



**Perranzabuloe Neighbourhood Development Plan**  
**Regulation 14 (pre-submission) Supplementary Public Consultation**  
January 2023

**Paper B: Proposed Change to the Area of Land between Perranporth and  
Bolingey Designated as Settlement Gap and Green Buffer**

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## Summary of Proposed Changes

We are proposing a change to the area of the proposed Settlement Gap and Green Buffer between Perranporth and Bolingey to enable the development of the proposed secondary school on its preferred site in Perranporth, while still retaining a Settlement Gap between Perranporth and Bolingey to ensure that the separation of the two settlements is retained and protected.

The changes proposed and being consulted on now have been triggered by responses to the Regulation 14 consultation, but only represent those changes which we consider require additional supplementary consultation in advance of submission of the Plan for Examination. Our detailed responses to comments received from the Regulation 14 consultation, and to those received from this supplementary consultation will be published after the supplementary consultation process has finished.

## Introduction

### Regulation 14 Neighbourhood Plan Context

The Regulation 14 Plan identified an area of land between Bolingey and Perranporth as a proposed Settlement Gap and Green Buffer under policy NE6: Settlement Gaps and Green Buffers. The policy and area defined in the Plan are also reproduced in Appendix 1 for ease of reference.

### Reasons for Considering Changes to the Regulation 14 Neighbourhood Plan Proposals

During the Regulation 14 period (8 weeks from the 22nd of April 2022 to the 17th of June 2022) the decision as to the preferred site for a new secondary school was made by the Local Education Authority (Cornwall Council), Department for Education and Truro and Penwith Multi Academy Trust, and became public. This resulted in comments being made about the proposed site and its impact on the Settlement Gap and Green Buffer between Perranporth and Bolingey.

All of the comments were supportive of the school, but anxious that the Settlement Gap should retain a green space to maintain the distinctive characters of Perranporth and Bolingey.

The Neighbourhood Development Plan (NDP) Steering Group were contacted by the Truro and Penwith Academy Trust (TPAT), who understood that their proposed site was to a significant degree covered by the Regulation 14 proposed Settlement Gap and Green Buffer.

There have been open ongoing discussions with the TPAT trust who have shared with the NDP Steering Group their initial feasibility drawings as to what would be put where on the overall site.

The main entry and exit to the school is proposed to be off the B3284 (illustrative black line below, top of Liskey Hill) with that western (higher) end of the site being the most flat and so the most suitable for the proposed (maximum) 2 story main building.

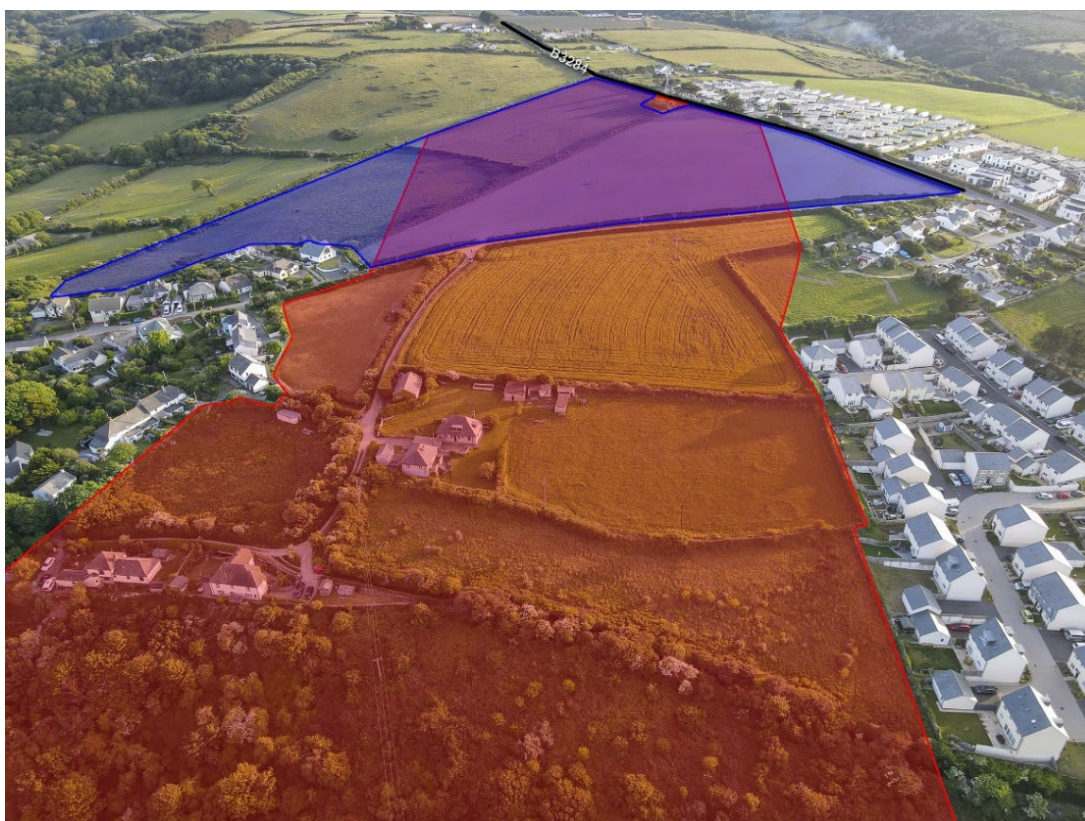
The proposed secondary school site is as outlined below in purple.

