

# Carlyon Parish Neighbourhood Development Plan 2020 – 2030

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## 1. Introduction

- 1.1. This document is the Draft Carlyon Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the Carlyon Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Carlyon Parish NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3. Carlyon Parish NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at [www.carlyon-pc.gov.uk](http://www.carlyon-pc.gov.uk) [A glossary and abbreviations section is included at the back of this document for reference (Page 29)].
- 1.5. Carlyon Parish NDP applies to the area is that covered by the Carlyon Parish Council and as shown in Figure 1. (Page 6)
- 1.6. Carlyon Parish is situated in central-south Cornwall and is part of the St Austell and Mevagissey Community Network Area (CNA).
- 1.7. In the summer of 2013 the Parish Council discussed the possibility of setting up a steering group to develop a NDP. They felt that it was an opportunity to expand on the Parish Plan that they had consulted on and written in 2010, with regard to shaping land use and development in the parish. The NDP would give local people the opportunity to be more active and involved in the planning system. The Parish Council experience of the planning system sometimes left councillors and local people feeling powerless –the perception being that their local knowledge and views did not hold any significant weight. Whilst realising that a Neighbourhood Plan must be in general conformity with county and national planning documents, this would be a chance to have some influence over the future development of the parish, as part of the planning process. It was agreed that a NDP was a good opportunity to get local issues and beliefs due recognition within the planning process.
- 1.8. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Carlyon Parish and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations

See next page for [Figure 1: the designated area for the Carlyon Parish Neighbourhood Development Plan](#).

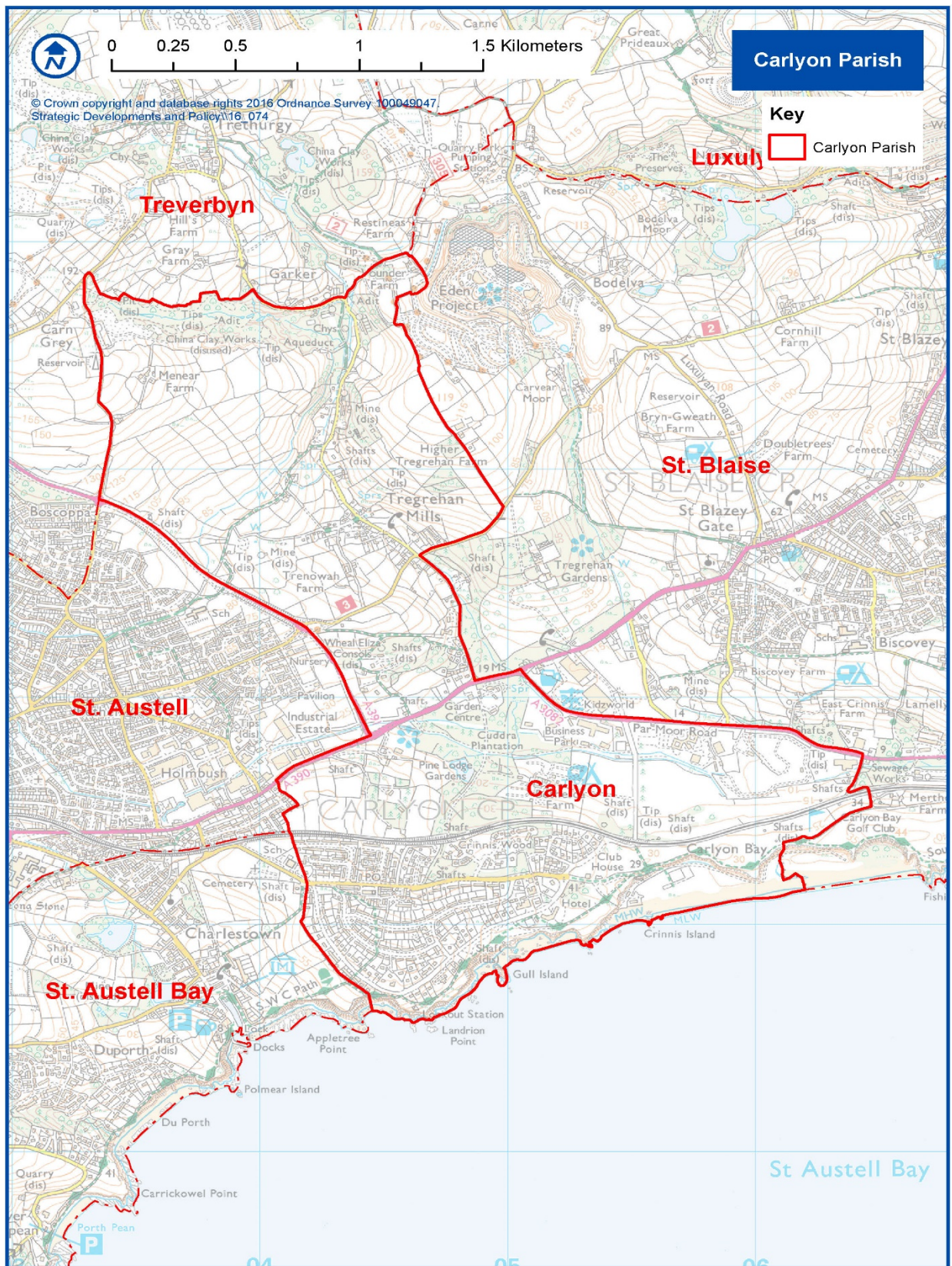


Figure 1: The designated area for the Carlyon Parish Neighbourhood Development Plan (Appendix 30.)

