

# CARLYON NDP LOCAL GREEN SPACES – AREA 2

## Carlyon Bay Golf Course and coastal path

- 1.1 The Carlyon Bay Golf Course is immediately adjacent to the settlement of Carlyon Bay and extends along the cliff top above the Carlyon Bay beaches to the edge of the Imerys china clay works at Par Docks.
- 1.2 It is bisected by the London to Penzance railway line with the area north of the line not accessible by the general public. The South West Coast Path (SWCP), a Public Right of Way, runs along the southern boundary connecting it with the Carlyon Recreation Area. Another Public Right of Way crosses the Golf Course connecting the SWCP with the eastern end of Sea Road.

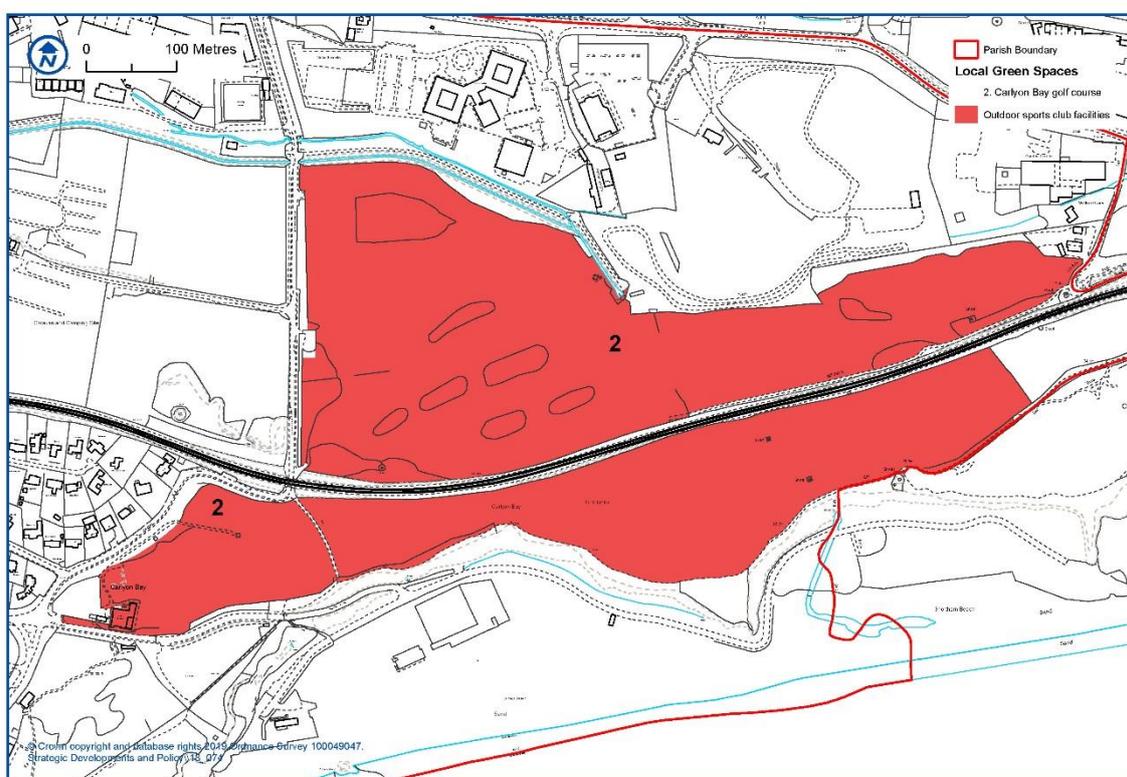


Figure 1: Carlyon NDP Local Green Space 2 - Golf Course and Coastal Path

1.3 In Figure 1 above, it is marked in red with the definition of 'School pitches and outdoor sports facilities (No or limited public access)'.

1.4 The site is part of the Carlyon Bay Hotel and Golf Club and is owned by Percy R Brend & Sons (Holdings) Ltd. *(We are awaiting a reply from the Brend group to our notification of intention to designate the area a Local Green Space)*

1.5 The site is partly in the Carlyon Parish and partly in the neighbouring Parish of St Blaise. The section in Carlyon Parish is approx. 70 acres. St Blaise Parish is also aiming to designate its section of the Golf Course through their NDP as they agree it is very important in terms of recreation, tranquillity the beauty and landscape of the Parish.

