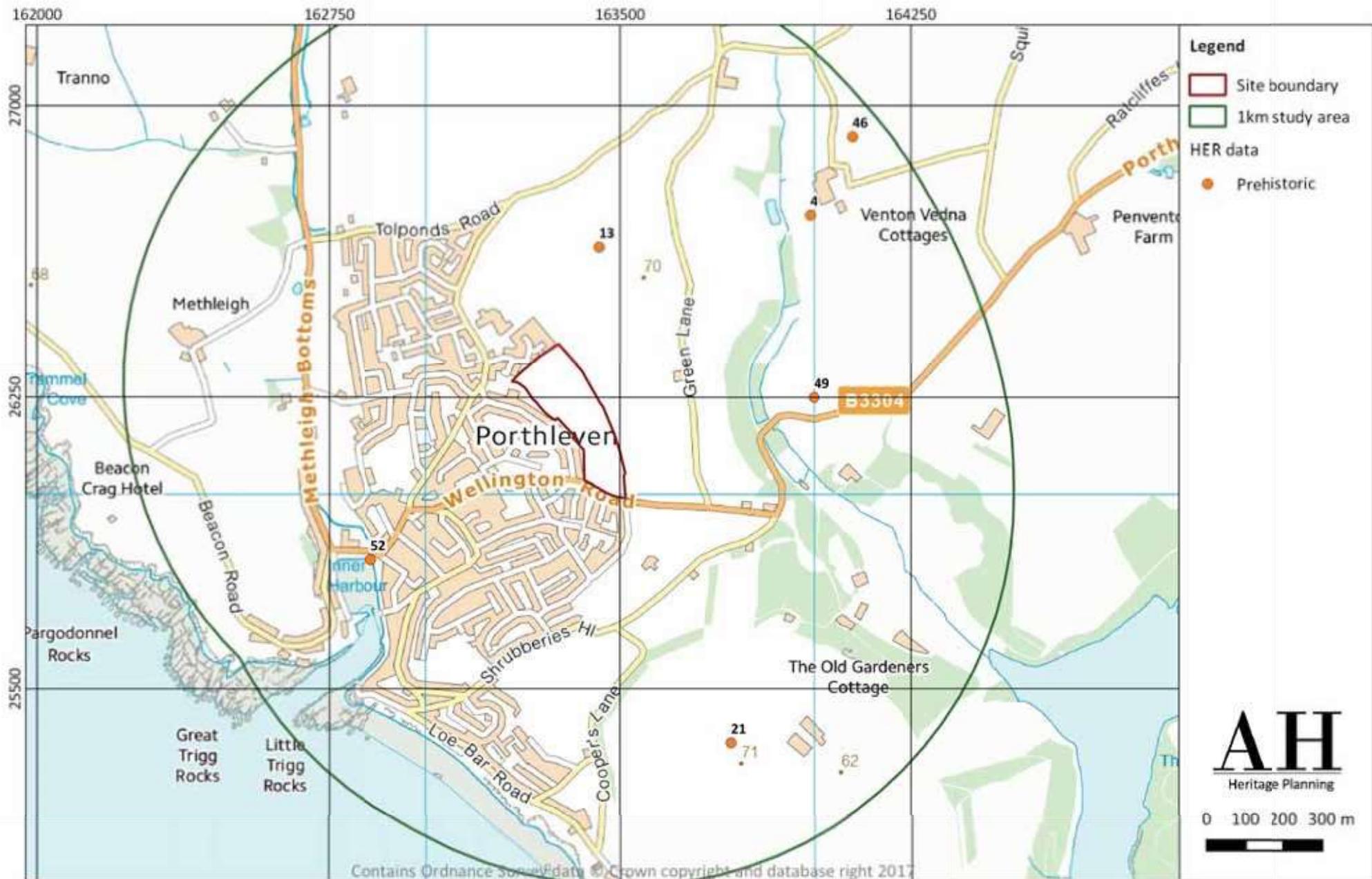


Fig. 3 Prehistoric HER data, 1km study area

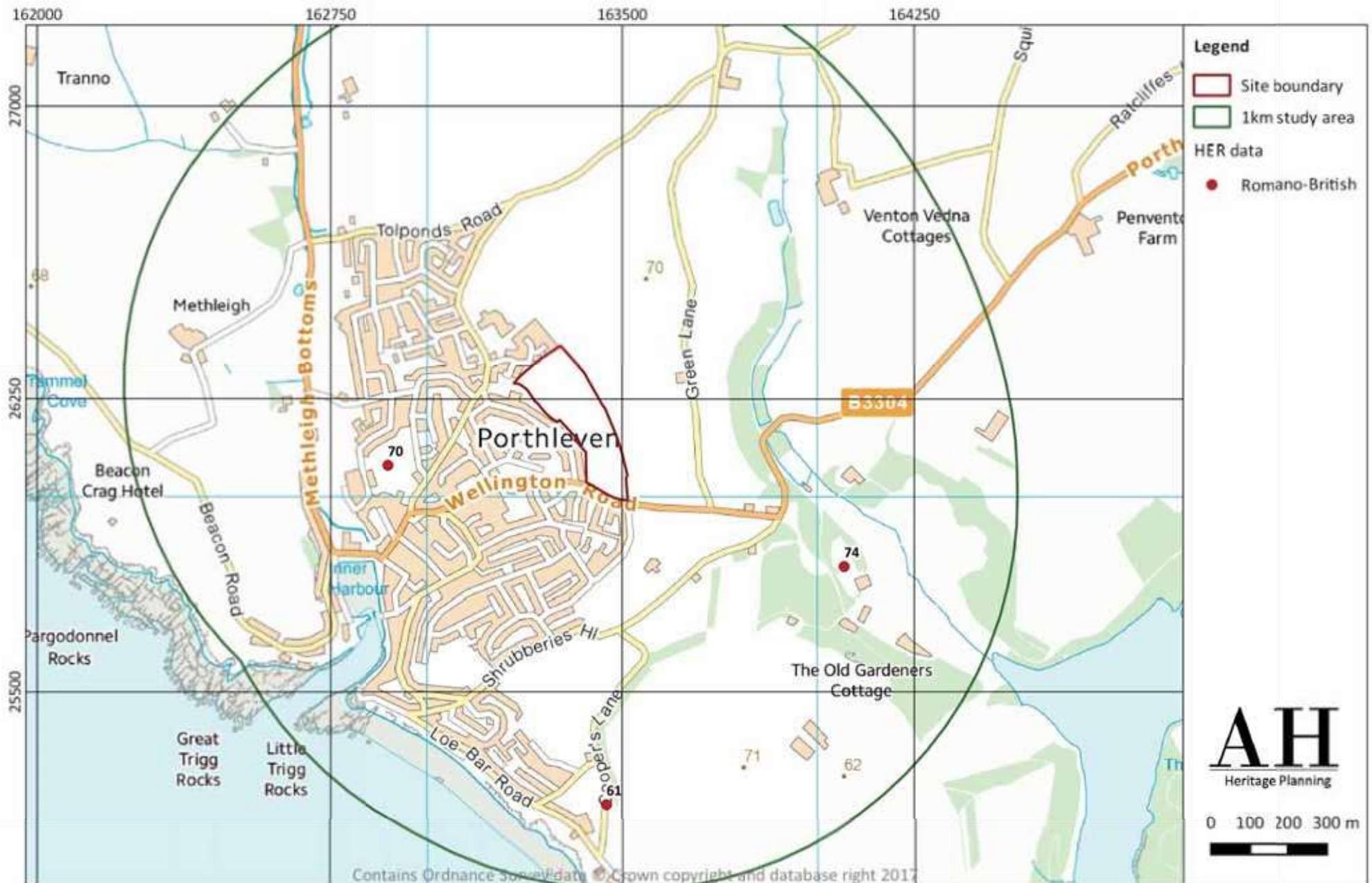


Fig. 4 Romano-British HER data, 1km study area

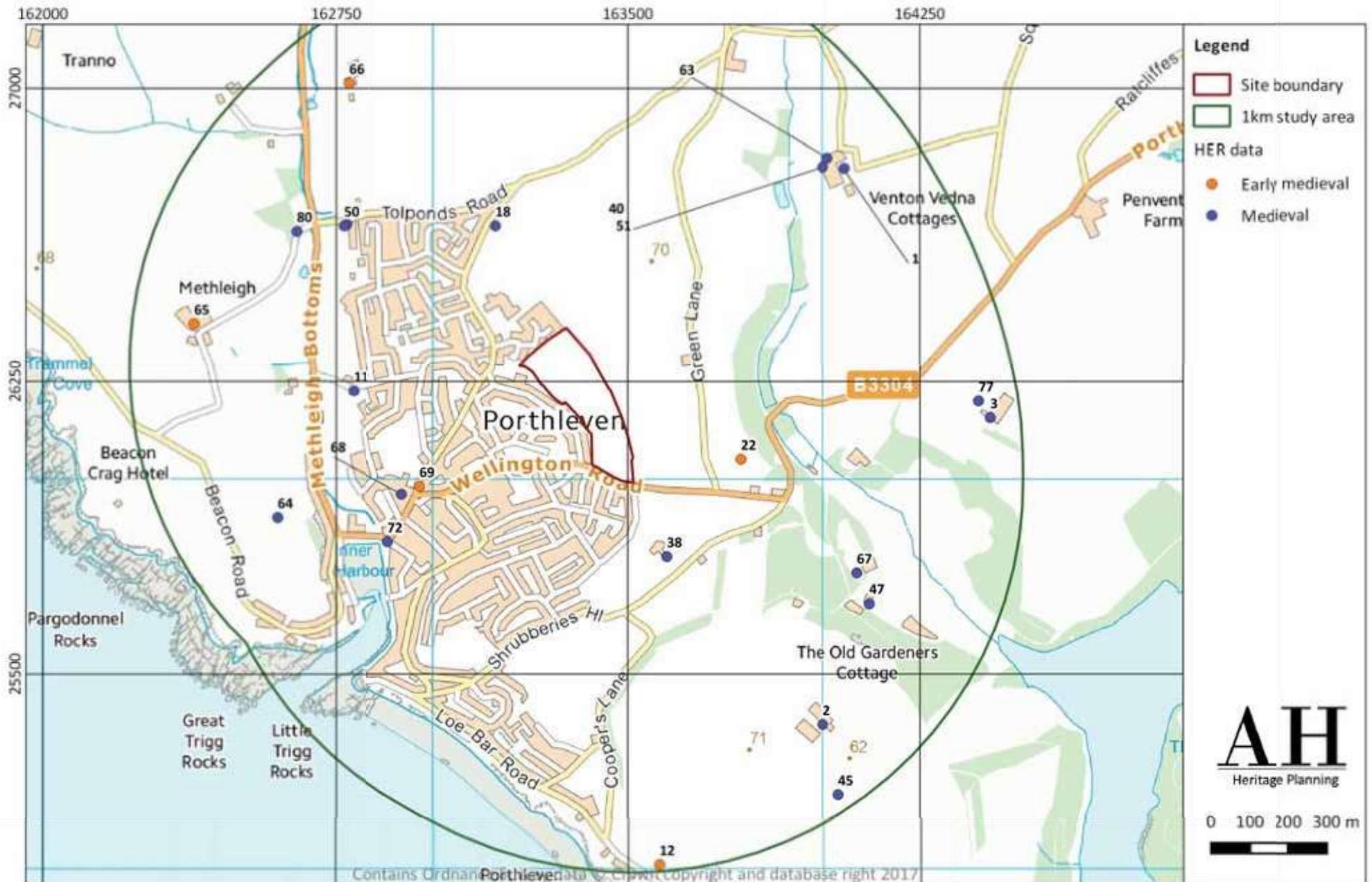