*Figure B1: Proposed Secondary School Site*



The preferred location for the school crosses into the Settlement Gap and Green Buffer area identified in the Regulation 14 Plan (as shown below in red).

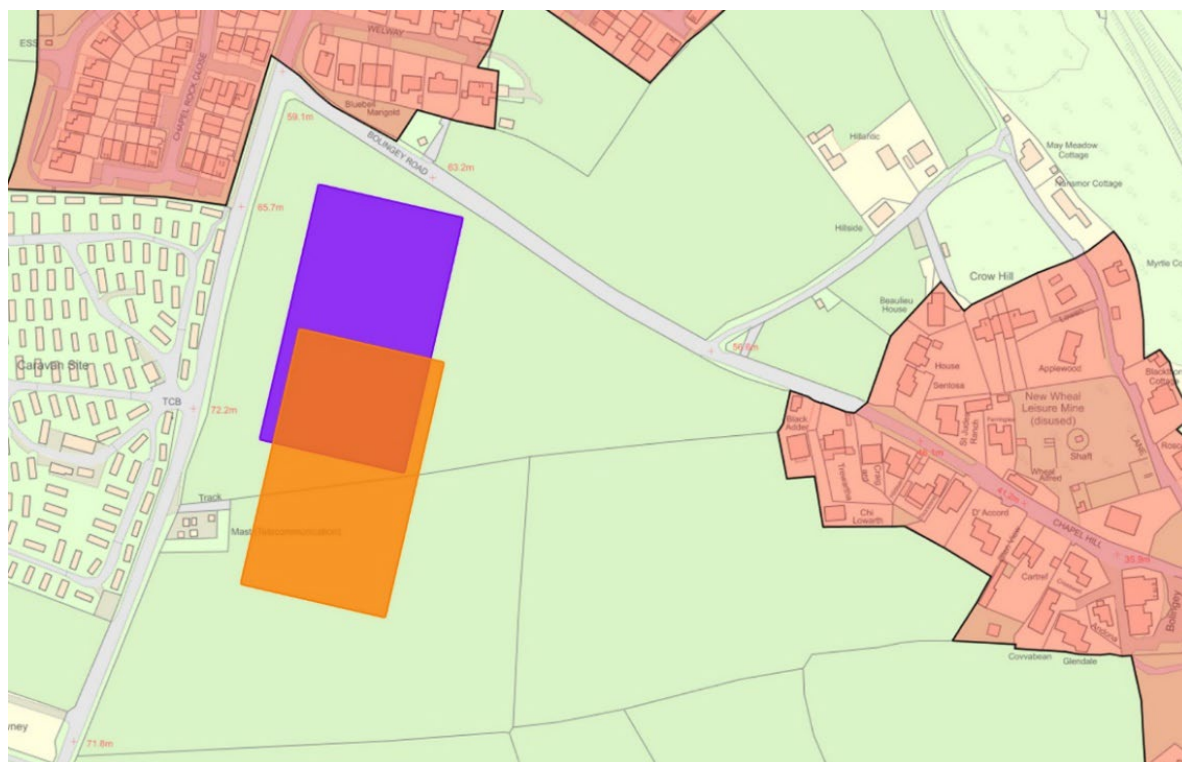
*Figure B2: Proposed School Area and Regulation 14 Plan Settlement Gap and Green Buffer Area*



This has led us to consider how best to deal with the proposed site in the context of the Settlement Gap and Green Buffer area and the support we have received for both the gap and the school.

