



Public Consultation

Neighbourhood Development Plan | Local Green Space Designation

West Crinnis Fields



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Neighbourhood Development Plan

Local Green Space Designation of West Crinnis Fields

Dear Resident,

As you may be aware, over recent years Carlyon Parish Council has been developing a Neighbourhood Development Plan ('the plan') that will put in place planning policies to guide future development within Carlyon Parish.

The plan has now been through many of the processes that are required and has been submitted to Cornwall Council who will consult on the plan again, arrange for it to be assessed by an independent examiner and then arrange for a public referendum on the policies in the plan. If the plan is approved it will become statutory and form key criteria in the consideration of future development proposals within the parish.

Reason for this Consultation

As part of the community engagement process undertaken to develop the plan, the owners of the Carlyon Bay Hotel (Brend Hotels), have asked the parish council if we will consider making an amendment to the proposed Local Green Space designation in part of West Crinnis Fields.

Please refer to page 3 for an explanation of Local Green Space designation.

West Crinnis Fields

Within the proposed plan, all of West Crinnis Fields is designated as Local Green Space which helps protect the land from future development. The designation does not, however, confer public right of access as the fields are privately owned by Brend Hotels (although public access is currently allowed).

Please refer to page 4 (Figure 1) to reference the location of the fields.

What is Being Proposed

Brend Hotels would like the plan to be amended to take a parcel of the land out of the Local Green Space designation (mainly the area of vegetation at the back of the west field). This would then give them the opportunity to apply for planning permission to create additional hotel accommodation on that parcel of land.

Please refer to page 4 (Figure 2) to see the parcel of land in question.

Brend Hotels Vision

Brend Hotels have set out a future vision for the Carlyon Bay Hotel, which includes building single storey eco-lodges set into the landscape at the back of the west field. This vision is still at concept stage and no formal plans have yet been put forward to Cornwall Council.



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Any application for planning consent would be subject to the usual public consultation by Cornwall Council.

Please refer to page 5 to see a statement from Brend Hotels.

Community Initiatives Offered

If the parish council amend the Local Green Space designation and Brend Hotels are successful in gaining planning approval at a later date, then the company has agreed to deliver a series of community initiatives.

Please refer to page 7 to see a list of the initiatives.

Guidance from Carlyon Parish Council

To assist in explaining this consultation, Carlyon Parish Council have written a statement. Please read this statement carefully as there are potential implications that should be considered before you respond to the consultation.

Please refer to page 8 for this statement.

South West Coast Path

The South West Coast Path that runs across both the west and east fields will not be affected by any scenario that transpires from this consultation. The line of the path will remain as it is with full public access to the path itself.

Further Clarification

If you require further clarification on this consultation, you are welcome to attend the March parish council meeting (Tuesday 21st March, 18:00, Charlestown School). To allow appropriate time to be allocated to this topic, only those who provide advance notification of attendance will be invited to raise a question. You can do this by emailing the parish clerk (Julie Larter) at clerk@carlyon-pc.gov.uk

Details of how, and when, the parish council will assess responses to this consultation and make a final decision are provided on page 9.

Next Steps

Please carefully consider the information provided to you in this document and then:

1. Complete the response form on page 10;
2. Make any further comments you wish to be noted on page 11;
3. Return pages 10 & 11 in the pre-paid envelope before **Wednesday 12th April**.



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Explanation of Local Green Space

What is Local Green Space designation?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

How is land designated as Local Green Space?

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Where Local Green Space is identified in draft plans an independent examiner will review the plan and ensure that any areas of Local Green Space meet the nationally set requirements.

What about public access?

Land can be considered for designation even if there is no public access e.g. green areas which are valued because of their wildlife, historic significance and/or beauty.

Does Local Green Space designation give the public access rights?

No. Designation does not in itself confer any rights of public access.

Does land need to be in public ownership?

No. A Local Green Space does not need to be in public ownership. However, landowners must be consulted and have opportunity to make representations in respect of proposals.



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Figure 1 | Location of West Crinnis Fields

West Crinnis Fields are comprised of the west field and the east field as shown below. These areas are proposed to be designated as Local Green Space in the plan.



