

# CARLYON PARISH NEIGHBOURHOOD PLAN





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The Neighbourhood Development Plan for Carlyon Parish is being developed to give people a way of having a say in the future of our local area. Without one the parish would be more vulnerable to unwanted development.

Neighbourhood Planning allows people to come together through a local parish or town council to say where they think new houses, businesses and shops should go and what they should look like.

Carlyon Parish Council, which represents some 800 households in Carlyon Bay and Tregrehan, decided we need a Neighbourhood Plan to allow us all to have greater control over development in the area.

*An aerial view of Carlyon housing and bay*





*Parish Fields*

We will, for instance, be able to discourage building on green fields if they are considered to be scarce and important amenities.

We will also be required to designate areas where development – both residential and business – could be allowed. The plan would then be taken into consideration by Cornwall Council when making planning decisions.

The parish has a more diverse and complex make-up than it first appears.

The coastal Carlyon ward has the sea, the Carlyon Bay beaches, the South West Coast Path, 600 households, small businesses, several hotels and restaurants, a number of bed and breakfast businesses and a golf course which attracts visitors from all over the world.

Two fields adjacent to the Carlyon Bay Hotel are the only public open space as the Carlyon Bay beaches are privately owned and are intended for development.





*Tregrehan*

The Tregrehan ward, in a wooded river valley, has some 200 households, a hotel, farms, playing fields, garden centres and a famous 30-acre garden, a camping and caravan site, a business park and the headquarters of the largest local employer, the minerals giant Imerys.

The area also has a rich mining heritage. Carlyon ward contains fenced off mine shafts along the cliff top golf course and in Crinnis Woods, as well as remnants of wartime defences whilst Tregrehan has old clay dries, engine houses and chimneys.

But the character of the area is inexorably changing. Houses are being demolished to be replaced by apartment dwellings and pressure grows to allow 'in-fill' development. The Neighbourhood Plan will have a major impact on the shape and character of this whole area for many years to come so it is essential that as many residents and businesses are involved as possible.

Over the coming months the steering committee, which currently consists of three parish councillors and two volunteers, needs to identify land for different uses and to look at our environment, landscape, heritage and future needs for a growing population.



This questionnaire, sent to every household and business, is part of that process. We need to know your views. For example:

**We need to know which areas of the parish you feel could support more housing and which you feel should be protected from development.**

*Flats in Beach Road*



**We need to know what sort of housing you feel is needed in the area – should it be aimed at young families or older people?**

**Do you think we need more community and recreational facilities in the parish?**

**Do you think it is important to safeguard open spaces and footpaths?**



*Beach Road shops*



**Do you think more businesses should be encouraged into the parish to provide more jobs?**

*Business Park*



You might be aware that planning permission has already been given for 190 homes, with a pub/ restaurant and employment space next to Pine Lodge Gardens in Holmbush in the Tregrehan ward. While in the Carlyon ward 32 Luxury apartments are replacing the Cliff Head Hotel as well as 21 apartments on the sites of three family homes – all in Sea Road.

*Sea Road*





This is your opportunity to have some influence on the future of all these different parts of our parish. Planning decisions in this parish will have to be made in accordance with the Neighbourhood Development Plan, once it is adopted.

It will be a lengthy process. Questionnaires like this will enable us to identify what you think is important in shaping the future of this area.

Once a draft plan is drawn up it will be put out to public consultation so that you can comment on anything with which you agree or disagree.

The final plan will then be subject to a referendum where you can vote on whether or not to approve it.

***This is a real opportunity to have an active say in the future of our area so please take the time to fill in this survey.***

**For further information please email [carlyonplan@btinternet.com](mailto:carlyonplan@btinternet.com) or contact your local Parish councillor whose names are available on the Parish notice boards and website [www.carlyon-pc.gov.uk](http://www.carlyon-pc.gov.uk)**

*Brunel Bridge*



Have *your* say now  
and herald in a  
new dawn!