The Truro and Penwith Academy Trust (TPAT) have shared with us options showing concept site layouts. We have translated below, in broad terms, the areas where the main buildings could go on the site. The indicative illustration shows two rectangular areas, each representing one of the options. (Please note, the options shared with us are more detailed than this and their plans are not for a large rectangular building).

*Figure B3: Broad Areas where Main Buildings could be Located (not the extent or shape of a school building)*

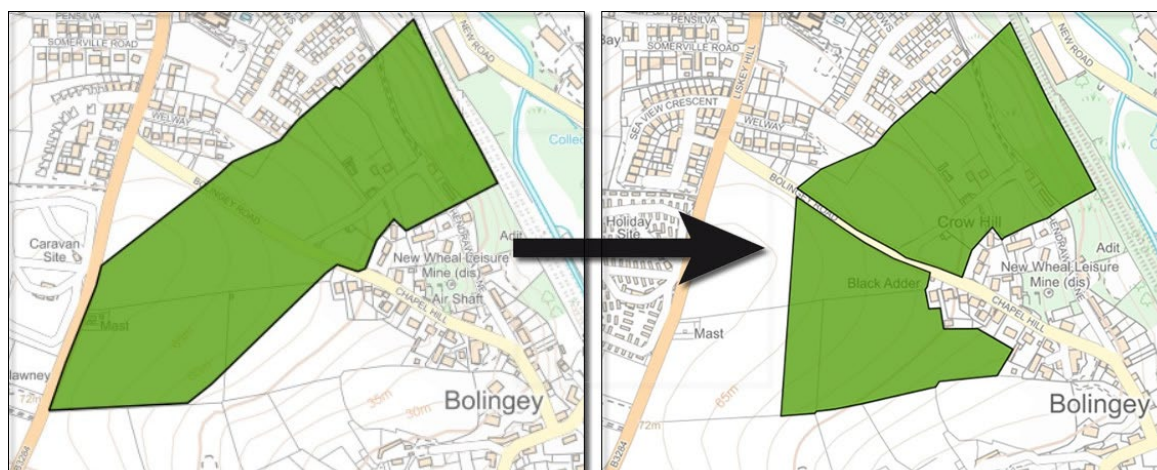


## Proposed Amendments to Regulation 14 Pre-submission Plan

### Proposed Changes to the Perranporth-Bolingey Settlement Gap and Green Buffer Area

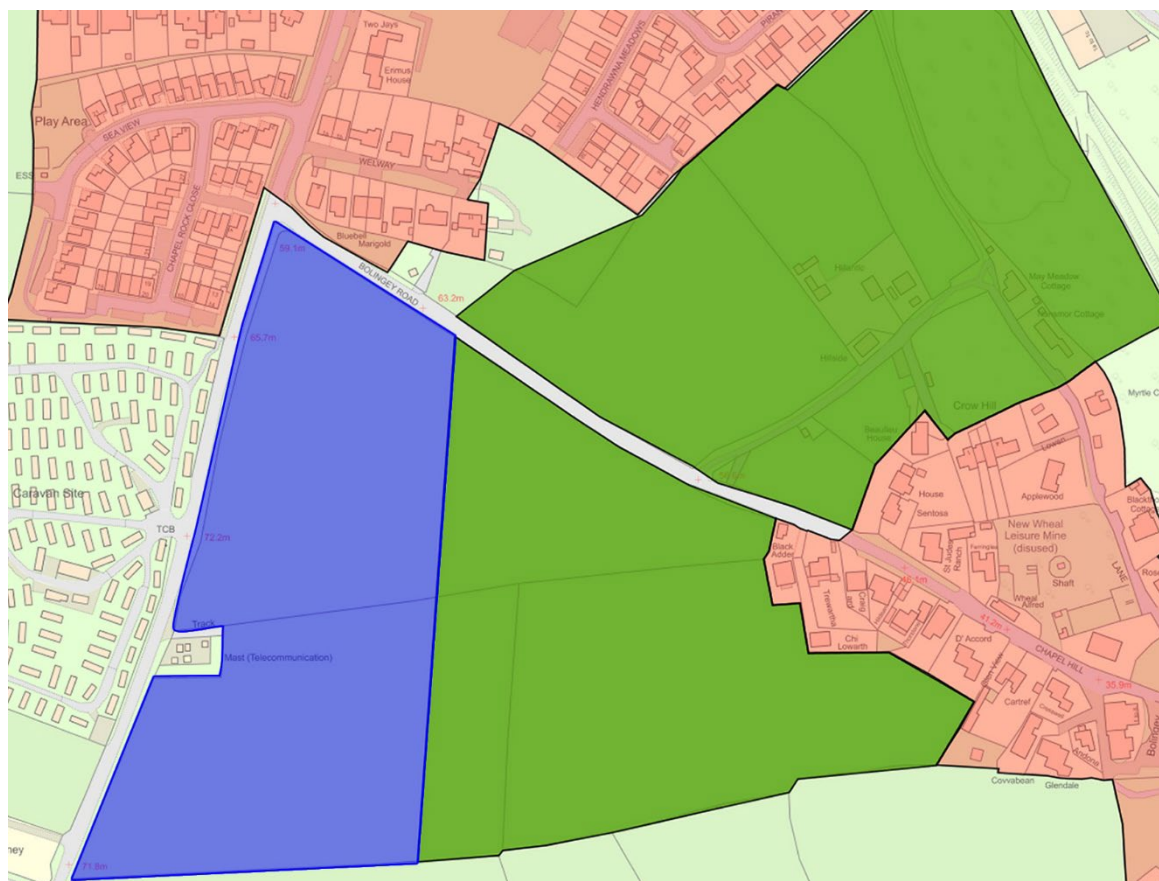
Our proposal is the consequent adjustment of the Settlement Gap and Green Buffer, as illustrated below, to enable the school to be developed while also preserving the gap at its narrowest point between Bolingey and Perranporth.

