

Porthleven Neighbourhood Plan



Photograph courtesy of Carla Regler

NDP Regulation 14

The Plan

June 2021



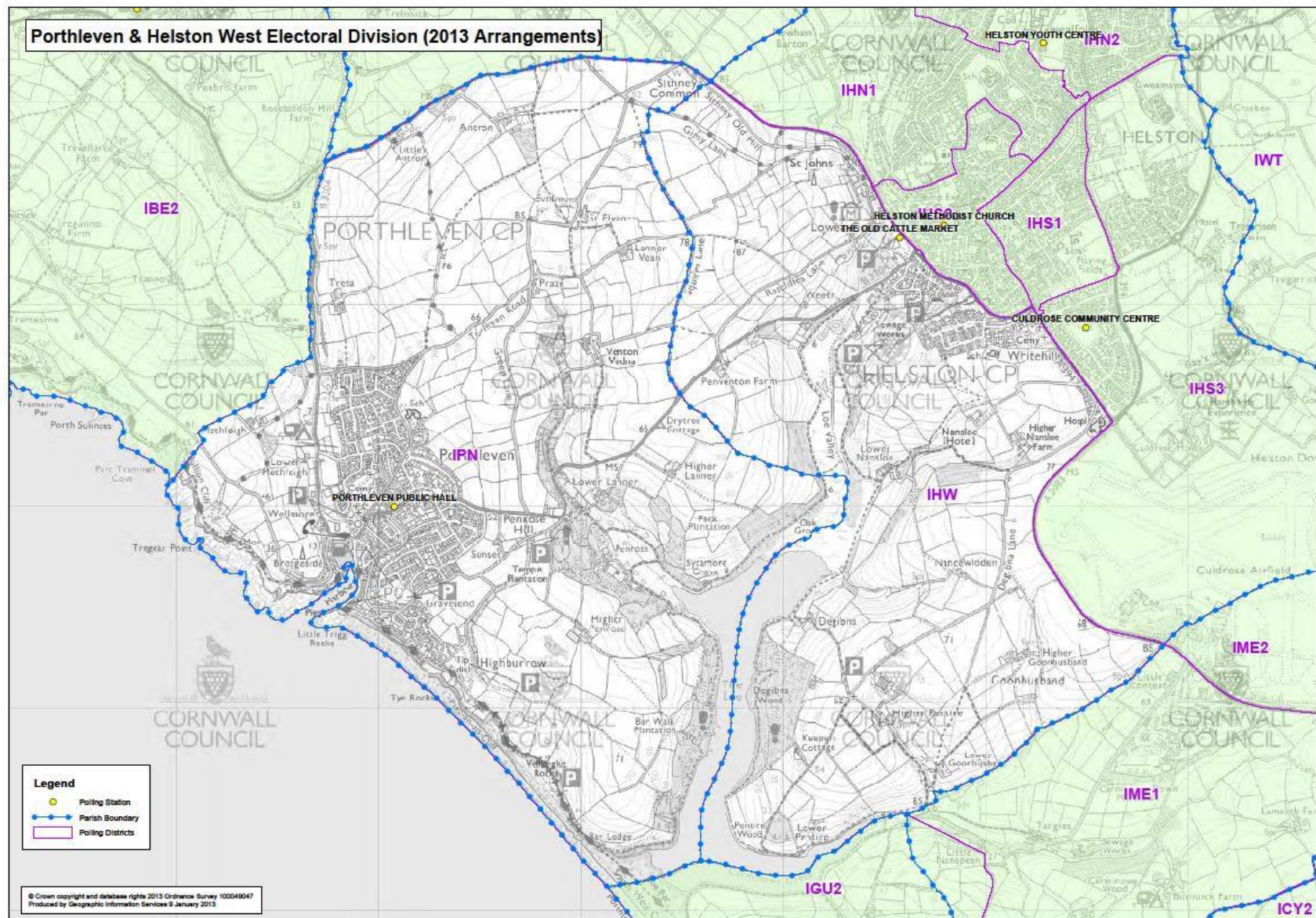
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1. Introduction

- 1.1 This document is the Draft Porthleven Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the area over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents ('the evidence base') can be accessed at <http://www.porthlevenplan.org.uk/>. A glossary and abbreviations section is included at the back of this document for reference (Section 8).
- 1.2 The NDP runs in tandem with the timescales of the Cornwall Local Plan: Strategic Policies Development Plan Document (LP:SP), which runs to 2030, at which time it will be reviewed and updated. The Town Council may deem it necessary to update the NDP if circumstances warrant an earlier review.
- 1.3 The NDP applies to the Parish of Porthleven that is covered by the Porthleven Town Council as shown in Figure 1.
- 1.4 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the LP:SP to give an extra level of detail at the local level. The NDP has been developed to ensure that future growth and development throughout the parish is guided by local people.
- 1.5 Neighbourhood Planning allows people to come together through a local parish or town council and say where they think new houses, businesses and shops should go, and what they should look like. These Neighbourhood Plans can be very simple, or go into considerable detail.
- 1.6 The NDP has been driven by the need to balance the requirements of commercial and housing development whilst providing adequate infrastructure and protecting and enhancing the environment, particularly the designated areas, the Area of Outstanding Natural Beauty (AONB), the Porthleven Conservation Area (CA), Sites of Special Scientific Interest (SSSI), County Wildlife Sites (CWS), Tree Preservation Orders (TPOs) Scheduled Monuments (SM) and Listed Buildings (LB). Maps setting out such designations are included within the Appendices.
- 1.7 The NDP positively plans for the future, putting forward the wishes of the community in shaping future development; meeting local needs; boosting the local economy; and protecting and enhancing the environment. In addition, it helps provide clarity to land owners and developers on the community's needs and aspirations (please refer to the 'Consultation Statement' at <http://www.porthlevenplan.org.uk/> for more detail on the comments provided by the community and other interested parties.

Figure 1: Area covered by the Porthleven Parish Neighbourhood Development Plan (NDP)



2. About Porthleven Parish

The Parish

- 2.1 Porthleven is a town, which developed around the Harbour during the 19th century. It responded to the needs of the Cornish mining industry as well as fishing and boat building.
- 2.2 The Harbour sits in a bowl around which the town has developed. The Harbour is a working port with fishing and commercial units and with facilities such as restaurants and cafes for tourists and residents. At the mouth of the Harbour is the landmark Bickford-Smith Institute Building.
- 2.3 Shops are located in Fore Street and around the Harbour. A traditional mixture of housing styles are situated in and around The Gue, Thomas Street, Church Row, Prospect Place and Peverell Terrace.
- 2.4 In the cliff top area of Cliff Road and Loe Bar Road, is a mixture of small cottages, netlofts and houses. Modern houses and bungalow developments are located on the outskirts of the town.
- 2.5 Porthleven has few historic buildings, except for those relating to the Harbour's industrial heritage, the Institute and the Methodist Church. To be found in St Batholemew's Church is an attractive anchor rood screen reflective of the Port's fishing heritage.
- 2.6 Outside of the main settlement the parish is an attractive natural landscape, the coastal side of which is designated as an AONB for its landscape character and scenic beauty. The built form is limited to the occasional farmstead where buildings are clustered together
- 2.7 The parish is bounded on the north by the parish of Sithney, on the west by Breage, on the south by the sea, and on the east by Helston and Gunwalloe.

