

Perranzabuloe Settlement Boundary Review

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Background

The Housing Group for the Perranzabuloe Neighbourhood Development Plan (NDP) had a single, but seemingly well informed person, Roger Kayes, creating the Settlement Boundaries (SB's). Once the individual groups were dissolved and the entire Steering Group reviewed the SB's, there was a challenge to be resolved.

It turns out that three members of the Steering Group have properties that are on the edge of the proposed SB's. To not compromise the integrity of the NDP, we wanted the view of those without a vested interest, but informed about SB's. There were also a few areas where we felt a steer, from such experts, as to what would be best would be appreciated.

This document was prepared by Rory Jenkins (NDP Steering Group chair). Input was given from other members of the Steering Group (most notably maps and some text from Kevin). It was updated post it being looked at and feedback from 2 senior planning officers at Cornwall Council. They know the local area and how Settlement Boundaries from adopted Cornwall NDPs have been treated. The meeting was via a Microsoft Teams. The 2 Cornwall Council planning officers were:

- Jeremy Content | Principal Development Officer | Area Team 4
- Robert Lacey | Planning Policy Group Leader

This document was then shared with Martin Lee, who is an NDP examiner (<https://www.martinsleeassociates.com/about/team/member/martin-s-lee/>, see the various sub sections.)

Every effort was made by me (Rory Jenkins) to accurately reflect the conversations with the external experts, it was clear that they all had a depth of knowledge and understanding of SB's beyond mine and the Steering Groups. So these are my notes of the conversations, not their notes.

Overview / Background Questions

Firstly, any confirmation, correction or clarification of the following broad beliefs held by me (Rory Jenkins, chair of the Perranzabuloe NDP) would also be appreciated:

- If a development application comes up for land outside of a SB, but this is for a 10 or less dwellings or a combined floor space of less than 1,000sqm, then whether the site is inside or outside of a SB is likely to have little if any impact. (This is the threshold above which a % of Affordable Housing contributions apply.)
 - **Two senior Cornwall Council planning officers 2021-08-17 meeting** - was that regardless of size, beyond a SB, getting planning permission would be less likely, that a SB going through a garden does make a big difference. Such sites could be exception sites, affordable housing oriented sites (Policy 9).
 - **Martin Lee 2021-08-27 meeting** - CC officers view, fair enough. Yes if outside a SB, no, but if outside an SB but in a garden curtilage, will get the OK ahead of other land out of a SB.
- If a development application comes up for dwellings in gardens, notwithstanding other normal considerations of space, access, vernacular, privacy, overshadowing etc whether it is in or outside a SB is likely to be of little weight. This is because splitting a garden, that has part or all of a garden outside of the "built-up area" and within the curtilage of an existing dwelling could be considered as brownfield land, which is favoured for development over greenfield land in the NPPF.
 - **Two senior Cornwall Council planning officers 2021-08-17 meeting** - was that the NPPF says gardens should not be considered as brownfield land. However, there are cases, bits of legislation and case law that mean this is not so important in rural areas. Perranporth is definitely not, in this context, rural. They did not comment on what Bolingey or Goonhavern would be re rural or not.
 - **Martin Lee 2021-08-27 meeting** - But isn't outside if within a SB.
- Since the St Agnes NDP has been adopted, there have been a handful of sites gain consent outside of their NDP settlement boundary. Cornwall Council have said this was because the St Agnes NDP was silent on rounding off, so the default development plan relating to the "rounding off" consideration was the Cornwall Local Plan. The Cornwall Local Plan talks about rounding off a settlement in terms of how the settlement is seen by a reasonable person and not the policy determined NDP boundary. This means there can reasonably be housing rounding off sites which are part of the organic settlement but outside the settlement boundary of the National Planning Policy Framework (NPPF).
 - **Two senior Cornwall Council planning officers 2021-08-17 meeting** - was that they encourage NDP teams to make sure that their SB's encompass all infill or rounding off sites, so that they do not leave spaces that could be infill or rounding off sites.
 - **Martin Lee 2021-08-27 meeting** - CC officers view is fair and logical.

Attached (below, Appendix 1) is the our NDP Housing Group background paper on how the SB's were decided.

A broad outline of the process was that the now-defunct 1998 SBs produced by Carrick District Council were adopted as the starting point. The logic of doing this was to take advantage of the planning judgments that were made at that time as to where to demarcate the boundary, particularly in areas of complexity such as Bolingey. Then updated those boundaries based on planning decision and developments such as housing estates since then, and currently have draft SBs, prior to any consultation.