## 2. Carlyon Parish NDP – The Preparation Process

### Getting this far.

- 2.1. The preparation of the NDP has been led by the Carlyon Parish NDP Steering Group. This group comprises Parish Council representatives and residents in the area.
- 2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last three years. These have included:
  - Two residential questionnaires, a business questionnaire, two public consultation events, monthly bulletins posted on the Parish Council noticeboards, monthly emails to declared supporters and open monthly meetings to which all in the area are invited.
  - The publication of our NDP material on the Neighbourhood Plan pages of the Parish Council website [www.carlyon-pc.gov.uk](http://www.carlyon-pc.gov.uk)
- 2.3. All the consultations have been summarized in the ‘Consultation Statement’ (Appendix 24), as required by the formal NDP legislative requirements; this is available at [www.carlyon-pc.gov.uk](http://www.carlyon-pc.gov.uk) .
- 2.4. The outcomes of the various consultations has highlighted the key priorities of:
  - Encouraging new development that is in scale and in keeping with the coastal and rural character of the Parish;
  - Sustaining the character of the built environment;
  - Protecting the green open spaces and coastal views;
  - Protecting and enhancing local recreational spaces and safeguarding Rights of Way and permissive footpaths, especially access to the Carlyon Bay beaches;
  - Supporting small-scale businesses and retail units that provide employment and economic benefit to the Parish.

### What next?

- 2.5. Following submission of this draft plan to Cornwall Council for their consideration it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the Carlyon Parish NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At that stage, the independent Examiner may recommend that the NDP is amended before continuing to the referendum stage.
- 2.6. The NDP will be subject to a Referendum, in order to gauge community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the Referendum support it.
- 2.7. Once adopted, the policies contained within the Carlyon Parish NDP will have to be taken into consideration when Planning Officers determine future Planning Application.

### 3. NDP Sustainability Appraisal

- 3.1. In order to ensure that the plan considers environmental, social and economic issues, the [Parish] NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA)'. The NDP SA considered the Carlyon Parish NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects perform against 19 key sustainability objectives, these being :

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors           | 11. Design                          |
| 2. Waste                      | 12. Social Inclusion                |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil                       | 14. Housing                         |
| 5. Air                        | 15. Health, Sport and Recreation    |
| 6. Water                      | 16. Economic Development            |
| 7. Biodiversity               | 17. Education and Skills            |
| 8. Landscape                  | 18. Transport and Accessibility     |
| 9. Maritime                   | 19. Energy                          |
| 10. Historic Environment      |                                     |

- 3.2. The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Carlyon Parish. The Sustainability Check Report document can be found alongside other supporting information at [www.carlyon-pc.gov.uk](http://www.carlyon-pc.gov.uk) . It is Appendix 34.

### 4. Carlyon Parish NDP - Supporting Documentation

- 4.1. Carlyon Parish NDP is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting document referred throughout this NDP is the 'Summary of Evidence' Document. Appendix 36.
- 4.2. The 'Summary of Evidence' Document presents summary outcomes from studies and the various consultation exercises and is detailed within five themed sections:
- Housing;
  - Landscape and Environment;
  - Recreation and Leisure;
  - Economy
  - Infrastructure.

It also refers the reader to the actual evidence documents.

- 4.3. All supporting documents and evidence base are made available at [www.carlyon-pc.gov.uk](http://www.carlyon-pc.gov.uk) , Alternatively hard copies can be made available by request to the Parish Clerk for Carlyon Parish.

### 5. Carlyon Parish: Background

- 5.1. The Parish of Carlyon lies some 2 miles to the East of St Austell town centre. It can – at first sight – appear to be an area of great differences. However on a closer look you can see it as a

microcosm of Cornwall as a whole. To the South is the sea, the killas or slate cliffs, the South-West coast path and some spectacular views in the Carlyon Bay ward. To the North the typically Cornish village of Tregrehan lies below a wooded valley with a stream running down the side of the narrow road running through the oldest part of the settlement. In the interior of the Parish are farms, hotels, restaurants, leisure facilities, three garden centres, a famous 30-acre garden, thriving businesses and the 650 dwellings which make up the two wards of Carlyon Bay and Tregrehan.

- 5.2. The two halves of the Parish are bisected by the main London to Penzance railway line while Cornwall's main Southern artery, the busy A390, leading from Truro in the West to Plymouth and Exeter in the East, runs through the area. Carlyon Bay lies to the South of the railway. This coastal development of residential streets stretches along and behind the coast to the east of the historic port of Charlestown. 81% of households in the parish live in Carlyon Bay. There is a small parade of commercial premises, two hotels and a golf course which also runs into the neighbouring parish of St Blaise. Two thirds of the Carlyon Bay beaches lie within the parish. These are privately owned by a developer who plans a large resort of 511 apartments and villas, a hotel, leisure facilities, bars and restaurants. How open these developments will be to the general public is a matter to be seen as any building work starts and reaches fruition.
- 5.3. There are two fields adjacent to the Carlyon Bay Hotel which are currently leased by the parish from the hotel and is the only open space in the Carlyon ward available to residents and visitors. It is crossed by the South-west coast path (SWCP) and is well used. The coast path runs along the golf course towards Par in the east and down to the World Heritage site of Charlestown in the west.
- 5.4. To the north of the railway is the Tregrehan ward, including the village and environs of Tregrehan which runs along the Tregrehan stream from the high ground adjacent to Treverbyn parish to the valley flood and the A390. It has 143 households with buildings of mixed design, a chapel which serves as a community meeting place, well used playing fields, a camping and caravan park, a hotel, two garden centres and an aquatic centre, the 30 acre Pine Lodge gardens, a small golf course and football centre and some small businesses.
- 5.5. The main business area in the parish lies on the south side of the Par Moor road. There is a business park with some 25 businesses, the headquarters of mining company Imerys, a solar array, a building used by Imerys' Heavy Transport division which also has a bowling green, a religious meeting place and one of the parish's three garden centres. There is also a 7 acre area currently leased to the developers of the Carlyon Bay beaches for a period of 7 years which will end in 2023. This is a prime area for future business development.
- 5.6. One of the 'hidden' secrets of the area is evidence of a rich mining heritage. This can be seen from the cliff top golf course with its fenced off mine shafts to the old engine house buildings and chimneys in the valley above Tregrehan.
- 5.7. The main access route between the two parts of the parish is via Cypress Avenue through the Grade 2 listed railway arch. There is limited public transport in the Parish. The only bus route, St Austell to Fowey, runs along Beach Road in the Carlyon ward then joins the Par Moor Road via Cypress Avenue.