Figure 2 | Parcel of Land in Question

Brend Hotels, who own the land, have asked if the area highlighted in **blue**¹ on the west field could be removed from the Local Green Space designation.



¹ This is an approximation for visual purposes only.



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Statement from Brend Hotels

The Carlyon Bay Hotel is regarded as one of the finest luxury hotels in Cornwall. It occupies an outstanding cliff top location, with a spa, AA Rosette award-winning restaurant and a championship golf course.

Built in 1925, it was the first hotel at Carlyon Bay. The Carlyon Bay Hotel became part of the Brend Group in 1982 and achieved 4-star status in 1985. The Brend family have continually invested in improving the facilities at both the hotel and its championship golf course.

It is an important part of St Austell's tourism 'offer' and a significant contributor to the local economy, directly employing more than 170 people and supporting many local businesses.

The Brend Academy offers a range of academy programmes for hospitality hopefuls. The selection of courses covers all aspects of hospitality and include cheffing, customer service and hospitality management. The Brend Academy has trained more than 330 apprentices to date, representing more than a quarter of the hotel group's workforce.

Many of the hotel's facilities are enjoyed by the wider community, such as the restaurants, spa and function rooms.

The Vision

It is crucial that the Carlyon Bay Hotel is allowed to evolve and develop to meet the current and future demand for different types of tourist accommodation, and for it to achieve the aspiration of 5-star status.

The "Vision" is a set of development aspirations aimed at safeguarding the future of the hotel, enhancing its tourism offer and retaining its competitiveness against the other luxury hotels in Cornwall and the South West region. These include:

- Siting of new eco-lodges on part of the west field
- Additional accommodation within the current hotel envelope
- A new spa facility
- Landscape and carparking improvements

The partial development of the west field for the creation of additional guest accommodation in the form of eco-lodges is the crucial component for delivering the Vision. These will offer a premium level of accommodation for families and small adult groups with access to the existing hotel facilities. This is a growing sector of the national and Cornwall tourism market that the hotel is keen to harness. It is envisaged that the eco-lodges would be single storey, highly sustainable (zero carbon) and of a high-quality design that fully maximise sea views whilst having regard to the sensitivity of the cliff top location and adjoining homes.



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The Neighbourhood Development Plan

The west field and east field are owned by the Brend Group. The current draft of the emerging Neighbourhood Development Plan (Policy 5b) proposes that these are designated as Local Green Space. It is imperative that the draft designation is amended to enable the delivery of the Vision outlined above and to safeguard the future of the hotel.

Upcoming consultation on The Carlyon Bay Hotel's proposals

Brend Group are committed to engagement with the local community and would welcome the opportunity to meet with local residents, the Sea Road Residents Association and local businesses. Following consultation on the Neighbourhood Development Plan, we will be arranging a public exhibition to present the proposals, introduce the team and to hear your views.



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Community Initiatives Offered by Brend Hotels

If the area in the west field is removed from the Local Green Space designation, and Brend Hotels are successful in gaining planning permission, they will deliver the following:

- **Give the parish council a 199-year lease on the remaining area of the west field**

This will be on a peppercorn rent and would allow Carlyon Parish Council to guarantee continued long term public access to the remaining part of the west field.

- **Give the parish council a 199-year lease on the benches in the old lookout post opposite the Porth Avallen hotel**

These benches are currently closed off to the public, but the parish council consider there is an opportunity to reopen them. Again, this would be on a peppercorn rent.

- **Guarantee continued public access to the east field**

Whilst the parish council has never leased the east field, Brend Hotels have always allowed free public access to the area. They would commit to maintain this access.

- **Provision of disabled access to the west field**

Currently there is no disabled access to the west field and Brend Hotels would commit to providing such access.

- **Contribution towards resurfacing work on Sea Road**

Brend Hotel's will contribute towards resurfacing work on the section of road from the hotel to the Fairway junction. Sum to be agreed with Sea Road Residents Association.

- **Provision of dedicated parking bays for field users**

Two dedicated parking bays would be provided close to the west field specifically for field users. The provision of these bays will allow the parish council to allocate disabled parking for field users.