In general, the entire parish has already experienced since 2010 enough housing completions and outstanding permissions to fulfil the CNA requirement – a situation parallel to other nearby north coast parishes.

The list of criteria used to define Settlement Boundaries for our NDP was based on a Cornwall Council (CC) recommended document. This is at https://www.perranplan.co.uk/wp-content/uploads/2021/07/Perranzabuloe-NDP_Background-Housing-Criteria_for_defining_Settlement_Boundaries-2021-06-03.pdf.

- **Two senior Cornwall Council planning officers 2021-08-17 meeting** - that there are no hard and fast rules re setting SB's. The key was to have a consistent logic.
- **Martin Lee 2021-08-27 meeting** - Fully agrees.

Items for review

Although we welcome any comments on the overall SB's as laid out in Appendix 1, at this stage we are after input on the items listed below, where for each there is a general map and then maps of particular items.

Perranporth SB – include Droskyn site that has planning permission where only groundworks have started?

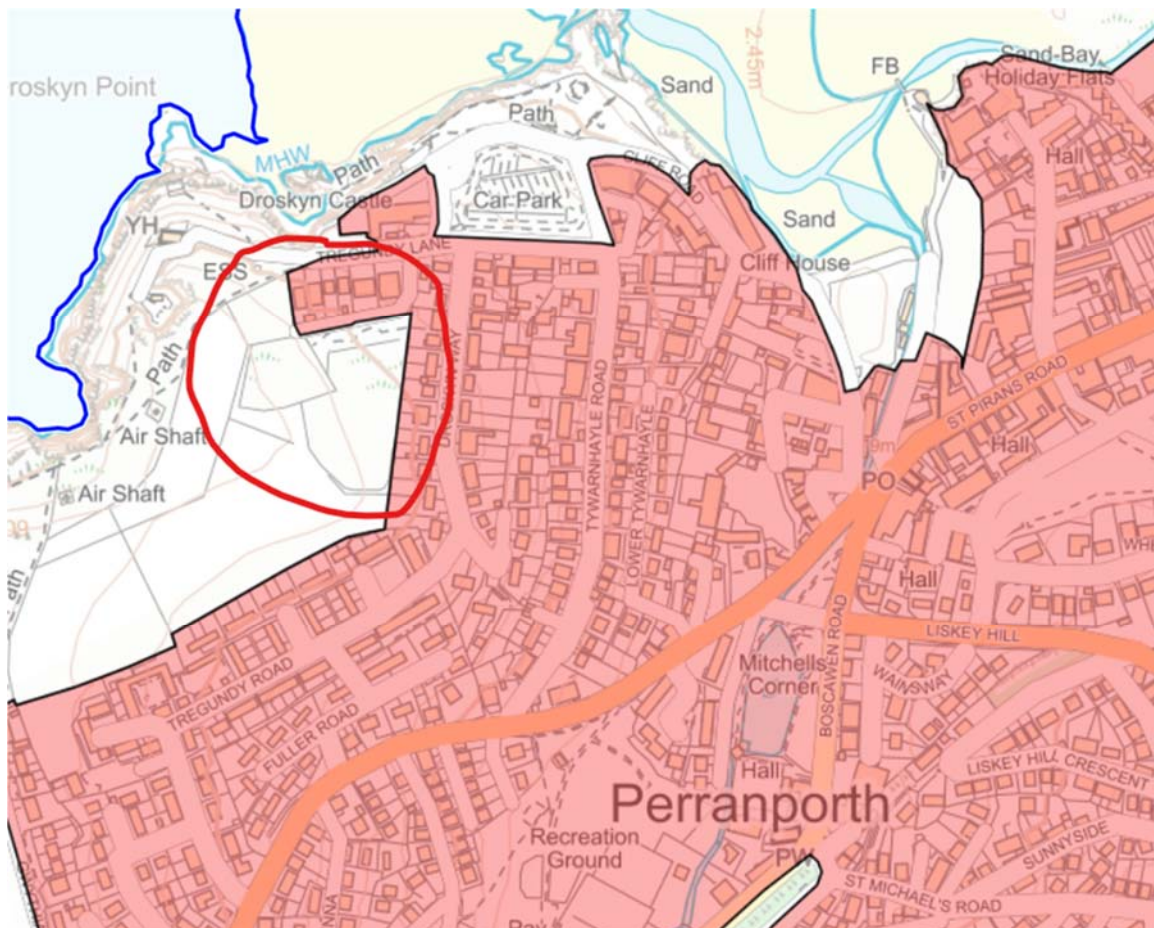
Housing Group (Roger Kayes) notes (below) include:

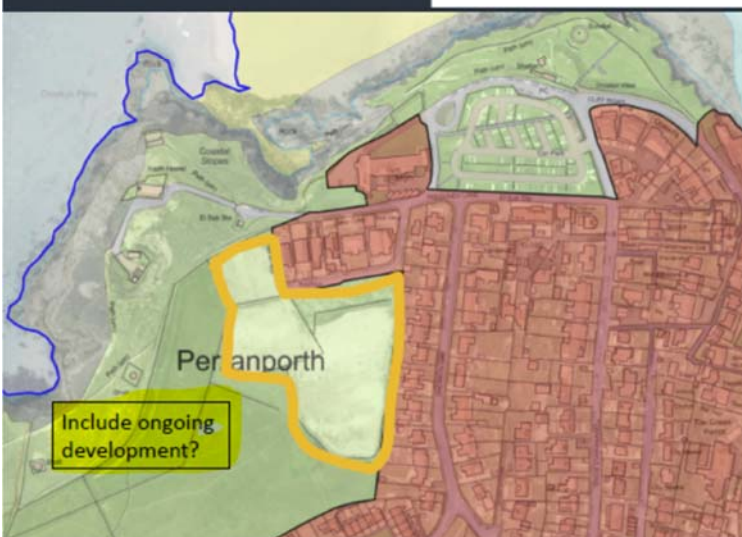
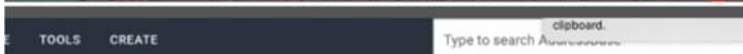
“Extensive site works have been undertaken in spring 2021, although construction of dwellings not started. Given 60% AH negotiated on these applications, it is recommended that site be excluded at present, to reflect concern that inclusion of an unbuilt site within a SB, where a higher level of AH has been negotiated, could encourage a new application offering only basic AH levels. No negative implications if omitted for the time being.”

Should the site that only has early stages of work be included in the Settlement Boundary. Only some groundworks have occurred.

As for each, general location and then zoomed in detail.