Fig. 5 Early medieval and medieval HER data, 1km study area

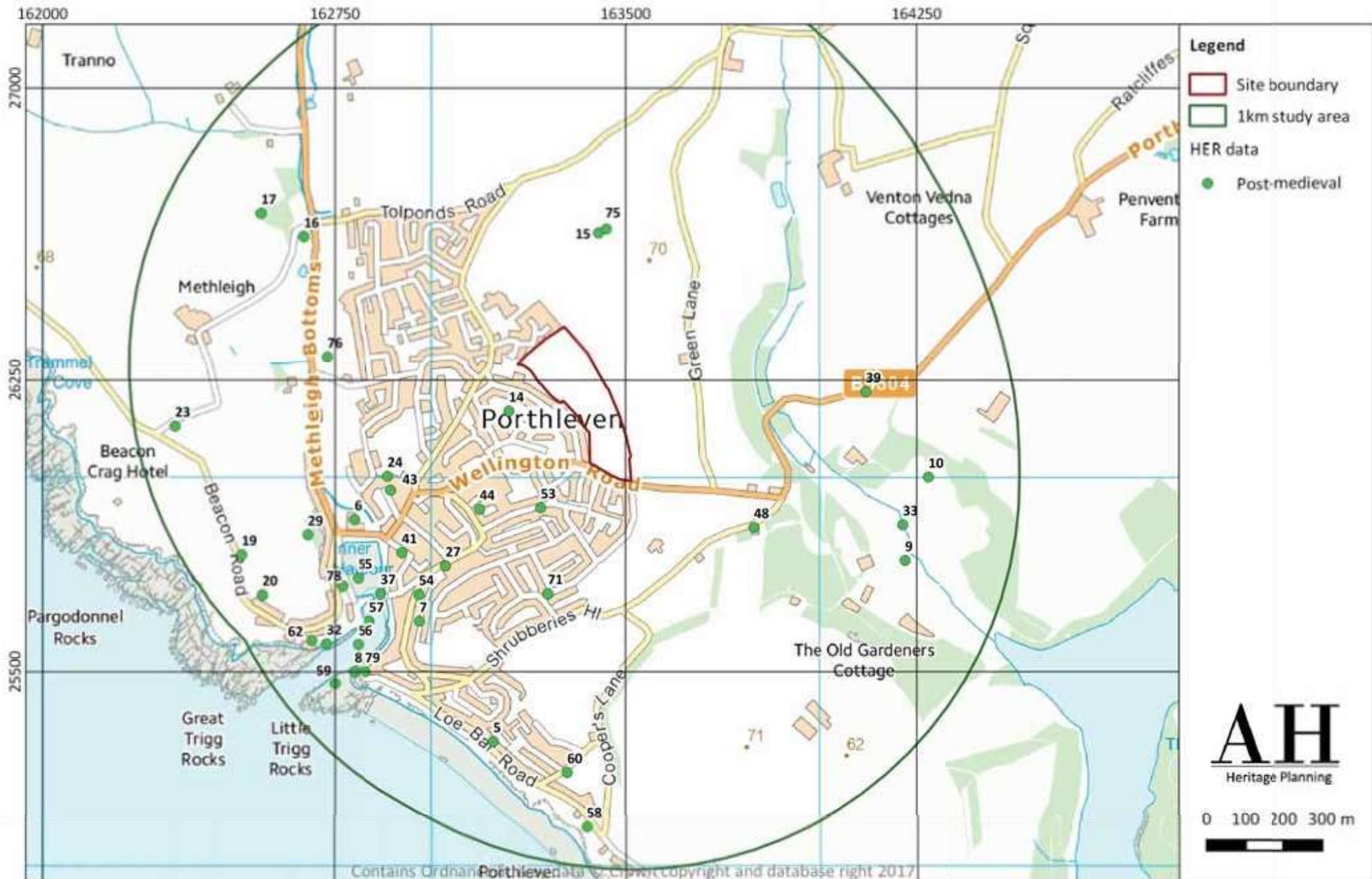


Fig. 6 Post-medieval HER data, 1km study area

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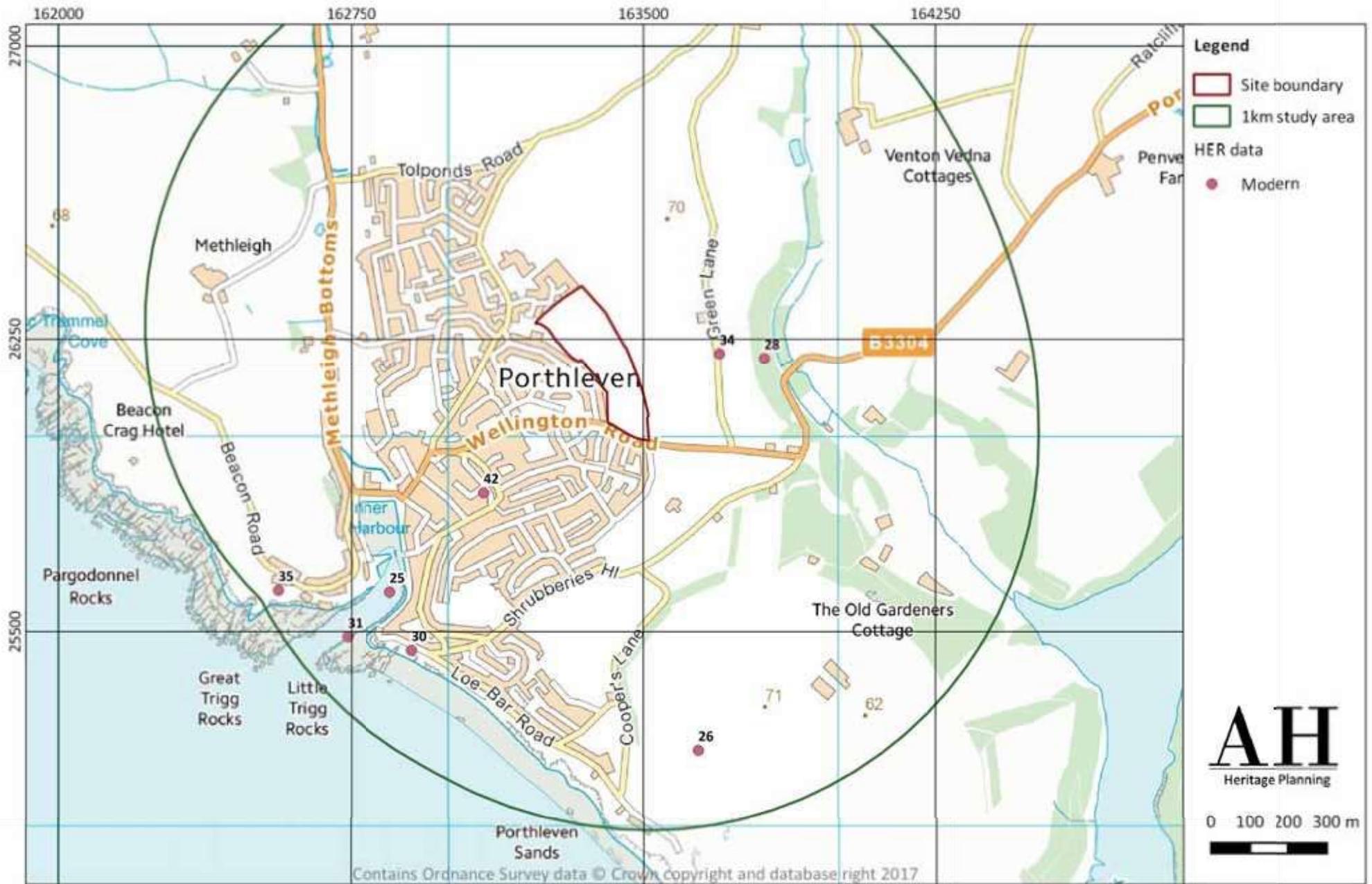


