



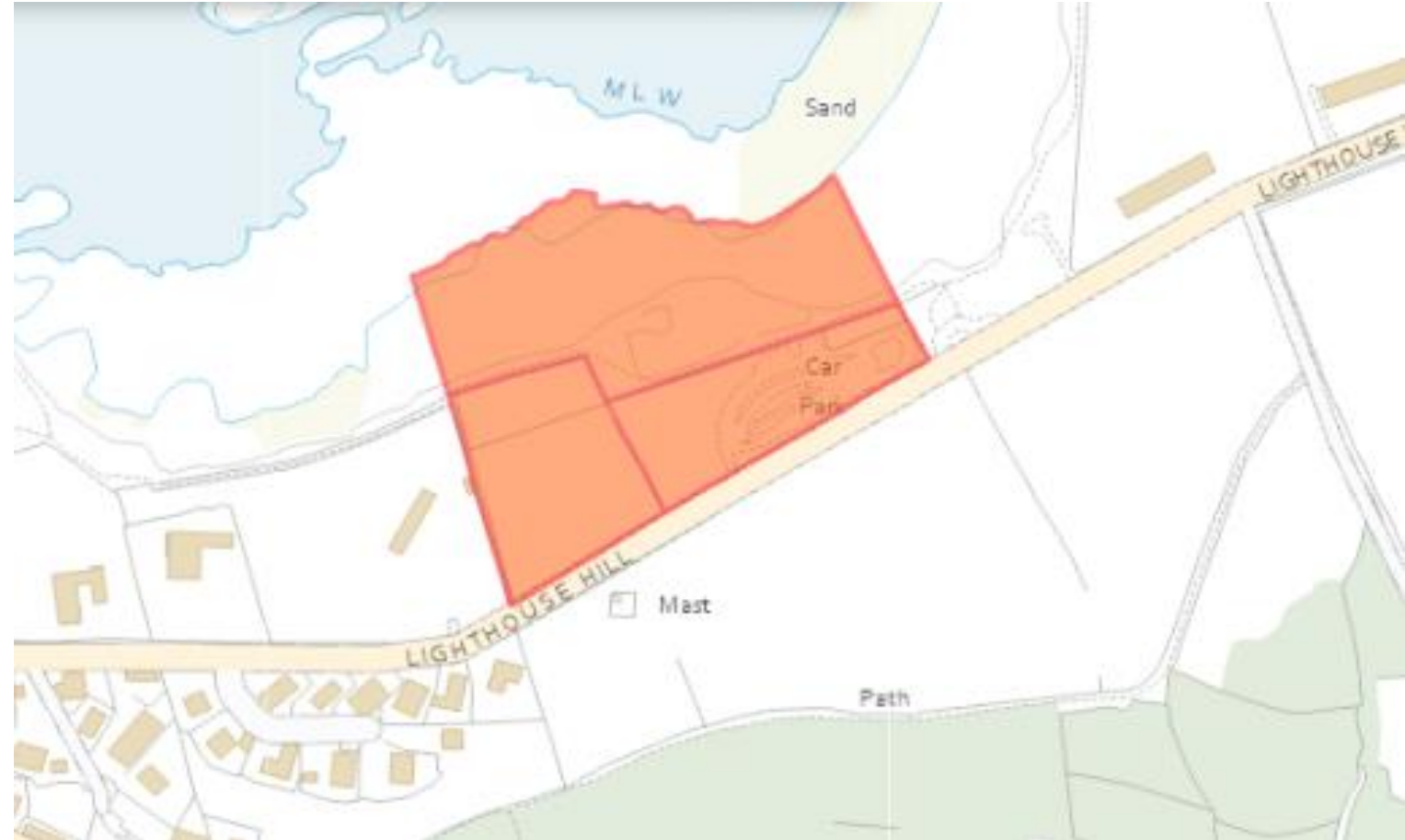
PORTREATH
PARISH COUNCIL

Portreath Parish Council

Lighthouse Hill Car Park and Amenity Space
Business Case

The Space

- 2.4 Hectares
- Owned by CC
- Surplus to requirement



Progress to Date

- Working group established
- Consultation and Survey completed with good response
- Discussion with Cornwall Council on Potential Transfer Completed
- Business case completed for discussion this evening

