



Carlyon Parish Neighbourhood Development Plan: Agenda for Community Consultation¹

- Presentation (Gail Wieringa), including Q & As
 - Drinks and pasties
 - Community scrutiny of documents³
 - Community feedback⁴
 - Summary of feedback by NDP Committee⁵
- ⁶
- ⁷
- ⁸

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic feel.

Carlyon Parish Neighbourhood Development Plan Community Consultation

September 2019

Carlyon Parish Neighbourhood Development Plan: Introduction

- ▶ Structure of Presentation
- ▶ From your community:
 - ▶ From Tregrehan we have Parish Councillors Graham Entwistle (chair) and Paul Trudgian.
 - ▶ From Carlyon Bay we have Juliet Aylward, Robin Malcolm and Parish Councillor Mike Thompson
 - ▶ Representing the public we have Irene Lord, Michael Ford and Gail Wieringa.

Carlyon Parish Neighbourhood Development Plan

- ▶ Our Neighbourhood Plan, which is sometimes called a Neighbourhood Development Plan or NDP, is a way of helping our local community to influence the planning within the Parish in which we live and work.
- ▶ Why do we need one?

Carlyon Parish Neighbourhood Development Plan

- ▶ We are meeting this evening because the Carlyon Parish Neighbourhood Plan Steering Committee has reached a stage where **we have a draft of our Neighbourhood Plan**, including Policies, on which we would welcome your feedback, and this is a necessary step in the community's development of its plan.
- ▶ Exhibition and feedback
- ▶ Any questions?

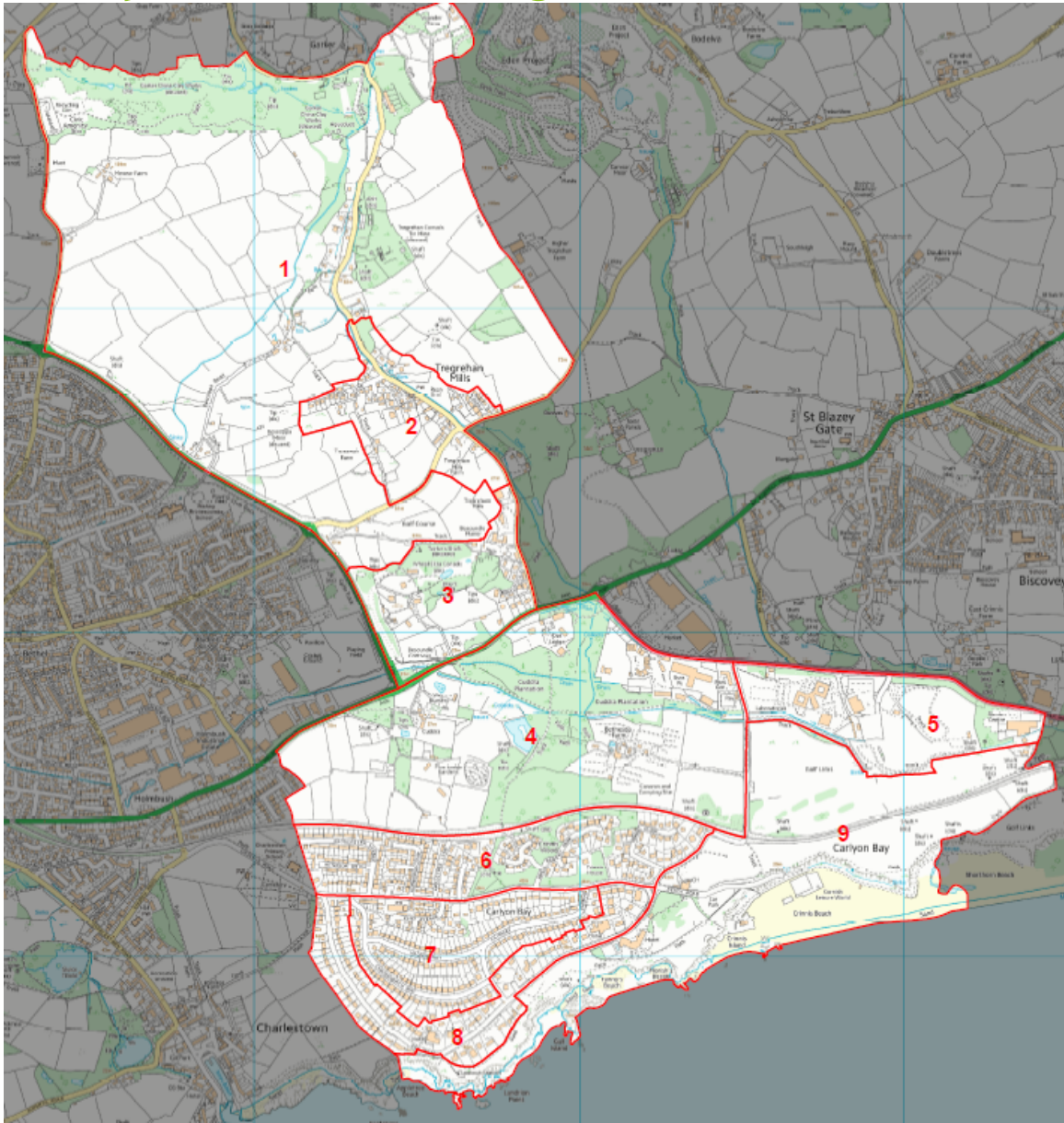
Carlyon Parish Neighbourhood Development Plan: What we have achieved so far...