Fig. 7 Modern HER data, 1km study area

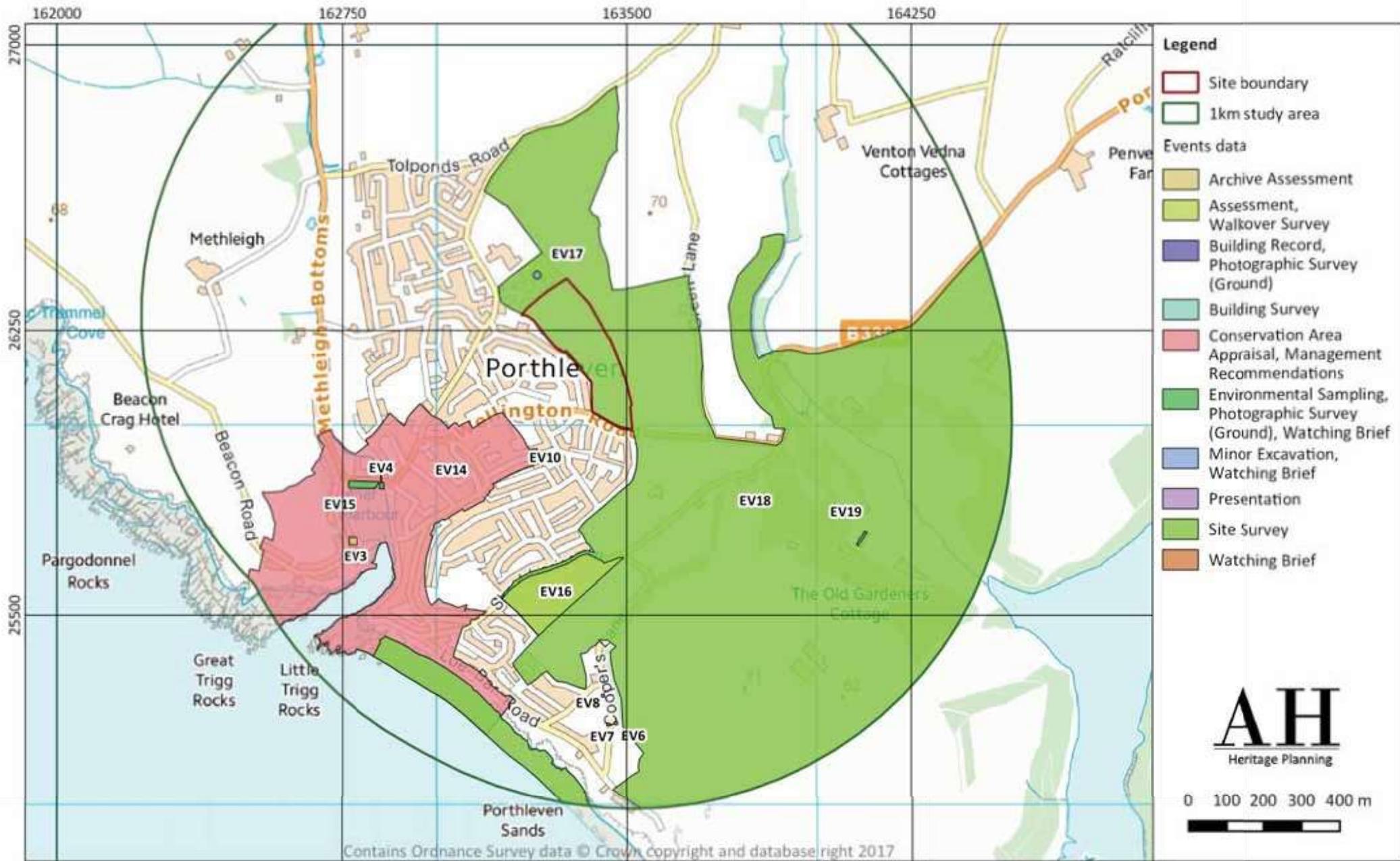


Fig. 8 Selected HER events, 1km study area

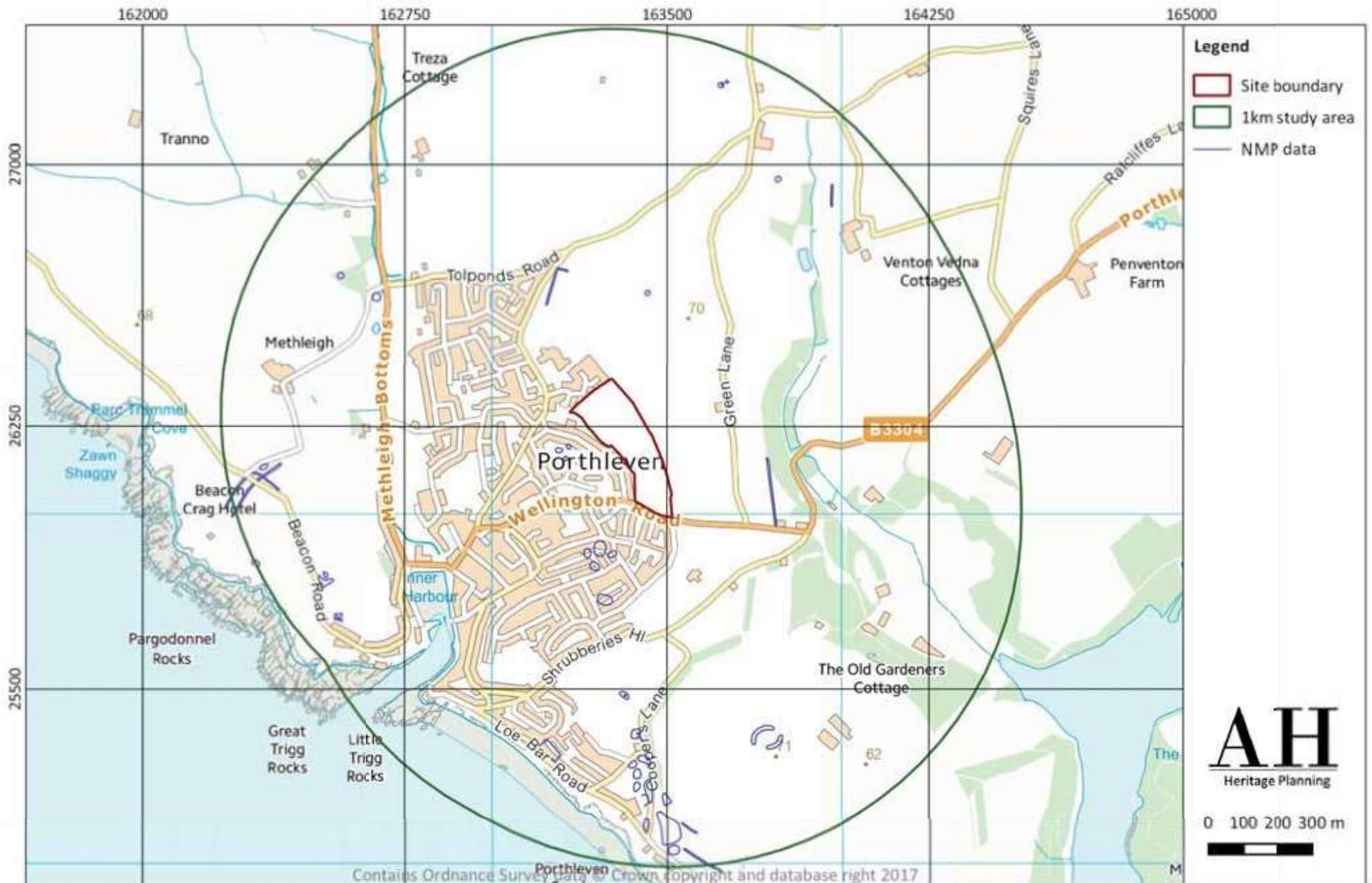


Fig. 9 NMP data, 1km study area

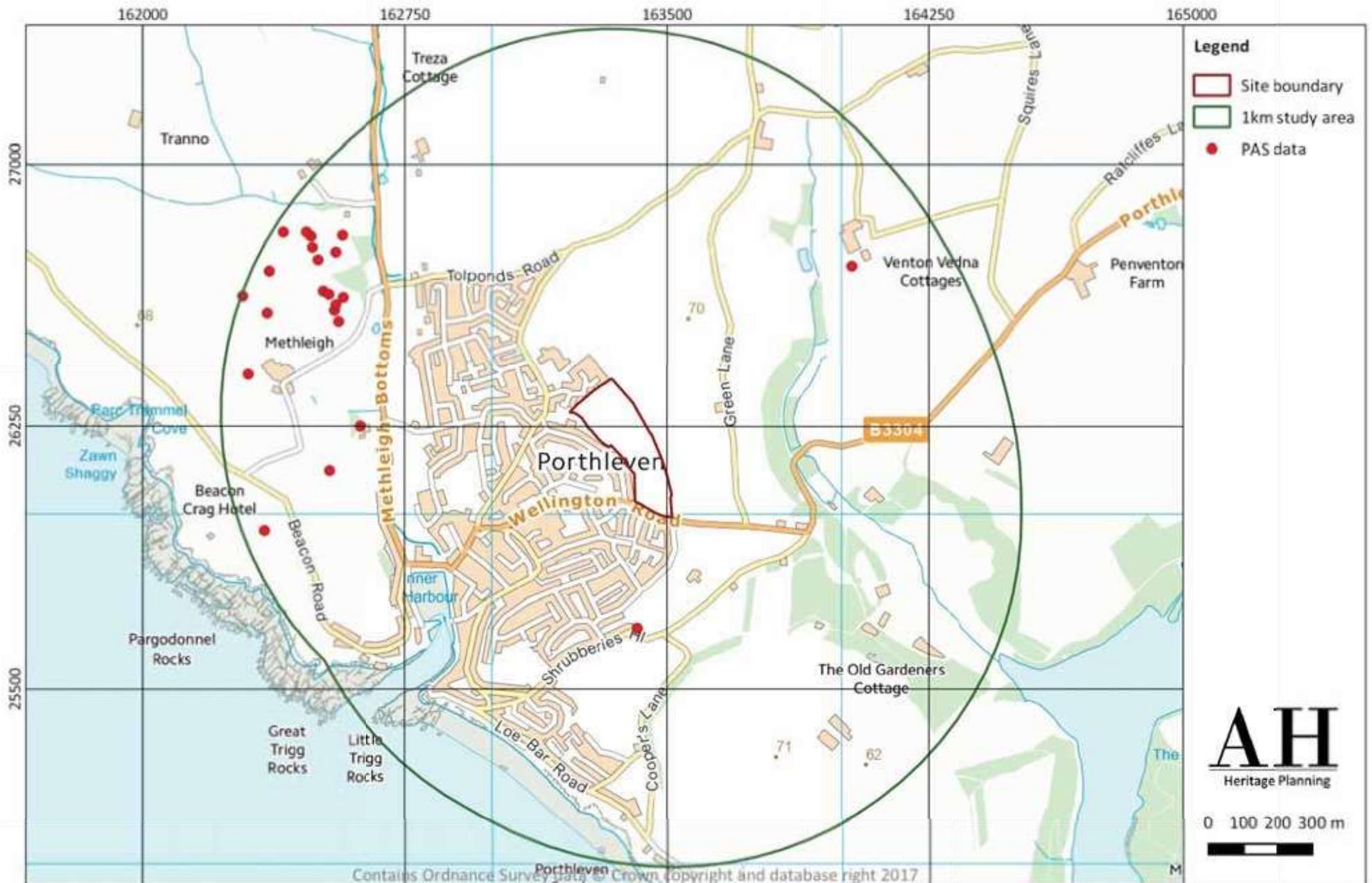


Fig. 10 Portable Antiquities Scheme data, 1km study area

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Heritage Planning

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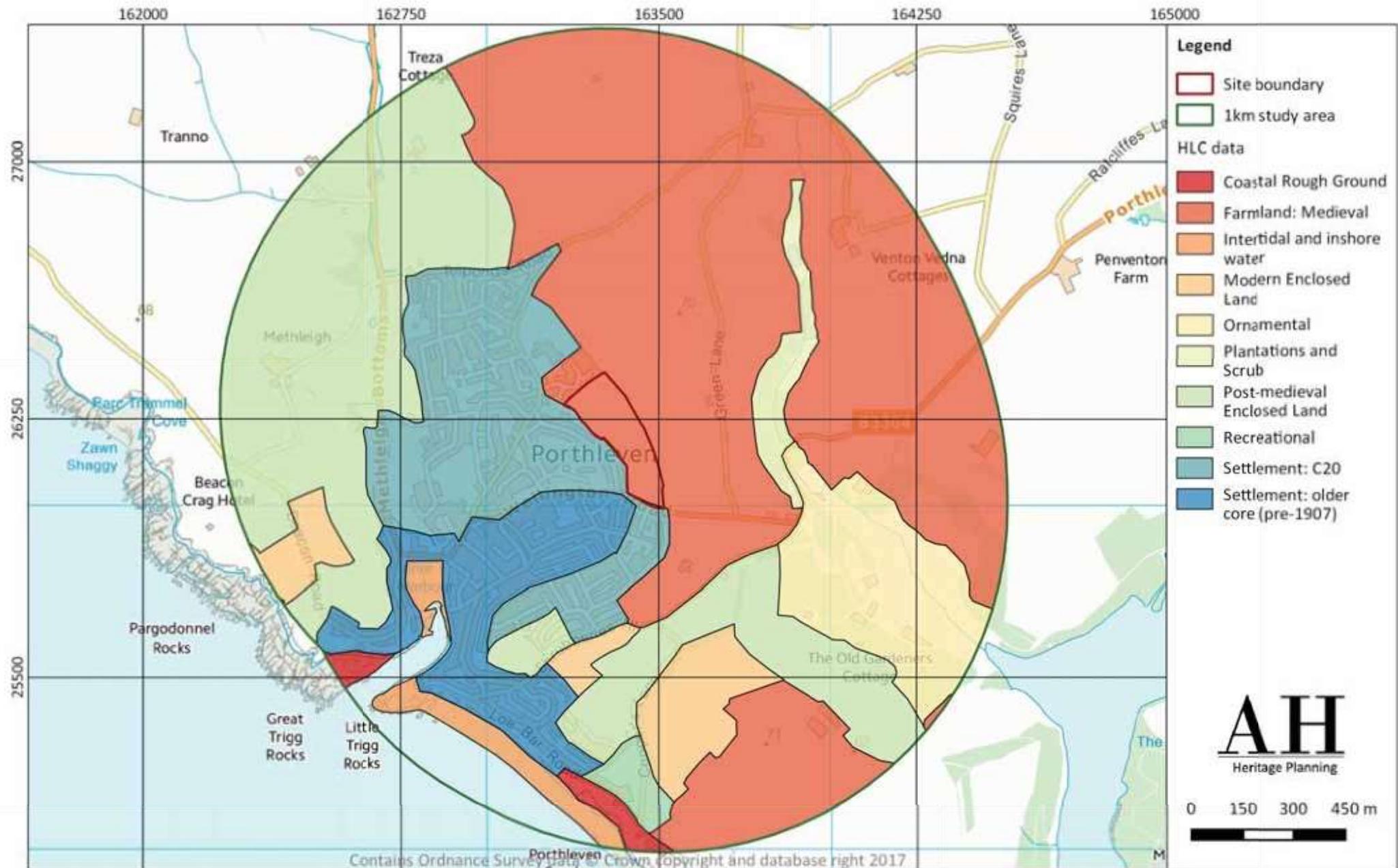


