

# The Perranzabuloe NDP “Background paper - DECIDING SETTLEMENT BOUNDARIES FOR PERRANZABULOE”

## 1 Initial round of proposed revisions to now-defunct Carrick DC SBs

Version: 8<sup>th</sup> June 2021, with revisions from previous version based on input from Sarah Furley and Robert Lacey, input from some Steering Group members in May 2021.

*[Working notes are included in square brackets [] and in italics.]*

This document forms part of the process of generating new settlement boundaries (SBs) for the parish, and the record of that process. The process took as a starting point the most recent SBs available for Perranzabuloe. (Those were contained in the Carrick District-wide Local Plan that was adopted in 1998, but were ‘lost’ in 2009 on the demise of Cornwall’s districts when the unitary Cornwall Council was created.) The rationale for starting with these now-defunct SB was that preparing SBs requires the making of many judgments about what is desirable in terms of planning policy and decision-making, not simply the application of a simple set of rules or criteria. For a non-professional NDP team, it made sense to start from pre-existing SBs and to modify them according to interim planning permissions and associated developments, with allowance for policy changes since the original SBs – an approach adopted by neighbouring NDP teams such as St Agnes.

Many proposals for change here are technical and non-controversial, mainly being housing sites that have been either given permission or developed since 1998. Beyond those, we were helped in making decisions as to what land-uses to include/exclude by a set of criteria adapted from a document recommended by CC – shown in Appendix XX. However, various significant decisions turned out to be complex ones based on judgments such as about the implications for planning decision-making on nearby parcels of land, in the context of the community’s wishes and preferences expressed in NDP surveys – decisions which simple criteria simply cannot substitute for.

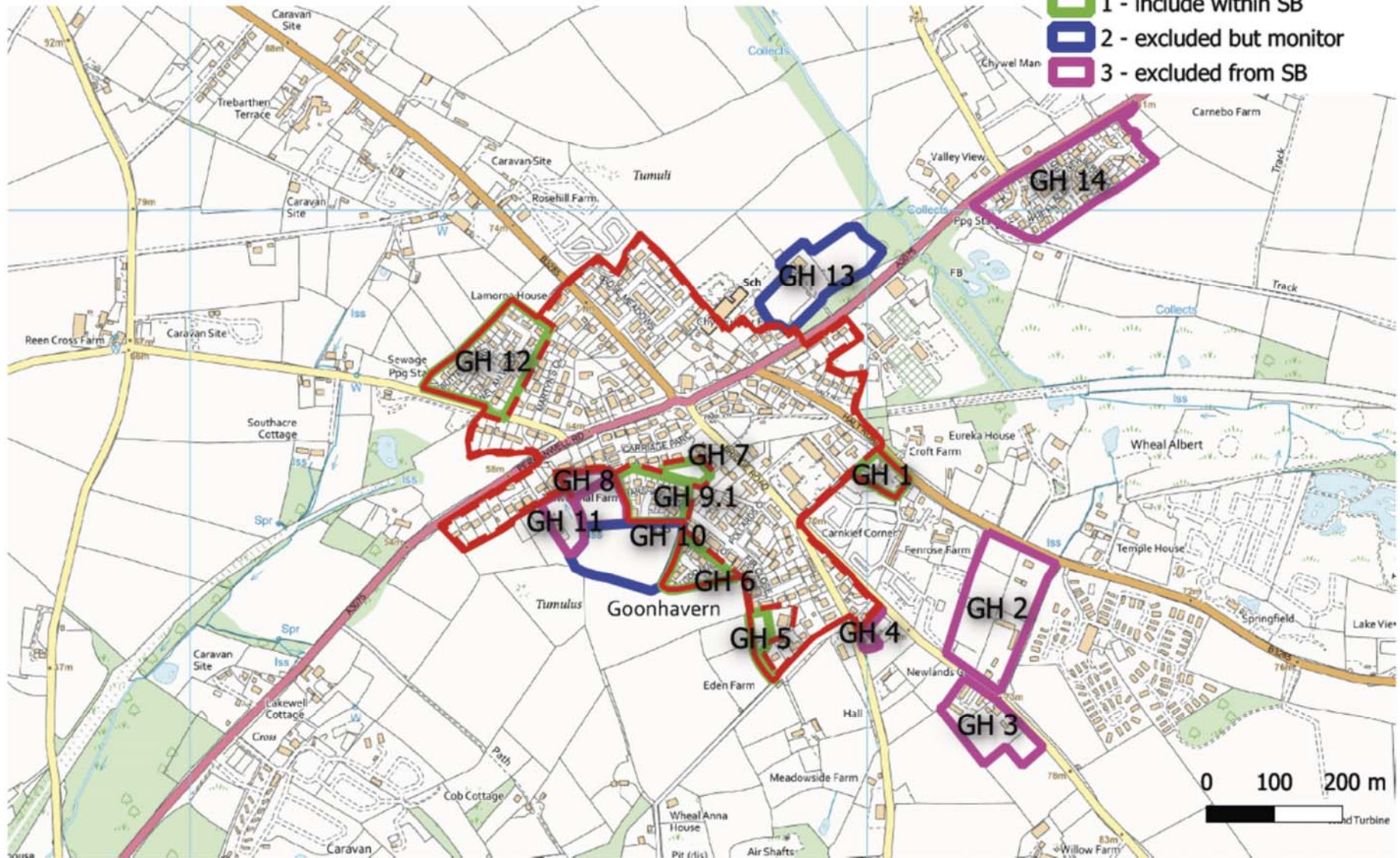
The proposed revisions here fall into three categories, outlined for clarity in different colours on the background maps:

- 1 firm proposals to include within SB: land developed for housing and land with planning permission for housing, since 1998 SBs were established (delineated on the associated maps by a *green* boundary)
- 2 monitoring required: exclude for now, but monitor up until production of the final version of SB maps in case a site gains planning permission (or the principle of development for housing is conceded) in which case generally include within SB (boundary coloured *blue*)
- 3 areas of land considered for inclusion but rejected (coloured *purple*)

# Settlement Boundaries - changes considered

## Map 1 - Goonhavern

- 2022 Settlement\_Boundaries
- 1998 Settlement\_Boundaries
- Proposed revisions
- 1 - include within SB
- 2 - excluded but monitor
- 3 - excluded from SB



## Goonhavern

Numbering begins from the area south of Halt Road and continues clockwise around the settlement

#	Indication of location	Reason for possible change	Comments, remaining questions	Proposal
1	South side of Halt Road, two permissions for dwellings, on conversion of an office, just beyond the footpath running on the east side of industrial estate (name?)	Cluster of buildings, mainly dwellings, forms small part of rectangle of land, remainder of which used for permanent and seasonal caravans. Permissions PA16/03668 and PA17/00815	Seems appropriate to extend SB to include this specific area as indicated on plan	Include [1]
2	Land south of Halt Road between Penrose Farm and Oyster Bay Caravan Park	Various parcels of residential land <sup>1</sup> . Permissions include PA15/06259 & PA18/03927 for 18 dwellings & P15/10147 for 8	Here recent housing developments occupy a moderately extensive rectangle, with an additional area to the south with sprawling housebuilding along a radial road. The main issue here is whether it is appropriate/useful to draw a separate SB around this rectangle. On the positive side, doing so could result in greater emphasis on the outer edge of this parcel being more firmly perceived as the outer boundary of the settlement. However, point 8 of the criteria for defining SBs does state that "isolated or sporadic development which is clearly detached from the main built up area of the settlement should be excluded." These developments are separated from the main Goonhavern 1998 SB by land used for camping and caravan sites and holiday parks with static caravans and lodges. According to definitional criteria these should be <i>excluded</i> from SBs. So these areas are clearly detached from the main built up area by land uses not suitable for inclusion within a SB. After extensive discussion, the advice from senior CC staff was to reject the inclusion of these areas within the SB on the grounds of the implications for development of land currently used for caravanning etc., given that a majority of the community do not want to see more housing in Goonhavern.	Exclude [3]
3	Kerkin Close and land around Accra on Engelly Road	This area has been the subject of number of planning applications for housing over the last 6 years, including	PA16/11885 extends into open countryside to the SE of Accra House without natural boundaries that would preclude further	Exclude [3]

<sup>1</sup> [Notice that the application P15/10147 leaves a T-junction giving future access into adjacent caravan park.]