Demographics

- 2.8 The 2016 Office for National Statistics Mid-Year Estimates (ONS) recorded:
 - 385 of the population was under 16
 - 1415 of the population was working age
 - 700 of the population was 65 or over
 - the total population was 2500
 - there were 472 detached houses, 360 semi-detached, 403 terraces, 139 purpose built flats, 43 flats in a converted house and 17 flats in commercial properties.
 - In June 2015 the second home figure for Porthleven was 137 out of 1679 households. This is 8.2%, compared to the Cornwall average of 5.3%. (This figure is only for second homes and not for unoccupied buildings).
 - The average house price for all types of property was recorded as £292,796

Economy and Land- Use

- 2.9 Whilst the fishing industry is clearly still relevant in the parish, the main employment opportunities are in retail and tourism. The surrounding rural landscape is farmed for arable crops and livestock in the form of sheep and dairy herds. The majority of residents commute out of the settlement for work related purposes, RNAS Cudrose is a significant employer in the area.

Natural and Historic Environment

- 2.10 The parish is set in some of Cornwall's most beautiful countryside. The environmental baseline for the parish shows the following:
- 2.11 **Landscape:** The southern and south-western parts of the parish fall within the South Coast Western Section of the Cornwall AONB. The current Cornwall AONB Management Plan 2016-2021 (AONB MP) include a Local Sections document which contains a statement of significance which sets out the qualities and characteristics that make the section as a whole recognisable, distinctive and different from surrounding areas. The statement of significance is provided at Appendix A.
- 2.12 The remainder of the parish has no landscape designation. However, as outlined later in the NDP it is recognised as valued by the local community, for its aesthetic beauty and access to public rights of way.
- 2.13 **Ecology:** The parish contains four Sites of Special Scientific Interest (SSSI) at Porthleven Cliffs (SW622257), Porthleven Cliffs East (reference SW633249), Loe Pool (reference SW648248) and Wheal Penrose (SW634251).
- 2.14 It also contains two County Wildlife Sites (CWS) at Loe Pool (K3.2) and Porthleven to Lesceave Cliff (K3.3).
- 2.15 There are two Tree Preservation Order areas at Antron (reference W2/K14/041) and at the Vicarage (reference W2/W2/10/04).
- 2.16 The parish has no National or Local Nature Reserves. Special Protection Areas, Special Areas of Conservation or Ramsar Sites (wetland areas).
- 2.17 **Heritage and The Historic Environment:** The parish contains 3 Grade II* Listed Buildings, 63 Grade II Listed Buildings, 2 Scheduled Ancient Monuments and 1 Maritime Wreck. Porthleven also contains a designated Conservation Area.

Flood Risk and Flooding

- 2.18 Flood Risk and Flooding are very real issues particularly in the Porthleven area. Rain run-off and tidal.
- 2.19 There are two main kinds of flooding in the area, fluvial and that resulting from surface water run-off. Large volumes of surface water may exacerbate fluvial flooding, especially after significant rainfall. The Environment Agency has designated the areas nearest to the river as 'Flood Zone 3' i.e. those areas which have the highest risk of flooding and where indeed some severe flooding has occurred in recent years. Surface water rather than being easily absorbed into the ground runs off the surface, because of poor draining of shallow surface soils and granite bedrock.
- 2.20 There is a potential risk when more development takes place on 'greenfield' sites where there is less surface area for rainwater to be absorbed. This has the potential to impact on other areas.

Transport

- 2.21 The main highway leading into the settlement of the parish is the B3304 which loops into Porthleven from the busy A394 Helston to Penzance road, situated on the northern boundary of the parish. Elsewhere roads are narrow, single track with very limited passing places.
- 2.22 The parish is popular with walkers and for exercising dogs with a broad range of public footpaths and bridleways. The National Trust owned Penrose Estate, positioned to the eastern side of the parish is extremely popular to residents and visitors alike. A circular walk along the coast path connects Porthleven into the Estate, however, footpath connections to the northern entrance is not presently in place and walkers from the town use the narrow public highway. See <https://www.nationaltrust.org.uk/penrose>

Facilities and Services

- 2.23 The parish has a broad range of retail and food outlets around the Harbour, a number of which are highly recommended. Every year Porthleven hosts a number of popular events including Lifeboat Day, Torchlight Parade, Gig Day and the Porthleven Food Festival.
- 2.24 The town also includes the popular Porthleven Community Primary school. A Secondary school and further higher education is available in Helston, with school buses provided for students.
- 2.25 Other businesses include farming, holiday lets, B&B. A number of residents work from home, requiring access to the Internet.
- 2.26 There are a number of local service bus services which run through Porthleven, please see <https://bustimes.org/localities/porthleven>
- 2.27 There are four churches in Porthleven, St Bartholomew Parish Church on Church Row, Porthleven Methodist Church on Holman's Place, the Porthleven Community Church on Thomas Street and Christadelphian Church in Church Row.
- 2.28 There is a town hall on Wellington Road and a number of other facilities that can be rented out for public use.
- 2.29 There are no formal town greens but a number of parks and recreational areas. The largest of these being at Methleigh where there is a football ground, bowling green, recreational ground, play area and skate park.

3. The NDP Preparation Process

- 3.1 The preparation of the NDP has been led by the NDP Town Council Steering Group. This group comprises Town Council representatives and volunteers from the community with all parishioners welcomed.

- 3.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation following the application to designate the Neighbourhood Development Plan area on 18 June 2014. This has included the following:

- Parish meetings and exhibitions
- A Scoping Survey was distributed to all member of the parish in Spring 2015 which received 662 responses
- A Neighbourhood Plan Questionnaire was distributed to all households in the parish in July 2016 and received 385 responses.
- Creation of a dedicated link on the parish website, <http://www.porthlevenplan.org.uk/>
- Drop in days and public presentation of the Neighbourhood Planning Process October 2014 and September 2015.
- Awareness raising stall at the Porthleven food Festival in 2015-2017.

- 3.3 All the consultations have been summarised in the 'Consultation Statement', as required by the formal NDP legislative requirements.

Key Priorities

- 3.4 The outcomes of the various consultations highlighted **the key priorities of:**

- Landscape protection
- Heritage conservation
- Support for some housing growth in and on the edge of the settlement
- Providing accommodation for both the young and elderly
- Limiting second homes
- Preservation of wildlife, trees and hedgerows and the rural environment
- Design and built environment
- Supporting local employment and jobs
- Preservation and creation of local footpaths and bridleways
- Safeguarding community buildings and open space
- Maintaining the community facilities
- Concerns over the capacity of the school and infrastructure in the area
- Addressing the many transportation problems, seeking road calming measures, adequate parking and better public transport into and out of the parish

- 3.5 In addition to consultation work, other evidence has helped to shape this NDP as referred to in Section 4.

Current Stage of the Plan

- 3.6 This Draft NDP is currently at the formal public consultation stage of the Neighbourhood Planning legislative process.