- **Apply to make all existing walked paths Public Rights of Way**

Whilst the South West Coast path is a public right of way, and it runs across both the west and east field, other regularly used paths within the fields are not. For example, the paths that directly access the west field from Sea Road do not have right of way status.



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Statement from Carlyon Parish Council

We strongly encourage all residents to respond to this consultation. West Crinnis Fields are an important amenity for many people across our parish as well as being an inherent part of the landscape character. As such, any major decision on their use should be our joint decision as a community, in consultation with the land owner.

West Crinnis Fields are privately owned by Brend Hotels and are comprised of the east field and west field. Brend Hotels has historically allowed public access to the east field themselves whilst public access to the west field is granted through a lease to Carlyon Parish Council. This lease will expire in 2026.

Should Brend Hotels be unsuccessful in their request to amend the Local Green Space designation, or unsuccessful in gaining planning permission for the parcel of land, then it may be at their sole discretion to decide on future access or leasing of the west field after 2026. Ultimately this means the parish council could not guarantee continued public access (although the line of the South West Coast Path would remain unaffected).

If Brend Hotels are successful in their request to amend the green space designation, and subsequently successful in gaining planning permission from Cornwall Council, then they have committed to deliver the community initiatives they have offered. This includes a 199-year lease on the remaining part of the west field and guaranteed public access.

We urge all residents responding to this consultation to fully consider the possible implications of both scenarios outlined above before completing the response form.

At this stage you are only being consulted on the amendment of the Local Green Space designation in the plan. If it's determined to amend the designation, and Brend Hotels subsequently submit a planning application, then that application will be subject to the full Cornwall Council planning approval process. Further to this, Brend Hotels will also conduct a separate public consultation on the application should it be forthcoming.

The parish council and Brend Hotels are in regular and constructive communications in respect of the vision being developed for the Carlyon Bay Hotel. Undertaking this public consultation is a recognition of the value that West Crinnis Fields have to the community, and the important and historical role the Carlyon Bay Hotel holds within the parish.

Paul Trudgian

Chairman, Carlyon Parish Council



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Next Steps Following the Consultation

Carlyon Parish Council will vote on whether to amend the Local Green Space designation at the April council meeting which will be held on Tuesday 18th April 2023.

Prior to voting, councillors will take guidance from the majority view of responses to this consultation, providing there is a sufficient response level and there are no material changes to the terms of the consultation before the vote.

If there is no clear majority, a low response level or an imbalance of responses between the parish wards, councillors may take additional factors into consideration when voting. For example, if there is a significant imbalance of responses between the parish wards, a weighting factor may be applied in relation to responding residents' proximity to West Crinnis Fields.



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Response Form [to be returned by Wednesday 12th April]

Please provide your name and address:

Name:

Address:

Your personal information will be kept strictly confidential in accordance with our privacy policy (which can be found at www.carlyon-pc.gov.uk) and processing of information will be in accordance with General Data Protection Regulations Article 6 (1) (a) (b) and (e).

Please tick one of the three statements below that best represents your view on this issue:

(1) I support amending the Local Green Space designation

(2) I support amending the Local Green Space designation, but only as it could ultimately lead to guaranteed public access to the west field after 2026

Note: By selecting statement (1) or (2) you acknowledge that Brend Hotels may consequently have the opportunity to apply for planning permission for the parcel of land. Should they be successful in that application then they will deliver all the community initiatives they have offered which will include guaranteed public access to the remaining area of the west field.

(3) I do not support amending the Local Green Space designation and leaving the parcel of land undeveloped is more important to me than guaranteeing public access after 2026

Note: By selecting statement (3), you acknowledge that all of West Crinnis Fields may remain under Local Green Space designation in the plan (subject to the plans approval at public referendum). However, after the parish council's lease expires in 2026, public access to the west field may be at the sole discretion of Brend Hotels (although the South West Coast Path will remain accessible).



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Please indicate with a tick how regularly you use West Crinnis Fields

Daily

Weekly

Monthly

Occasionally

Hardly Ever

In brief, please write any comments you wish to be noted:

Any comments you make above may be reproduced to the parish council and Brend Hotels, at a public meeting, to demonstrate resident opinions. This reproduction may be in full, or abridged, but will be anonymous and any personal information will be redacted.