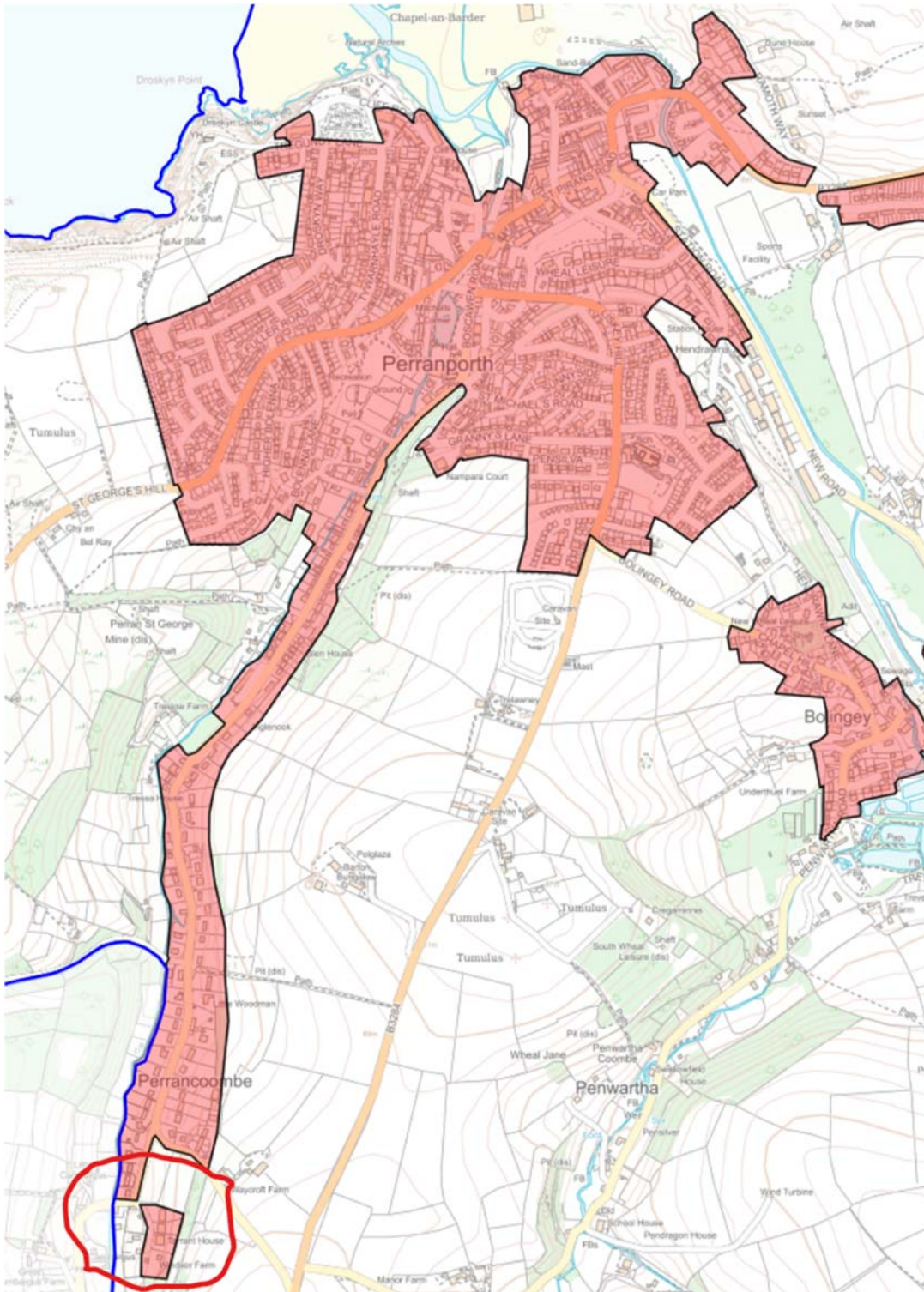
- **Two senior Cornwall Council planning officers 2021-08-17 meeting -**
Normally, don't include sites until they are substantially completed. (ie so developer has done too much to be worth going for a lower affordable housing % etc.)
As a chunk of the affordable housing is out of the ground, could include this area by the time the plan goes to examination.
- **Martin Lee 2021-08-27 meeting -** Yes logical to not include until done.





Perranporth SB - Southern end of Perrancombe

Should the houses, see below, Windsor Cottage etc be included in the SB?