- ▶ Form a committee
- ▶ Define the area
- ▶ First survey
- ▶ Second survey
- ▶ Village Design Statements
- ▶ Local Landscape Character Assessment (LLCA)
- ▶ Green Spaces Audit
- ▶ Policies
- ▶ **Community Consultation**

Carlyon Parish Neighbourhood Development Plan

- ▶ The first stage of the process was to form a committee; which is a collaboration between Carlyon Parish Council and the local community.

Carlyon Parish Neighbourhood Development Plan



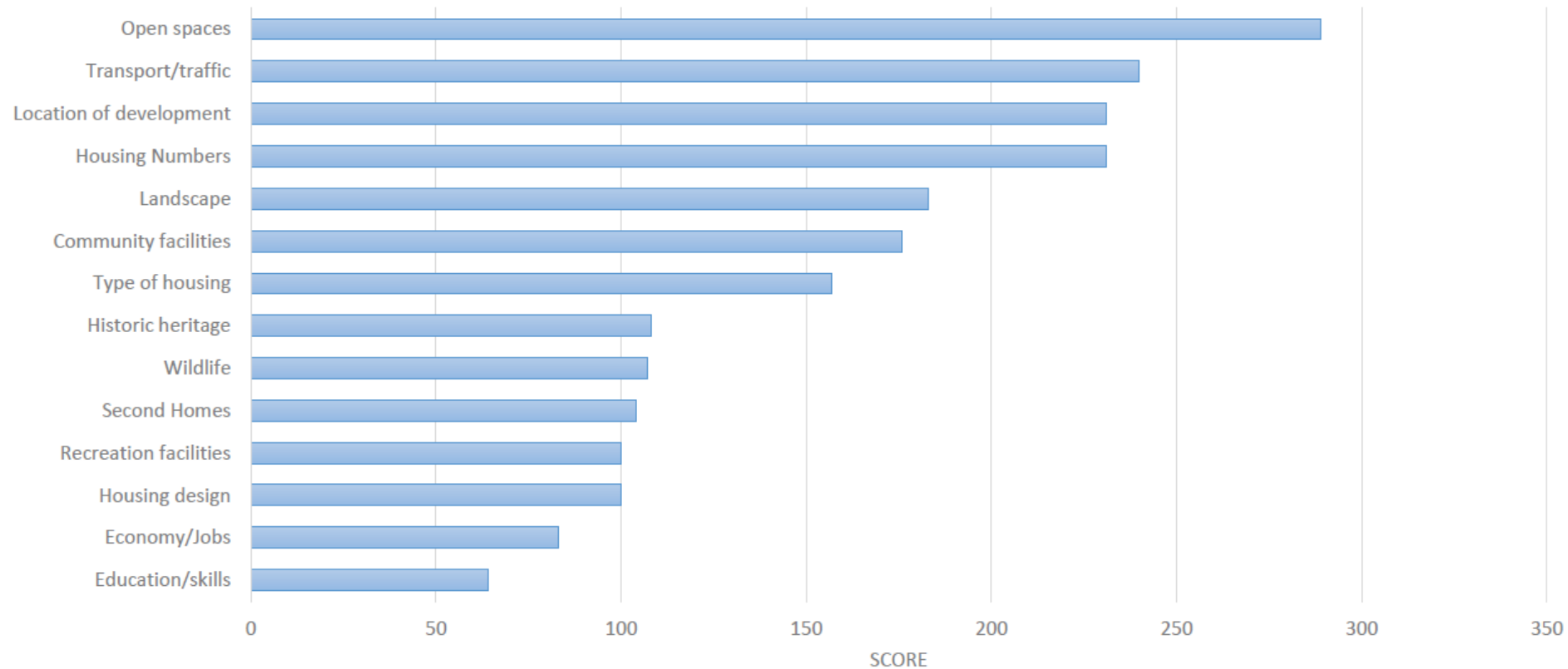
Our Parish, as seen here in white, was broken down into areas of similar use and topography to help us characterise it.

Carlyon Parish Neighbourhood Development Plan

The FIRST residential questionnaire, issued in June 2017, has been designed to determine a high-level assessment of the key planning concerns of parish residents and what topics they wish to see contained as policy within the NDP.

Question 5

The following chart shows the score for each option in descending order:



Carlyon Parish Neighbourhood Development Plan

The **SECOND** residential questionnaire, issued in December 2017, has been designed to determine a more detailed assessment of the key planning concerns of parish residents and what topics they wish to see contained as policy within the NDP.