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### Description of the site



Figure 2 Aerial view of Carlyon Bay Golf Course

**1.6** The open grassland of the course offers panoramic views of St Austell Bay on one side and the hills and fields above St Austell and St Blazey on the other. The southern or sea side of the area is bounded by hedge and scrub, occasionally reinforced by fencing. The SWCP enters the site from Beach Road on the western side and runs inside this hedge towards Par in the east. It is a beautiful clifftop walk, mostly flat or gently undulating, and is easy walking.

**1.7** However, a narrow section at the Beach Road end, which is set between two hedges before emerging on to the golf course, can get very muddy in places in wet weather. There are also five steps cut into the rock where the path meets Beach Road, which makes access difficult for those with limited mobility. This eastern section has two benches overlooking Crinnis Beach which provide a beautiful vista of St Austell Bay.

**1.8** An easier access point is the Public Right of Way which crosses the golf course between this section and the eastern end of Sea Road adjacent to the Cypress Avenue railway arch. From the pavement on Sea Road, there is open access to the path, which is stony but wide.

**1.9** The Golf Course is private land and not open to the public and is probably an 'extensive tract of land' under the criteria of the National Planning Policy Framework (NPPF), which would normally disqualify it from being designated a Local Green Space. But it meets other criteria such **as its important local significance, its recreational value, beauty and tranquillity and its historic significance as well as being an important wildlife corridor.**

**1.10** The Public Rights of Way are well used not only by residents of Carlyon Bay but also by many from the wider St Austell area and tourists. The area offers a unique panorama of St Austell Bay and the hinterland above St Austell – including the White Pyramid (also known as the Sky Tip), a symbol of the area's clay mining industry.

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### Particular local significance

**2.1** Its significance is in its beauty, its recreational value, and the tranquillity it provides for local people and visitors. In a survey of local residents carried out for the Neighbourhood Development Plan, 99% of those who responded agreed or strongly agreed that the Parish's open spaces and coastal views were important aspects of the area.



*Figure 3 Views from the coastal path as it runs along the southern boundary of the Golf Course*

**2.2** For Carlyon Bay residents it is only one of two open spaces which can be used by walkers and dog walkers. The other is the Carlyon Bay Recreation Area. There are obvious benefits to health and fitness gained by users of the coastal path.

**2.3** But it is also the only open space in Carlyon Bay which has a unique panorama. On one side is the vista of St Austell Bay and its two headlands, the Gribben and Black Head, which are Areas of Outstanding Natural Beauty. On the other is the wide area of grassland of the golf course, interrupted by occasional clumps of trees which are hiding old mine shafts.

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*Figure 4 The Sky Tip or White Pyramid seen from the Golf Course*

**2.4** Beyond that, to the north, are views of the hills and fields above St Austell and St Blazey which mark the important clay mining areas, symbolised by the Sky Tip on the horizon, a local landmark also known as the White Pyramid.

**2.5** Also visible from the path is the Tregrehan House and estate in the neighbouring Parish of St Blaise. This is of particular local significance because it was the home of the Carlyon family who once owned the land on which the Carlyon ward stands. Their descendants live there to this day. The land, including the Carlyon Bay beaches, was sold off in the early part of the 20<sup>th</sup> century. This view from the coastal path affords an important visual link with the history of this part of the Parish.



*Figure 5 The Tregrehan estate, seen from the Golf Course.*

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**2.6** The land on which the Golf Course stands was once part of the numerous tin and copper mines which prospered around St Austell and St Blazey during the first half of the 19<sup>th</sup> century. They were among the richest in Europe for a time before the price slump in the latter half of the century.



*Figure 6 A number of disused mine shafts can be seen along the Golf Course*

**2.7** Now the remains of those mines are below the Golf Course with the disused shafts, now capped, partly hidden by clumps of trees. This industrial heritage is particularly relevant as the Coastal path links it with the mining activity which followed copper and tin in this area – namely China Clay. (See Appendix 37: *List of Historic and Cultural Assets*). The waste tip known as the Sky Tip or White Pyramid, a symbol of this industry, can be seen from the path and to the east the path connects with the clay works at Par Docks.

**2.8** The hedges along the southern boundary are an important wildlife habitat and corridor. Gulls nest on the cliffs in spring, there are peregrine falcons, kestrels and many types of small birds. Bats are likely as a bat house has been built on Polgaver Beach below the cliffs.