Fig. 11 Historic Landscape Characterisation

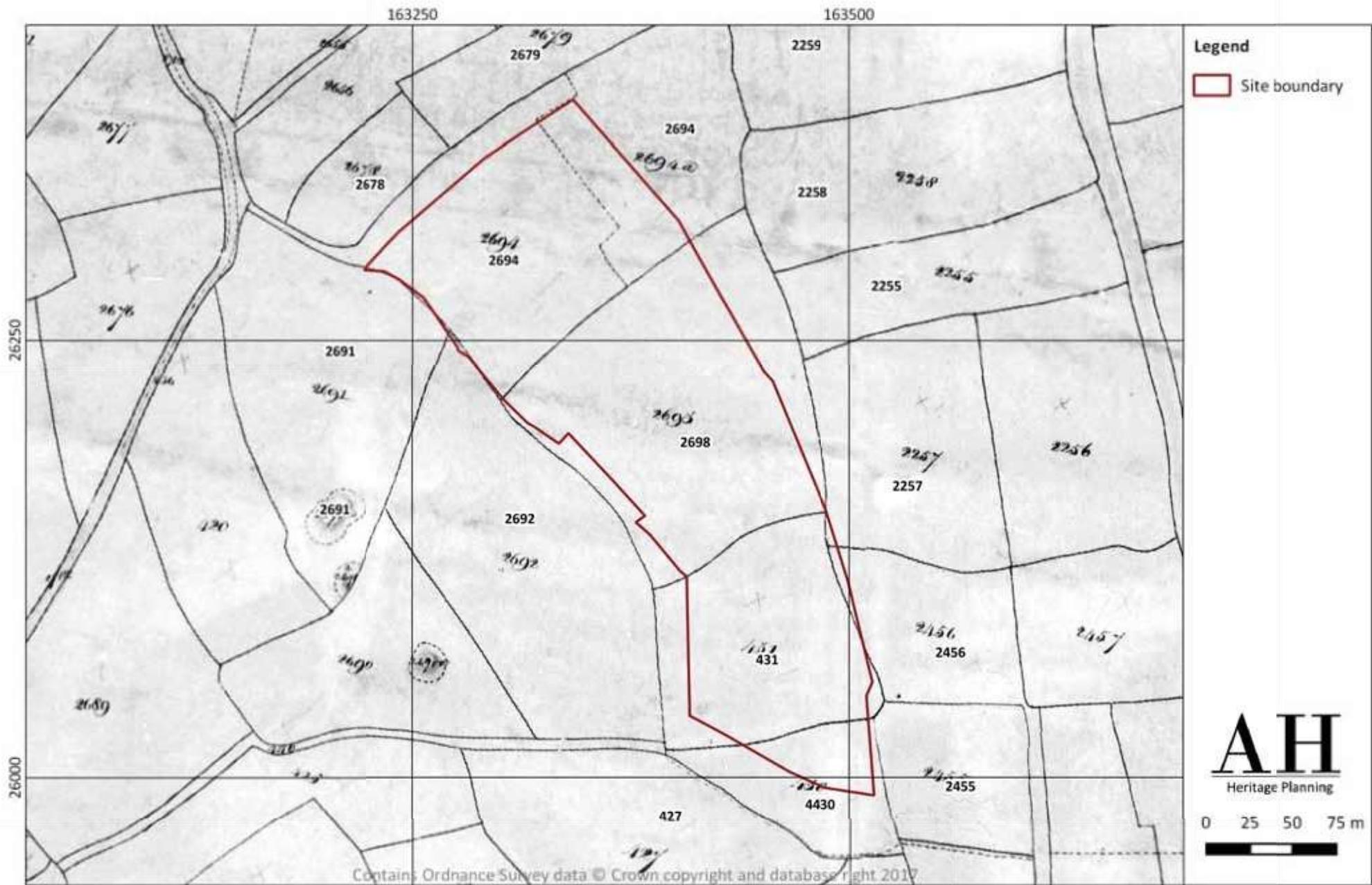


Fig. 12 1841 Sithney Parish tithe map

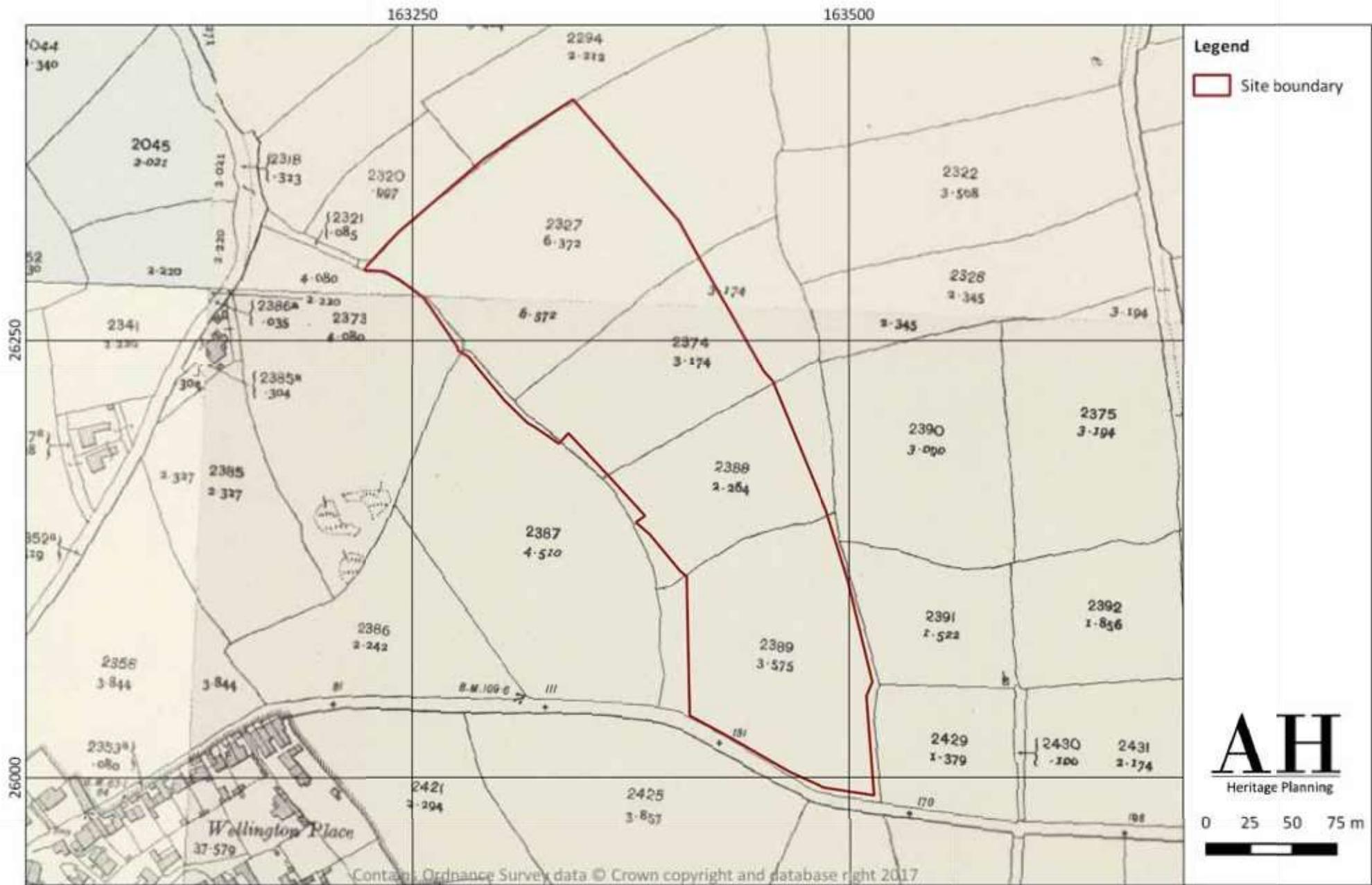


Fig. 13 1906 25" Ordnance Survey map



Fig. 14 1974 1:2,500 Ordnance Survey map



Plate 1 Field 1, looking southwest toward Gibson Way



Plate 2 The Site, looking south from Field 1



Plate 3 Fields 3 and 4, looking north toward Guissey Place and Trevisker Drive



Plate 4 Field 4, looking northwest

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 1km study area)								
Listed Buildings (1km study area)								
LB1	1271410	China Clay Store	China clay store	Victorian	China clay store. Built 1893. Whitewashed granite rubble. Slate monopitch roof with gabled ends and light in roof at south end	II	162750	25784
LB2	1208163	The Harbour Inn	Inn	Post-medieval	Public house. Early C19, with later C19 extension. Granite ashlar with plinth to part on left rubble with granite dressings and granite plinth on right; dry slate roof. Doubledepth plan plus deep rear wings 2 storeys; overall 6-window range.	II	162889	25771
LB3	1279696	Stables, Attached Screen Walls And Barn South East Of Penrose Manor House	Stables	Post-medieval	Stables and attached barn. Pre-1788. For John Rogers. Barn 1833-34, extended 1841 and remodelled 1855. Killas rubble with granite dressings; C20 scantle slate roof with central bellcote with pyramidal slate roof	II	164229	25620
LB4	1196473	7 And 8, Peverell Terrace	Cottages	Post-medieval	Pair of cottages. Early C19. Killas rubble with granite dressings including lintels, slate sills; slurred scantle slate roof with brick end stacks. Mirror-image-plan pair. 2 storeys	II	162972	25698
LB5	1196474	Lanner Court	Farmhouse	Post-medieval	Farmhouse. 1836-7. Killas rubble with some granite dressings; dry slate half-hipped roof with reset central finial originally for weather vane; brick end stacks. Doubledepth plan	II	164071	26044

LB6	1196475	Warehouse Occupied By Salt Cellar Crafts	Warehouse	Post-medieval	Salt warehouse. 1816. For Francis Pool, lessee. Rubble with granite dressings; hipped asbestos slate roof to main part, concrete tile to wing. Deep plan built into bank at rear. 3 storeys; slightly asymmetrical 3window front.	II	162904	25704
LB7	1196477	The Old Custom House	House	Post-medieval	Account house, later customs house. 1840. For William Cudlip. Granite ashlar front with plinth, rusticated quoins, sills, string course, segmental arches and parapet with coping; asbestos slate roof. Deep plan.	II	162895	25728
LB8	1196480	Torleven Farmhouse	Farmhouse	Post-medieval	Farmhouse. 1818 datestone to left-hand end. Roughly coursed granite rubble with granite dressings; half-hipped asbestos slate roof with brick end stacks. 2 storeys; symmetrical 3-window front.	II	163024	25974
LB9	1196346	Penrose Hill Cottages	House	Post-medieval	Small house. Early C19. Killas rubble with granite lintels; fairly steep Delabole slate roof sweeping lower at rear; brick end stacks. Shallow double-depth plan. 2 storeys; symmetrical 2-window front.	II	163831	25966
LB10	1196347	Penrose Manor House	House	Post-medieval	Country house. C17. For Penrose family, probably John Penrose d.1679, remodelled and extended from c1788 for John Rogers and c1832 for the Reverend John Rogers, extended 1863 by William Webb for John Jope Rogers, remodelled 1867, buttery added 1868 and centre of Loe elevation rebuilt 1927-28.	II*	164125	25775

LB11	1196348	Bath House And Well Head East Of Penrose Manor House	Bath house	Post-medieval	Bath house. 1840. For John Rogers. Incised render with pebbledash, granite dressings including ashlar plinth, copings with moulded kneelers, window and door dressings; dry slate roof with rear gable stack with octagonal pot.	II	164169	25915