## 6. Carlyon Parish NDP: The Vision

- 6.1. Every plan has an aim and for the Carlyon Parish NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Carlyon Parish by 2030.
- 6.2. The Vision for Carlyon Parish is as follows:

**THE VISION FOR CARLYON PARISH**

"In 2030 Carlyon Parish will retain the distinctive and tranquil character which has built up over the past decades. Its coastal views and verdant hinterland will be populated by healthy and balanced communities and will maintain and enhance the Parish as a thriving and popular rural community with varied businesses and interests.

- 6.3. In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

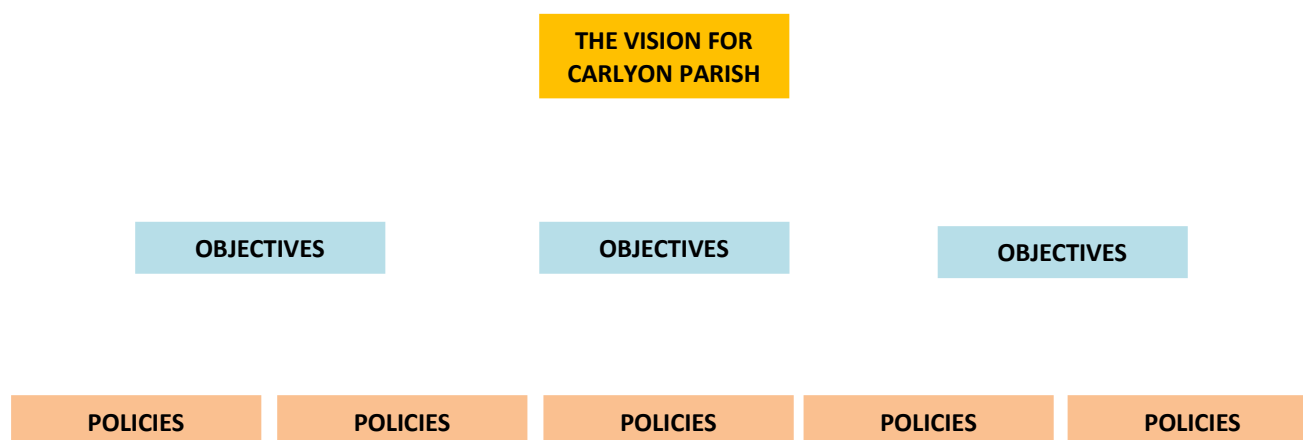


Figure 2 Carlyon Parish NDP: Links between Vision, Objectives and Policies

## 7. Carlyon Parish NDP: Objectives

- 7.1. The Objectives of the Carlyon Parish NDP are as follows:

### a) Housing Objective.

- 7.2. To encourage new development to deliver a high quality of design that sits comfortably within the existing built and natural environment. It should respect the importance of preserving coastal views and the rural feel of Tregrehan. It should be in scale and in keeping with the character of the area.

### **b) Landscape and Environment Objective.**

- 7.3. To protect and enhance the natural environment, open spaces and historical heritage. To protect the green boundaries between Carlyon Bay and Charlestown and around Tregrehan which are important in retaining the Parish's special character.

### **c) Recreation and Leisure Objective.**

- 7.4. To protect and enhance our Local Green Spaces which have an important role in the enjoyment of healthy leisure pursuits and community life. To retain and improve access to the Carlyon Bay beaches and to safeguard and, where possible, extend Public Rights of Way and maintain access to permissive paths. To extend or create cycle routes.

### **d) Economy Objective.**

- 7.5. To support small-scale business growth and retail units that will provide employment and economic benefit to the Parish. This must be sympathetically tailored to the local environment – primarily local shops, small workshops, office space and small industrial units on brownfield sites. To support rural businesses to meet the local needs of the Parish.

### **e) Infrastructure Objective.**

- 7.6. To challenge developers to deliver sustainable development and to sustain the character of the built environment. To conserve valued buildings and building group areas.

