

1 March 2023

Dear Perranzabuloe Parish Neighbourhood Plan Steering Group

**Response to the Supplementary Consultation on Proposed Changes to the NDP**

**Representation on behalf of Perranporth Golf Club**

I am instructed by Perranporth Golf Club (PGC) to submit these representations to the consultation on the proposed changes to the draft Perran Plan - January 19<sup>th</sup> to March 2<sup>nd</sup> 2023.

**Introduction**

Red Planning have previously submitted representations (dated 09.06.2022) to the Regulation 14 stage of the Perran Plan promoting land within the Perranporth Golf Club's ownership which we believe should be considered for allocation as infill/rounding off development land (previous Reps attached).

This current consultation invites people to have their say on 3 issues: Principal Residence Policy, the Perranporth-Bolingey Settlement Gap/Green Buffer, and the settlement boundary at Ramoth Way. Our representation is solely on the settlement boundary changes at Ramoth Way.

**What We Said Previously...**

Our previous representation objected to the treatment of PGC land located off Ramoth Way. We highlighted how the NDPs own evidence base accepts dwellings off Ramoth Way are part of the settlement and the settlement boundary should be amended. Our previous suggested settlement boundary is included again at Appendix 1.

**What Has Changed...**

The Proposed Changes now include the existing development on the golf course side of Ramoth Way within the settlement boundary. We are pleased to see that development along this settlement edge has been accepted formally as 'within the settlement' as we suggested. The land owned by the PGC at each end of Ramoth Way has not been included with the boundary and once again we make the case that it should be.

## Our Response

We maintain that the PGC land off Ramoth Way would find support from the Cornwall Local Policy 3 for *Rounding Off* development, as well as fit with the guidance in the *Chief Planning Officer Advice Note: Infill/Rounding Off*. The NDP has recognised the north side of Ramoth Way as part of the settlement and therefore the PGC plots which 'bookend' the existing dwellings are also part of the settlement and in terms of access to facilities they are equally well located as every other address on Ramoth Way. Detailed matters of design could be prescribed by a site specific allocation policy or alternatively the Development Management process would consider such matters along with all other technical considerations.

During our research for this project we viewed a 2017 publication titled *Perranporth: images and stories from the village and parish*, published by the Perranzabuloe Museum. The images of the land which is now host to Ramoth Way shows perhaps up to ten dwellings (see Figure 1 below) where there are now c30 dwellings. Historic mapping shows that there were no buildings in this area at the beginning of the 20<sup>th</sup> century. By the start of the Second World war there were maybe 10 dwellings, four of which were located on land now known as Ramoth Way (see Figure 2 below).



Figure 1: Looking toward present day Ramoth Way cMid-Twentieth Century



*Figure 2: Cornwall Council Heritage Mapping – 1939 Mapping overlaid with current OS Plan*

The significance of the history of this part of Perranporth is to show that the area is not an historic part of the settlement, nor one where time has stood still. It has actually been developed fairly steadily for half a century or more, and continues to be subject to planning applications for either new development or an intensification of existing built form.

We must stress in stronger terms that the Perran Plan needs to do more to manage development in this area. An NDP is a fantastic opportunity to be proactive in allocating land and prescribing the type of the development that would be acceptable. In this case land for small scale residential development.

These plots of land are not functional parts of the golf course and are surplus to PGC. They can be put to much better use by providing new homes and at the same time 'round off' Ramoth Way at both ends.

We remain committed to working with the Steering Group on these plots of land and once again extend our invite to discuss how they could be either allocated for development or included within the settlement boundary, which in both cases could allow new development to be in accordance with the policies of the Perran Plan taken as a whole and deliver the most appropriate development proposal. Until that time we must maintain our objection to policy SD1 Settlement Boundaries.

**Jody Jeffrey MA MRTPI**  
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**Appendix 1: Proposed Settlement Boundary Modification**