LB12	1196349	Carpenter's Shop 100 Metres South West Of Penrose Manor House	Shop	Post-medieval	Carpenter's shop. Pre-1833. For John Rogers. Killas rubble with granite lintels over 3 openings; grouted scantle slate roof; brick stack on left; slate verges and weather-boarded gables with ladder doors, slatted gates and rollers.	II	164072	25662
LB13	1196350	Bridge To East Of Penrose Manor House	Bridge	Post-medieval	Estate road bridge over stream. 1846. For the Reverend John Rogers. Killas rubble with granite dressings ("arch stones cleaved at Wheal Penrose"). Single-span bridge. Each side has rusticated round arch, parapet string and granite copings, granite ashlar piers and end piers with granite caps	II	164214	25877
LB14	1208985	K6 Telephone Kiosk To North East Corner Of Wharf	Kiosk	Modern	Telephone kiosk. Type K6. Designed by Sir Giles Gilbert Scott. Made by the Lion Foundry. Cast-iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.	II	162858	25845
LB15	1196486	Mount Cottage	House	Modern	Village house. Probably C18. Render on probable rubble or cob; steep asbestos slate roof with brick end stacks. Shallow-depth plan.	II	162973	25949

LB16	1196352	Kitchen Garden Walls To Penrose Manor House, Attached To Laundry Cottages	Garden walls	Post-medieval	Kitchen garden walls. C18 or early C19. For John Rogers, some remodelling and rebuilding later C19. Killas rubble with some granite dressings; scantle slate copings with red clay ridge tiles. Tall walls surrounding 2 linked square enclosures with buttresses to the outside faces.	II	164175	25689
LB17	1196353	Pound House To South Of Penrose Manor House	House	Post-medieval	Banked cider house. C18. Killas rubble with timber lintels; half-hipped corrugated iron roof; remains of stack at rear right. Rectangular plan built into bank at rear and on right. 2 storeys; 2-window range with extra bay set back on right.	II	164088	25677
LB18	1196354	Nos 1-18 And Attached Front Garden And Front Retaining Walls	Houses	Post-medieval	Terrace of 18 mostly semi-detached houses. 1902-1905. By Abraham Delbridge, builder, of Camborne. Stucco with decorated plinths, aprons, architraves and 1st-floor sill bands; original grouted scantle slate roofs to Nos 3, 5, 6 & 13, otherwise simulated slate; coat of arms to each front gable; brick end stacks.	II	162918	25627
LB19	1297589	Building Opposite No 1 (Gulls Way Not Included)	Cabin	Post-medieval	Fisherman's cabin. Early C19. Painted rubble walls; grouted scantle slate roof; brick stack at left-hand end. 1-room plan. Single storey over basement	II	163159	25289

LB20	1196355	Breage Cliff And Attached Walls With Letterbox	House	Post-medieval	House. Late C18. Render on probable rubble; half-hipped slate roof; granite ashlar stack on left, rendered stack on right. Shallowdepth plan. 2 storeys over basement	II	162648	25623
LB21	1196356	Barn, Steps And Attached Wall At Methleigh Farm	Barn	Post-medieval	Barn, steps and attached wall. Mid C19. Killas and granite rubble with granite dressings; grouted slate hipped roof. Rectangular plan. 2 storeys; symmetrical 2window yard front and similar front facing away from yard.	II	162390	26379
LB22	1196357	Mill At Methleigh	Mill	Post-medieval	Watermill. Probably early C19 foundations, mostly rebuilt mid C19. Killas and granite dressings; scantle slate roof. Small rectangular plan with deep wheel slot on	II	162376	26418
LB23	1207583	Bank Barn And Attached Cart Shed At Methleigh Farm	Kiosk	Modern	Large bank barn. Mid C19. Killas and granite rubble with granite dressings; grouted scantle slate hipped roof. L-shaped plan with mill leat and wheel pit of mill (qv) in space between rear of barn and bank, part of a planned farmyard.	II	162368	26396
LB24	1208865	Methodist Chapel	Chapel	Post-medieval	Methodist chapel. 1863 rebuilding of earlier chapel; enlarged 1876. Killas rubble with granite dressings including rolled kneelers and apex to coped gables; some brick to rear elevation where altered and some render; asbestos slate roof.	II	163037	25770