## **8. Carlyon Parish Housing Statement NDP Housing Requirement**

- 8.1. Cornwall's Local Plan allocates 2,900 houses to St Austell Town and 300 to the rural community network area. Carlyon Bay is an essentially rural parish but it abuts St Austell Town and most housing development within the parish is associated with the urban target. During the plan period (2010-2017) there have been 3 completions and 764 commitments in the parish. A large proportion of the commitments represent two large sites: 200 units on a site at Holmbush Road and 511 units at the Carlyon Beach development. Cornwall Council has not allocated a separate housing target to Carlyon Parish. There is a low level of need on the Housing Needs Register (14 households at 11:17) and there is opportunity for these needs to be met in the developments currently committed and to be delivered through Local Plan Policies 8 Affordable Housing and 9 Rural Exceptions Sites.
- 8.2. The settlement boundaries for the Tregrehan and Carlyon ward are the dividing line, or boundary, between areas of built development (the settlement) and rural development (the open countryside). (The map at Appendix 38 illustrates the settlement boundaries). These boundaries are considered to provide capacity for sustainable development within Carlyon Parish through small scale windfall and infill sites, will meet local need and be in general conformity with the Cornwall Local Plan.

## DEVELOPMENT POLICY

**The plan establishes the settlement boundaries for the village of Tregrehan with Boscundle and the settlement of Carlyon Bay. (Appendix 38)**

1. Within the boundaries, infill and round off will be supported where it conforms with other policies in this Plan.
2. Development outside these boundaries will not normally be permitted. Exceptions may be made for development which is affordable housing led to meet evidenced local need, in line with Policy 9 of the Cornwall Local Plan.

	a) Local Plan Housing Target (April 2010 – April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
St Austell CNA (Rural)	300	113	203	0
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish 's share of the remaining Local Plan Target ((e÷100)xd)
Carlyon Parish	0%	764	3	0

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

## 9. Carlyon Parish NDP: Policies

**9.1.** Carlyon Parish NDP sets out 10 policies in order to help achieve the Objectives and the Vision for the area. Table 7 illustrates how each Policy contributes to each Objective.

CARLYON PARISH  NDP POLICIES	CARLYON PARISH NDP OBJECTIVES				
	Objective A	Objective B	Objective C	Objective D	Objective E
	Housing & Communities	Economy	Community Facilities	Natural Environment	Built Environment
Policy 1 Housing	✓	xx	xx	xxx	xx
Policy 2 Green Gaps	✓	✓	✓	✓	xx

Policy 3 Character & Heritage	✓	xx	xx	✓	✓
Policy 4 Green Environment	✓	xx	✓	✓	✓
Policy 5 Recreation & Leisure	✓	xxx	✓	✓	✓
Policy 6 Footpaths, Access & Public Rights of Way	✓	xx	✓	✓	✓
Policy 7 Infrastructure	✓	xx	✓	✓	✓
Policy 8 Economy	xx	✓	xx	xx	xx
Policy 9 Tourism	xx	✓	xx	xx	xx
Policy 10 Retail & Small Business	xx	xx	xx	xx	xx

Table 2: Carlyon Parish NDP: Links between Policies and Objectives

## 10. POLICY AREA: HOUSING

### Policy 1 justification

**9.2.** The Parish is partly rural and partly coastal making it an attractive and tranquil place to live, but which is also popular with visitors.

**9.3.** Pressure from developers in parts of the Parish with coastal views is putting at risk the green and open character of this part of the Parish which is characterised by family homes with large gardens which sit comfortably within the landscape. (Appendix 23: VDS Areas 8 & 9, paras 1.16 to 1.20)

**9.4.** This pressure has led to a rash of new building, including blocks of apartments. Many of these apartments are not permanently occupied and are either second homes or holiday lets.

- 9.5.** 93% of respondents to the NDP survey agreed that single occupancy dwellings should not be replaced with multiples. 93% said no increase to housing density, 92% were in favour of permanent residency and 98% were in favour of protection to existing public views and landscapes. (*Appendix 12: Questionnaire Response Analyses*)
- 9.6.** In the rural part of the parish to the north of the A 390 lies the village of Tregrehan. It sits in a wooded valley and is surrounded by open agricultural fields. There is little room for additional building without destroying the character of Tregrehan and without impinging on the existing green corridors. (*Appendix 36: 'Summary of Evidence' Section 1: Housing*).

### **Policy 1 intention**

- 9.7.** To encourage all new development to deliver a high quality standard of design that sits comfortably with the existing built and natural environment, does not try to dominate its surroundings and is sympathetic to the scenic beauty of the area.
- 9.8.** Any new development should respect the importance of preserving coastal views, both for those who live here, but also for visitors.
- 9.9.** Any new development should preserve the rural feel in the Tregrehan ward.
- 9.10.** Any new development, especially that intended for family occupation, should include ample garden space to serve future residents and to reflect the current character of the area and should include adequate parking space.
- 9.11.** Any additional dwelling would only be supported where there is a restriction to ensure its occupation as a Principal Residence.

## **CARLYON NDP POLICY 1: HOUSING**

### **H1 Design quality**

**New development will be supported where it demonstrates good quality design and respects the local character and appearance of the surrounding area. All new development must respond to and integrate with local surroundings and**

**landscape as well as the built environment. It should achieve this by:**

- a. Using good quality materials that complement the existing variety of materials used in the area; and**
- b. Using green hedging, verges and/or trees for highway boundaries (rather than walls and fencing) wherever possible and in keeping with the existing streetscape; and**
- c. Respecting the landscape and setting of the area; and**
- d. Ensuring no loss of important public vistas, landscapes and natural open spaces.**
- e. The scale, bulk and massing should be in keeping with the street scene and not visually overbearing in relation to the buildings around it; and**
- f. the housing density of the site should not be significantly increased; and**
- g. The existing building to plot ratio should be respected; and meeting a minimum Vertical Sky Component of 27%.**
- h. Support will be given to proposals for family homes, bungalows and starter homes.**
- i. Each residence should provide a minimum of one off-road parking space for developments with one bedroom and two spaces for properties with 2 or more bedrooms subject to viability.**

