

# **CARLYON PARISH** **NEIGHBOURHOOD DEVELOPMENT PLAN**

## **LANDSCAPE AND ENVIRONMENT POLICY** (Latest draft Sept 2019)

Environment covers virtually all aspects of Parish life, not only how it looks (housing, woods, fields, etc.), but the built environment and how it functions (infrastructure), and of course the natural environment.

The green recreational and incidental amenity spaces in the Parish are important in helping to break up the built environment, provide safe and accessible recreational spaces and wildlife habitats within the community. The parts of the Parish which are less densely developed and include generous areas of soft landscaping help to create a more attractive and spacious places to live and visit.

Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

We therefore overlap with the brief of other policies, but in a complementary way, focusing on the environmental aspects. **The intention is to leave to future generations a better all-round environment than we have now, and to try to ensure that it will not be any worse.** This is what sustainability is all about, and our objectives are covered by the "10 Principles of One Planet Living"<sup>1</sup>, which has been incorporated in several Neighbourhood Plans, and has international recognition of the principles embodied in it

We aim to encourage new development to maintain visual and physical access for humans and wildlife to the beautiful landscape and environment of the Parish and to preserve the historic, special and rural character of areas within the Parish.

### **GREEN GAPS**

#### **Policy justification**

Pressure from housing targets can threaten to encroach on the green gaps which separate one parish from another and areas within the Parish. Development must be balanced with the need to retain green gaps for the benefit of Parishioners and wildlife. Natural woodlands, hedgerows and specimen trees, in and around the Parish help to supply its beauty and character and break up the built environment, providing a soft border to settlements.

The Neighbourhood Development Plan survey showed that Parishioners value the Green Gaps within and around the Parish as they provide beauty, tranquillity and a countryside buffer to urban St Austell, as well as providing green corridors important for wildlife habitat. 96% of respondents to the second NDP survey, voted to retain the green boundary between Carlyon Bay and Charlestown and 93% wanted to retain the green boundary around Tregrehan. 98% of respondents to the second survey, felt that suitably situated, well maintained, mature trees were an important aspect of the area.

The policy echoes the objectives of paragraph 174 of the 2018 NPPF by seeking to minimise the impact on wildlife designations of national, regional and local value. The Local Landscape Character Assessment and Village Design Statements include evidence of the varied habitat within the Parish and the numerous species that enjoy it, some of which are safeguarded by the Wildlife and Countryside Act 1981<sup>2</sup>.

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<sup>1</sup> <https://www.bioregional.com/oneplanetliving/>

<sup>2</sup> e.g. Slow worms which are a *priority species* and are found regularly at several sites along Sea Road;  
<https://www.wildlifetrusts.org/>

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### **Policy intention**

The green boundaries around Tregrehan and between Carlyon Bay and Charlestown should be preserved as fitting to the cherished views around these locations (Fig.xxx FigSTA1 St Austell Strategy Map and LLCA – Appendix xxxx). 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.

The agricultural fields, woodlands and green spaces adjacent to the existing settlement boundaries are important in breaking up the look and feel of the built up area from the main approach roads and are therefore essential in retaining the area's special and rural character, distinct from St Austell. This is supported by the St Austell DPD 9.69 which seeks to maintain "the separate identities of surrounding communities" by safeguarding the green buffers. The St Austell DPD also states that the Garker Valley and the railway line provide valuable green links – both of which run through our parish. The Garker Valley and woodland near Tregrehan Mills are also designated as a County Wildlife Site and a Biodiversity Action Plan habitat woodland. The woodland at Cuddra Farm and Crinnis Woods are also Biodiversity Action Plan habitats. We would support the DPD's aim to give careful consideration of these assets in any future development.

### **Policy**

**GG1.** The green gaps around Tregrehan and between Carlyon Bay and Charlestown (Figure xx) should be preserved. Some of this is supported by the St Austell site allocations DPD as shown in the strategy map (fig. xxx)

Development proposals which close these gaps will not be supported.

**GG2.** Development should provide a net gain in biodiversity, minimise sources of pollution. Any development must not cause fragmentation of habitats and should seek to improve linkages and strengthen the green infrastructure of the parish where possible. Developments should continue to be required to conduct wildlife surveys in order to encourage biodiversity and avoid depleting habitat

**GG3.** Proposals will be supported which preserve important trees in the Parish – for example mature pines in Carlyon Bay and mature species in Tregrehan.

