

CARLYON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

RECREATION AND LEISURE POLICY (Latest draft Sept 2019)

The Parish benefits from an attractive environment for recreation and leisure, both for local residents and for visitors. There are many businesses in the Parish who derive an economic benefit from tourists¹ who visit and enjoy our beautiful coastline, open rural environment and open spaces accessible for leisure and well-being. The southern part of the Parish benefits from its location on the coastal path and coastal views and its open spaces are important, but so is the rural feel in the northern part of the parish around the village of Tregrehan in a wooded valley which also draws walkers and cyclists.

The Parish is an important leisure facility for the well-being of St Austell residents and visitors with its green spaces, beaches, bridleways and footpaths. In turn, the hub of St Austell and surrounding villages provide facilities which the Parish cannot, such as St Austell Leisure Centre, Tregorrick rugby club, Par running track, social facilities for young people.

GREEN SPACES

Policy justification

The Parish has many roads, or parts of them, which pose a safety hazard and developments should be designed to make the villages more pedestrian and cycle friendly, and to encourage transport that is more sustainable for the 21st Century.

Pressure from development is having a detrimental effect on the "green and open" character of the parish, as commented on in the Village Design Statement, which is distinct from the urban hub of St Austell. It is threatening visual and physical access for locals and visitors, the beautiful landscape and environment of the Parish and the historic, special and rural character of areas within the Parish.

Part of the Parish (Garker Valley) is a County Wildlife Site and others are Biodiversity Action Plan habitats (Crinnis Woods, Cuddra Farm, and the semi natural habitat of the maritime cliffs and slopes) as described in the Local Landscape Character Assessment (Appendix xxx).

The policy's objectives also accord with the principles of section 12 of the National Planning Policy Framework (NPPF) by seeking development to demonstrate how it responds to local character, so that we may safeguard this asset for the benefit of the Parish and thus be responsible to those who love it, from these parts and further afield.

It is a core planning principle embodied in the 2018 NPPF (para 92) that planning policy should "provide the social, recreational and cultural facilities and services the community needs". The 2018 NPPF (para. 96) says "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities" and says (para. 97) "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on" subject to conditions.

¹ Carlyon Bay Hotel, Porth Avallen Hotel, Carlyon Bay Camping Park, Crinnis Beach and Pop-ups, Bed & Breakfasts, holiday flats and apartments, Cornwall Football-Golf, Carlyon Bay Golf Club, Beach Road restaurants, Pinetum Gardens, Garden Centres, Hairdresser.....

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Paragraphs 99 and 100 of the NPPF allow for local communities through neighbourhood plans to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This enables local communities to be able to rule out new development other than in very special circumstances.

Our policies challenge developers to deliver development which maintains the intrinsic value of this beautiful parish for all stakeholders as identified by our NDP survey.

“Coastal views and open spaces are important aspects of the area”: 216 households (99%) either agreed or strongly agreed with this statement. (NDP survey Appendix xxx)

Figure xxx highlights those green areas identified as being important to the community for different reasons, including beauty, recreational value, tranquillity, wildlife, historic significance. These are areas identified through an audit process and endorsed by the local community through our consultations.

Policy intention

To protect the areas shown on Figure xxx as Local Green Space. This policy makes an exception for development that is proposed solely to enhance the community use of the site such as play equipment or improving access. The Parish has a limited number of sports and recreational areas. The amenity areas at Sea Road and Tregrehan are well used and have an important role in community life. We want to encourage people to enjoy healthy leisure pursuits. We want 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 pop-ups); these should be protected from change of use.

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, commented on in the Village Design Statement, which is distinct from the urban hub of St. Austell. Whilst the permitted development on the Carlyon Bay beaches will add a “village” the size of Mevagissey to the coastal scene, we will seek 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, which provides a pleasant environment for residents and tourists which is distinct from high density resorts like Newquay. To retain the cherished views within the Parish and avoid high rise backdrops to historical settings like the Carlyon Bay Hotel.

Policy

GS1. Local Green Spaces

The open spaces shown in Figure xx are designated as Local Green Spaces in accordance with paragraph 99 of the NPPF. They are also important places for peaceful enjoyment of their tranquillity beautiful vistas, wildlife and fresh air and contribute to the recreation and sports facilities for the community.

Development proposals will be supported where they do not diminish the open, green character of these areas and are proposed solely to improve the community use of the space, such as play equipment, improved access.

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GS2. Community facilities

Development proposals will be supported where they provide and improve community facilities, in particular those which:

- a. Provide opportunities for social and leisure activities and;
- b. Unite the two wards of the Parish and;
- c. Include access and facilities for elderly people and people with disabilities and limited mobility.

FOOTPATHS, ACCESS AND PUBLIC RIGHTS OF WAY

Policy justification

The Parish is an attractive area for recreation with its rural character in Tregrehan and the coastal area of Carlyon Bay with its golf course, beaches and coastal paths. Local residents and visitors from other parishes can enjoy the open spaces in the Parish but this important local amenity would be put at risk if the footpaths are not properly maintained and public access blocked. Continued access to the beaches at Carlyon Bay is a priority in the Parish. The footpaths and bridleways throughout the parish provide opportunities for and encourage a safe and healthy lifestyle. The St Austell DPD identifies a number of existing and potential walking and cycling routes running through our parish linking green corridors (Figure STA4). We would support its stated aim to "connect and enhance" the green links (9.72). We would support improving the network to provide an important recreational resource.

The number of parked cars, cyclists, joggers and walkers, particularly on fine days, is evidence of the attraction of the footpaths, green spaces, attractive roads and beaches of the Parish, for exercise and relaxation; 98% of respondents to our survey agreed that Public Rights of Way should be preserved and – where possible – extended. Continued access to the beach facilities is a priority in the Parish.

Policy

FP1. Carlyon Bay Beaches

Development proposals which retain and improve access to the beach facilities will be supported, including for residents and visitors with disabilities and limited mobility

FP2 - Footpaths, cycle paths and bridleways

Support will be given to proposals that:

- a. Improve and safeguard existing rights of way (including signage);
- b. Increase and enhance existing Public Rights of Way;
- c. 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 the vicinity;
- d. Ensure access to existing permissive rights of way is maintained.