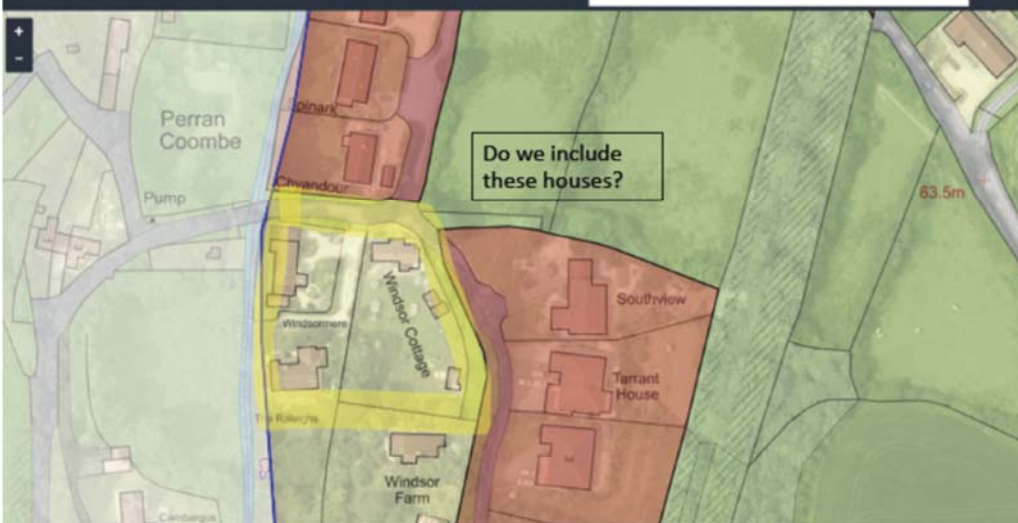




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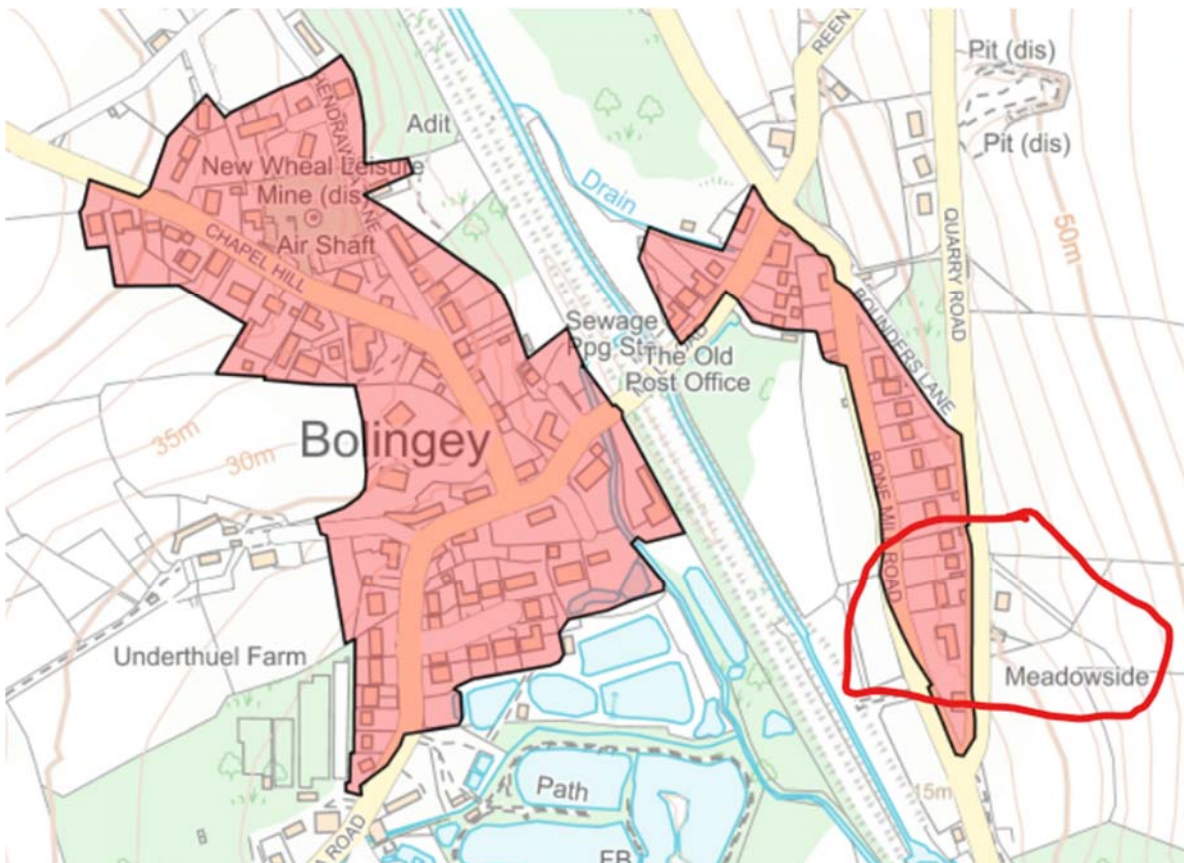
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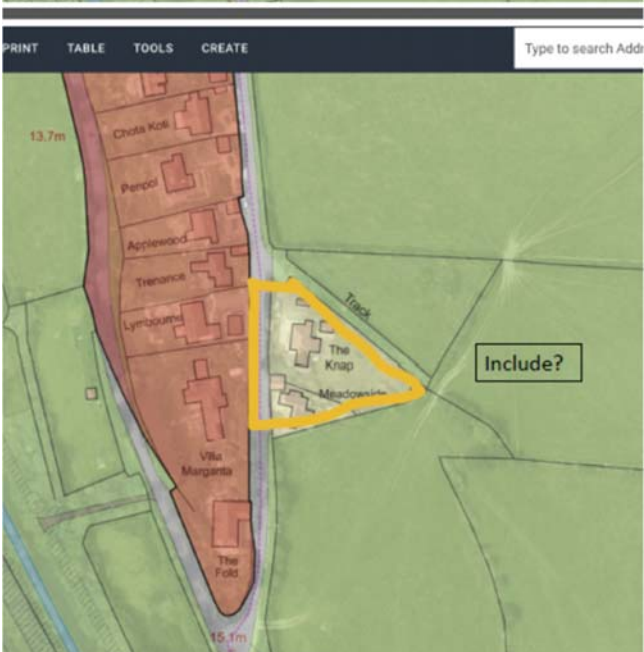
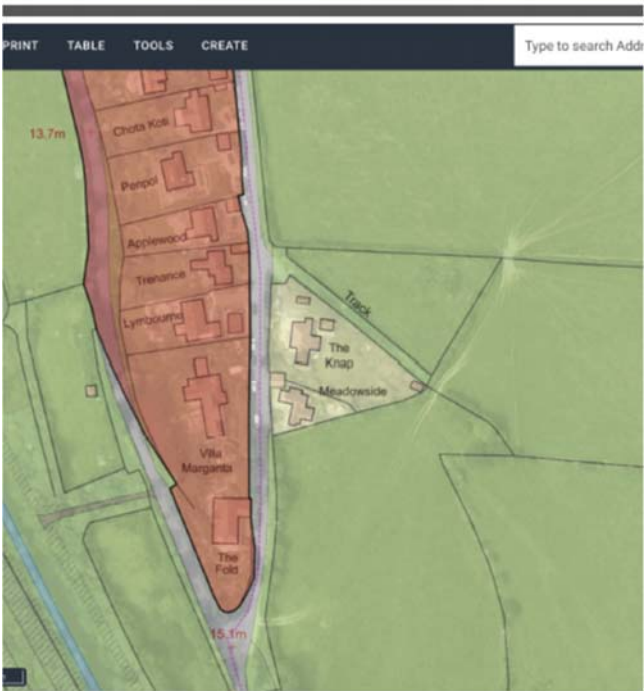