LB25	1207588	Forecourt And Rear Yard Walls, Steps And Mounting Block South East Of Methleigh Farmhouse	Forecourt	Post-medieval	Forecourt and rear courtyard walls, steps and mounting block. C18 and mid C19. Rubble with granite dressings including C18 steps with moulded edge and similar top step of mounting block; square edged copings to front wall and wall at right-angles to rear of rear courtyard, water trough at rear of rear courtyard and scantle slate coping to tall wall on left of forecourt.	II	162425	26395
LB26	1279663	Implement Shed 50 Metres South West Of Methleigh Farmhouse	Shed	Post-medieval	Implement shed. Mid/late C19. Killas and granite rubble with granite dressings; slate Lplan roof hipped at left-hand end.	II	162381	26360
LB27	1208936	Harbour Walls Including East And West Wharfs, Inner Jetties And Main Pier	Walls	Post-medieval	Harbour walls and steps. 1811-1825. Extended 1855-1858. For Harvey's of Hayle. Some rubble walls but mostly built of large granite blocks with large granite copings, some with original iron cramps, others rusted away or replaced with stainless steel cramps; several large granite bollards.	II	162771	25490
LB28	1279664	Implement Shed And Attached Walls 10 Metres South West Of Methleigh Farmhouse	Shed	Post-medieval	Implement shed and attached walls. Mid C19. Killas and granite rubble walls; scantle slate hipped roof. Rectangular plan.	II	162406	26397

LB29	1196305	1 And 2, Commercial Road	Houses	Post-medieval	Pair of village houses. Early C19. Render on rubble; asbestos slate roof with rendered end stacks. Shallow-depth plan. 2 storeys; symmetrical 3-window front with central pair of doorways.	II	162893	25714
LB30	1355055	The Ship Inn	Inn	Post-medieval	Public house. c1800-1810. Painted rubble with granite dressings; fairly steep concrete tile roof; rendered end stacks and front lateral stack towards left. Irregular shallowdepth plan.	II	162792	25630
LB31	1208875	Higher Lanner Farmhouse And Attached Forecourt Walls And Barn	Farmhouse	Post-medieval	Farmhouse and attached barn. C18, extended c1845, roof altered 1855. Killas rubble with granite dressings; scantle slate roof, lower at rear left and hipped on the right; original rubble stack on the left; 2 brick axial stacks.	II	164439	26176
LB32	1025271	Memorial Lamp To King George V	Lamp	Modern	Memorial lamp. 1911. To commemorate the coronation of King George V. Dressed granite with moulded shaft on inscribed base, surmounted by a moulded cast-iron lamp post to a tapered bronze lantern. Included for group value.	II	162870	25840
LB33	1297677	Penrose Hill	House	Post-medieval	Small house. Mid C19. Killas rubble, with granite dressings; grouted scantle slate hipped roof with projecting eaves; brick end stacks; cast-iron ogee gutters. Double-depth plan. 2 storeys; symmetrical 3-window front	II	163820	25966

LB34	1297678	Whitestone Cottage	House	Post-medieval	Small house and attached former brewhouse. C18. Limewashed rubble and cob; wheat-reed thatched roof to original house with rubble end stacks and C20 scantle slate to remainder; large stepped rubble stack towards right, mostly external, and brick axial stack over single-storey part on right.	II	163848	25867
LB35	1297679	Methleigh Farmhouse	Farmhouse	Post-medieval	Large farmhouse. C18, on site of Doomsday manor, front range rebuilt mid C19 on site of earlier house.	II	162413	26415
LB36	1207598	Piggery And Attached Wall At Methleigh Farm	Piggery	Post-medieval	Piggery (range of 6 sties). Mid C19. Granite rubble with granite dressings, grouted scantle slate roof. Shallow-depth rectangular range with each sty divided by a rubble wall. Single storey	II	162389	26418
LB37	1297680	Granary And Attached Cartshed At Methleigh Farm	Granary	Post-medieval	Granary and attached cartshed. Mid C19. Killas and granite rubble with granite dressings; grouted scantle slate roof.	II	162382	26429
LB38	1355059	Warehouse Occupied By Porthleven Harbour And Dock Co Ltd	Warehouse	Post-medieval	Warehouse. 1814. Painted rubble walls with segmental arches and projecting keyblocks; half-hipped concrete tile roof.	II	162766	25719
LB39	1297681	12, Chapel Terrace	House	Post-medieval	Village house in row. Mid C19. Stucco on rubble with plinth, giant panelled end pilasters; moulded and carved mid-floor band and moulded architraves; dry slate roof with projecting front eaves; brick end stacks	II	162989	25824

LB40	1207601	Wesley Chapel And Attached Schoolroom	Chapel	Post-medieval	Non-conformist chapel. 1840 datestone to central niche of pediment. Thin courses of granite ashlar to front with dressed granite plinth, 1st-floor sill string, voussoirs and pediment frame, otherwise rubble with granite dressings and asbestos slatehanging to rear wall of schoolroom	II	162945	25874
LB41	1279674	Boundary Stone At Sw 6276 2566, Immediately East Of Nos 6 And 8 (Not Included)	Boundary Stone	Post-medieval	Boundary stone. Probably early C19. Dressed granite monolith with segmental head. Rectangular on plan. Road face has the letter P with serifs, incised.	II	162765	25660
LB42	1208344	Methodist Church And Forecourt Wall, Railings And Gateway	Chapel	Post-medieval	Nonconformist chapel. 1883 datestone. Slatestone rubble with granite dressings including plinth, strings, kneelers and copings; asbestos slate roof with some courses of fishscale slate resembling features of original dry Delabole slate roof.	II*	162964	25923
LB43	1142245	Tregew Farmhouse	Farmhouse	Post-medieval	Farmhouse. Circa early C19. Killas rubble with dressed granite quoins, sills, jambstones and lintels. Half-hipped slurred scantle slate roof with brick chimneys over side walls.	II	162459	26966
LB44	1208480	Ring O'Bright Water	House	Post-medieval	House in row. Early/mid C19. Painted rubble with granite dressings; asbestos slate roof with brick end stacks	II	163016	25406

LB45	1196316	Chapel Keeper's House Immediately West Of Methodist Church	House	Post-medieval	Chapel-keeper's house. 1883. Slatestone rubble with granite dressings including plinth and mullioned windows, buttresses end corbels and dormer copings; grouted slate roof with projecting verges with pierced barge boards and chamfered collars; crested clay ridge tiles. Small rectangular plan.	II	162947	25918
LB46	1208884	Torleven Farmhouse	Farmhouse	Post-medieval	Farmhouse. Probably late C18. Granite and other rubble with segmental arches; asbestos slate roof with brick end stacks. Shallow double-depth plan. 2 storeys; nearly symmetrical 3-window front. C20 windows in original openings and central doorway with C20 door. INTERIOR not inspected.	II	162972	25988
LB47	1208482	Strawtop	House	Post-medieval	Village house. C18. Render on probable cob; wheat-straw thatched roof; brick stack on right. Shallow-depth plan. 2 storeys; symmetrical 3-window front.	II	163019	25400
LB48	1297623	Lime Kiln	Kiln	Post-medieval	Lime kiln. 1816. For Archibald Blair. Limewashed rubble. Semi-circular plan built against a retaining wall of loading platform. Small doorway into right-hand side.	II	162785	25694
LB49	1297624	Former Smithy, Now Part Of The Ship Inn	Smithy	Post-medieval	Blacksmith's shop, now part of public house. Early C19. Painted rubble walls; grouted scantle slate roof sweeping lower over outshut to rear left; brick stack on right. Small L-shaped plan including outshut.	II	162791	25640

LB50	1207475	Laundry Cottages Of Penrose Manor House	Cottages	Post-medieval	Row of estate cottages. Early C19 incorporating some reused C18 features probably from the Manor House (qv). Built for John Penrose. Rubble walls; slatehanging to right-hand gable; grouted scantle slate roof; brick end stacks and rear lateral stack.	II	164115	25691
LB51	1297626	The Bickford Smith Institute And Attached Wall	Church	Post-medieval	Institute including library and clock tower. 1883-4. Coursed and dressed granite; stoncoped Welsh slate roof; stone end stacks. Lplan with clock tower to south-west angle.	II	162832	25500
Conservation Areas (1km study area)								
CA1	n/a	Porthleven	CA	Medieval & post-medieval	Historic core	n/a	162791	25640
Cornwall HER data (1km study area)								
1	MCO18219	Venton Vedna - Medieval Settlement	Settlement	Medieval	The settlement of Venton Vedna is first recorded in 1201.	n/a	164056	26797
2	MCO16221	Penros Bighan - Medieval Settlement	Settlement?	Medieval	The settlement of Penrose subdivided and "Penros Bighan" is first recorded in 1367.	n/a	164000	25370
3	MCO14923	Higher Lanner - Medieval Settlement	Settlement	Medieval	The settlement of Lanner subdivided and Higher Lanner is first recorded in 1327 when it is spelt "Lannerghmur".	n/a	164430	26157

4	MCO1804	Ventonvedna - Neolithic Findspot	Findspot	Prehistoric	Two late Neolithic axe hammers found at Ventonvedna.	n/a	163990	26720
5	MCO28787	Gravesend - Postmedieval Quarry	Quarry	Post-medieval	A quarry is recorded on the 1st Edition 1:2500 OS map c1880. The quarry face survives although the floor has been developed.	n/a	163160	25320
6	MCO28785	Porthleven - Postmedieval Saw Mill	Saw Mill	Post-medieval	Porthleven timber yard is shown on the OS map of 1891	n/a	162800	25890
7	MCO28786	Porthleven - Postmedieval Coastguard Station	Coastguard Station	Post-medieval	The OS maps of 1891 and 1966 show a coastguard station at Porthleven.	n/a	162970	25630
8	MCO27320	Torleven Mill - Postmedieval Corn Mill	Corn Mill	Post-medieval	The tithe map of 1840 refers to 'wastrel near the mill' at Porthleven, and a mill is referred to in Kelly's in 1883	n/a	162800	25500