**H2: Principal residence**

**Due to the impact on Sea Road of the continued growth of accommodation used for second or holiday homes, any additional dwelling would only be supported where there is a restriction to ensure its occupation as a Principal Residence. Sufficient guarantee must be provided of such occupancy restrictions through the imposition of a planning condition or legal agreement. Unrestricted additional dwellings will not be supported.**

**11. POLICY AREA: LANDSCAPE AND ENVIRONMENT**

**9.12.** 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.

**9.13.** 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 environment.

**9.14.** This policy area is divided into three sections:

- Policy 2: Green Gaps – the areas which separate one Parish from another and areas within the Parish.

- Policy 3: Character and Heritage – the visual characteristics of the Parish and its historical heritage.
- Policy 4: Green Infrastructure – improving drainage to manage flooding and preserving and enhancing the Parish’s green spaces, **particularly in the face of climate** change.

## **Policy 2: Green Gaps**

### **Policy 2 justification**

**9.15. 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.**

**9.16.** Natural woodlands, hedgerows and specimen trees in and around the Parish help to supply its beauty and character and break up the built environment. 98% of respondents to the NDP survey felt mature trees were an important aspect of the Parish. (*Appendix 12: Questionnaire Response Analyses*)

**9.17.** The NDP 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 wanted to retain the green boundary between Carlyon Bay and Charlestown and 93% wanted to retain the green boundary around Tregrehan. (*See Appendix 36: Summary of Evidence Section 2 Landscape and Environment*)

### **Policy 2 intention**

**9.18.** The green boundaries around Tregrehan and between Carlyon Bay and Charlestown **GSI** are essential in retaining the Parish’s special and rural character, distinct from St Austell. This is supported by the St Austell site allocations DPD 9.69 which seeks to maintain “the separate identities of surrounding communities” by safeguarding the green buffers.

**9.19.** 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. (*Appendix 31: St Austell Strategy Map STA1 and Appendix 29: Carlyon LLCA*).

**9.20.** The St Austell DPD also states that the Garker Valley (which is a County Wildlife Site and a Biodiversity Action Plan habitat woodland) and the railway line provide valuable green links – both of which run through our parish. The woodland near Tregrehan Mills, at Cuddra Farm and Crinnis Woods are also Biodiversity Action Plan habitats and of significant wildlife value (*as identified in the LLCA 3.2.2. and 3.4.4. Appendix 29*). We would support the DPD's aim to give careful consideration of these assets in any future development.

## **CARLYON NDP POLICY 2: Green Gaps**

**GG1. The green gaps around Tregrehan and between Carlyon Bay and Charlestown should be preserved.**

**Some of this is supported by the St Austell site allocations DPD as shown in the strategy map (*Appendix 31: St Austell Strategy Map v5*)**

**Development proposals which close these gaps will not be supported.**

**GG2. Development should provide a net gain in biodiversity and 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.**

## **Policy 3: Character & Heritage**

### **Policy 3 justification**

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

**9.22.** Policy 12 of the Cornwall Local Plan 2010-2030 emphasises the principle of providing continuity with existing built form – a policy supported by the results of our survey which saw **88% of respondents** wanting **development to use materials and architectural styles in keeping with the character of the area**. Also the 2018 NPPF para 170 states the principle of seeking development to demonstrate how it responds to local character.

### **Policy 3 intention**

- 9.23.** To allow new development within the Parish while retaining its special character and historic heritage.
- 9.24.** To better define the Parish's non-designated historic assets so that proposed development does not cause substantial harm to the setting of historic features.
- 9.25.** To identify and protect our mining heritage. The purpose of the policy is to support development subject to the value and setting of the asset being respected.

### **CARLYON NDP POLICY 3: Character & Heritage**

**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. (*Appendix 37*)**

**CH1. New development should refer to the Village Design Statements (*Appendices 20-23*), 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 Statements.**

**CH2. The rich variety of historical heritage within the Parish (*see Appendix 37: List of Local Historic and Cultural Assets*) 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.**

### **Policy 4: Green Infrastructure**

#### **Policy 4 justification**

- 9.26. In both Carlyon Bay and Tregrehan, the Parish currently experiences flooding (*Appendix 32 Area Flood Map*); 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** sustained periods of rain.

**9.27.** Respondents to the **Neighbourhood Development Plan survey** stated that **improved drainage was one of the topics which should be covered** and **members of the public frequently raise the issue of flooding at Parish Council Meetings.**

#### **Policy 4 intention**

**9.28.** To encourage the enhancement of our Green Infrastructure provision. The concept of green infrastructure is embodied in the Government's Planning Policy Statements (PPS) 1 and 12.

**9.29.** 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 of roads and sewers.

#### **CARLYON NDP POLICY 4: Green Infrastructure**

**GI. 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.**

## **12. POLICY AREA: RECREATION AND LEISURE**

**9.30.** The Parish, with its beautiful coastline, beaches, bridleways and footpaths and open spaces, is an attractive environment for recreation and leisure, both for local residents and for visitors. There are many businesses in the Parish which derive an economic benefit from these visitors.

**9.31.** This policy area seeks to protect the natural environment in the Parish as well as giving special protection to its special Local Green Spaces. It is also important to preserve and where possible enhance footpaths, bridleways and cycle paths.