- **Two senior Cornwall Council planning officers 2021-08-17 meeting -**
 Their view was that instead of including the 4 or so properties south of the road (a natural boundary) as it turns to an East West direction, to join the SB to this grouping, to exclude them from being in the SB. So don't have this outlier SB around Southview, Tarrant House etc.
 Have to draw a line somewhere. Beyond the road the housing density is lower (area with a yellow surround line above). So seems logical to not include these properties.
 For them, it was more a question of whether Southview, Tarrant House etc should be included. They inclination was to remove those from being in the SB.
- **Martin Lee 2021-08-27 meeting -**
 Either include all, so also Windsor Farm, or exclude the outlier 4 dwellings.
 Pick the end of the road as the end of the village.

Bolingey SB – Eastern edge, include “Meadowside” etc ?

Include Meadowside, The Knap ?

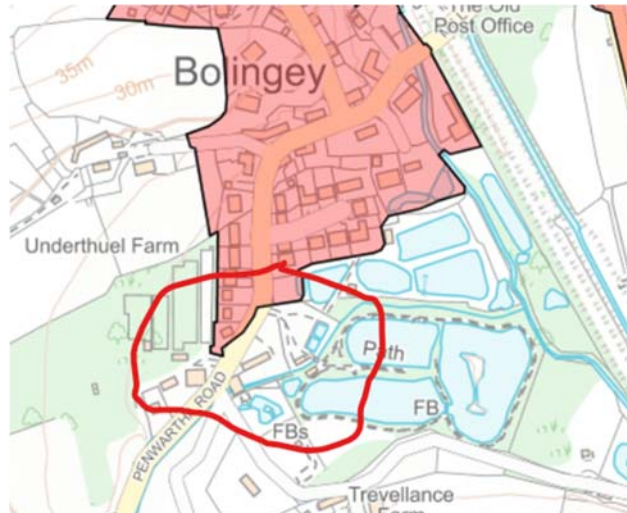




- **Two senior Cornwall Council planning officers 2021-08-17 meeting -**
Don't see a logic to include The Knap, as would open up development on that side of the road.
- **Martin Lee 2021-08-27 meeting -** Absolutely no sense to include these.

Bolingey SB – SW edge, any issue re not including “The Old Pottery” etc?