Figure B4: Proposed Change to the Settlement Gap and Green Buffer Area



The area which we propose should include the school building, car parking, green areas and landscaping, and other hard surface areas (such as playgrounds) is below shown in blue, for information. Grass playing fields could be located in the Settlement Gap and Green Buffer as long as the ancillary facilities such as changing rooms are accommodated in the blue area and have no other infrastructure which could erode the nature of the gap.

*Figure B5: Proposed Amended Settlement Gap and Green Buffer and Indicative Proposed Area for School Building and Main Infrastructure Elements*



In addition to the proposed change to the Settlement Gap and Green Buffer area, a new planning policy will be introduced which sets out the criteria and requirements that a new school on this site would need to meet.

This includes requirements on the siting of buildings on the site, design, minimising impact on the landscape, lighting and safe transport and access to and from the site.

The proposed additions and changes to the Plan itself are as follows:

1. A new section "9.2.3 New Secondary School Site" which captures the above reasoning for the insertion of the proposed school site in the revised Plan and proposes a new policy to make clear our expectations of the school design and location in relation to the gap (the proposed section wording, including the new planning policy relating to the school proposal, is appended to this consultation paper as Appendix 2); and,
2. A change to the boundary of the green buffer and settlement gap, as outlined in this paper, under policy NE6 of the Plan with some additional text added to the justification of the Plan to ensure that the context conveyed in this consultation paper is present in that section, as well as the new section 9.2.3.

We are interested to hear your views on these proposed changes.

#### Rationale and Justification for Proposed Changes to the Perranporth-Bolingey Settlement Gap and Green Buffer

We are seeking to achieve a balance between providing an opportunity for the local community to accommodate a new school with facilities which the community could utilise outside of school hours, and retaining the protection of the separate identity of the two settlements.

Our proposed change to the area achieves retention of a significant gap and buffer to prevent the settlements from joining, ensures that the developed area of the school is on the western edge of the site so as not to encroach towards Bolingey and still enables the school to accommodate playing fields on its site within the gap without having adverse impact on the area.

#### Options and Comments

We would like to know whether or not you agree with the changes presented and if you have any comments on them. You can do this by either following this link (<https://www.perranplan.co.uk/>) and indicating your preferences in relation to this and the other two consultation papers, or printing the comments form available on the website and returning it to the Parish Council at the following postal or email address:

Neighbourhood Development Plan Supplementary Consultation, Perranzabuloe Parish Council, Chyanhale, Ponsmere Valley, Perranporth, Cornwall, TR6 0DB; or,

Email: [comments@perranplan.co.uk](mailto:comments@perranplan.co.uk)

Paper copies of this paper and comments form can be requested from the Parish Council at the above addresses or you can phone on 01872 572727.

Paper copies are also available at the Perranporth Post Office.