- 3.7 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:-
- a) continue to the referendum stage;
 - b) require amendment before it could proceed to referendum;
 - c) was not in conformity and therefore could not proceed.
- 3.8 If the NDP is successful at examination stage, Cornwall Council will organise a Referendum in order to gauge community support. The NDP will be adopted if the majority of those voting in the Referendum support it.
- 3.9 Once adopted, the policies contained within the NDP **will have to be taken into consideration** when Planning Officers determine future Planning Applications.
- 3.10 Below is a summary table from the original Scoping Questionnaire, highlighting the responses in order of popularity.

Table 1: Results from the 2015 Scoping Survey in Rank Order

PORTHLEVEN NEIGHBOURHOOD PLAN INITIAL QUESTIONNAIRE RESULTS SEPTEMBER 2015 Questionnaires Returned in Rank Order from Strongly Agree to Strongly Disagree					
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

The role of the NDP and its relationship with other planning policies and guidance

- 3.11 The NDP once 'made', will constitute part of the 'Development Plan' covering the Parish, alongside the wider Local Plan for Cornwall.
- 3.12 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraph 47 of the National Planning Policy Framework (NPPF) February 2019 dictate that *'Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.*
- 3.13 It is important to acknowledge that Legislation in the Localism Act 2011 requires that the NDP must relate to the development and use of land within the designated Neighbourhood Plan Area (see Figure 1) and must comply with National and European legislation.
- 3.14 The NDP is also required to have appropriate regard to the NPPF and the National Planning Policy Guidance (NPPG) and to be in general conformity with Cornwall's Local Plan.
- 3.15 The NDP is therefore an integral component of this group of documents in which planning proposals will be assessed. Its focus is local issues that are not covered in the higher-level documents for which it is required to conform or have regard to. For clarity, the NDP will not address higher-level policy direction that these strategic documents and guidance already direct, it is not the role of the NDP to repeat these policies, and ultimately due to legislative requirements, it cannot change the direction of these strategic policies either.

4. The NDP Supporting Documentation

- 4.1 The NDP is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting documents and information referred to throughout this NDP are presented in the 'Supporting Evidence Base' folder at <http://www.porthlevenplan.org.uk/>
- 4.2 All supporting documents, including the 'Basic Condition Statement' and 'Consultation Statement', are available at <http://www.porthlevenplan.org.uk/>
- 4.3 Alternatively, hard copies (please note this may occur a cost) can be made available by request to your local Town Clerk at <http://www.porthlevenplan.org.uk/>

5. The Vision for Porthleven Parish

- 5.1 Every plan has an aim and the aim is for the policies of the NDP to help achieve a 'Vision' for the Porthleven Rural Parish by 2030, with this Vision being as follows:

The Vision for Porthleven Parish

"Our plan aims to ensure that Porthleven maintains and enhances all of the aspects that make it a significant place to live and work, both for present and future generations.

Our plan aims to make our Neighbourhood an even better place to live, work and visit.

Residents have expressed the desire to influence where and how any future development takes place and evidence from the community has indicated preferred locations for the development.

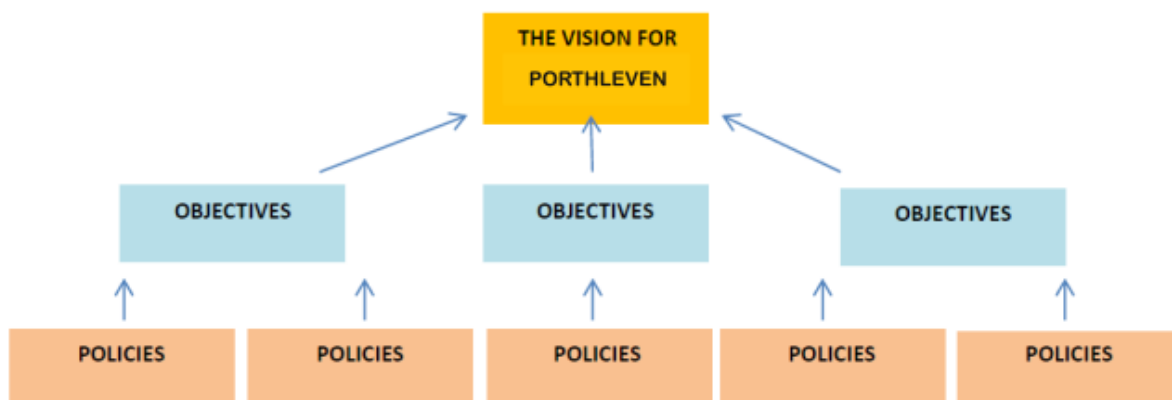
Development should be community-led and should provide high quality accommodation, support and enhance the economy, respect the character of the town and protect and enhance the natural environment.

Our vision is to sustain and enhance the beauty and vitality of our Neighbourhood and make sure our infrastructure is capable of supporting the community.

We will propose the site(s) for approximately 85 new homes within the Settlement Area of Porthleven"

- 5.2 In order to achieve this vision a number of NDP 'Objectives' are set and then, in order to achieve these Objectives, a number of policies are set out. It is these policies that will have to be taken into consideration by both developers, when developing planning proposals and Planning Officers, when determining future Planning Applications, thereby helping to deliver the vision for Porthleven Parish. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

Figure 2: Links between Vision, Objectives and Policies



6. The NDP Objectives

6.1 The Objectives of the Porthleven Neighbourhood Development Plan (NDP) have been informed by the key priorities set out in Section 3 of this report and follow the comments received from public consultation and evidence review.

6.2 The objectives have been focused into specific topics which align with the policy areas in the LP:SP. The objectives for the NDP are as follows:

a) Housing Objective

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

b) Heritage Objective

To protect, enhance and strengthen the important heritage of Porthleven Parish, including Listed Buildings, the conservation area and scheduled ancient monuments.

c) Natural Environment Objective

To protect and enhance the unique landscape character, including the AONB, biodiversity and other environmental designations and safeguarded places.

d) 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 technologies wherever possible

e) Community Facilities Objective

To provide a high quality of life in our settlements with community facilities to meet changing needs and to safeguard those facilities and local green spaces that are special to the community.

f) Infrastructure Objective

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

g) Economic Objective

To support and encourage local businesses, particularly in agriculture, tourism, marine and light industry, ensuring that people have good opportunities for and access to local employment.

7. NDP Policies

7.1 This section sets out the policies of the NDP. Each policy is structured as follows:

- Policy justification (why the policy is needed)
- Policy intention (what the policy seeks to achieve)
- Policy wording (including supporting maps as appropriate)

7.2 Where evidence is referred to within this section, this can be found at <http://www.porthlevenplan.org.uk/> as set out in Section 3.

7.3 As set out in 3.11 to 3.15, this NDP will form one component of the Development Plan for the parish and it must not repeat higher level policies (e.g. of the NPPF and Local Plan). A number of the issues associated with the NDP objectives (Section 7) are already addressed within these policies at a higher level and, as such, the policies of the NDP cannot repeat or undermine these. The NDP provides local planning policies which add local detail and interpretation to the higher level policies of the NPPF and Local Plan.