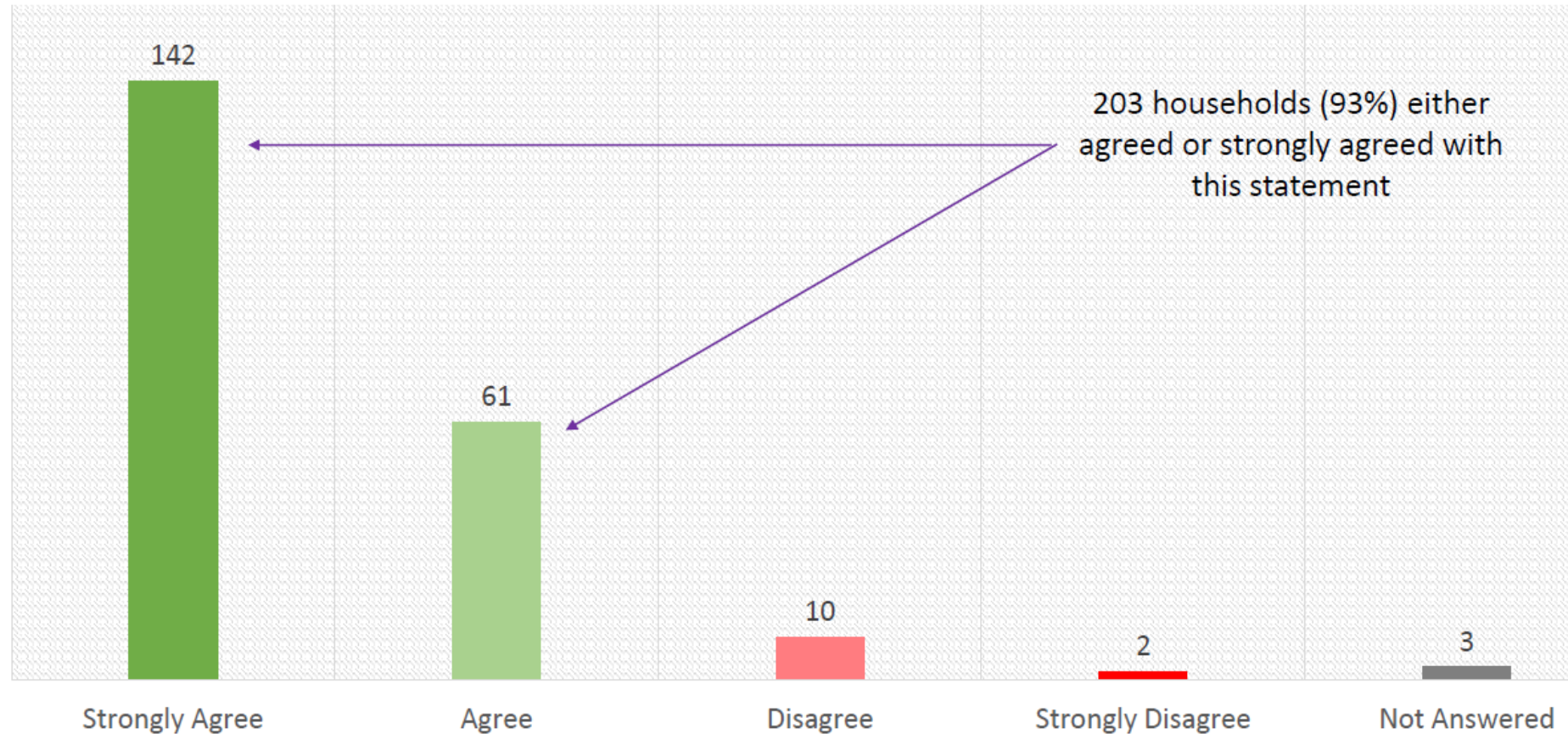
- The questionnaire has been detailed based on the responses to the first questionnaire issued in June 2017
- A total of **737 questionnaires were issued** to all households in the Parish
- A total of **218 questionnaires were returned** (30% return rate)

Carlyon Parish Neighbourhood Development Plan

Conservation & Planning

Site Density (replacing single dwellings with multiples)

Statement: Any future development should not increase significantly the housing density of the site.