**The consultation period for this and the other two papers runs between 19<sup>th</sup> January and 2<sup>nd</sup> March 2023.**

### **What's Next?**

When the consultation period has ended we will consider the comments, confirm the final changes to the Plan as a result of the initial Regulation 14 consultation and this supplementary consultation, publish the schedule of comments and our responses to them and submit our Plan to Cornwall Council. Cornwall Council will then run one further consultation and appoint an Examiner to preside over an independent Examination of the Plan. Should the Examiner recommend that the Plan moves forwards from that stage, it will be the subject of a local referendum to decide if the Plan should be formally used in the planning system to help determine planning applications.

## Appendix 1: Policy Extracts from the Regulation 14 Neighbourhood Plan

### *Regulation 14 Neighbourhood Plan Policy NE6 Wording*

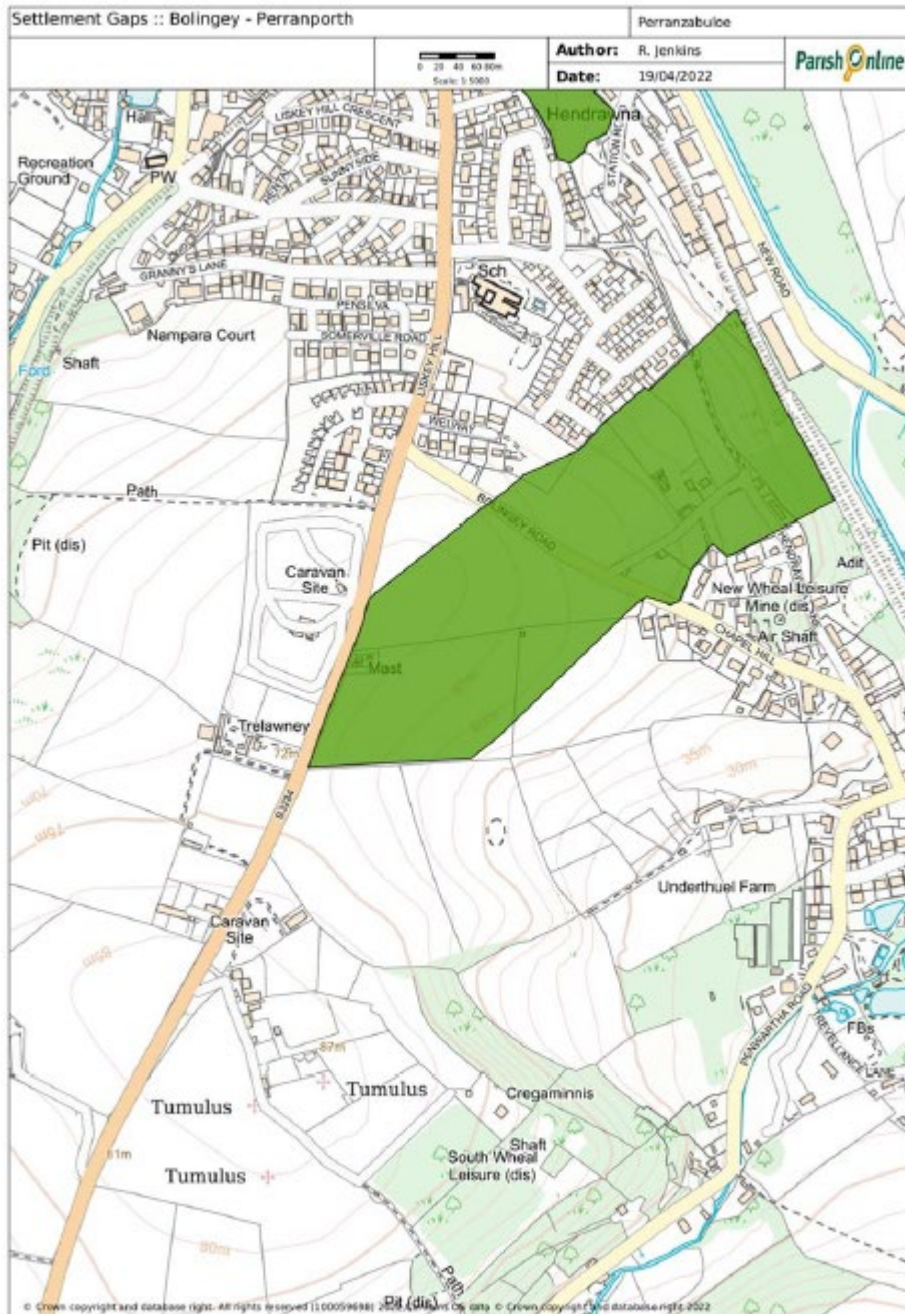
#### **Policy NE6: Settlement Gaps and Green Buffers**