### **CHARACTER & HERITAGE**

#### **Policy justification**

New development in the Parish can have an adverse impact on its special character and historic heritage.

88% of respondents to the second Neighbourhood Development Plan survey want development to utilise materials and architectural styles in keeping with the character of the area. More than 100 respondents to the first survey wanted to see historic heritage covered within NDP Policy. The entire Parish is considered to be a valued landscape as referred to under paragraph 170 of the 2018 NPPF. The policy's objectives accord with the principles of these paragraphs by seeking development to demonstrate how it responds to local character.

# **CARLYON PARISH**

## **NEIGHBOURHOOD DEVELOPMENT PLAN**

### **Policy intention**

To allow new development within the Parish while retaining the special character and historic heritage within it.

To retain the special character and historic heritage of the Parish. In line with Cornwall Local Plan Strategic Policies 2010 – 2030; Policy 24.

To better define our Parish's historic non-designated assets, so that proposed development does not cause substantial harm to the setting of historic features in the Parish e.g. 1930s period properties such as the Carlyon Bay Hotel and listed buildings on Sea Road.

To identify<sup>4</sup> and protect our Mining Heritage; the Parish contains a number of potential designated and non-designated heritage assets which are safeguarded at commensurate levels to their status within Section 16 of the 2018 NPPF. This section relates to Heritage Assets and the historic environment. The purpose of the policy is to support development, subject to the value and the setting of the asset being respected.

### **Policy**

Future developments should be respectful of their visual context, delivering high quality design that responds to its surroundings and is appropriate for our area; in particular development should respect the context of the Parish asset list<sup>5</sup>. (Appendix xxx)

**CH1.** New development should refer to the Parish Village Design Statement, for example:

- a) Use of existing materials and architectural styles and retention of the pattern of building with respect to building lines, sight lines and density;
- b) Low rise housing, with ridged and hip rooves, contributes to the open character of the area and allows residents to enjoy a feeling of light and space at upper levels. Properties along Sea Road provide a particular example;
- c) Any new development or redevelopment of a site should preserve the green space surrounding the footprint of the building and respect the height, scale and massing of its surroundings as identified in the Village Design Statement.

**CH2.** The rich variety of historical heritage within the Parish such as the evidence of China Clay, Tin & Copper mining and WW2 infrastructure (i.e. the lookout ), the Brunel railway arch, 1930s and agricultural architecture are identified as assets and future development must be respectful of their visual context, delivering high quality design that responds to its surroundings and is appropriate for our area. (maps under development)

<sup>4</sup> [www.mindat.org/loc-221814.html](http://www.mindat.org/loc-221814.html)

<sup>5</sup> Create an Asset List for the Parish; suggestions:- Cypress Avenue rail bridge, Carlyon Bay Hotel, Grade 2 listed building at 60 Sea Road, South West Coastal Path, Recreational Areas, cherished coastal views i.e. lookout next to Carlyon Bay Coast Watch, Crinnis Beach, Golf Course?? others??

# **CARLYON PARISH**

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### **GREEN INFRASTRUCTURE**

#### **Policy justification**

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.

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 Design Statement survey recorded evidence of flooding.

#### **Policy intention**

To encourage the enhancement of our Green Infrastructure provision<sup>6</sup>. 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<sup>7</sup>.

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.

#### **Policy**

**G1** Proposals that will renovate and maintain the existing rainwater drainage systems, including management of the many watercourses will be supported.

**G2** The use of natural drainage and the use of green infrastructure in drainage would be encouraged.

- a) Surface water run off should be managed and reduced through Sustainable Drainage Schemes (SuDS).
- b) Drainage schemes must not increase flood risk elsewhere.
- c) SuDS should provide for simple, straightforward maintenance. Preference should be given to natural SuDS such as swales, raingardens and ponds rather than solutions such as attenuation tanks in order to maximise benefits to the sense of place, recreation and biodiversity.

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<sup>6</sup> The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision; reference planning application PA18/06739 for 83 & 85 Sea Road.

<sup>7</sup> Refer to Green Infrastructure Guidance [www.naturalengland.org.uk](http://www.naturalengland.org.uk)