7.4 Table 1 below highlights the Objectives from Section 6 that each NDP policy seeks to address.

Table 2: Links between Policies within the NDP and the NDP Objectives

POLICIES	OBJECTIVES						
	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F	Objective G
	Housing	Heritage	Natural Environment	Design and Built Environment	Community Facilities and Recreation	Infrastructure	Commercial and Economic
Policy HO1	✓				✓		
Policy HO2	✓				✓		
Policy HO3	✓		✓				
Policy HO4	✓	✓		✓			
Policy BE1		✓		✓			
Policy P1	✓					✓	✓
Policy HE1		✓		✓			
Policy NE1			✓	✓			
Policy NE2			✓	✓			
Policy NE3			✓		✓	✓	
Policy EC1							✓
Policy EC2		✓					✓
Policy A1					✓		
Policy PR						✓	
Policy C1					✓	✓	

Housing Policies

NDP Housing Requirement

- 7.5 The NDP bases its proposals for new housing on requirements for Porthleven based upon its pro rata provision of the LP:SP apportionment of 1100 dwellings to be delivered in the parishes that make up the rural area of the Helston and South Kerrier Community Network Area (CNA).
- 7.6 Figures supplied by Cornwall Council are presented in Table 3, and show that as a minimum Porthleven Parish needs to deliver around 19 new dwellings between April 2017 and 2030, to be considered in general conformity with the LP:SP.

Table 3: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

	a) Local Plan Housing Target (April 2010- April 2030)	(b) CNA Commitments (- 10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Helston and South Kerrier CNA (Rural)	1100	388	642	70
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish's share of the remaining Local Plan Target ((e÷100)xd)
Porthleven Parish	27%	9	112	19

*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

- 7.7 Cornwall Council suggest that NDP's should plan for additional housing need beyond the minimum housing target in response to factors such as:
- Results of any housing needs survey you carry out as part of your NDP process;
 - Numbers on the Homechoice register;
 - Feedback from local estate agents;
 - Whether additional houses (and population) would help sustain local services and facilities;
 - Whether developer investment could have benefits in terms of other infrastructure provision; and/or,
 - Whether your area would like to plan for the unplanned (i.e. plan for what happens if applications come in over and above the Local Plan target, which is often likely).
- 7.8 The opportunity for delivering the minimum housing target through the infill and rounding off of existing sites is considered limited, due to the tight nature of the existing settlement and the heritage and landscape constraints that exist

Table 4: Taken from Homechoice of registered local housing need data, Porthleven Parish: Dec 2019

Local Connection Area	Band	Number of Bedrooms					Total
		1	2	3	4	5	
Porthleven	A	4					4
Porthleven	B		1				1
Porthleven	C	13	3	9	2		27
Porthleven	D	1	3				4
Porthleven	E	18	8	4			30
Porthleven Total		36	15	13	2	0	66
As of 03/03/20 there are 65 Homechoice applicants with parish connection to Porthleven There are 167 active Homechoice applications with Porthleven as a preference area Up-to-Date figures may be requested by contacting the affordable housing team on affordablehousing@cornwall.gov.uk							
Help to Buy South West- affordable for sale accommodation register – December 2019							
s	1 Bed	2 Bed	3 Bed	4 Bed	5 Beds and over		
Porthleven	14	4	4	0	0		

- 7.9 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.
- 7.10 The LP:SP through Policy 3 and its supporting text (paragraphs 1.52 to 1.72) outlines that outside of the main towns in Cornwall the housing requirement will be met through four principle methods - the identification of sites through NDPs; rounding off settlements; infill; and/or rural exception sites (under LP:SP Policy 9). Please refer to the Glossary for more detail on the definition of the methods for housing delivery referred to above.
- 7.11 Paragraph 1.68 of the LP:SP explains that 'Neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.'
- 7.12 In line with the direction contained within Policy 3 of the LP:SP a settlement boundary is detailed for Porthleven on Figure 2 (See Page 18) which identifies the locations in which Policy 3 of the LP:SP infill policies will operate, this includes an enlargement to the settlement.
- 7.13 This direction is embedded in NDP Policy 1 as a method of providing detailed clarity for the application of LP:SP Policy 3 at the local level. Furthermore the policy provides the overall direction for housing development within the parish if outside of these defined boundaries, alongside the more focused housing policies 3 and 4.
- 7.14 The enlargement of the settlement was subject to a number of detailed assessments, including the Local Landscape Character Assessment (LLCA). Please refer to the 'Supporting

Evidence Base' at <http://www.porthlevenplan.org.uk/> for further information.

- 7.15 Through consultation the majority of residents believe that a commensurate increase in housing on the edge of Porthleven is required to address housing needs in the area, and in turn will help to support the retention and growth of the public and social facilities currently available.

Delivering the Parish Housing Requirement

- 7.16 The Porthleven NDP seeks to facilitate the delivery of a minimum of 19 dwellings up to the 85 target over the lifetime of the NDP as outlined in Policy 1.
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.
- 7.17 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 around 85 houses still need to be built in Porthleven by 2030
- 7.18 The focus for delivering the housing requirement will be through development within the identified settlement boundary (see Figure 2 on Page 19) and through allowing small scale infill. Outside of the settlement, small scale rural exception sites will be supported where the site physically adjoins the settlement boundary. This is to ensure that development takes place in the most appropriate areas and contributes to preserving and enhancing the identity of the Parish.

Policy HO1: Housing Location

Policy HO1 Justification

- 7.19 To provide the housing requirement for the NDP area to demonstrate that housing policies in the NDP are in general conformity with the LP:SP.
- 7.20 The policy provides clarity on where the housing policies in the LP:SP apply in relation to Porthleven.

Policy HO1: Intention

- 7.21 To provide the direction for housing growth for Porthleven Parish.

Policy HO1: The Location of Housing Development

- 1.** New housing 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 site shown on the proposals map with diagonal red lines at Figure 2 on page 19; and subject to being in accordance with other relevant policies within the NDP and Cornwall Local Plan proposals will be supported for:
 - a)** Infill housing development in line with CLP Policy 3.3.
 - b)** Rural Exception Sites, outside the settlement boundary, but physically adjoining where they are small scale and necessary to meet evidenced local housing need in accordance with Cornwall Local Plan Policy 9.
 - c)** Development within the settlement boundary which includes 30% affordable housing. Porthleven is designated as a Rural Area and the affordable housing threshold is 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.
- 2.** New housing development, which is not within or physically adjoining the settlement boundary, will only be permitted where they meet the requirements of CLP Policy 7 (Housing in the Countryside).
- 3.** Development that exceeds the housing figure will only be supported on exceptions sites where evidence is provided that the scale and need for the development responds directly to the local housing needs of Porthleven Parish.