- 1. Development proposals which will result in adverse effects on the following settlement gaps and green buffers, defined in Map 9 and Appendix 8, which provide a valued open space within or between distinct settlement areas will not be supported:**
  - i) Bolingey – Perranporth**
  - ii) Gear Sands**
  - iii) Goonhavern – Perranwell**
  - iv) Hendrawna**
  - v) Ramoth Way**
  - vi) Treamble Stream, Goonhavern**
- 2. Any proposals to increase the extent and prominence of built form on the edge or adjacent to the edge of existing developed areas must include provision for the definition and enhancement of defensible boundaries to that area to avoid erosion of the Parish's open countryside or otherwise undeveloped areas.**

## Regulation 14 Neighbourhood Plan Appendix 8 Bolingey-Perranporth Settlement Gap and Green Buffer extents

*Bolingey - Perranporth Settlement Gap extents*

*(this map also shows a part of the Hendrawna Green Buffer at the top)*



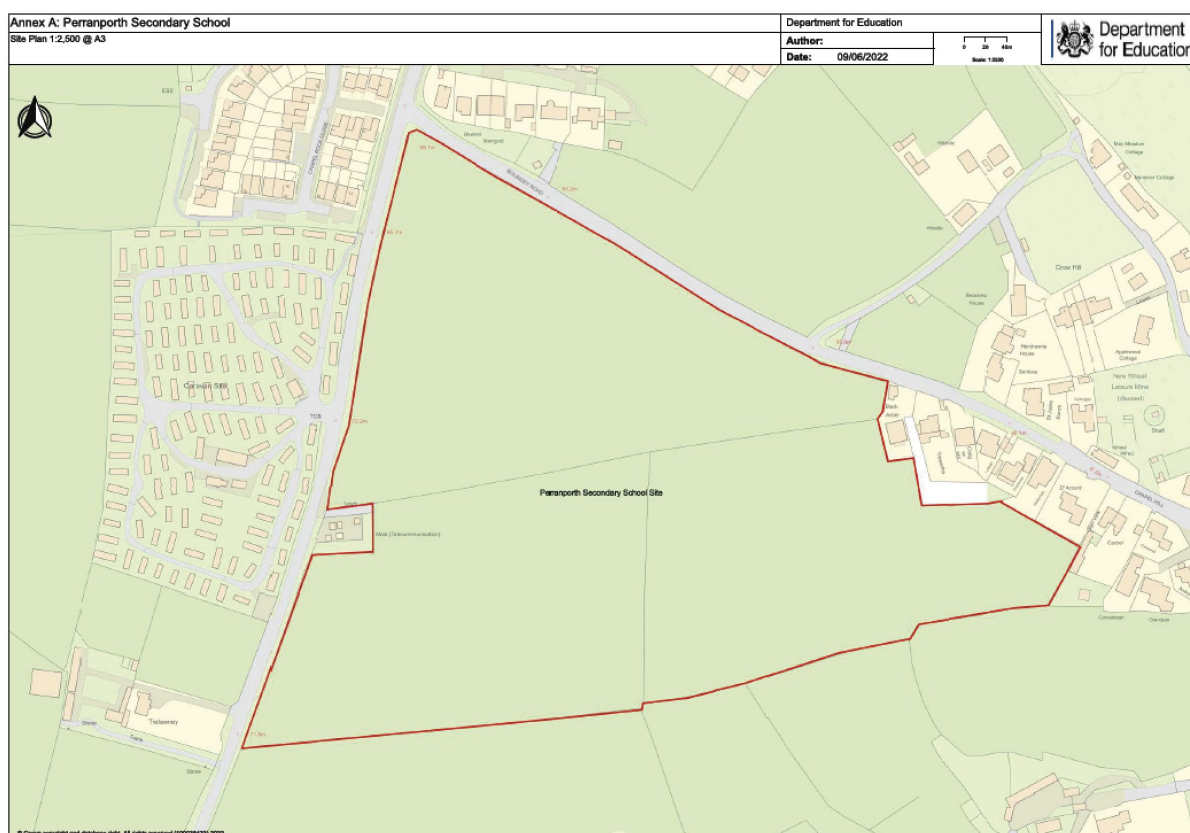
## Appendix 2: Proposed additional section and policy in the Neighbourhood Plan

### 9.2.3 New Secondary School Site, Perranporth

#### *Justification for our policy*

Proposals for a new secondary school in or near Perranzabuloe parish have been expected for some time. During the Regulation 14 consultation on this Plan the Local Education Authority, and the Trust which will run the school when built, identified the preferred site as on the outskirts of Perranporth.