Parishioner Consultation Outcome

- 142 surveys completed
 - All ages represented
 - Vast majority from within Parish
 - Most currently use space as
 - Dog walking/exercise
 - Coastal walking
 - Beauty spot
 - Wildlife watching
- 122 said Parish should take site on – if minimal cost, 17 against

- Scores for options out of 10
 - Rewilding 6.35
 - Allotments 3.66
 - Picnic 5.94
 - Combination 6.96
- Other Suggestions (<10%)
 - Parking 14.39%
 - Affordable Housing 11.51%
 - Not Housing 10.07%
 - Play Area 10.07%

Meeting with Cornwall Council following consultation

- Discussed process agreed by Portreath Parish Council
- Outlined survey and outcome of survey
- Indication from Council Officers that land could be devolved as green space, therefore no cost to Parish
- Explained that there is a backlog of devolution deals and likely to take several years before formal devolvment
- Identified the potential of a 'Early Access' agreement ahead of devolution, possibly on a freehold basis.

Business Case

- Business case compares two options
 - Do nothing/as is – land remains under the ownership of Cornwall Council
 - Portreath Parish Council enters into process of the land being devolved from Cornwall Council to Portreath Parish Council

Costs of each option

Option 1 – Do Nothing

- No one off costs
- No recurring costs

Option 2 – Transfer to PCC

- One off costs
 - Cost of transfer – circa £600
 - Initial site preparation costs (e.g. permanent block of site entrance)
- Recurring costs
 - Maintenance (fences etc)
 - Grass cutting – if needed
 - Dog and rubbish bin emptying – if retained
 - Public liability – existing should cover

Option 1 – Benefits and Risks

- Benefits

- No initial or ongoing costs
- No initial or ongoing risks

- Risks

- Not in line with outcome of consultation with parishioners
- Missed opportunity for Parish Council and Parishioners to work together to deliver consultation outcome
- Risk of non-desirable use of land in future

Option 2 – Benefits and Risks

- Benefits

- In line with consultation outcome
- Opportunity to create a space rich in nature for parishioners and visitors to enjoy
- Avoid potential inappropriate use of land in perpetuity
- A project for the Parish Council and parishioners to get behind and work together to deliver survey outcomes
- Potential for ‘in memory’ benches as well as picnic spot

- Risks

- Cost of dealing with illegal trespassers if occurs
- Cost of removal of dumped vehicles and rubbish should it occur
- Land erosion and subsidence

Summary

- There has been excellent engagement in taking this idea forward by Parish Councillors, working group member and parishioners
- Option 2, to take over the site and deliver the outcomes of the survey, is fully in line with the views expressed by parishioners through the survey
- There is a multi year backlog in the devolution process to transfer the land to PPC, but an interim agreement is possible ahead of this
- There are risks with option 2, but it is believed that these can be mitigated (e.g. by permanently blocking the access gate)
- But option 2 will only work with strong commitment from parishioners to in essence manage the site going forward on behalf of PPC.

Recommendation

- For the council to support option 2 in principle
- If supported in principle, hold an event to share the survey outcome and test the viability of establishing a group to take responsibility for delivering the outcome of the survey – a ‘friends of lighthouse hill group’ or similar
- Establish the ‘friends’ group
- For the group to produce a high level 5-year plan for the site (with support from the Parish Council)
- For the Parish Council to formally adopt option based on the plan
- To explore the scope of a potential interim agreement with Cornwall Council e.g. what risks and liabilities, can we permanently close entrance etc etc