Policy HO2: Housing Sizes and Mix

Policy HO2: Justification

- 7.22 The size and type of new dwellings in the parish should respond directly to existing and projected needs which has identified a shortfall of smaller low-cost units across the Parish.
- 7.23 Proposals for single affordable dwellings or apartments shall normally be of three bedrooms, but in exceptional circumstances four. Proposals for more than one dwelling unit shall provide a mix of dwelling sizes, based on the number of bedrooms, with a predominance of 1, 2 and 3 bedroomed dwellings as evidenced by the current Home Choice Register.
- 7.24 To facilitate good and flexible accommodation for all sections of society, the policy also seeks that new proposals should conform to the 'Lifetime Homes' design standards as set out in the Design section of the supporting evidence base which can be found at <http://www.porthlevenplan.org.uk/>

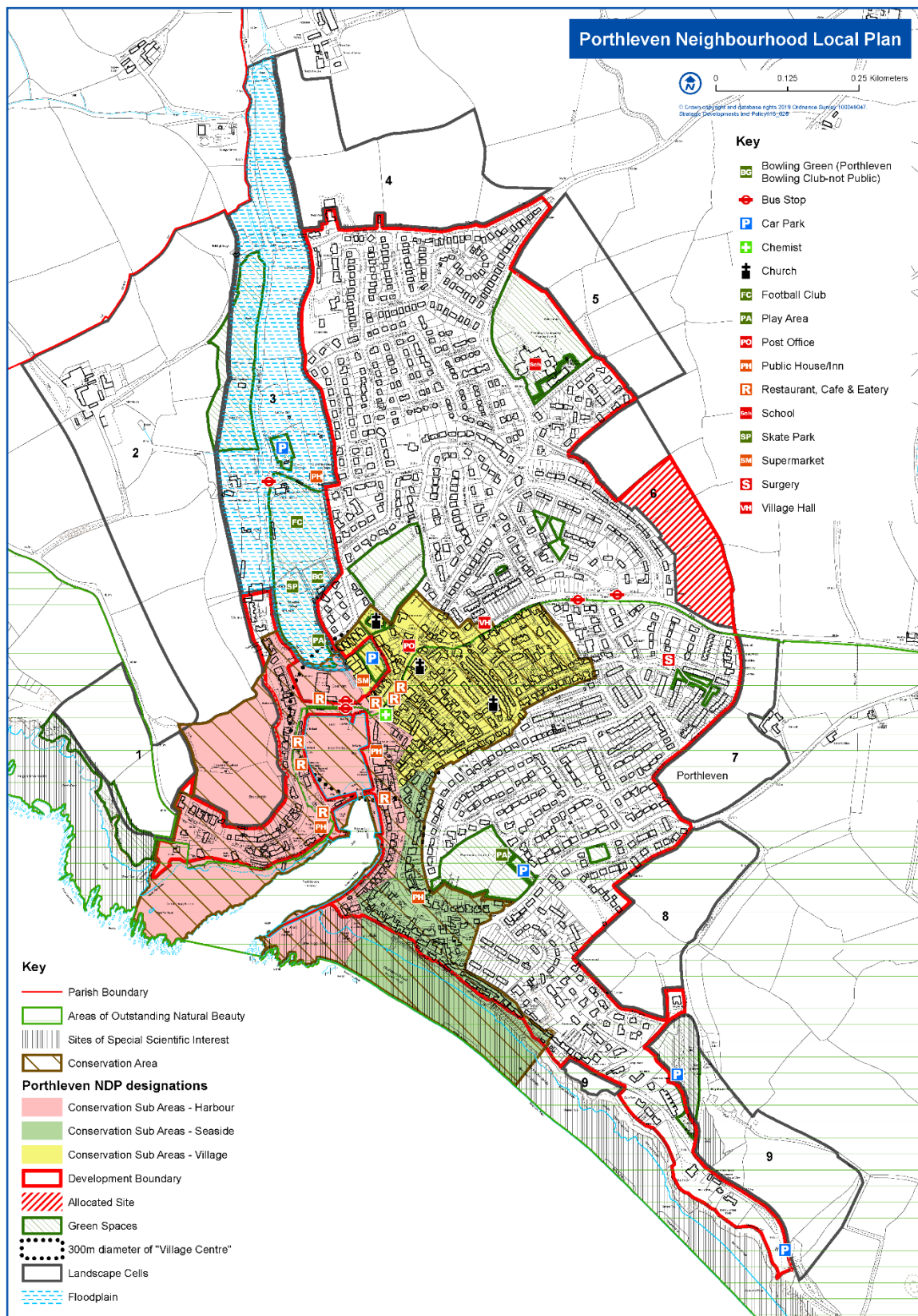
Policy HO2: Intention

- 7.25 The intention of this policy is to show how any new build development responds in terms of its type and mix to what is needed in the parish, irrespective of whether it is market led or affordable housing. This requirement is flexible, depending on needs.

Policy HO2: Housing Sizes and Mix

1. The size and type of new dwellings (both market led and affordable) in the parish should respond directly to the identified housing needs in the parish in accordance with CLP policy 6.
2. New housing development should, as a minimum be designed to Nationally Described Space Standards. Wherever possible the design should achieve 'Lifetime Homes Design Principles'

Figure 2 Plan of Porthleven detailing the settlement boundary outlined in red and the development site as Policy H03 with diagonal lines in red alongside a number of the designations and facilities covering the settlement.



HO3: Development Policy Site

Policy HO3: Justification

- 7.26 As outlined in the supporting text to Policy HO1, to meet the housing targets for the settlement, it is proposed to provide for an enlargement to the built form of the settlement through an extension within the settlement boundary.
- 7.27 This policy seeks to provide specific criteria for any development that is proposed on the site.
- 7.28 Please refer to Appendix B, Site Allocation document: Paras 3.2 and 3.2.1, which provide the evidence base and analysis on the selection of this area of land.

Policy HO3: Intention

- 7.29 The intention of this policy is to provide specific criteria for the site allocation.

Policy H03: Development Site

- 1 A site for housing development is shown on the proposals map with diagonal red lines at Figure 2. Proposals for housing development will be supported on this site, where it:
 - a) Conserves and enhances the Cornwall AONB in accordance with national policy and guidance, CLP Policy 23 and the Cornwall AONB management plan.
 - b) Provides 30% affordable housing in accordance with CLP policy 8.
 - c) Retains boundary hedgerows and trees within the site and provides new hedges and corridors to enhance their role in providing biodiversity corridors between and through the site to the countryside; and
 - d) Provides public open space to meet the needs of the development or an upgrading of existing open space in the existing adjacent residential area to include a new children's play area and the upgrading of all existing play areas; and
 - e) Includes screening of the southward side of the site (B3304) through the addition of trees and Cornish hedges and the protection of the ancient lane along the boundary; and provides an appropriate response to the street scene and the scale of development adjacent to the site.
2. Development that is likely to have an adverse effect on the Porthleven Cliffs Site of Special Scientific Interest, alone or in combination with other developments, will only be permitted in exceptional circumstances, where the benefits of the development unequivocally outweigh the impacts on the site's designated features and on the network of national sites.

Policy HO4: Replacement Dwellings

Policy HO4: Justification

- 7.30 Over the recent past a number of existing dwellings have been replaced with more substantial structures which appear visually out of place in the context of the buildings that surround them.
- 7.31 Whilst the principle of replacing existing dwellings is not opposed, the detail of the replacement must provide for good design that follows the intrinsic characteristics of Porthleven.