#### *Map 18: The map below shows the preferred site*



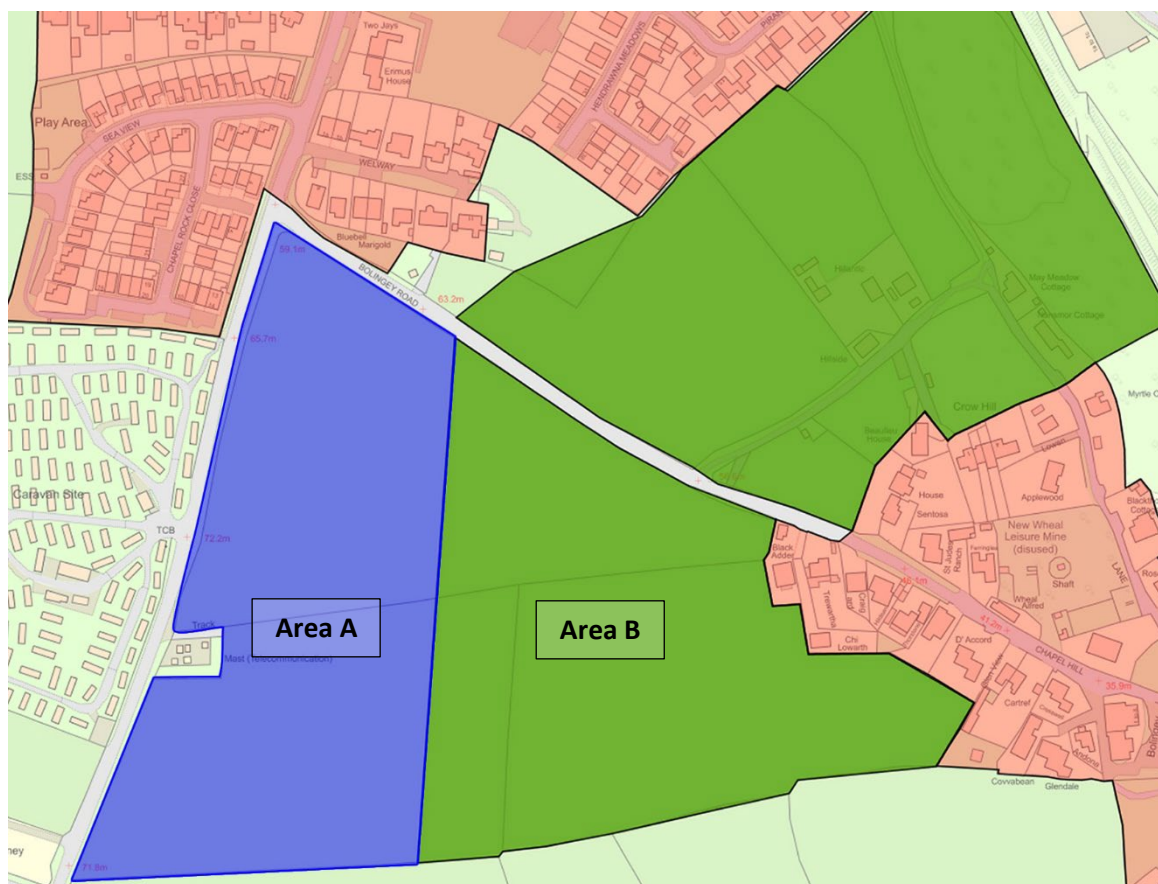
Note: This map was provided to us by the Department for Education.

During and after the end of the Regulation 14 consultation period, the Steering Group engaged in a dialogue with the Truro and Penwith Academy Trust, Cornwall Council and the Department for Education as the preferred site location occupies part of the proposed Perranporth-Bolingey Settlement Gap and Green Buffer, identified in policy NE6 in this Plan. The need for a new secondary school in the Perranporth area is recognised (and supported by local comments as part of Regulation 14). A secondary school in Perranporth will mean that children in the village and across the wider Parish will have less of a distance to travel to school, making it more convenient for children and parents and a more sustainable option, reducing the length and number of journeys for those attending the school (and other existing secondary schools). As a secondary school, there is also an opportunity to introduce additional community multi-use space and sports facilities.

