



Perranporth

Councillor William Rogers
Hon Sec, Steering Group
Perranzabuloe NDP
Perranzabuloe Parish Council
TR6 0DB

23rd March, 2023

Objection to designation of part of land covered by Bolingey Channel Walk (LGS 3) in draft NDP

Dear Councillor Rogers,

This follows on from my submission to you of 26 May, 2022, on behalf of our family.

Apart from an acknowledgement of my comments, sent by email from Rory Jenkins, Chair of the NDP Steering Group on 7 June, 2022, we have had no further follow-up from you since then. Although I now understand a letter explaining the general rationale of designation was sent to my Devon address in September last year. That letter did not reach me, in all likelihood because it was sent to the wrong postcode – EX6 rather EX16, i.e. south of Exeter rather than Tiverton.

We had not appreciated that the steering group would not have more discussion with landowners impacted by proposals before submitting the draft NDP. We would now like to make a more explicit objection to the proposed designation. We trust that this objection will be considered by the Steering Group, and included with all papers submitted to the Examiner in due course.

Since my letter of 26 May 2022 we have now sold a parcel of land (area 1 on Fig. 2) that is within the proposed **Bolingey Channel Walk** (Area 3 using the NDP draft annotation replicated in our Fig. 1). This sale was to Cornwall Council (CC) (Title number CL190052: transferred on 20-July-2022) and the land is now part of the St Piran's cycle track.

For clarification of the portions of land under discussion we have annotated the attached plan (Fig. 2), distinguishing the very different parcels of land that comprise the northern part of the proposed Bolingey Channel Walk LGS.

Area 1 – pathway between railway embankment and flood channel, sold to CC for cycle trail (Title number CL190052: transferred on 20-July-2022) (stippled red/orange)

Area 1a – flood channel; while Environment Agency owns the channel and the water in it, we retain ownership of the land below the channel (orange)

Area 1b – Railway embankment – remains in our private family ownership (orange)

Area 2 – Mill Meadow – in our private family ownership (yellow)

Area 3 – in other ownerships – *Cornwall Council, Environment Agency and possibly Tregothnan estate and/or owners of Bone Mill (green)*

It is area 2 on our plan (Fig. 2) that is the principal concern in this objection. The purported justification for the LGS designation is given in the NDP Background Papers¹.

The justification for the Bolingey Channel Walk, which is listed as number 36 in the Background Paper, is copied here as Fig. 3. The entry in the column headed “Demonstrably special to the local community” has two paragraphs.

Heritage, richness of wildlife, recreational value.

Attractive woodland including with bankside footpath which will form part of the St Piran’s cycle track route. Also encompasses disused railway track. Rich in bird and wildlife.

The column titled “Commentary to inform appropriate policy consideration” states²

- *Rewilded former railway track and riverway. On St Piran’s cycle track. Should qualify as LGS.*
- *May also want to protect it though as a safeguarded disused railway track/for the cycle route proposal?*
- *Also landscape character, and GI*

The second paragraph in the “demonstrably special” column and all of the “commentary” column self-evidently relate to the parcels of land within the LGS **other than area 2**. Turning to the points in the first paragraph, a reasonable interpretation would be that these correlate with characteristics of other areas of Bolingey Channel Walk, **not to area 2**. Taking these points in turn:

- 1 **Heritage** - *as a professional archaeologist (GJ), I confirm there are no historical or archaeological features in area 2.*
- 2 **richness of wildlife** - *Area 2 comprises largely dense bramble, scrub with some furze as illustrated in Figs 4-7. No evidence is put forward by the steering to support the stated contention for area 2. At the present time, more than 20% of area 2 is bare, damaged earth as it is the working compound for the construction of the cycle track (Figs 8 and 11).*
- 3 **recreational value** - *Area 2 remains in private ownership with no prospect of public access and therefore there is no recreational value.*

In addition, a mature treeline forms a barrier between area 2 and areas 1, 1a and 1b, along the side of the flood channel and within area 1a. This barrier secludes Bolingey Channel Walk and restricts any views or vistas between Bolingey Channel Walk and area 2 (Figs 9-10).

In summary, we conclude that there is no justification for the inclusion of area 2 within the proposed LGS designation.

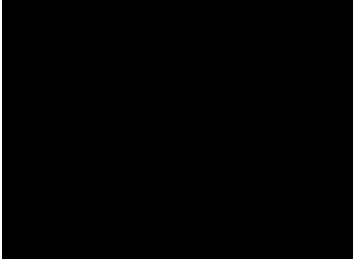
The features covered in the descriptions and notes above relate especially and particularly to the flood channel, footpath/cycle track and railway embankment - that is, areas 1, 1a and 1b on our attached plan. We see merit in the designation of these areas, which do reflect and justify the new name, **Bolingey Channel Walk**, and provide continuity with the proposed Bolingey Wet Woodlands, LGS 5, to the north, a portion of which is also in our ownership (see Fig. 2 and addendum below).

¹ (https://www.perranplan.co.uk/wp-content/uploads/2022/04/Perranzabuloe-NDP_Background-Local_Green_Spaces_Assessment-2022-04-13.pdf)

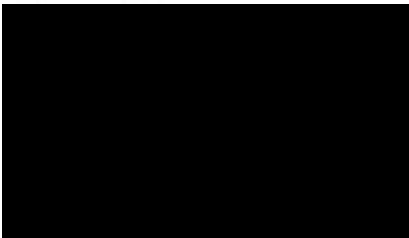
² (<https://www.perranplan.co.uk/wp-content/uploads/2022/04/Appendix-9-Local-Green-Space-detailed-site-areas-and-locations.pdf>)

On the above grounds we see no valid justification in the proposed designation of area 2 and wish to lodge a objection.

Yours sincerely



and



Addendum

For completeness, in figure 2 we have also indicated further parcels of land that are, or were, in the ownership of our family.

Area 4a – area between railway embankment and flood channel formerly in our ownership and now sold to Cornwall Council as part of the cycle trail. Part of proposed Bolingey Wet Woodlands LGS.

Area 4b – railway embankment remaining in our ownership. Also part of proposed Bolingey Wet Woodlands LGS.

Area 5 – small landscaped Millennium Garden donated by our family for public recreation. Used annually for village nativity scene.