



# Public Consultation Assessment

Neighbourhood Development Plan, April 2023

Local Green Space Designation of West Crinnis Fields



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# Background



# West Crinnis Fields





## Neighbourhood Development Plan (NDP)

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- Since 2016, the parish council has been producing a Neighbourhood Development Plan (NDP) that will put in place **planning policies to guide future development** within Carlyon Parish;
- In developing the NDP, residents were consulted on the designation of Local Green Space. Several areas in the parish were designated, including West Crinnis Fields;
- The **NDP is still in draft form** and will only become statutory after a public referendum which will be conducted in late summer this year;
- As West Crinnis Fields are privately owned, the landowner has the right to be consulted on the designation and have the opportunity to challenge it prior to the NDP going to public referendum.



## Consultation with Brend Hotels

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- In December 2021, Brend Hotels approached the parish council to present their vision for the future of the Carlyon Bay Hotel (presented at a public parish council meeting);
- As part of this vision they outlined the possibility of applying for planning permission for 7 'eco-lodges' at the back of the west field;
- To enable this application, Brend Hotels' asked the parish council to consider amending the Local Green Space designation in the west field that forms part of the draft NDP;
- Given the historic public use of the west field, and the importance that residents put on open green spaces during the NDP consultation, the parish council decided to conduct a further consultation on the request.



# Comments to be Addressed



## Comments to Address

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- ***“the council must say no to amending the plan and guarantee continued public access”***
  - This is not an option. It is, and always has been, private land.
  
- ***“residents have used this space for many years as their right”***
  - No public access rights have been accrued as access has effectively been permissive.
  
- ***“the hotel is blackmailing us by threatening to withdraw public access”***
  - The hotel has never, during any discussion, threatened to withdraw public access. It’s simply a fact that public access to the west field is at their discretion after the lease expires in 2026.





## Comments to Address

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- ***“if we allow this then it sets a precedent for all of West Crinnis Fields”***
  - Brend Hotels have already agreed for the rest of the fields, and the golf course, to be placed under Local Green Space designation and consequently protected.
  
- ***“why hasn’t the parish council argued against this proposal when 99% of responders were in favour of the Local Green Space designation in the 2017 NPD consultation?”***
  - As the hotel objected to the designation, and made an alternative proposal, it was appropriate for the council to run a further consultation. As part of this, the council must ensure that the consultation is fair, balanced and objective for all parties. **Councillors are not allowed to ‘pre-determine’ their position prior to voting.**



# Response Levels



## Overall a 25% response rate

Area	Issued	Responded	% Rate
Sea Road	166	60	36%
Carlyon Bay (exc. Sea Road)	492	154	31%
Tregrehan Mills	288	27	9%
<b>Total</b>	<b>946</b>	<b>241</b>	<b>25%</b>

Response rate is higher than the 2017 NPD consultations which had an overall rate of 23% (16% on first questionnaire, 30% on second questionnaire).



# Response Assessment

## Option 1

- (1) We support amending the Local Green Space designation



Overall, 8% of responders selected Option 1

Area	Responded	Option 1	Response Rate
Sea Road	60	3	5%
Carlyon Bay (exc. Sea Road)	154	12	8%
Tregrehan Mills	27	5	19%
<b>Total</b>	<b>241</b>	<b>20</b>	<b>8%</b>



## Recurring themes from Option 1 comments...

Brend have been generous in allowing public access for many years. **This generosity should be acknowledged** and restricted development should be allowed.

The hotel has been a **good neighbour by allowing us to use the fields** and it's only fair that they're now supported in expanding their activities.

The hotel must be allowed to improve it's competitiveness...it's a **great upmarket addition** to the whole area.





# Response Assessment

## Option 2



**We support** amending the Local Green Space designation, but only as it could ultimately lead to guaranteed public access to the west field after 2026



# Overall, 30% of responders selected Option 2

Area	Responded	Option 2	Response Rate
Sea Road	60	14	23%
Carlyon Bay (exc. Sea Road)	154	50	32%
Tregrehan Mills	27	8	30%
<b>Total</b>	<b>241</b>	<b>72</b>	<b>30%</b>





## Recurring themes from Option 2 comments...

The field is a **vital social space** for the community. Maintaining public access is far more important than protecting the area of scrub.

We should support Brend Hotels. If they can't develop their business then they may sell up, **putting the fields, the hotel building and the golf course at risk of developers.**

It's better to work in collaboration with the hotel. **If we just say no they may object and win,** in which case the land will be lost anyway and we will get nothing.