However, the focus of this plan is both to help support the local community through the provision of new facilities, but also through the protection of the high quality and character of our settlements and their countryside setting. This was a strong consistent repeating position from Regulation 14 comments. On this basis, having considered carefully the benefits of a new school and the need to protect the settlements of Perranporth and Bolingey from encroachment of (principally) housing development, Policy LW4 sets out clear criteria for a school proposal to be acceptable in this location.

Map 19 shows the area of the proposed site within which school's built infrastructure, including buildings, will be acceptable, in relation to the extent of the green buffer and settlement gap.

*Map 19: Proposed School Site and Relationship with the Green Buffer and Settlement Gap*



In order to accommodate the school buildings without damaging the integrity of the settlement gap and green buffer, all buildings and hardstanding areas should be situated on the western portion of the site (Area A), “fit” within the landscape (and be no more than two storeys high). This includes any parking areas, and if artificial playing pitches are proposed on the site (which would naturally be best located near to parking, school buildings and changing facilities and typically accompanied by sports lighting). Area A is not the footprint of the school building (i.e. there will not be a school building as large as the whole of Area A).

The rest of the site must be protected from the impact that buildings can have, protecting the settlement gap and green buffer at its critical point and the landscape setting within which it sits. On Area B, only grass playing fields will be acceptable. This will help to reinforce the settlement gap and green buffer as playing fields also have other policy protection from

development in the planning system and so future development of this area is prevented not only through policy NEW6 but also other policies.

Access to the site should preferably be from Liskey Hill although access may also be necessary from Bolingey Road. Whichever solution is found to be acceptable in highways terms must also “work” for local community and mitigate concerns of increases in traffic at peak school times. Safe access from the site through to the centre of Perranporth should be assured, and an off-road dedicated pedestrian and cycle path should be developed to link the rear of the school and / or Liskey Hill with Bolingey.

Any multi-use indoor spaces and sports halls and outdoor sports facilities such as playing pitches should be accessible to the community outside of school hours and so Policy LWE4 also requires a secure community use agreement to be put in place.

This policy presents an exceptional circumstance to the acceptance of development on the site demarked by the red boundary. Should the school site not come forward as suggested, alternative uses will not be acceptable on any part of the site.

This policy provides support for the school use on a specific part of the site, but is not a development allocation.

#### **Policy LWE4: New Secondary School, Perranporth**

- 1. The area of land off Liskey Hill identified on Map 18, bounded by red, is an area demarked for the proposed new secondary school. No other forms of development are acceptable on this site. Proposals for development will only be supported in very special circumstances. For school proposals to be acceptable, the siting and design of the school must:**
  - i) Respect the character of the landscape by ensuring that the design of the school protects important views and vistas, is no more than two storeys above ground level and a visual impact assessment is used to inform the design and reduce the landscape impact;**
  - ii) Minimise negative impacts on nearby residential amenity and other neighbouring uses, including minimising the impact of noise and light pollution, including sports lighting for playing pitches;**
  - iii) Manage surface water on site through natural systems and not increase the likelihood of flooding for any nearby residents;**
  - iv) Maintain the green separation between Perranporth and Bolingey by ensuring that built development, including school buildings, indoor sports provision, artificial sports pitches and ancillary facilities such as changing rooms and storage units are restricted to Area A on Map 18. Area B must be used for landscaping and grass playing fields for sport only, have no sports lighting and meet the requirements of Policy NE6;**
  - v) Contribute to the minimisation and management of school traffic movements by ensuring that pick up and drop off points for both public transport and private**

vehicles are considered and included in the design to ensure the safety of pupils and to minimise inconvenience to local residents;

- vi) Provide a continuous pavement link from the school to the town centre;
  - vii) Provide an access to the rear of the school to enable a safe and direct route for those accessing the school from Bolingey on foot or by bike, while minimising the impact of lighting on the Settlement Gap and Green Buffer;
  - viii) Maximise opportunities for green infrastructure provision, including the potential for green roof planting and other planted features to blend the school into the landscape; and,
  - ix) Ensure that the design and layout in Area 1 provides sufficient area of undeveloped land which could be used for future school expansion, if needed, to negate risk of encroachment into Area B and erosion of the Perranporth-Bolingey Settlement Gap and Green Buffer.
2. Proposals must make available, facilities for the community. Secure community use of indoor and outdoor sports facilities and pitches and multi-use spaces outside of school use hours will be ensured through a legal agreement. The layout of the site should ensure that there are no safeguarding concerns from public access to facilities and that facilities are accessible without the need to walk through the school site.
  3. The applicant of the proposal should consult the Community at the earliest possible stage to collaborate on proposal designs.