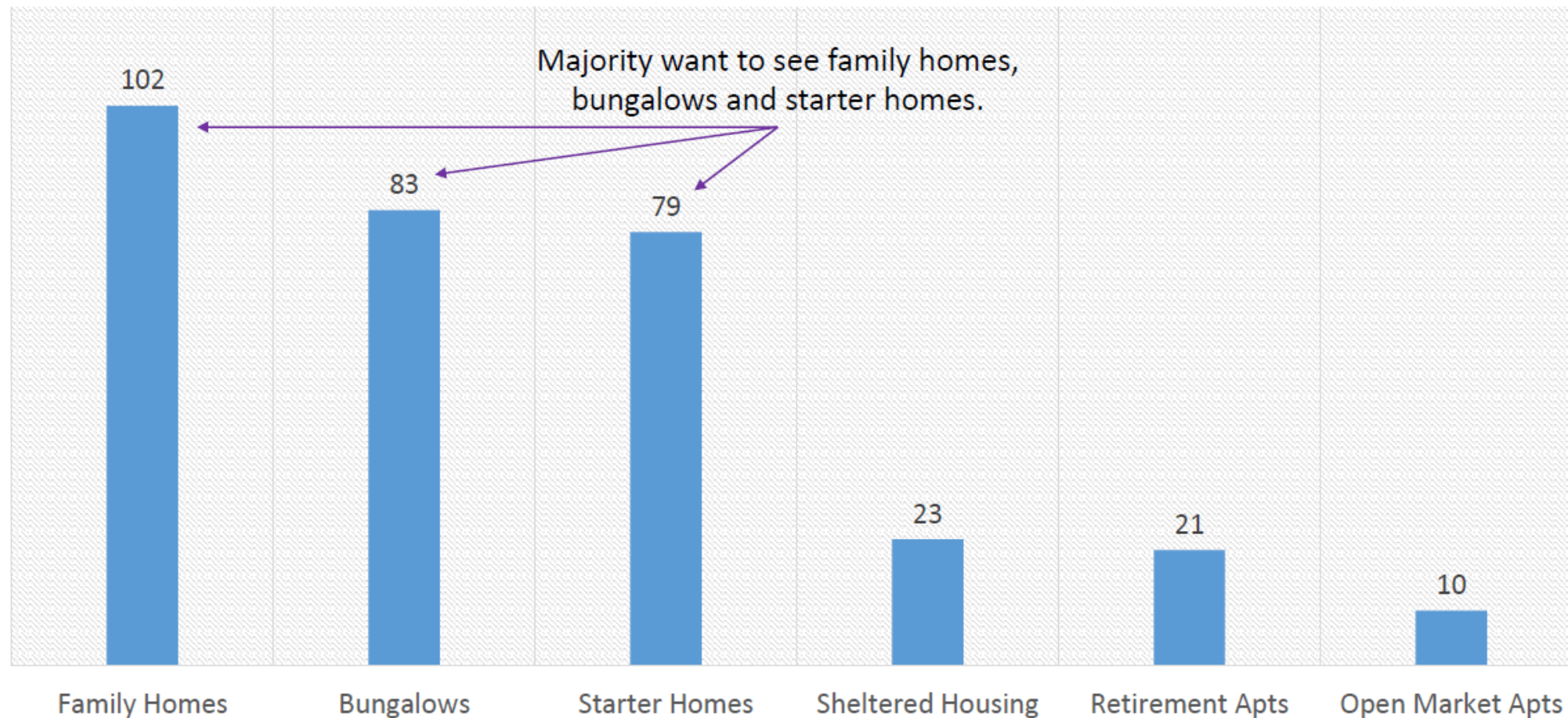


Carlyon Parish Neighbourhood Development Plan

Housing

Types of Housing

Question: If more is needed, what sort of housing should it be?

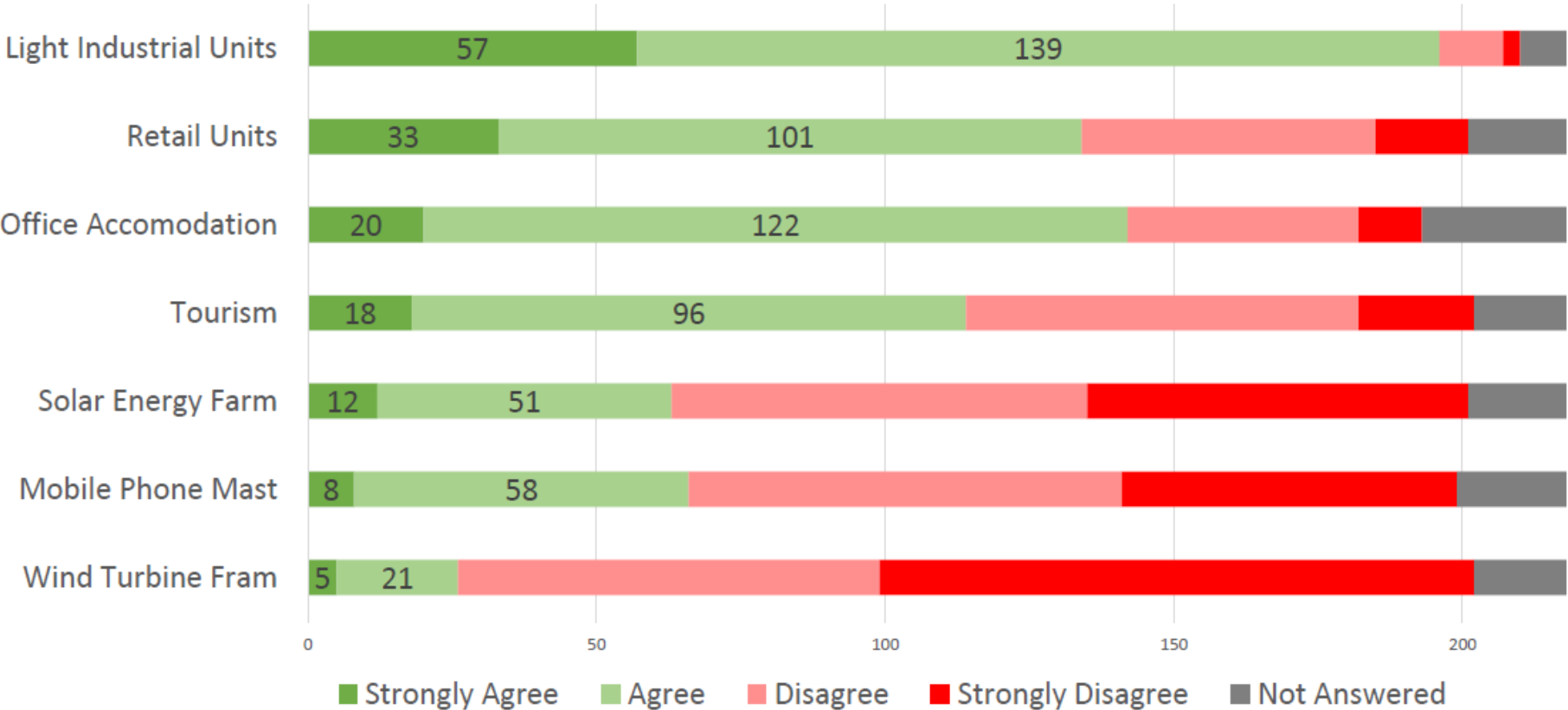


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Economy (Business & Retail)

Industrial Development

Question: What type of industrial development should be encouraged to occupy the existing industrial sites within the parish?