9	MCO27073	Penrose - Postmedieval Building	Building	Post-medieval	A C19 bath house situated in the small park in front of Penrose House.	n/a	164220	25785
10	MCO27313	Higher Lanner - Postmedieval Deer Park	Deer Park?	Post-medieval	The tithe map of 1840 shows the fieldname 'derr park' at higher lanner which suggests the site of a deer park.	n/a	164280	26000
11	MCO27322	Methleigh - Medieval Corn Mill, Post-medieval Corn Mill	Corn Mill	Medieval	Methleigh Mill was recorded by the OS in 1809.	n/a	162795	26225
12	MCO33654	Highburrow - Early medieval Field Boundary, Medieval Field Boundary	Field Boundary	Early medieval	The extant field system to the south west of Highburrow is considered to be anciently enclosed land of medieval (or earlier) origin	n/a	163580	25010
13	MCO3361	Praze - Bronze Age Barrow	Barrow	Prehistoric	Remains of a barrow, de-scheduled in 1977.	n/a	163446	26638
14	MCO35793	Porthleven - Postmedieval Spoil Heap	Spoil Heap	Post-medieval	Three mounds, presumably post-medieval mining spoil heaps, are visible as earthworks on vertical aerial photographs	n/a	163200	26170

15	MCO35784	Porthleven - Postmedieval Mound, Undated Mound	Mound	Post-medieval	An earthwork mound is visible on vertical aerial photographs on the crest of the ridge between Porthleven and Praze	n/a	163430	26630
16	MCO35785	Porthleven - Postmedieval Spoil Heap	Spoil Heap	Post-medieval	A single mound, 23m across, is visible as earthworks on vertical aerial photographs	n/a	162670	26620
17	MCO35786	Porthleven - Postmedieval Gravel Pit	Gravel Pit	Post-medieval	A single gravel pit is marked at this location on the 1880 edition OS map	n/a	162560	26680
18	MCO35783	Porthleven - Medieval Field Boundary, Postmedieval Field	Field Boundary	Medieval	The extant field system to the east of Porthleven is considered to be anciently enclosed land of medieval (or earlier) origin	n/a	163160	26650
19	MCO35791	Breageside - Postmedieval Spoil Heap	Spoil Heap	Post-medieval	A small group of mounds, probably 19th or 20th century spoil heaps are visible as earthworks on vertical aerial photographs	n/a	162510	25800
20	MCO35792	Breageside - Postmedieval Settlement	Settlement	Post-medieval	A settlement comprising of a lane leading to a small complex of buildings and garden enclosures are visible on vertical aerial photographs as ruined foundations and enclosure walls. A C20 dwelling named Tamerisk has been built on the site.	n/a	162563	25697

21	MCO35794	Higher Penrose - Prehistoric Enclosure, Undated Enclosure	Enclosure	Prehistoric	The possible site of a curvilinear enclosure is visible as faint cropmarks on vertical aerial photographs.	n/a	163786	25360
22	MCO33655	Penrose Hill - Early medieval Field Boundary, Medieval Field Boundary	Field Boundary	Early medieval	The extant field system between Penrose Hill and Porthleven is considered to be anciently enclosed land of medieval (or earlier) origin.	n/a	163790	26050
23	MCO35788	Methleigh - Postmedieval Quarry	Quarry	Post-medieval	A long narrow quarry (70m by 11m) is marked at this location on the OS 1880 edition map	n/a	162340	26130
24	MCO43306	Porthleven - Postmedieval Church	Church	Post-medieval	A C19 Anglican church in Porthleven.	n/a	162888	26002
25	MCO43376	Porthleven Harbour Modern Defence	Defence	Modern	This anti-invasion harbour defence was constructed along the side of Porthleven Outer Harbour to prevent ships from mooring there.	n/a	162850	25600
26	MCO43371	Porthleven - Modern Firing Range	Firing Range	Modern	This pistol range was constructed by the Porthleven Auxiliary Unit	n/a	163641	25195

27	MCO37257	Porthleven - Postmedieval Nonconformist Chapel	Nonconformist Chapel	Post-medieval	Bible Christian chapel built c1840	n/a	163037	25771
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28	MCO42752	Porthleven - Modern Auxiliary Hide	Auxiliary Hide	Modern	This bunker was built by the Porthleven Auxiliary Unit on the Penrose Estate	n/a	163810	26200
29	MCO41678	Porthleven - Postmedieval Quay	Quay	Post-medieval	An eighteenth century mineral quay	n/a	162680	25851
30	MCO43374	Porthleven - Modern Pillbox	Pillbox	Modern	This pillbox was originally located on cliffs to the south of Porthleven Harbour entrance but was demolished when the sea defences were built.	n/a	162906	25452
31	MCO43375	Porthleven Harbour Modern Defence	Defence	Modern	This anti-invasion harbour defence was built alongside the Porthleven Harbour jetty in order to prevent enemy ships mooring against it.	n/a	162740	25487
32	MCO44011	Porthleven - Postmedieval Lifeboat Station	Lifeboat Station	Post-medieval	This lifeboat house was the second to be built in Porthleven, and was operational between 1893 and 1929, when the station closed.	n/a	162728	25572
33	MCO48369	Penrose - Postmedieval Bridge	Bridge	Post-medieval	An estate road bridge over a stream, northeast of Penrose Manor survives. It was built in 1846 for the Rev. John Rogers.	n/a	164214	25877

34	MCO43372	Porthleven - Modern Observation Post	Observation Post	Modern	This was a small observation post concealed in a Cornish hedge and built by the Porthleven Auxiliary Unit	n/a	163695	26212
35	MCO43373	Porthleven - Modern Pillbox	Pillbox	Modern	This pillbox is situated in a private garden and is in excellent condition, albeit overgrown with vegetation.	n/a	162562	25605
36	MCO4720	Porthleven - Postmedieval Harbour	Harbour	Post-medieval	Purchased by the Harvey's in 1855, Porthleven never lived up to expectations as a mineral port.	n/a	162810	25740
37	MCO4885	Porthleven Harbour Post-medieval Quay	Quay	Post-medieval	A quay on the inner harbour at Porthleven is shown on the OS maps of 1891 and 1963	n/a	162870	25700
38	MCO5901	Sunset - Medieval Cross	Cross?	Medieval	The field-name 'Further Grouse' suggests the site of a cross but there are no remains.	n/a	163600	25800
39	MCO54254	Lower Lanner - Postmedieval Milestone	Milestone	Post-medieval	An 1890 milestone survives on the south side of the B3304, NE of Lower Lanner, although its cast iron plates are missing - HELSTON 1&½ PORTHLEVEN 1.	n/a	164119	26220
40	MCO7131	Venton Vedna - Medieval Holy Well	Holy Well	Medieval	The tradition of a holy well at Venton Vedna.	n/a	164000	26800

41	MCO9256	Porthleven - Postmedieval Blacksmiths Workshop	Blacksmiths Workshop	Post-medieval	A smithy is recorded at this location in Porthleven on the 1st and 2nd Edition 1:2500 OS maps c1880 and c1907.	n/a	162925	25805
42	MCO52335	Porthleven - Modern Nonconformist Chapel	Nonconformist Chapel	Modern	Apostolic' Church, built sometime between 1907 and 1930, recorded on the 1:2500 1930's OS Map. Still extant.	n/a	163091	25855
43	MCO52996	Porthleven - Postmedieval School	School	Post-medieval	National School, built 1845. Recorded on the 1st and 2nd Editions of the 1:2500 1880 and 1907 OS maps. Extended between 1880 and 1907.	n/a	162896	25966
44	MCO52997	Porthleven - Postmedieval School	School	Post-medieval	School, built prior to 1880. Recorded on the 1st and 2nd Editions of the 1:2500 1880 and 1907 OS maps	n/a	163125	25917
45	MCO9982	Higher Penrose - Medieval Chapel	Chapel	Medieval	A chapel at Higher Penrose is recorded in a field called 'Chapel Close' and a licence is dated 1385; there are no remains.	n/a	164040	25190
46	MCO8888	Venton Vedna - Iron Age Round, RomanoBritish Round	Round?	Prehistoric	The field-name 'The Round' suggests the site of a round but there are no remains.	n/a	164100	26920

47	MCO5643	Penrose - Medieval Cross	Cross	Medieval	The fragment of a cross built into the foot of an external wall at Laundry Cottages, Penrose.	n/a	164120	25680
48	MCO9227	Penrose Hill - Postmedieval Blacksmiths Workshop	Blacksmiths Workshop	Post-medieval	Penrose hill smithy is shown on the OS map of 1891	n/a	163830	25870
49	MCO8205	Lower Lanner - Iron Age Round, RomanoBritish Round	Round?	Prehistoric	The field-names 'The Round' and 'Higher Round Field' suggest the site of a round but there are no remains.	n/a	164000	26250
50	MCO9723	Talpons Bridge - Medieval Bridge	Bridge	Medieval	Henderson records a bridge at Talpons in 1839	n/a	162770	26650
51	MCO6219	Ventonvedna - Medieval Cross	Cross?	Medieval	The name 'Gweal an Crowze' suggests the site of a cross but there are no remains.	n/a	164000	26800

52	MCO44963	Porthleven - Prehistoric Submarine Forest, Prehistoric Wood	Submarine Forest, Wood	Prehistoric	A submerged forest has been recorded, sampled and dated from the harbour at Porthleven.	n/a	162858	25831
53	MCO55285	Wheal Unity - Postmedieval Shaft	Shaft	Post-medieval	A shaft was excavated and plugged at this location in 1998.	n/a	163282	25921
54	MCO56169	Porthleven - C19 Cottages	Cottage Pair	Post-medieval	A pair of cottages dating to the early C19, overlooking Porthleven harbour.	n/a	162969	25698
55	MCO4721	Porthleven Harbour Post-medieval Harbour	Harbour	Post-medieval	The inner harbour at Porthleven is shown on the OS map of 1891 and 1963	n/a	162810	25740
56	MCO4722	Porthleven Harbour Post-medieval	Harbour	Post-medieval	The outer harbour at Porthleven dates to the early C19.	n/a	162810	25570
57	MCO27324	Porthleven Harbour Post-medieval Pier	Pier	Post-medieval	A pier on the outer harbour at Porthleven is shown on the tithe map of 1842 and OS maps of 1891 and 1963	n/a	162840	25630
58	MCO27327	Wheal Penrose - Post-medieval Smelting House	Smelting House	Post-medieval	Hamilton Jenkin records smelting houses at Wheal Penrose.	n/a	163400	25100
59	MCO4886	Porthleven Harbour Post-medieval Quay	Quay	Post-medieval	A quay on the outer harbour at Porthleven is shown on the OS maps of 1891 and 1963	n/a	162750	25470

