

CARLYON PARISH **NEIGHBOURHOOD DEVELOPMENT PLAN**

INFRASTRUCTURE POLICY **(Latest draft Sept 2019)**

Carlyon Bay is a thriving Parish, which provides jobs, housing, services, and facilities for its community; plus the many visitors who generally outnumber residents. In order to strengthen the Parish, whilst expanding through the provision of additional housing and jobs, the infrastructure is an important factor and must be seen to improve and facilitate future growth. These increases will allow the community to retain and grow the values outlined in the residents' surveys. The intention is to demonstrate a robust approach to new development which enhances or at least maintains current values.

Conserving the character of the many identified areas within Carlyon Bay and Tregrehan, and its old buildings, open spaces and views were the top choices of important area character items in the residents' survey.

Policy justification

In our local survey 99% of respondents either agreed or strongly agreed that coastal views and open spaces are important aspects of the area. 98% agreed or strongly agreed that Public Rights of Way should be preserved and 98% strongly agreed or agreed that access to the Carlyon Bay beaches was important. In both Carlyon and Tregrehan, certain areas currently experience flooding (Figure xx EA Map); the area south of Par Moor Road, through the Cuddra Plantation and northwards along the valley to Tregrehan Mills is a functioning flood plain 3B and also Flood Zone 2. In Flood Zone 3 is Tregrehan Mills, parts of the Cuddra Plantation south of the A390, then parts of the Imerys site on Par Moor Road, the lower part of Carlyon Bay Golf Club course and the southern side of Par Moor Road all the way to Par, including the Par Garden Centre and the site STA-E3 on the St Austell Strategy Map which is earmarked for light industrial or office development. (figure xx Environment Agency map)

This is a hazard for property, traffic, including pedestrians, and is a potential danger to cliff stability. With changing weather patterns, we have experienced extremes of rainfall e.g. sustained periods of rain and flash floods; as Carlyon is at the outlet end of watercourses, this part of the Parish suffers most from the situation.

Policy intention

The Parish benefits from a rich heritage in terms of beautiful coastal environment, open rural environment, secluded residential areas and open spaces accessible for leisure and well-being. In accordance with sections 8 and 12 of the 2018 NPPF the policies objectives seek to protect the Parish's open spaces and demonstrate how development responds to local character.

The Parish is an important leisure facility for the well-being of St Austell residents and visitors: all these stakeholders use cars, buses, walk, cycle, or run; and particularly on fine days the attraction of the footpaths, green spaces, hotel, golf course, restaurants, attractive roads and beach for exercise, leisure and relaxation can very easily be seen and demonstrated.

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The aim of the policies is to challenge developers to deliver sustainable development which maintains the intrinsic value of this beautiful parish for all involved and identified by our NDP survey. A drive towards improved architectural quality for new-builds and the conservation of valued buildings and building group areas are key to sustaining the character of the built environment, and support will be given to infrastructure that promotes these community values.

Policy

IN1. Sewage and water waste

Any new development will be supported where:

- a. It can be demonstrated that adequate provision is being made for the disposal of sewage, waste water and water run-off in order to avoid increasing flood risk for neighbours.
- b. 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.

IN2. Green corridors

Any new development will be supported where wildlife green corridors are maintained and promoted, including the use of "Cornish hedges", and screening from roads. (these are detailed in the LLCA – Appendix xxx and the St Austell Strategy Map fig. xxx)

IN3. Maintaining views

The Village Design Statement demonstrates the development pressures particularly on the coastal environment. The Parish's open spaces and coastal views attract many visitors who contribute to the local economy. Development will not be supported where it obstructs coastal and rural views and harms the character of the area and its green spaces.

IN4. Traffic & Transport

Any development sites should incorporate traffic calming measures into their design or layout where appropriate, that also allow for the street parking of visitors where it does not impact negatively on other road users.

We would encourage developers to incorporate the Design Council's criteria as set out in their Building for Life 12 study.

In addition, proposals should provide and will be supported if they exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

Development will be supported where practical design can:

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- a. 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;
- b. Demonstrate easy access to high quality public transport facilities, which might also alleviate some of the vehicle journeys around the development;
- c. Consider the needs of elderly people and people with disabilities and limited mobility by all modes of transport;
- d. Demonstrate easy access to open spaces.

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