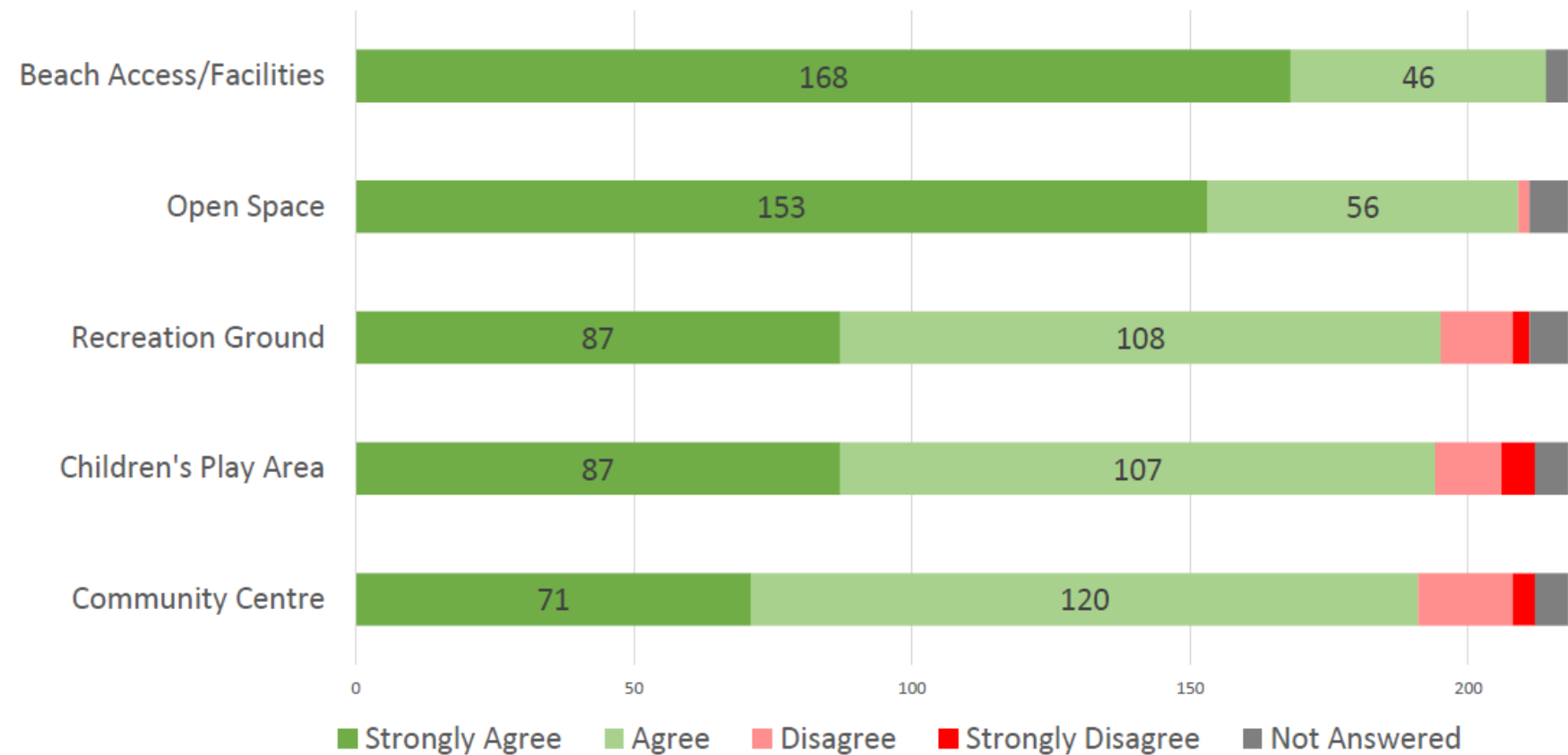


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Recreation & Leisure

Recreation & Leisure

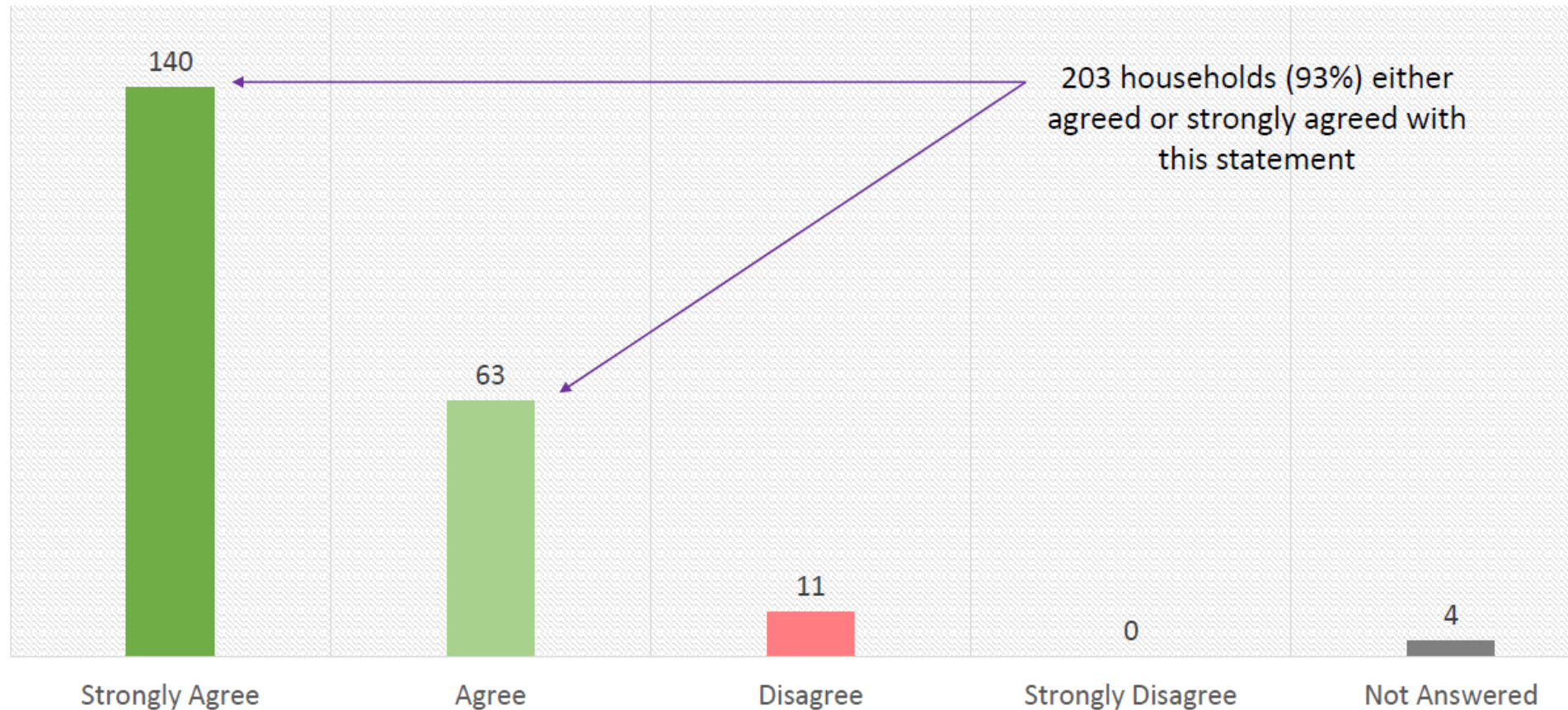
Question: Do you consider the following are important?