		the approval of what is now Kerkin Close for 4 dwellings (PA14/05540) plus applications including PA16/11885 for 4 dwellings and PA18/00447 for 2	applications that would extend the small development further into the rural area. There was initial interest among the NDP team to see this area within a separate SB, to add weight to decisions to prevent further housing sprawl here, but the advice received from CC was to not do so, on the grounds outlined in the preceding. <i>[Drawing boundary definition – see ‘Detail GH3’ jpeg]</i>	
4	Existing SB between Bridge Road and Engelly Road, running through the curtilage of the house ‘Sunny Dell’	Despite the fact that a house was built in 2016 on part of the brickworks site outside the boundary, there appears to be no strong reason for extending the SB to include this small area	A strip of land several metres wide immediately outside the 1998 SB, between Sunny Dell and the brickworks site, is overgrown and wild. The SB was probably drawn tightly to Sunny Dell here to protect this strip. An argument could be made for moving the SB to beyond the rectangular site of the new dwelling and the remaining brickworks, from where open countryside clearly begins. This would have the undesirable effect of enabling the brickworks site being more likely to be used for housing in the future	No change to 1998 SB [3]
5	Land north of Eden Farm	Single dwelling approved (PA17/12206)	Include site within SB <i>[Draw as ‘Detail GH 5’ jpeg]</i>	Include [1]
6	Land off Pollards Road	16 dwellings C1/PA21/1208/03/R - approved May 2004 and development completed	Include site within SB	Include [1]
7	Small parcel of land situated geographically between Marshfield Close and Londis (when viewed from the air)	No planning permission recorded for this site.	This small parcel of land was excluded from the 1998 SB. It appears to be a small field accessible only via the curtilage of a house with frontage on Bridge Road. This land would be included within a revised SB if Marshfield Close itself were to be included within that revised SB, as proposed below.	Include [1]
8	Small parcel of land accessible by footpath from Perranwell Road, immediately to the north of 9.2 below	No planning permission recorded for this site	As with 9.2, this very wet area of land is an open area of land currently on the periphery of the settlement and according to definitional criteria should be excluded	Exclude [3]
9.1	Marshfield Close development, extension of Pollards Close	PA14/04885 for 23 houses and flats approved in 2014 and completed 2017	The red line boundary of the site on the planning application includes the field to the west that provides a drainage field necessary to address drainage issues raised by the application. Given the definitional criteria, only the eastern part that supports housing should be included within the SB	Include only the part of the site for which permission for housing given –

			<i>[Drawing as per OS map, confirmed via 'Detail GH 6' jpeg. Note that the entry on CC's plan of 'GH Housing Development 2014-2020' is misleading]</i>	GH 9.1 [1]
9.2	Drainage field associated with 9.1	Included within PA14/04885, preceding	See above	Exclude drainage field GH 9.2 [3]
10	Land off Marshfield Close, to the south of the above two areas	Application PA19/07792 for 41 dwellings, was put on hold by applicants in summer 2020; likely to be reduced to 35 and housing association development, amidst strong local objections. Principle of development not established	Exclude from SB, unless principle established by CC prior to finalisation of SB proposals. (As of May 2021, application not determined)	Exclude/ but monitor [2]
11	Part of Treworthal Farm, immediately adjacent to areas 9.2 & 10	The land outside the 1998 boundary hosts an agricultural building	To remain excluded from SB, given criteria regarding inclusion of agricultural buildings	Exclude from SB [3]
12	Gwel an Woon, Reen Road (application known as Land off Martyn's Close)	Completed in 2019, new development of 45 dwellings, of which 23 affordable - application PA14/10877 permitted on appeal	Include site within SB	Include [1]
13	Chyvounder Farm (Bilaricky), north of Newquay Road and adjacent to primary school Newquay Road	Application PA20/01101 for up to 30 dwellings on periphery of village submitted February 2020, and not yet determined	Exclude from SB for the time being. (As of May 2021, application not determined) <i>[Drawing boundary definition – see 'Detail GH10' pdf, along red line]</i>	Exclude/ but monitor [2]
14	Parkdale, Newquay Road	Two phases of development (PA14/07323 and PA17/05229), comprising a total of 81 dwellings, completed	Given the scale of this development in relation to Goonhavern village, the inclusion of the site within a separate SB has merits. The initial proposal was to include the housing part of the site, but to exclude the open space in the N part of the development, as per criterion 5 of criteria for defining SBs. Subsequent discussions with experienced CC staff led to a recommendation, on balance, of exclusion of the entire site, if the community does not want to increase the likelihood of housing on the garden centre site. <i>[Drawing boundary definition – see 'Detail GH 11' jpeg, hatched area is open space]</i>	Exclude the entire area [3]