### **Policy 5: Green Spaces**

#### **Policy 5 justification**

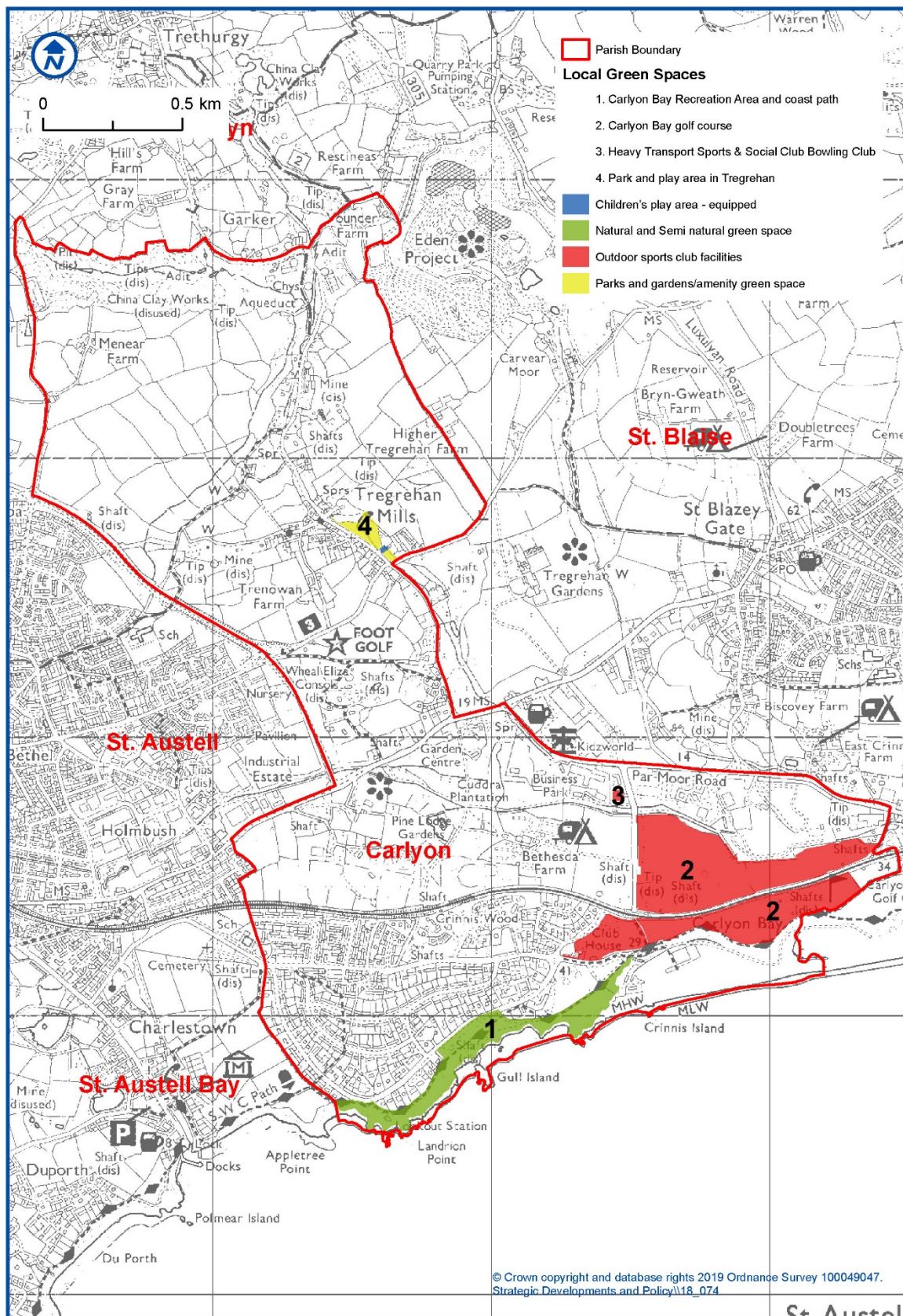
**9.32.** Pressure from development is having a detrimental effect on the “green and open” character of the parish, as commented on in the Village Design Statement, (see *Appendix 20: VDS Areas 1,2,3, para 1.1 and 1.2 and Appendix 23: VDS Areas 8,9 para 1.6 to 1.9*) which is distinct from the urban hub 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.

**9.33.** “Coastal views and open spaces are important aspects of the area”: 216 households (99%) either agreed or strongly agreed with this statement. (*Appendix 12: Questionnaire Response Analyses*)

**9.34.** 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 29: Carlyon LLCA 3.2.2. and 3.4.4.*).

**9.35.** Paragraphs 99 and 100 of the 2018 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.

**9.36.** Figure 3 highlights those green areas identified as being important to Carlyon Parish through an audit process and public consultations. (*See Appendix 36: Summary of Evidence Section 3: Recreation and Leisure*)



## **Policy 5 intention**

- 9.37.** To protect the areas shown on Figure 3 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.
- 9.38.** To retain the 'green and open' character of the area and to encourage new development to maintain visual and physical access for locals and visitors to the beautiful landscape and environment of the Parish.
- 9.39.** To retain public access to the beaches at Carlyon Bay which are a draw for locals and visitors alike.