Carlyon Parish Neighbourhood Development Plan Landscape & Environment

Green Boundary – Tregrehan

Statement: Should the green boundary that rings Tregrehan be maintained?

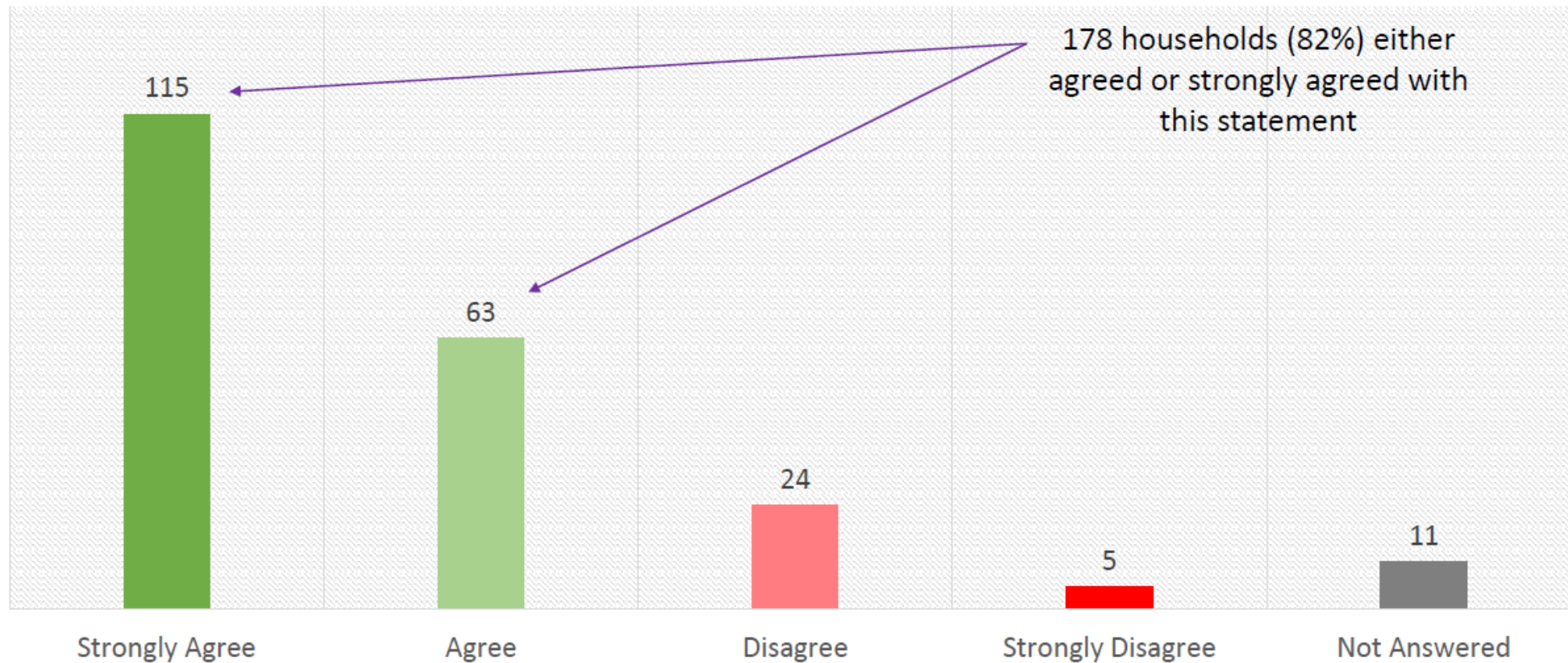


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Infrastructure

Parking Restrictions

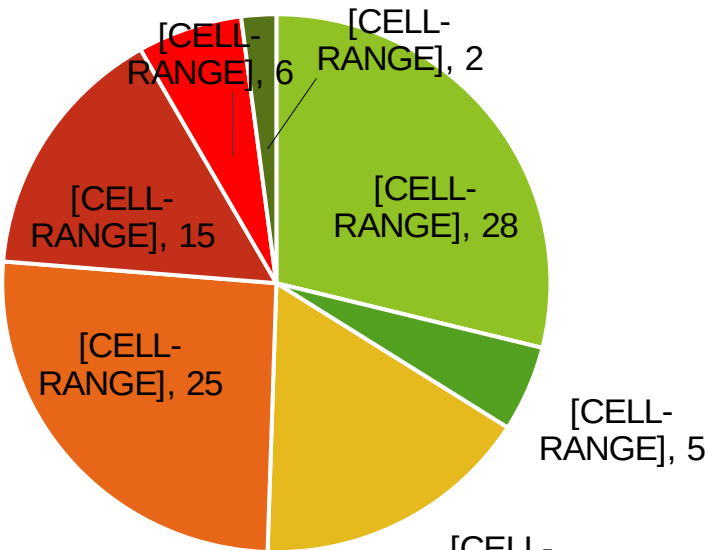
Statement: There should be more parking restrictions e.g. Charlestown School, Tregrehan, Sea Road, Beach Road.