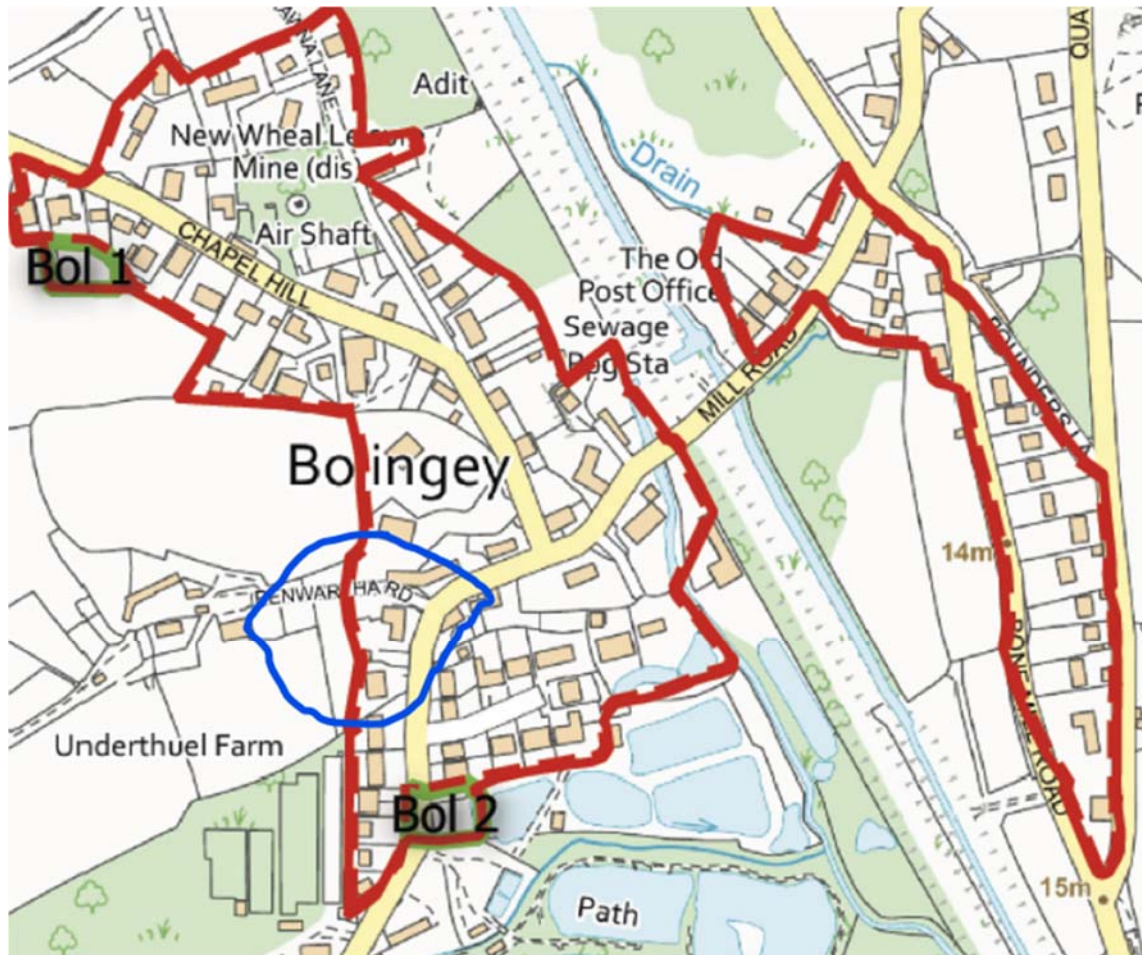
Any issue about not including the properties SE of the road around the ponds.



- **Two senior Cornwall Council planning officers 2021-08-17 meeting -**
Is it naturally part of the settlement or beyond it? It's lower density and less an integral part of the settlement, so yes exclude. Use the natural edge of the road.
- **Martin Lee 2021-08-27 meeting -** is lower density, commercial, less integral. So no need / desire to include it. If include it, would open the door to include more. Have developers use to extend the SB. It is a logical point to stop at.

