

## COMMUNITY CONSULTATION DRAFT (REGULATION 14 CONSULTATION)

### Sustainable Development

Policy SD1 Settlement Boundaries – sets a boundary around the three larger settlements of Perranporth, Bolingey and Goonhavern.

#### Strongly agree

I live near the village of Bolingey. The residents of Bolingey value the character of their village set in open countryside, but within walking distance of Perranporth. We have a strong sense of community focussed around the Bolingey Inn. Any development which links up Bolingey with Perranporth would cause a profound loss of community spirit and would have a damaging visual impact on landscape surrounding the village.

Many of the buildings in the village are historic and of local stone and cob construction which would be overwhelmed by large scale developments.

### Traffic and transport

Policy TT2 **Agree:** “Require new development proposals to take into account the impact they could have on the transport network”.

Particularly concerned about the impact of traffic as a result of any further large-scale developments on Liskey Hill – the flow of traffic and parking on Liskey Hill is already adversely impacted by problems caused by extra traffic generated by 2 recent housing developments and compounded by Perranporth school traffic.

Policy TT4 Safeguarding the disused railway **Agree:** I support improving safe connectivity and travel between places by bicycle and on foot, and support the safeguarding of the disused railway to St. Agnes with replanting to mitigate removal of trees and shrubs on the line. Hoping that trees will be replanted once the Saint’s Trail cycle track has been installed from Bolingey to Perranporth as trees were taken out by the Bolingey bridge to make way for a cycle ‘ramp’ up to the former railway track.

### Natural Environment landscape and coastal Management.

Policy NE2: Landscape Character and Landscapes of Local Significance (LLS)

**Agree** with the areas indicated on the policy and share the concerns of many residents about the fate of Penhale Camp now it is in the hands of developers.

**Penwartha and Perrancombe** I would have expected the local Coombes to have been on the list of landscapes with local significance - Perrancombe and Penwartha Coombe. I have been recording wildlife in Penwartha Coombe for over 10 years now and in this time have submitted the results to Cornwall Wildlife Trust – we have nationally rare red listed birds here such as woodcock, cuckoos, dippers, house sparrows as well as house martins and greenfinch which have just been added to the RSPB red list of endangered birds. Over the last few years there has been housing infilling of areas of the Coombe which threaten its amazing biodiversity.

Also, I can’t find a mention of Nansmellyn Marsh on the edge of Perranporth (Cornwall Wildlife Trust reserve) – this is a unique as it is “one of the few remaining areas of untouched reedbed in Cornwall and is home to an amazing array of wildlife including kingfishers”. Source: Green and Blue.

#### Policy NE4: Protecting Trees, Woodland and Hedgerow

**Agree:** of particular concern are Cornish hedges - where developments have reinstated Cornish hedges, there should be a requirement that they are maintained until vegetation is established on them. Also, there are too many examples of ancient Cornish hedges being allowed to degrade – a process which has speeded up during the last few years of wet winters. Could there be a grant or incentives for landowners to repair them?

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

**Agree strongly** with all the locations for the settlement gaps and green buffers. Of particular concern as a resident of the Bolingey area is maintaining **The Perranporth – Bolingey Gap** which the NDP policy “considered to be a prime example of the need for a Policy designed to protect settlement gaps”.

#### Heritage Assets and the Historic Environment

Policy HE3: Conservation Areas and Non-designated Historic Settlements **Agree strongly** that our villages, in particular Bolingey and the smaller settlements in Penwartha Coombe, have historic character that should be respected by development proposals. They are of value to both residents and visitors.

Not sure if footpaths and stiles covered by this policy, but many in the path are degraded and some footpath routes have been deliberately blocked up or made impassable by landowners who have built a property near them.

#### Tourism

Policy T01 Existing and New Static Caravan camping glamping and towing caravan sites –

**Agree** these should not be converted into inappropriate developments. The Liskey Hill Holiday Park with its static caravans, is one such site that could be at risk of this.

## STRATEGIC MASTERPLAN

#### Perranporth transport study

**Agree:** with Liskey Hill. St. Georges Hill Junction Recommendations Closing the bridge to motor vehicles will allow the junction to be redesigned at minimal cost and in a way that will be safer and simpler for drivers and pedestrians alike.

#### Surrounding interest

**Agree:** with “There is opportunity to expand this ancient mythology into the branding. Trails could be developed with this in mind and accessed via QR code/app. There is an opportunity to enhance links into the settlement centre from these walks and the proposed ‘All Saints Trail’.”

#### Existing open space

**Agree** “Street tree planting will provide a better visual clarity for pedestrians and motorists alike, outlining pedestrian priority spaces. Careful species selection and adequate planting pit detailing with maintenance would be key to survival of any tree planting in this location.”

Especially important is the maintenance of the trees after planting. See Treliske retail park to see where lack of maintenance has resulted in the death of the recently planted trees.

Could a row of salt and sand tolerant trees be planted on the inner green in an avenue with a boules/petanque court down the middle? The trees could be draped in lights for the summer season. This would be an accessible pastime as the boules can be bought cheaply.

Would a natural sand play centre be used when the beach is a few metres away?

### **Movement and circulation**

**Agree** with “A proposal to enhance the high street whilst making it safe for vehicles and pedestrians alike is needed”

There is a lack of awareness of traffic with beach going and shopping holidaymakers and they often walk in the road. Possibly there is presently inadequate pavement width or shop signage forcing pedestrians to step into road.

### **Public Realm Strategy-- Twyarnhayle Square**

**Not sure:** It would be good to tie this area in with the walk down to the beach and possibly could have area for outdoor dining. However, traders in the square might object to this loss of parking space. Could there be a disabled parking bay?

### **Proposed wayfinding elements**

**Agree:** particularly like the Lighting Column with Brackets

### **Beach Lane Open Space Upgrade**

**Agree:** This looks great but feel provision needed for water refill stations to reduce reliance on drinks in plastic bottles. Perhaps a feature drinking fountain in Tywarnhale Square.

## **PARISH DESIGN CODE**

### **Character Area Specific Design Principles**

CA4 Bolingey – Street lighting should be limited to maintain dark skies and lit character of settlement – there is a significant area of dark sky in Penwartha Coombe which should be preserved.

Very important given the flooding in Penwartha Coombe and Bolingey – drainage and flood prevention areas should be incorporated into layout to manage surface water.

**Finish**