Policy HO4: Intention

- 7.32 The intention of this policy is to provide detailed criteria for replacement dwellings in the parish.

Policy H04: Replacement Dwellings

- 1 The replacement of dwelling units will be supported subject to meeting the following criteria (as set out in Appendix C LLCA Stage 1 Report):
 - a) the design of the new building should reflect the characteristic forms and palette 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 comparable in size to the dwelling that it will replace and overbearing impacts will not be supported.

Built Environment Policies

Policy BE1: Design Principles

Policy BE1 Justification

- 7.33 The coastal and rural character of the parish, landscape, historic monuments and wealth of traditional buildings of Cornish vernacular provide a unique attraction for tourists, residents and neighbours to enjoy and appreciate. It is important that future growth is carried out sensitively to safeguard the green and rural character of the area.

Policy BE1 Intention

- 7.34 All developments will be required to show how they respond to and enhance appropriately to the character of their surroundings. Development proposals that fail to respond appropriately to the above guidance will be refused.

- 7.35 Furthermore, development will be required to provide adequate amenity space and vehicle parking proportional to scale and nature of the proposed development. Existing trees, hedges and Cornish hedges will be preserved wherever possible and appropriate screening

Policy BE1: Design Principles

Proposals for new development should be sited and designed so as to respond to and enhance the distinctive landscape and built setting of the application site and Porthleven Parish and will be supported where they:

- a) Are designed with reference to the Cornwall Design Guide to 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) Are placed to protect landscape character and mitigate for any environmental impact.
- c) Meet the policy requirements for proposals affecting the Porthleven Conservation Area and Heritage Assets
- d) Positively respond to characteristics and key features within the surrounding rural landscape (as described in the Porthleven Local Landscape Character Assessment).
- e) Support the delivery of 'Lifetime Homes' standards as appropriate;
- f) Protect dark skies through careful consideration of lighting placement and specification.
- g) Increase biodiversity in accordance with current standards. Buildings designed to meet the Building with Nature standard are encouraged.

Please read the Cornwall Biodiversity Planning Guidance
(<https://www.cornwall.gov.uk/media/3630844/Sustainable-Building-Guide.pdf>)

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 P1: Parking

Policy P1 Justification

- 7.36 Congestion on the streets in Porthleven is an everyday issue, as is clearly outlined in the responses received from residents through our consultations. Please see the 'Consultation Statement' at <http://www.porthlevenplan.org.uk/>
- 7.37 This policy requires minimum parking standard for new development so not to exacerbate the existing problems in Porthleven.

Policy P1 Intention

To define minimum parking standards for new development.

Policy P1: Parking

1. Where appropriate, new housing developments should provide appropriate levels of off-street parking, taking into account accessibility 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.
2. Proposals seeking to provide less parking than this will be required to demonstrate that it will not increase the existing congestion problems within the town.

Historic Environment Policy

Policy HE1: Designated and Non-designated Heritage Assets

Policy HE1 Justification

- 7.38 Porthleven Rural Parish has a number of designated buildings and monuments which are afforded protection through their designation by policies contained within the LP:SP and the NPPF.
- 7.39 However, the current Porthleven Conservation Area Appraisal & Management Strategy (March 2010) and its supporting evidence base is not always referred to in the decision making process, and is considered to provide a value evidence base that informs the planning decisions.
- 7.40 There are also a number of other non-designated assets in the parish, such as non-listed buildings, ancient field systems and byways defined by ancient hedgerows that this policy seeks to highlight to be considered against Paragraph 197 of the NPPF. These can be seen in Appendix C LLCA Stage 1 Report Section 3.28 and Section 5.

Policy HE1 Intention

- 7.41 This policy helps to ensure that the Porthleven Conservation Area Appraisal & Management Strategy (March 2010) is afforded full weight in planning decisions and other non-designated sites of historical and archaeological importance are preserved and enhanced.

Policy HE1: Designated and Non-designated Heritage Assets

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
 - b) has demonstrated how it has responded positively to the Porthleven Conservation Area Appraisal & Management Strategy (March 2010) where actions have been identified for that site or location.
2. High priority must be given to the protection, preservation, access and enhancement of non-designated heritage assets of archaeological and historic significance in the NDP area. (Listed in LLCA Report 1 Appendices)

Natural Environment Policies

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

Policy NE1 Justification

- 7.42 The agricultural landscape within which the town can be seen on approach from the A394 is an important component of its character. In addition, fields form the backdrop to many views within the town. Breageside, for example, can be seen from beyond the Fore Street Methodist Chapel. These views – the product of the way that Porthleven has physically developed and thus its underlying topography – make an important contribution to Porthleven’s character, with agricultural land situated within only minutes of the Harbour.
- 7.43 The AONB covers the southern and south-western sections of the parish; however, the whole of the Porthleven Parish NDP area is highly valued by the community in terms of its landscape character and scenic beauty.
- 7.44 As a result, the NDP group have undertaken a Local Landscape Character Assessment (LLCA) to provide a supporting evidence base to decision making that describes the components of our landscape (the document can be found at Appendix C). All future planning will comply with the LLCA Document.

Policy NE1 Intention

- 7.45 This policy seeks to ensure that development will be required to pay special attention to the desirability of protecting and enhancing valued landscapes in accordance with Paragraph 170 of the National Planning Policy Framework and Policy 23 of the LP:SP. See NPPF 2020 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 7.46 All proposals for development in the parish must demonstrate how they will protect and enhance the landscape character and scenery of the area by detailing how the proposals have taken account of the relevant components of the LLCA description.

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

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 to comply with the Local Landscape Character Assessment document, Appendix C.

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

Policy NE2 Justification

- 7.47 Further to Policy NE1, the nationally designated South-Coast Western Section of the AONB falls partly within our Parish and is highly treasured by residents and visitors alike.
- 7.48 The AONB is safeguarded through the Countryside and Rights of Way Act 2004 for its natural beauty, however the assessment of planning proposals impacting upon the designation are subjective and as a result, we wish that all relevant evidence base documents are fully utilised in the evolution of development proposals.
- 7.49 The Cornwall AONB Management Plan presently acts as a material consideration, however this policy requires all development within, or in the setting of the AONB to show how they have taken account of the guidance provided in the Management Plan in how they have worked up their developments.
- 7.50 The current AONB Management Plan can be found at: <http://www.cornwall-aonb.gov.uk/management-plan/>

Policy NE2 Intention

- 7.51 This policy provides direct criteria for development within the AONB and its setting.

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

1. Proposals for development in the AONB, or affecting its setting, should be in full compliance with national policy and guidance; and policy 23 of the Cornwall Local Plan. Proposals will not be supported unless they demonstrate that they meet the objectives of the Cornwall Area of Outstanding Natural Beauty Management Plan, namely to:
 - a) conserve and enhance (individually or cumulatively) the diverse landscape and special qualities of the AONB;
 - b) use materials and be of a scale and design that has appropriate regard to the character, sensitivity and capacity of the protected landscape;

Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.