# Settlement Boundaries - changes considered

## Map 4 - Perrancombe section of Perranporth SB

 2022 Settlement\_Boundaries

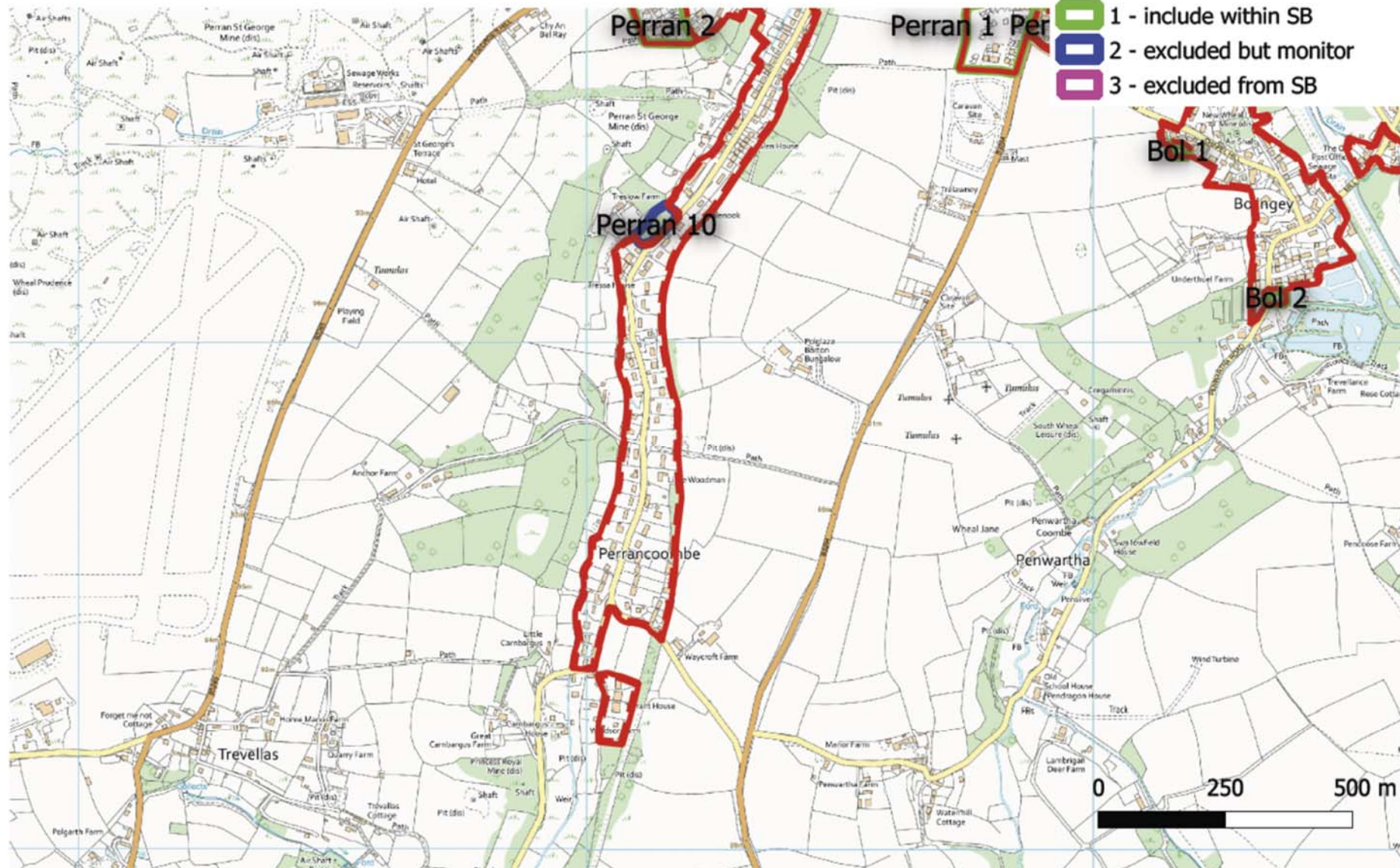
 1998 Settlement\_Boundaries

Proposed revisions

 1 - include within SB

 2 - excluded but monitor

 3 - excluded from SB



## Perranporth

#	Indication of location	Reason	Comments, remaining questions	Proposal
1	Linden Homes 'Coast' development off the upper end of Liskey Hill	PA17/00864 application of details approved in 2017 for 52 houses and flats, including 16 affordable. Around 80% completed	Include within SB	Include [1]
2	Bethan View housing development	Two applications, well defined boundaries	Include within SB	Include [1]
3	Land off Tregundy Lane, at Droskyn Point	Various planning approvals dating back to PA11/09760. PA17/01921 approved for 31 dwellings, of which 19 affordable. Non-material amendment PA19/04724 approved in 2019.	Extensive site works have been undertaken in spring 2021, although construction of dwellings not started. Given 60% AH negotiated on these applications, it is recommended that site be excluded at present, to reflect concern that inclusion of an unbuilt site within a SB, where a higher level of AH has been negotiated, could encourage a new application offering only basic AH levels. No negative implications if omitted for the time being.	Exclude [3]
4.1	Area of undeveloped land opposite Texaco garage at the base of Budnic Hill	Application PA20/00597 for 3 dwellings approved in May 2021, with access onto the lower branch of Ramoth Way	No provision of AH required on this small site so no reason to exclude until development substantially completed	Include [1]
4.2	Remaining area of undeveloped land to the south-east of Ramoth Way between 4.1 and 4.3	This land is visually important in views of this area from the main village. The land was included within the 1998 SB	Extensive discussions concerned the exclusion of this open area from the SB, in the light of its landscape importance when viewed from the main village. Weighing against that in favour of inclusion are the considerations that the area was included in the 1998 SB and is today bounded by a line of houses north of the main Ramoth Way (4.3), many of which have been built in recent years and extend the settlement. On balance, it is felt that the recent expression of the community feelings on the landscape importance of this area to the coastal character of the village are of such significance as to lead to a decision to exclude the area from the SB	Exclude[3]
4.3	Land off Ramoth Way to NE, on golf course side	Various planning approvals given here for housing developments with extensive development during the last 5 years	In line with discussion in 4.2, above, this area to be excluded from SB	Exclude [3]