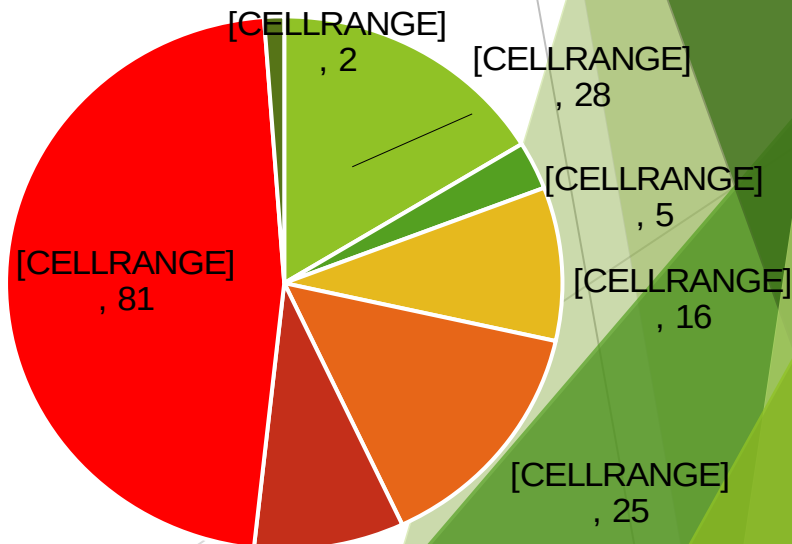
Carlyon Parish Neighbourhood Development Plan



Our **Village Design Statements** (in draft form), paint a basic portrait of what the Parish’s nine areas look like now, this will be required when the Neighbourhood Plan goes for final approval, to paint a picture to someone who doesn’t know our area. We have illustrated the special character we would like to preserve and the impact of recent development.



Sea Road Residency Type, without apartment blocks



Sea Road Residency Type, including apartment blocks

Carlyon Parish Neighbourhood Development Plan

Local Landscape Character Assessment

- ▶ The Local Landscape Character Assessment (LLCA) describes our Parish's landscapes and features but does not attribute value or importance.
- ▶ It is important to understand what the local community value about their landscape; so, now the factual report is complete, we need to present it to you and to discover what you value.
- ▶ The findings of this community consultation are then added as a final chapter to the LLCA.
- ▶ We can define areas of settlement within our Parish as opposed to areas which we wish to protect from further development. Within those undeveloped areas we can define their characteristics in order that native wildlife of that habitat can be protected.

Carlyon Parish Neighbourhood Development Plan

Green Spaces Audit

- ▶ We have identified three Green Spaces within the Parish, which are important amenities for the community and visitors.
- ▶ These are:
 - ▶ the Recreational Area in Tregrehan.
 - ▶ the area know as the Fields around the Carlyon Bay Hotel along the South West Coast Path.
 - ▶ the Carlyon Bay Golf course.
- ▶ The audits are on display and we would welcome your feedback on these, plus suggestions of any other important Green Spaces in the Parish.

Carlyon Parish Neighbourhood Development Plan: Draft Policies

- ▶ We have been guided by advisers from Cornwall County Council, who gave us this table format and have scrutinised our draft policies

- ▶ For each Policy area;

- ▶ Economy
- ▶ Housing
- ▶ Environment
- ▶ Recreation
- ▶ Infrastructure

Policy Area	Landscape & Environment
Policy	Green Infrastructure
Issue	In both Carlyon Bay and Tregrehan, the Parish currently experiences flooding; this is a hazard for property, traffic, including pedestrian traffic, and is a potential danger to cliff stability. With changing weather patterns, we are experiencing extremes of rainfall e.g. sustained periods of rain and flash floods; as we are at the outlet end of watercourses, the Parish suffers most from the situation.
Objective	To encourage the enhancement of our Green Infrastructure provision ⁸ . The concept of green infrastructure is embodied in the Government's Planning Policy Statements (PPS) 1 and 12. It is an essential component of good planning for urban and rural areas, particularly in the face of climate change ⁹ . To manage flooding through improved drainage and to encourage state of the art sustainable development which creates homes which use green infrastructure design solutions such as planting to avoid contributing to flooding roads and sewers.
Evidence	When asked what should be addressed by the Neighbourhood Development Plan, the survey respondents stated that improved drainage was one of the topics which should be covered. Plus, members of the public frequently raise the issue of flooding at Parish Council Meetings as evidenced in the Minutes and the Village Character Assessment Survey recorded evidence of flooding.
Policy direction	GI1: Proposals that will renovate and maintain the existing rainwater drainage systems, including management of the many watercourses will be supported. The use of natural drainage and the user of green infrastructure in drainage would be encouraged.

- ▶ To give you an overview, we will take you through the objectives of each policy area.

Draft Policy for Economy: Summary of Objectives

► Objective - Employment

- Existing industrial sites should be encouraged to develop further light industry and retail units; this plan actively seeks to discourage the land being used for other purposes.
- As identified in the Cornwall Site Allocations DPD for St Austell, there is further opportunity for industrial development at Par Moor
- Support rural businesses to meet local needs.

► Objective - Tourism

- To retain the existing tourism facilities, whilst acknowledging that new tourism jobs are not preferred over spaces that can provide more consistent employment.
- To support tourism activities as part of rural diversification.
- To ensure the vitality and viability of the village as a small service and tourism centre is maintained.