Policy NE3: Open Spaces – Provision and Protection

Policy NE3 Justification

- 7.52 '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' NPPF Glossary
- 7.53 Open spaces are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area.
- 7.54 The open spaces within Porthleven are currently used in a variety of ways for the benefit of social interchange within the town. (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."
- 7.55 The Principle Areas of Open Space are - please refer to Figure 3;
- a grassy area to the immediate north of the Harbour, between the dock wall and the main road commonly known as the Harbour Head.
 - the recreation ground called the Moors has been used as a young person's play area which includes play equipment and a skate park. Recreational activities also take place within this area, although it is on the flood plain. (NB. this is within the Flood Zone),
 - in the vicinity of St Bartholomew's Church, there is a large graveyard
 - the Harbour is in effect a large public open space, albeit not in the conventional sense of a park. The beach is a further important open space, and is located within the Conservation Area, though it is also separate by virtue of the recent necessary coastal defenses which have been built.
 - green 'wedges' on the hillsides, e.g. Can be seen on both sides of the Harbour.
 - steeply-sloping land between the back of Bay View Terrace and Peverell Terrace; they are very prominent, and the contribution that they make is important, although they have no public access
 - the recreation ground on Shrubberies Hill and also the recreation ground on the eastern side of Methleigh Bottoms, where, for example, the football ground is situated. This is within the Flood Plain.
- 7.56 Please refer to Appendix D Green Space Designation Document which provides the evidence for the areas of land designated as green spaces.

Policy NE3 Intention

- 7.57 The intention is to provide specific protection for existing spaces through the Local Green Space designation and to seek the provision of new space through new development.
- .

Policy NE3: Open Spaces – Provision and Protection

The spaces identified as open spaces or green spaces within this policy differ slightly to Appendix D - Green Space Designation Document as that information was collated in mid 2019 using information provided in the Neighbourhood Planning Toolkit – Neighbourhood Planning Local Green Spaces (locality.org.uk). The document referred to the NPPF 2018. Information received from Cornwall Council also referenced NPPF 2018 The information in the policy has since been updated to reflect the updated NPPF requirements.

Continued/

The following areas are identified as important open spaces within the parish:

1. Porthleven Cricket Pitch (Map 1)
2. Gala Park Football Pitch, Bowling Green and (Map 2)
3. School playing fields (Map 5)

and should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.



**Porthleven Cricket Pitch
(Map 1)**



**Gala Park Football Pitch and Bowling Green
(Map 2)**



**School playing fields
(Map 5)**

Policy NE3 (a) Local Green Space Designation

The following areas as identified on “Open Space Study” (See Figure 3 map below) are designated as “Local Green Spaces”:



**Methleigh Meadows
(Map 1a)**



**Moors Playing Field
(Map 2a)**



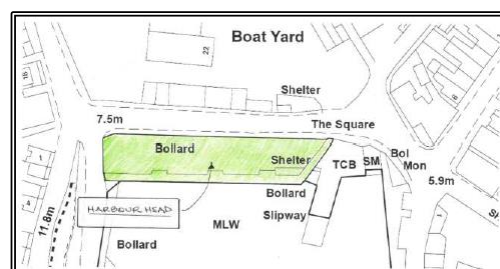
**Vicarage Road Cemetery
(Map 5)**



**St Bartholomew's Church Graveyard
(Map 6)**



**Top Park - Local Green Space
(Map 12)**



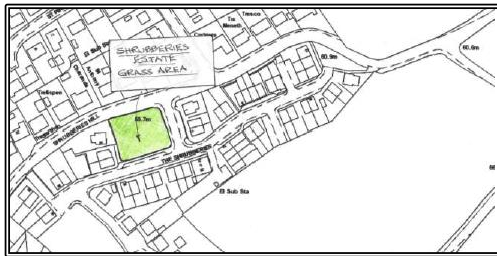
**Harbour Head
(Map 3)**



**Boslan grass area and play park
(Map 8)**



**Matela Close play park
(Map 9)**



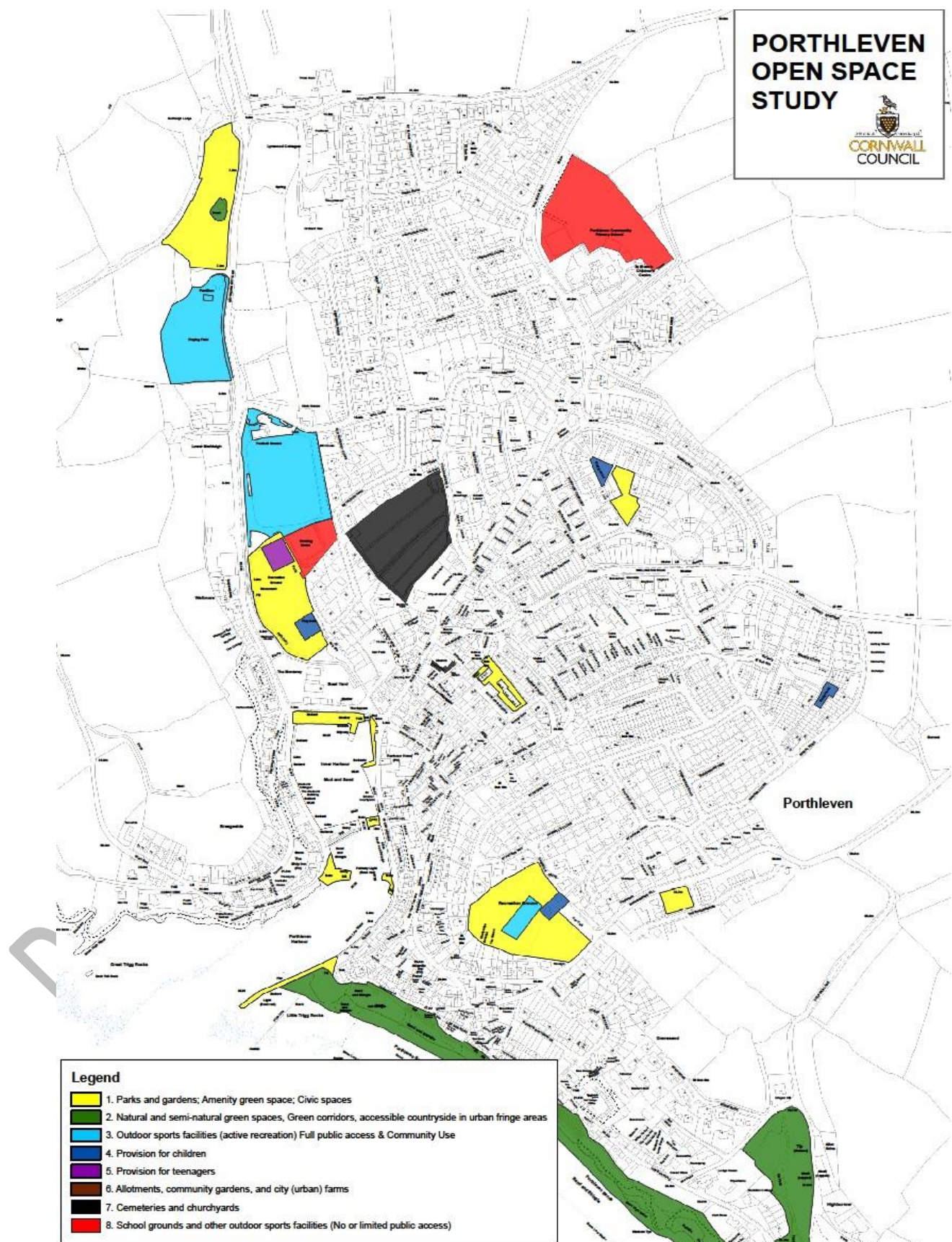
**The Shrubberies Estate grass area
(Map 10)**



**Penrose Parc green area
(Map 15)**

Inappropriate development will only be approved in very special circumstances.