5	Land adjacent to Texaco garage, base of Budnic Hill.	PA19-02990 approval for the development of 3 dwellings	Include with SB	Include [1]
6	Station Road industrial estate and open field on slope down from Liskey Hill, lying between village centre and industrial estate	No relevant applications for housing developments in this area. Standard permissions for industrial activity on industrial estate. Recent refusal on appeal of application for conversion of one light industrial parcel to housing	Considerable discussion was held on the merits of including this industrial estate within the SB, and on balance was decided to exclude. Inclusion of the estate would inevitably effectively include the open field within the SB, opening it up to housing applications, something the community wishes to avoid, according to survey evidence. There was similar concern over the impact of including the estate itself within the SB.	Exclude []
7	Land off Hendrawna Lane, disused stone barn on small parcel left below Parc Hendrawna development	PA17/10728 for one dwelling	Presumably SB should be extended to include this site. <i>[Detail definition of site in 'Perran 2' jpeg]</i>	Include [1]
8.1	Parc Hendrawna (Taylor Wimpey development)	PA14/03764 120 dwellings	The main site should be included within the SB.	Include main site [1]
8.2	Parc Hendrawna, open space on site boundary to east	As above	On Parc Hendrawna, a separate and minor issue concerns the open space on the small triangle of land to the east, abutting Hendrawna Lane, and whether it should be excluded from the SB. Criterion 5 states that open space on the periphery of a settlement should be excluded, although this is a very small area compared with sites addressed by the criterion. Probably the inclusion/exclusion carries little significance. <i>[Detail definition of site in 'Perran 1, open space exclusion' jpeg, red line]</i>	Propose exclusion, for consistency, although not likely to be important in planning terms [3]
9	Land off Hendrawna Meadows (and at end of unadopted road 'Welway')	Pre-app PA18/0473-PREAPP accepted the principle of rounding off on this site. PA20/00258 for 17 dwellings was withdrawn on 5 March 2020, for unknown reasons	In the absence of a standard (that is, non-pre-app) planning approval on this site, the proposal is <b>not</b> to include this site within the SB	Exclude [3]
10	Land next to Tresloe Veau, Perrancombe (on plan 3)	PA19/10894 for 2 dwellings was submitted Jan 2020 and refused in December 2020. At appeal, as of June 2021	Leave outside of SB for the present, but keep under review, including within it if approved before finalisation of SB	Exclude/ monitor [2]

Settlement Boundaries - changes considered  
 Map 3 - Bolingey

- 2022 Settlement\_Boundaries
- 1998 Settlement\_Boundaries
- Proposed revisions
- 1 - include within SB
- 2 - excluded but monitor
- 3 - excluded from SB