# Response Assessment

## Option 3



**We do not support** amending the Local Green Space designation and leaving the parcel of land undeveloped is more important to us than guaranteeing public access after 2026



Overall, 62% of responders selected Option 3

Area	Responded	Option 3	Response Rate
Sea Road	60	43	72%
Carlyon Bay (exc. Sea Road)	154	92	60%
Tregrehan Mills	27	14	52%
<b>Total</b>	<b>241</b>	<b>149</b>	<b>62%</b>



## Recurring themes from Option 3 comments...

The development would be **out of character** for the road. **More traffic, more parking issues.**

We support the hotel is their aspirations, but we don't support building in the green fields. **Why not the pitch & putt area?**

If they're allowed to build, the **remaining strip of land in no way compensates** the community.

It's the **last open green space** for the community and wildlife in Carlyon Bay, we must protect at all costs!

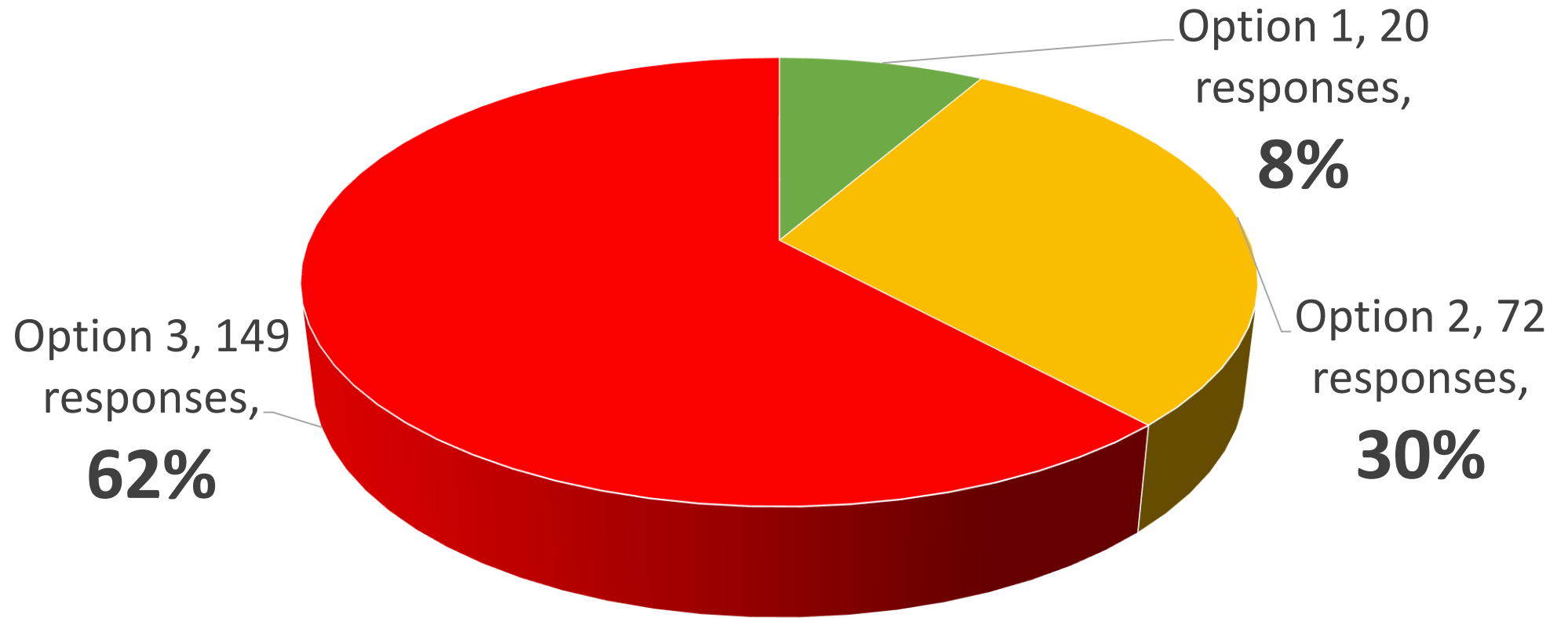




# Summary



# Overall, 62% against and 38% in favour





## Impact of options if voted for...

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### Option 1 & 2 (38% of responses)

The Local Green Space designation in the NDP will be amended, subject to public referendum, and Brend will be free to submit a planning application. If that application is successful then the community initiatives will be delivered.

### Option 3 (62% of responses)

The Local Green Space designation will remain on West Crinnis Fields in the NDP, subject to public referendum. Brend Hotels will have the right to object. We will not be able to *guarantee* public access after 2026.