Figure 3 Porthleven's Open Spaces and Local Green Spaces



Economic Policies

Policy EC1: Supporting a Prosperous Rural Economy in the Parish

Policy EC1 Justification

- 7.58 The parish supports the development of sustainable employment, enabling local people to live and work within the town.
- 7.59 The Parish is supportive of appropriate micro businesses and enterprises, particularly where they have the potential to work with existing businesses and develop local employment/ training opportunities.

Policy EC1 Intention

- 7.60 Support for employment development in the parish.

Policy EC1: Supporting a Prosperous Rural Economy in the Parish

1. Employment and/or business development will be supported where appropriate, within, or adjoining, Porthleven, subject to other NDP and Cornwall Local Plan policy compliance.
2. "The Cornwall Local Plan sets out the Council's policies for meeting Cornwall's economic environmental and social aims for the future. www.cornwall.gov.uk"

Policy EC2: Development within the Harbour

Policy EC2 Justification

- 7.61 There are a number of uses within the Harbour that require, or trade upon, waterside access. If uses are allowed to be lost to alternative development, the ability for traditional industries that require a waterside connection will be removed, with limited opportunity for this to be reinstated. As a result, this policy seeks to safeguard this access and these uses.

Policy EC2 Intention

- 7.62 Seeking to safeguard the traditional industries in the Harbour, particularly those that require waterside access through specific policy requirements for changes of use/ redevelopment.

Policy EC2: Development within the Harbour

The Porthleven Harbour area is defined on the proposals map at Figure 2 in the area referred to as the Conservation Sub Areas - Harbour. 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 supported where it is demonstrated that the existing use is no longer viable and no alternative use appropriate to the location can reasonably be found.

If located alongside the waterfront, proposals must wherever possible preserve or add opportunities for access to or glimpses of the sea from public viewpoints.

Infrastructure and Facilities Policies

Policy A1: Penrose Footpath Link

Policy A1 Justification

- 7.63 Whilst connectivity to Penrose is strong along the coastal path, residents often seek to connect with the north-western entrance of the estate from the eastern end of Porthleven which is only accessed via a public road with no footpath or street lighting. This policy supports the provision of a footpath link in principle, which is supported by the National Trust.

Policy A1 Intention

- 7.64 The intention of this policy is in principle, to support the provision of a footpath link to Penrose from the eastern section of the town.

Policy A1: Penrose Footpath Link

1. The provision of a safe and accessible public footpath/ bridleway link from the eastern side of the town providing pedestrian/ cycle connectivity to the Penrose Estate will be supported in principle.

Policy PR: Infrastructure

Policy 6 Justification

- 7.65 Porthleven has for many years seen development without any significant improvement to local infrastructure. The adequacy of the infrastructure to accommodate new growth was a significant concern raised by residents through our public consultations, please refer to our 'Consultation Statement' at <http://www.porthlevenplan.org.uk/>
- 7.66 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.
- 7.67 A list of priority projects for the parish has been developed by the Town Council. It is important to acknowledge that the project list will change over time, and will be updated by the Town Council on an annual basis following public publicity as CIL ([Community Infrastructure Levy \(CIL\) - Cornwall Council](http://www.cornwall.gov.uk/CIL) www.cornwall.gov.uk/CIL) has now been implemented (1st Jan 2019).

Policy 6 Intention

- 7.68 The intention of this policy is to guide how the local element of the CIL will be spent. This is a rolling project list that will be updated from time to time by the Town Council.

Policy PR: Infrastructure

1. Proposals that support the delivery of the projects highlighted in the Local Project List held by and regularly updated by the Town Council will be supported in principle, subject to and in accordance with other policies in this plan.
2. Financial contributions will be sought from new development in accordance with policy 28 of the Cornwall Local Plan to support the delivery of projects highlighted on the Local Project List.

Policy C1: Retention of Community Facilities

Policy C1 Justification

- 7.71 The existing community facilities across the parish are held in high regard by residents and their loss should only be justified in exceptional circumstances or if an adequate alternative provision exists.
- 7.72 The Porthleven community would benefit from a new community hall with adequate parking facilities since the current public hall has only very limited parking on the main road leading into Fore Street. This community hall could offer better facilities than those currently in place. Such as meeting rooms with video and conference facilities, indoor play areas for ball games, self-defense and keep fit classes, youth club, mother and toddler groups, etc. A hall with stage could then be used by visiting theatrical groups and public meetings. The doctors' surgery could have outreach facilities for nursing staff with extra space, which is sadly lacking in the current surgery. The addition of kitchen facilities would be able to offer a wider range of activities, such as meals for the elderly, public meetings, private functions, dances, etc.
- 7.73 Currently, public gatherings are held in the Public Hall aforementioned, the Primary School, which has limited toilet facilities, and the churches. None of which offer all the accommodation required by the community for full and satisfying social activities.

Policy C1 Intention

- 7.74 To provide specific policy criteria for proposals affecting existing community facilities.

Policy C1: Retention of Community Facilities

1. The change of use or redevelopment of an existing community facility (e.g. shop, public house, town hall) to an alternative use will only be permitted if the community facility:
 - a) is incorporated or replaced within the new development to the existing or improved standard; or
 - b) is relocated to a more appropriate building or to a location which improves its accessibility to potential users; or
 - c) is no longer required because there are alternatives in the locality which are able to meet the needs of and are of equal or improved accessibility to the local community;
 - d) is no longer needed and this can be demonstrated through a process of community engagement or active marketing of the facility for community uses for a period of 9 months.

8. Glossary and Abbreviations

AONB	 Area of Outstanding Natural Beauty
AONB MP	 the Cornwall AONB Management Plan
CAAMS	 Porthleven Conservation Area Appraisal & Management Strategy
CIL	 Community Infrastructure Levy
CNA	 Community Network Area
LP:SP	 Cornwall Local Plan: Strategic Policies Development Plan Document
NDP	 Neighbourhood Development Plan
NPPF	 National Planning Policy Framework
NPPG	 National Planning Practice Guidance
SSSI	 Special Site of Scientific Interest
SEA	 Strategic Environmental Assessment and Sustainability Appraisal
SPD	 Supplementary Planning Document

Appendices

Appendix A Cornwall AONB Management Plan Statement of Significance

Appendix B Site Allocation Document

Appendix C Porthleven Local Landscape Character Assessment Stage 1 & 2

Appendix D..... Green Space Designation