## Bolingey

#	Indication of location	Reason	Comments, remaining questions	
1	Land at Trewartha, Chapel Hill, Bolingey	Approval of application for construction of 1 dwelling in garden of existing dwelling, part of which lies outside the SB	Extend SB around remainder of garden covered by planning permission	Include [1]
2	Underthuel Farm, Penwartha Road, Bolingey	Various applications on this site, most recently PA17/04791 for conversion of barn to single dwelling	No reason to include site within this document. (Considered at all only because of the large site area included on CC's document 'Perran Housing Development 2014-2020') <i>[Omit from mapping]</i>	Exclude [3]
3	Land Adjacent To Grasmere, Penwartha Road, Bolingey PA20/01675	Erection of bungalow including detached garage, approved May 2020	Include site within SB <i>[Drawing – see Detail Bol 3]</i>	Include [1]

## 2 Other revisions on the basis of Steering Group input prior to production of first draft of NDP

June 2021 – further discussion prior to producing draft maps. In addition to points included within above. Maps generated in stage 1 (above) do not include these changes, since introduced directly into Parish Online, the system used to generate the majority of NDP maps for the NDP.

### General

Introducing consistency as to where the SB runs along and across roads

### Goonhavern

Minor adjustments to SB adjacent to GH 13, to rationalise boundary with regard to housing layout.

Discussion again re inclusion of Goonhavern Garden Centre (including associated businesses) and housing area known as Parkdale (GH 14 on working map) within SB, following previous discussion involving Stuart Todd. Note s from that meeting:

(1) leave out GH2/GH3 and Oyster Bay; [Background for the record: Roger keen to drop an exploratory proposal to include this area in the light of warning from Sarah Furley and Robert lacey, given the implications for caravan sites between that area and the main part of GH. Kevin not worried if the Oyster Bay holiday park were to go for housing since 'personally, I am in favour of more housing', although he didn't think there was any economic pressure to develop such a site for housing given the profitability of caravan parks (statics with almost full year occupation) and holiday lodges,

(2) GH garden centre site and GH14 - leave out probably. ([Background: There was so much discussion that I felt that we kind of ran out of steam on this one.) The judgements here were finely balanced. For Roger the key issue was the implication for considerations this summer of the application on the other side of Newquay Road (the Bilaricky site), given the community's wish not to see further large sites in the area. For Stuart, the arguments were finely balanced. Kevin has already drawn a

boundary around the Garden Centre site as an employment site (and he refused Roger's request to define the boundaries of that site from planning approvals there, instead simply basing a casually-drawn outline based on an aerial image of the site on PO, which he slightly modified on screen during the discussion). There was/is some general concern in the BETI team that including employment sites on the edge of a settlement within a SB may increase the likelihood of applications for housing there gaining approval and I think it is fair to say this reduced their keenness to see it included.

## **Perranporth**

Discussion of the inclusion within the SB of temporary summer car park, adjacent to the Coop on the edge of the village. Raised the broad issue of inclusion of car parks, not previously addressed. Not covered in Minor Villages guidance that formed the basis for the criteria initially adopted, but much more common in large villages (particularly those close to being of the size and having the facilities typical of towns). Criterion added to list of definitional criteria. Decision to exclude the entirety of this summer car park from revised SB (part was previously included, for reasons unknown), but the Coop car park itself retained with the boundary since this has been the subject of a planning approval associated with the development of the retail store.

Perran Station Road industrial estate, don't include in SB. [Background: Kevin not keen to include, particularly given the obvious implications for the green field on the slope between this industrial estate and Liskey Hill. He enthusiastically exclaimed how important it was for him personally looking out of this window across towards the main part of the village, getting out of his seat and pointing his laptop towards it. Roger relayed Michael Callan view that Lord Falmouth owns the land and is preparing to submit an application on the site.]

Further consideration of the area around Ramoth Way: tentative proposal to draw the boundary inside of, lower down the hill than, the 1998 boundary which followed the main part of Ramoth Way running across the entire site towards the sea.

## **Bolingey**

Property known as Toad Hall, Bolingey – 1998 boundary ran through the existing building, so SB moved to beyond southern end of dwelling

Minor inconsistencies between 1998 line and boundaries of curtilage recorded by Ordnance Survey mapping, less than 1m.

Unresolved discussion about SB cutting across large gardens on edge of proposed SB in Bolingey.