### **CARLYON NDP POLICY 5: Local Green Spaces**

#### **GS1. Local Green Spaces (Detailed maps are Appendices 15-18 incl)**

**The open spaces shown in Figure 3 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.**

#### **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;**

**Include access and facilities for elderly people and people with disabilities and limited mobility.**

## **Policy 6: Footpaths, Access and Public Rights of Way**

### **Policy 6 justification**

- 9.40.** 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. This

important local amenity would be put at risk if the footpaths are not properly maintained and public access blocked.

- 9.41.** Even though there are extensive tracts of woodland and green space which connects the two parts of the Parish, there is no public footpath through them. The 2011 Carlyon Parish Plan established the aim of re-opening or establishing a path which connects Carlyon Bay to Tregrehan.
- 9.42.** 98% of respondents to our survey agreed that Public Rights of Way should be preserved and – where possible – extended. 98% strongly agreed or agreed that access to the Carlyon Bay beaches was important. (*Appendix 12: Questionnaire Response Analyses*)

### **Policy 6 intention**

- 9.43.** To improve and safeguard existing rights of way (including signage), increase and enhance existing public footpaths, in particular to re-open or create a public footpath between the two parts of the Parish, Carlyon Bay and Tregrehan.
- 9.44.** Also to extend or create cycle routes, bridleways and multi-use trails across the Parish and to ensure access to existing permissive rights of way is maintained.

## **CARLYON NDP POLICY 6: Footpaths, Access and Public Rights of Way**

### **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.**

## 13. POLICY AREA: INFRASTRUCTURE

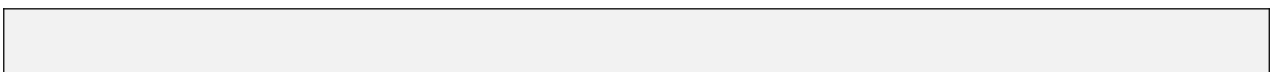
### Policy 7 justification

- 9.45.** Carlyon Bay is a thriving Parish, which provides jobs, housing, services and facilities for its community as well as the many visitors who sometimes outnumber residents. The infrastructure is an important factor and must be seen to improve and facilitate future growth.
- 9.46.** Conserving the character of the Parish with its older buildings, open spaces and views were the top choices in the NDP residents' survey.
- 9.47.** In both Carlyon and Tregrehan, certain areas currently experience flooding (*Appendix 32: Environment Agency flood map*); this affects residents in Tregrehan and Tregrehan Mills which are in Flood Zones 2 and 3. Business premises along the Par Moor Road are also in Flood Zones 2 and 3 and include parts of the Imerys site and the Par Garden Centre.
- 9.48.** With changing weather patterns, we have experienced sustained periods of rain and, as Carlyon is at the outlet of watercourses, this part of the Parish suffers most.

(see Appendix 36: Summary of Evidence Section 4 Infrastructure )

### Policy 7 intention

- 9.49.** 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.
- 9.50.** The Parish is an important leisure facility for St Austell residents and visitors who use cars, buses, walk, cycle, or run. This policy aims to minimise conflict between traffic and cyclists or pedestrians.
- 9.51.** 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.



## **CARLYON NDP POLICY 7: Infrastructure**

### **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 Carlyon LLCA – Appendix 29 Map 9 Cornish Hedges and the St Austell Strategy Map Appendix 31* )**

### **IN3. Maintaining views**

**The Village Design Statement (*Appendix 23 VDS Areas 8 ,9*) 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 area's character 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:**

- 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.**

#### **14. POLICY AREA: ECONOMY**

**9.52.** This area of policy is divided into three sectors to enable a clearer sight of what is important to the Parish:

- Employment
- Tourism
- Retail and Small Business.

#### **Employment**

##### **Policy 8 justification**

**9.53.** There are a number of local businesses which provide employment both for those who live in the Parish and those who live in surrounding areas. There are small businesses such as engineering suppliers, motor and boat supplies and repairs, plumbers' merchants who are mostly based on the St Austell Bay Business Park.

**9.54.** Then there are two garden centres and an aquatics centre and restaurants in the Beach Road commercial units which serve local residents as well as the tourist industry.

**9.55.** The tourism sector includes two hotels in Carlyon Bay and one in Tregrehan, a caravan and camping park in Carlyon Bay, Football Golf in Tregrehan and Pinetum Gardens.

**9.56.** The results of a survey for the NDP showed more than 90% of respondents were in favour of the retention or expansion of light industrial units. 142 of the 218 respondents to the survey supported more office accommodation. (*Appendix 12 Questionnaire Response Analyses*) (*Also see Appendix 36: Summary of Evidence Section 5 Economy*)

##### **Policy 8 intention**

**9.57.** Carlyon Parish has a variety of employment spaces and we would like to see any new development contribute to this without harming the character of the area. We believe thriving local businesses within the Parish are important and should be encouraged.

- 9.58.** Existing industrial sites should be encouraged to develop further light industry and retail units and this plan actively seeks to discourage the land being used for other purposes.
- 9.59.** As identified in the Cornwall Site Allocations DPD for St Austell, there is further opportunity for light industrial development at Par Moor (STA-E3) on the St Austell Strategy Map. (*Appendix 31 St Austell Strategy Map*)
- 9.60.** Para 9.29 of the St Austell DPD earmarks it for office space.
- 9.61.** We would support rural businesses generally to meet the needs of the Parish.