► Objective - Retail and Small Business

- To preserve, support and enhance the retail units and restaurants in Beach Road.

Draft Policy for Housing: Summary of Objectives

► Objective

- To encourage all new development to deliver a high quality standard of design that sits comfortably with the existing built and natural environment. To preserve existing coastal views. To preserve the rural feel in the Tregrehan ward. To include ample garden space to reflect the current character of the area. To include 1 parking space for each residential property with one bedroom, 2 spaces for properties with two or more bedrooms.
- To respect a minimum Vertical Sky Component (VSC) of 27%. This standard is set in order to ensure residents benefit from good levels of natural light.
- Principal Residence (under review) - any additional dwelling would only be supported where there is a restriction to ensure its occupation as a Principal Residence.

Draft Policy for Landscape & Environment: Summary of Objectives

► Objective - Green Gaps

- The green boundaries around Tregrehan, and between Carlyon Bay and Charlestown should be preserved. Future development or redevelopment should preserve existing views as identified within the Parish's LLCA, as an important amenity for those accessing the area by road and footpath, as well as for local residents.
- To preserve the agricultural fields, woodlands and green spaces (including the Garker Valley and the railway line) adjacent to the existing settlement boundaries in order to retain the area's special and rural character, distinct from St Austell.

► Objective - Character & Heritage

- To retain the special character and historic heritage of the Parish. To better define and protect our Parish's historic non-designated assets.

► Objective - Green Infrastructure

- To encourage the enhancement of our Green Infrastructure provision. To manage flooding through improved drainage and to encourage state of the art sustainable development which creates homes which use green infrastructure design solutions such as planting to avoid contributing to flooding roads and sewers.

Draft Policy for Recreation & Leisure: Summary of Objectives

► Objective - Local Green Spaces

- To encourage new development to maintain visual and physical access for locals and visitors, to the beautiful landscape and environment of the Parish and to preserve the historic, special and rural character of areas within the Parish. To retain the 'green and open' character of the area, which is distinct from the urban hub of St. Austell. To retain public access to the beaches which are a draw for locals and visitors alike. To preserve our peaceful, pleasant Parish with its clean sea air and village feel. To retain the cherished views within the Parish and avoid high rise backdrops to historical settings like the Carlyon Bay Hotel.
- To protect the recreational areas we have and to ensure they are easily accessible to the whole community (including elderly and the disabled) and fit for modern purposes. Within the Parish there are sports facilities in private ownership (pitch and putt plus golf course at the Carlyon Bay Hotel, football-golf and beach popups); these should be protected from change of use.

► Objective - Footpaths, Access & Public Rights of Way

- To improve and safeguard existing rights of way (including signage), increase and enhance existing public footpaths, extend or create cycle routes, bridleways and multi-use trails across the Parish provided such ways are safe, convenient and attractive and do not adversely affect the character of the area nor have an adverse effect on other land uses in the vicinity. Ensure access to existing permissive rights of way is maintained

Draft Policy for Infrastructure: Summary of Objectives

► Objective

- To ensure adequate provision is being made for the disposal of sewage, waste water and water run-off in order to avoid impacting current flood issues onto neighbours. Development will be supported where new builds or refurbishments are done in such a way as to enable home owners to maximise investment in renewable technology, water capture and retention.
- To incorporate traffic calming measures into new development, that also allow for the street parking of visitors where it does not impact negatively on other road users. To give priority to safe pedestrian and cycle movements, and create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians, whilst minimising street clutter. To demonstrate easy access to high quality public transport facilities, which might also alleviate some of the vehicle journeys. To plan for the needs of elderly people and people with disabilities and limited mobility by all modes of transport.

Carlyon Parish Neighbourhood Development Plan

Community Consultation

- ▶ What the Neighbourhood Plan Committee has drafted to date is displayed around the room.
- ▶ We need to know whether you approve or disapprove of what you see.
- ▶ Please provide us with feedback today, on the things we have got right and areas we might have overlooked.
- ▶ On the table at the rear of the room by the door you will find Post-It Notes and pens, we hope you will add your comments to our display. Therefore, we suggest a Post-It with a simple tick or cross or comments.
- ▶ For the Settlements Boundary map, please use the green, yellow and red dots to indicate where you would accept (green), may accept (yellow) or would not accept (red) development in your Parish.
- ▶ Any Questions?

Carlyon Parish Neighbourhood Development Plan: What we have left to do...

- ▶ Community Consultation: action your feedback
- ▶ Complete draft documentation: October 2019
- ▶ Strategic Environmental Assessment and Habitats Regulations Assessment screening, if required, and informal Council consultation: December 2019
- ▶ Pre-submission consultation: February 2020
- ▶ Finalised Plan: April 2020
- ▶ Formal submission and statutory process (including referendum): May 2020
- ▶ Your Neighbourhood Development Plan delivered!

Carlyon Parish Neighbourhood Development Plan

Closing Words.....

- ▶ Please help us drive forward the Neighbourhood Development Plan so that we can influence the future of our parish.
- ▶ Thankyou!
- ▶ Any Questions?

Carlyon Parish Neighbourhood Development Plan

What you need to do now...

- ▶ Please provide us with feedback, on the things we have got right and areas we might have overlooked.
- ▶ Around the room you will find Post-It Notes and pens, we hope you will add your comments to our display. Therefore, we suggest a Post-It with a simple tick or cross or comments.
- ▶ For the Settlements Boundary map, please use the green, yellow and red dots to indicate where you would accept (green), may accept (yellow) or would not accept (red) development in your Parish.

We will review your feedback and summarise later this evening