60	MCO10128	Porthleven - Postmedieval Nonconformist Chapel	Nonconformist Chapel	Post-medieval	A disused Wesleyan Methodist chapel is recorded in the 1840 parish of Sithney Tithe Award and Map	n/a	163350	25240
61	MCO13076	Wheal Penrose - Romano-British Mine, Postmedieval Mine	Mine, Mine?	Romano-British	A lead mine near Porthleven.	n/a	163460	25210
62	MCO18603	Porthleven - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	Fish cellars at Porthleven are recorded on the Tithe Map of 1842. The buildings appear to have survived and have been converted to small commercial or domestic use.	n/a	162690	25580
63	MCO10675	Venton Vedna - Medieval Country House, Medieval Architectural Fragment	Architectural Fragment, Country House	Medieval	Henderson records the remains of an early sixteenth century mansion at Venton Vedna.	n/a	164012	26823
64	MCO10063	Methleigh - Medieval Chapel	Chapel?	Medieval	The name 'Chapel Down' and field-names 'Martyrs Close' and 'Chapel Close' suggest the site of a chapel but there are no remains.	n/a	162600	25900
65	MCO11246	Methleigh - Early medieval Settlement, Medieval Manor, Medieval	Manor, Settlement	Early medieval	The settlement and manor of Methleigh is first recorded in the Domesday survey of 1086 when it is spelt "Matela".	n/a	162386	26398

66	MCO11365	Treza - Early medieval Settlement, Medieval Settlement	Settlement, Settlement?	Early medieval	The settlement of Treeza is first recorded in 1289 when it is spelt "Trevysa".	n/a	162783	27013
67	MCO11280	Penrose - Medieval Settlement	Settlement	Medieval	The settlement and manor of Penrose is first recorded in 1345.	n/a	164088	25758
68	MCO10249	Torleven - Medieval Chapel	Chapel?	Medieval	The field-name 'Parc an Chapel' suggests the site of a chapel but there are no remains.	n/a	162920	25960
69	MCO11332	Torleven - Early medieval Settlement, Medieval	Settlement, Settlement?	Early medieval	The settlement of Torleven is possibly first recorded in 1331 when it is spelt "Trenelue".	n/a	162966	25980
70	MCO1215	Porthleven - Romano-British Findspot	Findspot	Romano-British	A Roman coin of Galerius Maximianus, 293 - 305 AD.	n/a	162900	26080

71	MCO13177	Wheal Unity - Postmedieval Mine	Mine	Post-medieval	The remains of Wheal Unity which commenced operations in 1836.	n/a	163300	25700
72	MCO16477	Porthleven - Medieval Settlement	Settlement	Medieval	The settlement of Porthleven is first recorded in 1529 when it is spelt 'Portleven'.	n/a	162884	25838
73	MCO17029	Tolponds - Medieval Settlement	Settlement	Medieval	The settlement of Tolponds is first recorded in 1389 when it is spelt 'Talpons'.	n/a	162777	26654
74	MCO1124	Penrose - Romano-British Findspot	Findspot	Romano-British	Two small silver roman coins were found at Penrose.	n/a	164070	25820
75	MCO13121	Wheal Saturn - Postmedieval Mine	Mine	Post-medieval	Collins in 1912 records Wheal Saturn at Ventonvedna which is shown on the OS map of 1813	n/a	163450	26640

76	MCO18563	Methleigh - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	A fish cellar near Methleigh is shown on the tithe map of 1842	n/a	162730	26310
77	MCO10014	Higher Lanner - Medieval Chapel	Chapel?	Medieval	Licences for a chapel at Lanner were granted in 1377-78 and 1379.	n/a	164400	26200
78	MCO18604	Porthleven - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	A fish cellar occupied by W Ludlip is shown at Porthleven on the tithe map of 1842	n/a	162770	25720
79	MCO18605	Porthleven - Postmedieval Fish Cellar	Fish Cellar	Post-medieval	A fish cellar at Porthleven is recorded in 1838 and recorded on the Tithe Map c. 1840, however by 1980 the buildings do not survive.	n/a	162830	25500
80	MCO16203	Penponts - Medieval Settlement	Settlement	Medieval	The settlement of Penponts Methile is first recorded in 1394 when it is spelt 'Penpontsmethile'.	n/a	162649	26636

Cornwall HER Events data (1km study area)								
EV1	ECO703	DLG Shaft Capping Contract 9B	Assessment	n/a	An archaeological assessment was carried out in order to produce a management scheme for a number of disused mines in the area.	n/a	163210	26155

EV2	ECO703	DLG Shaft Capping Contract 9B	Assessment	n/a	An archaeological assessment was carried out in order to produce a management scheme for a number of disused mines in the area.	n/a	163220	26126
EV3	ECO710	Porthleven Limekiln	Archive Assessment	n/a	This report presents the results of a programme of documentary and historic research on the limekiln at Porthleven	n/a	162779	25694
EV4	ECO222	Porthleven Stream, F.A.S	Environmental Sampling, Photographic Survey	n/a	No structural remains were recorded of the 19th century timber and boat yard that had previously occupied the site, but trenching revealed a substantial peat deposit, which	n/a	162814	25847
EV5	ECO240	DLG Contract 11 Assessment	Assessment	n/a	To inform management decisions concerning shaft capping works of seventeen shafts ranging from Porthowan/Portreath to Porthleven an archaeological assessment	n/a	163287	25920

EV6	ECO300	DLG Contract 7 Watching briefs	Watching Brief	n/a	A watching brief was maintained during shaft-capping operations on 12 shafts located at former mines	n/a	163472	25215
EV7	ECO100	Shaft Capping DLG Contract 9A Watching Brief	Watching Brief	n/a	In 1996 watching briefs were maintained during mine shaft treatment works.	n/a	163451	25212
EV8	ECO100	Shaft Capping DLG Contract 9A Watching Brief	Watching Brief	n/a	In 1996 watching briefs were maintained during mine shaft treatment works.	n/a	163438	25288
EV9	ECO140	Contract 9(A), DLG Assessment	Assessment	n/a	Eight mine shafts were to be capped for health and safety reasons under the Derelict Land Grant scheme operated by English Partnerships	n/a	163439	25258
EV10	ECO306	Contract 11 DLG WB	Watching Brief	n/a	A variety of shafts and other features were treated within this contract. Shafts A at Wendron (Trumpet Consols) and Church Coombe (Wheal Uny), were both lode outcrops which had been stoped to surface. The Wendron site was probably not a shaft but a small localised surface collapse of an upper stope fill.	n/a	163285	25916

EV11	ECO1395	Penrose and The Loe, Helston, Cornwall	Assessment	n/a	In 2002 the Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to carry out a 'rapid' historic environment survey of Penrose and the Loe, a substantial property on the west coast of Cornwall	n/a	163814	25784
EV12	ECO1204	Industrial Settlements: Porthleven	Management Recommendations	n/a	Cornwall's industrial settlements are the subject of a Conservation Area Partnership under the heading Cornwall Industrial Settlements Initiative (CISI) which is intended to assess the character and significance of the county's 112 industrial settlements.	n/a	162869	25672
EV13	ECO2607	Lizard Project (Exhibition at Trelowarren Centre)	Presentation	n/a	The project consisted of providing texts for an exhibition at Trelowarren	n/a	163666	25142
EV14	ECO3063	Porthleven Conservation Area Appraisal & Management Strategy	Conservation Area Appraisal, Management Recommendations	n/a	The Appraisal describes the special interest which has justified the designation of the Conservation Area.	n/a	162879	25685
EV15	ECO3781	The Old China Clay Building, Porthleven	Building Record, Photographic Survey (Ground)	n/a	A photographic record was made before alteration work	n/a	162750	25785

EV16	ECO3783	Land off Shrubberries Hill, Porthleven, Cornwall	Assessment, Walkover Survey	n/a	South West Archaeology Ltd were instructed by CSA Architects to undertake a desk-based assessment and walkover survey on Land off Shrubberries Hill, Porthleven, Cornwall.	n/a	163313	25565
EV17	ECO3251	Guisseny Place, Torleven Road, Porthleven results of archaeological monitoring	Minor Excavation, Watching Brief	n/a	Archaeological monitoring took place at Guisseny Place, Porthleven, Cornwall, in advance of the construction	n/a	163264	26397
EV18	ECO3943	The Loe - Penrose Estate, Cornwall	Site Survey	n/a	The report consists of a description of the sites and management recommendations for each site	n/a	163814	25784
EV19	ECO4618	Laundry Cottages	Building Survey	n/a	South West Archaeology Ltd. was commissioned by James Parry of National Trust (the Client) to undertake historic building recording at Laundry Cottages, Penrose Estate, Cornwall.	n/a	164119	25701

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Appendix V4**Potential Projects for CIL Funding ref. Qu. 13 Detailed Questionnaire Summer 2016.**

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

	Total
Footpath / Cycle Path to Penrose	54
New / Improve Cycle & Footpath Routes	40
Facilities for young	34
Improve traffic management including parking	32
Improve & maintain open spaces / parks / gardens	18
Improve Transport links	12
Community Centre / Space	10
Leisure Centre / Swimming Pool / Fitness / Sport facilities	10
Improved healthcare facilities	9
Redevelopment of Bickford Smith Institute	8
Facilities for OAP	7
Public Toilets	6
Bigger School / Adult Education	6
More dog bins / walk areas	6
Cinema / Theatre / Dance Hall	5
Business / Office / Industrial / Commercial Space	5
Improved Harbour Facilities / Sea defences	5
Better Sewage Works	4
Improved disability facilities	4
Library	3
Pedestrian crossing - Harbour Head / Costcutter	2
Pedestrian crossing - Wellington Road	1