## **CARLYON NDP POLICY 8: Employment**

### **EE1 Improvements to existing employment space**

**New development will be supported where it improves existing employment space and in scale and design does not harm the character of the natural and built environment of Carlyon Parish.**

### **EE2 – St Austell Bay Business Park**

**Development of new business space in the retail park in area 5 will be supported (*see Appendix 19: VDS Map - area 5*).**

### **EE3 – Par Moor**

**Development of office space or light industrial units on the site (STA-E3) on Par Moor identified in the St Austell Strategy Map, will be supported (*Appendix 31 St Austell Strategy Map*)**

### **EE4 – Vacant rural buildings**

**The conversion of vacant rural buildings for business use will be supported where it can be demonstrated that it meets the needs of Carlyon Parish.**

### **EE5 – New employment**

**Limited new employment development outside settlement boundaries will be supported where it:**

- a. can be demonstrated that it meets the needs of Carlyon Parish; and**
- b. has regard to national and local plan policies for development in the countryside.**

## **TOURISM**

### **Policy 9 justification**

**9.62.** The rural area faces many challenges and increasingly farmers and agricultural landowners have to diversify in order to secure a viable livelihood.

**9.63.** Tourism accommodation can be sources of valuable local employment. One hotel has already been demolished to be replaced by 32 apartments, leading to the loss of local jobs.

### **Policy 9 intention**

**9.64.** To retain the existing tourism facilities, whilst acknowledging that new tourism jobs are not preferred over spaces that can provide more consistent employment.

**9.65.** To support tourism activities as part of rural diversification.

**9.66.** To ensure the vitality and viability of the area as a small service and tourism centre is maintained.

## **CARLYON NDP POLICY 9: Tourism**

### **ET1. Rural diversification**

**Applications for rural diversification relating to tourism activities will be supported, especially when new jobs will be created or existing jobs secured.**

### **ET2. Retention of hospitality businesses**

**Proposals for the redevelopment or change of use of buildings and land from local retail facilities and service trade use (including cafes, pubs and restaurants) to residential use will not be permitted.**

## **RETAIL AND SMALL BUSINESS**

### **Policy 10 justification**

**9.67.** Small local retail units are under constant threat from supermarkets and out-of-town shopping outlets. But such units are an important local amenity, can help get people out of their cars and provide an opportunity for socialising.

**9.68.** 96% of respondents to our survey either agreed or strongly agreed that the units in Beach Road be preserved and supported as a local amenity. (Appendix 12: Questionnaire Response Analyses page 46)

### **Policy 10 intention**

**9.69.** To preserve, support and enhance the retail units and restaurants in Beach Road. We would support any redevelopment of the units which would attract shops as well as the existing restaurants and businesses.

## **CARLYON NDP POLICY 10: Retail and Small Business**

### **ER1 – Redevelopment of existing employment buildings**

**Proposals to upgrade or redevelop existing employment buildings and the surrounding environment will be supported provided that:**

- a. There would be no adverse effect on the amenities of surrounding users;**
- b. The improvements maintain or enhance pedestrian and cycle access;**
- c. The improvements maintain or enhance access to bus stops;**
- d. The improvements enhance the safety and security of users of the employment area and neighbouring users;**

**Any redevelopment of existing employment spaces should be for employment purposes only.**

## **Glossary & Abbreviations**

BAP	Biodiversity Action Plan.
CAN	Community Network Area
LLCA	Local Landscape Character Assessment
Local Plan	Cornwall Local Plan: Strategic Policies Development Plan Document
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PROW	Public Right of Way.
VDS	Village Design Statements.

Index to Appendices which are available on [www.carlyon-pc.gov.uk](http://www.carlyon-pc.gov.uk)

1. **Carlyon Parish Plan September 2011**
2. **Designation Letter 28/10/16**
3. **Steering group terms of reference**
4. **Monthly bulletins Jan 2017 – present (in sub-folder 4 at top of appendix folder)**
5. **Steering group minutes (in sub-folder 5 at top of appendix folder)**
6. **Carlyon NDP Communication Strategy 18/04/17**
7. **Environmental baseline**
8. **Initial residential questionnaire**
9. **2<sup>nd</sup> residential questionnaire**
10. **Business questionnaire**
11. **Carlyon Parish Neighbourhood Plan sent with all questionnaires**
12. **Questionnaire Response Analyses**
13. **Photos of NDP areas (in sub-folder 13 at top of appendix folder)**
14. **Carlyon NDP – local green spaces numbered map**
15. **Carlyon NDP Green Spaces Area 1**
16. **Carlyon NDP Green Spaces Area 2**
17. **Carlyon NDP Green Spaces Area 3**
18. **Carlyon NDP Green Spaces Area 4**
19. **Village Design Statement Map areas**
20. **Carlyon NDP Village Design Statement Areas 1,2,3**
21. **Carlyon NDP Village Design Statement Areas 4,5 & eastern end of 9**
22. **Carlyon NDP Village Design Statement Areas 6,7**
23. **Carlyon NDP Village Design Statement Areas 8,9**
24. **Consultation Statement**
25. **Community Consultation Presentation Sept 2019 – Porth Avallen Hotel**
26. **Invite to above event & press cutting (in sub-folder 26 at top of appendix folder)**
27. **Photos from above event (in sub-folder 27 at top of appendix folder)**
28. **Areas the public at the event would hate to lose**
29. **Local Landscape Character Assessment**
30. **Carlyon NDP designation map**
31. **St Austell Strategy Map v5**
32. **Area Flood Map**
33. **Newspaper Property Advertisement (in sub-folder 33 at top of appendix folder)**
34. **Sustainability Check Report**
35. **Index to Summary of Evidence**
36. **Summary of Evidence**
37. **List of Historic and Cultural Assets**
38. **Settlement boundary map**