



PORTREATH

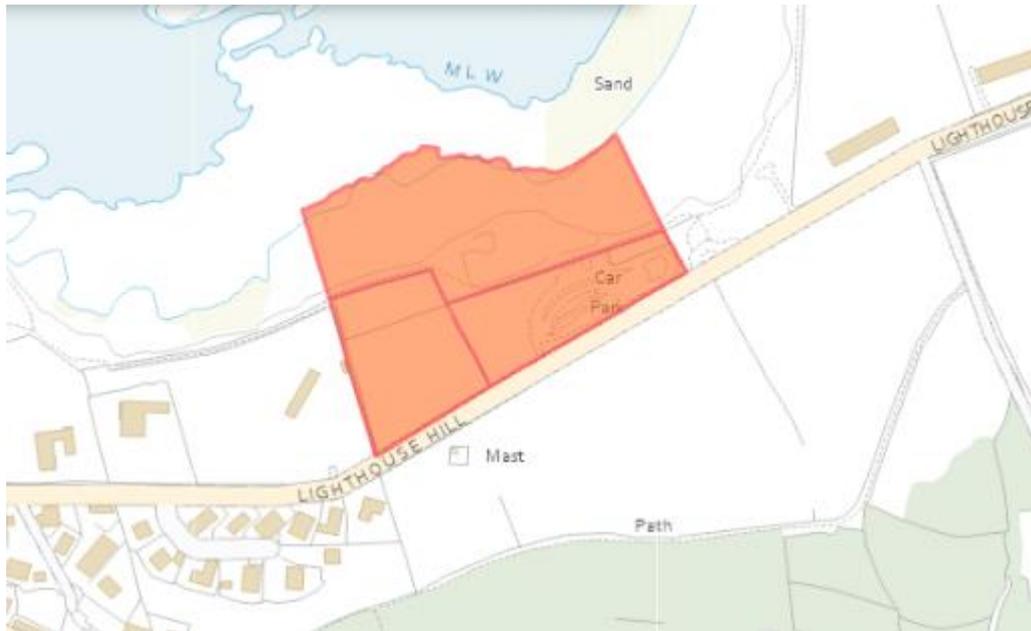
PARISH COUNCIL

Outline Business Case

**For Portreath Parish Council to Explore Adopting Land on
Lighthouse Hill Amenity Land from Cornwall Council**

1.0 Introduction

At its November meeting the Portreath Parish Council considered if it should express an interest in a c.2.4 hectares parcel of land on Lighthouse Hill that Cornwall Council has identified as surplus to requirements. The land in brief is made up of a recreation field, an ex car park (currently not fit to be used as a car park and therefore blocked off at the gate) and land to the seaward side of both the recreation field and car park. The map below identifies the land in question.



Another organisation in Portreath also expressed an interest in adopting the land on behalf of Portreath, potentially as a car park. In response Cornwall Council has asked Portreath Parish Council to express an interest, or not, before the 16th November 2023.

2.0 Outcome from the Parish Meeting

At the Parish meeting parishioners expressed considerable support and interest in the Parish council adopting the land and to consult and engage with the community and PIC (Portreath Improvements Committee) on how the land can best be used. Ideas that emerged included:

- rewilding the land to improve biodiversity within the Parish in line with the climate action plan;
- exploring the potential for the land to be used for affordable housing, a priority within the Portreath NDP;
- additional car parking in association with the PIC;
- allotments;
- creating a picnic area with tables and chairs suitable for both residents and people walking the coastal path;
- a combination of the above.

On this basis the Portreath Parish Council **RESOLVED** to express an interest to Cornwall Council to devolve the land known as Lighthouse Hill carpark, recreation area and surrounding

area, to work with other interested parties for the benefit of the parish, subject to a business plan being produced and adequate budget identified.

Cllrs Goodwin, Tull, Webb and Nash agreed to form a working group to produce an outline business plan and to enable the Clerk to respond to the consultation before the deadline set by Cornwall Council.

This document is intended as an outline business case to enable the Parish Council to formally engage with Cornwall Council at a detailed level, the outcome of which would be a business case that fully details the opportunities, cost, benefits, risks/liabilities and constraints of adopting the land. This will enable the working group to have the information required for a formal consultation with Parishioners and other parties with a potential interest in the future use of the site.

From this a process full business case will be produced ahead of a formal transfer.

3.0 Benefits, Risks and Financial Considerations

The main benefit of acquiring the Lighthouse Hill Amenity Land is the fantastic opportunity for the Parish Council and community to engage on turning initial ideas into an actual plan that has the full endorsement and ownership of parishioners. The initial thoughts on potential use contain a number of exciting ideas which would likely be expanded on during consultation and discussion.

At this stage it is difficult to quantify risks benefits and costs. The table below is a starter for ten in identifying potential risks and costs and how they might be managed.

Cost or Risk	Immediate During Discussion	If Transfer Approved
Solicitor Costs and other costs of transfer	TBA – budget £1000	TBA
Insurance Costs	Nil	Within existing if risk accesses and as used now
Repairing broken fences and ongoing general maintenance	Nil – as is	Should adopt in good order. TBA in business case
Litter collection and emptying of dog poo bins	Nil – as is	Continue as is or transfer of funds from Cornwall Council
Grass cutting	Nil – as is	Continue as is or transfer of funds from Cornwall Council
Overage clauses could rule out certain options.	Nil	TBA in full business case
Cost of transfer might not be at nil	Nil	TBA

It will be vital during the initial discussions with Cornwall Council to ensure that the Parish fully captures not just the opportunities but also the costs, risks and liabilities of the transfer.

4.0 Response to Cornwall Council

It is suggested that we reply to Cornwall Council as follows:

Thank you for the opportunity to express an interest in the asset known as Lighthouse Hill Amenity Land. At the Parish meeting that took place on the 6th November the Council received considerable support from Parishioners to express an interest in the asset. This is reflected in the completed form you asked us to return by the 16th November which is attached below.

The Parish Council has subsequently discussed this matter at this weeks PIC meeting who are happy for the Parish to lead the detailed discussions required with the county council to enact such an asset transfer. The Parish Council has also formed a working group to take this forward who very much look forward to engaging with you to work the potential transfer through in detail. I would be grateful if you could identify a Council lead with whom we can liaise and move this forward.

Question	Response
Does your town/parish council have an interest in the asset?	<p><i>Please delete as applicable:</i></p> <p>The Portreath Parish Council has an interest in the asset YES</p>
Please provide some brief details regarding the likely future use of the asset by your council.	<p>The Parish will consult with Parishioners and other interested parties to explore the best use of the land. Initial thoughts expressed by councillors and parishioners during the November Parish Council meeting include:</p> <ul style="list-style-type: none"> • rewilding the land to improve biodiversity within the Parish in line with the Parish Climate Action Plan; • exploring the potential for the land to be used for affordable housing, a priority within the Portreath NDP; • additional car parking in association with the PIC; • allotments; • creating a picnic area with tables and chairs suitable for both residents and people walking the coastal path; • a combination of the above. <p>The Parish Council has established a Working Group to engage with Cornwall Council to detail the transfer process and build a detailed business case to underpin such an asset transfer.</p>

5.0 Working Group Recommendation

The working group recommends that:

- the Parish replies to Cornwall Council as detailed in section 4;
- the Parish council formalises the working group and membership to engage with Cornwall council to ensure it enters into the potential land transfer with all the information required to complete a full business case;
- the Parish council includes a contingency budget of £2000 to cover any initial costs or legal fees.