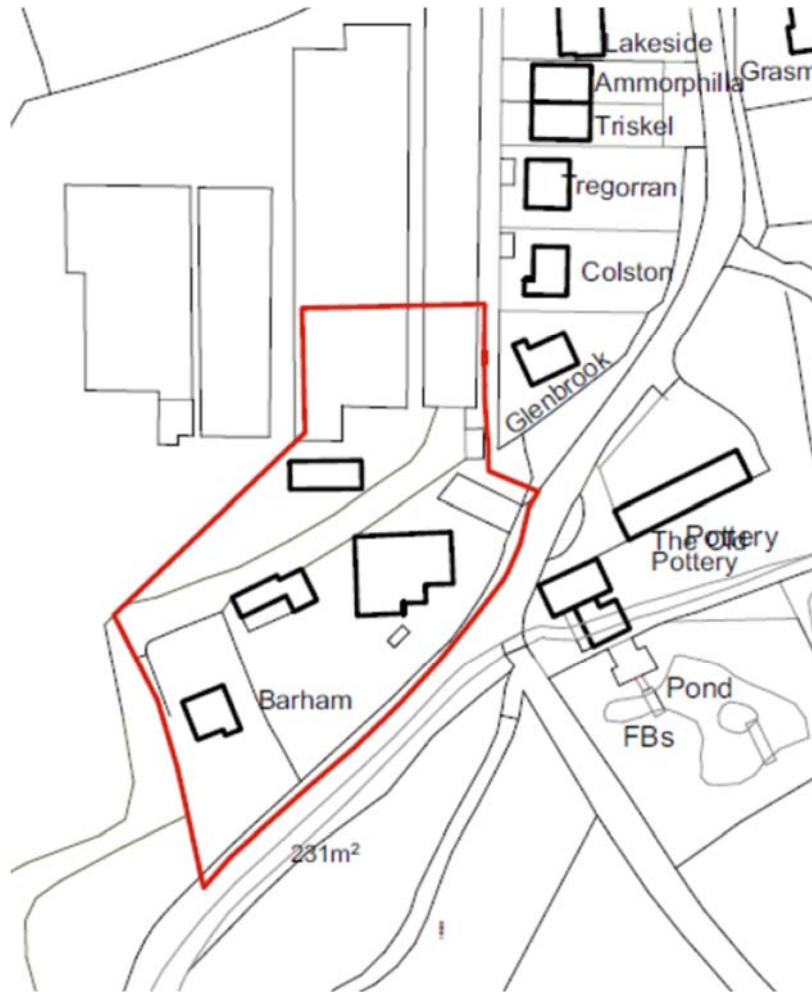
Bolingey SB – go through or around these gardens?

The SB could go through the gardens of several properties on the West of the proposed SB.



The blue line goes over the 1998 boundary, that today means it would cut through gardens. Apparently at least one of the gardens was bought from a local farmer around the time of, or in the decade after the 1998 boundaries were drawn up.

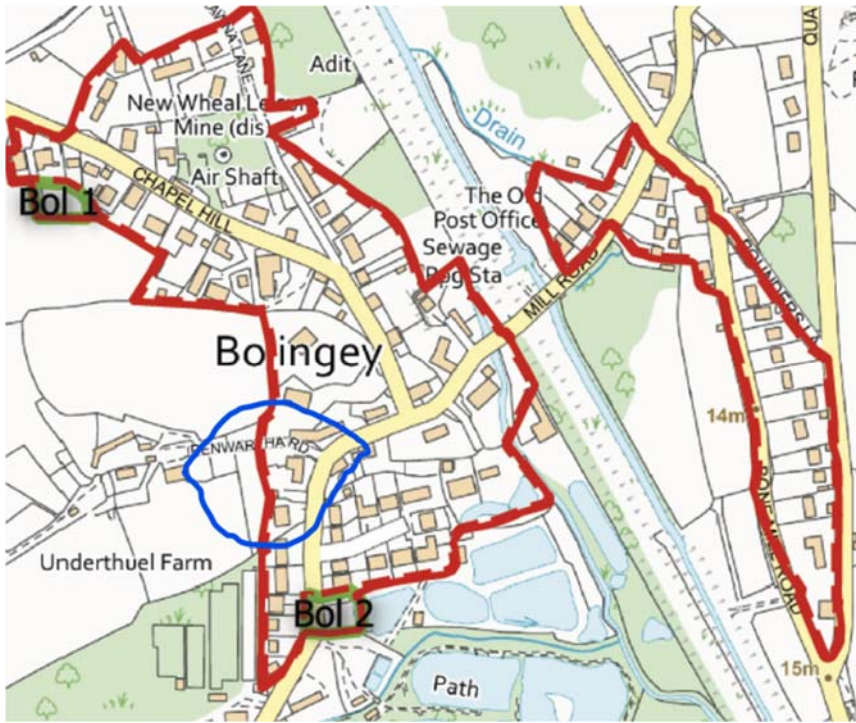
There is an impression from the Housing Group (Roger Kayes) that the Cornwall Council planning stance towards Bolingey has been to minimise development given what seems to be limited services and poor access. In Bolingey there seems to be evidence of the community being against development, including village expansion, as illustrated by the concern about the application for the development of 4 houses (net 3, given demolition of 1) at the site of 'Barham' in Bolingey. This echoed the initial NDP public survey and public meetings where parish wide those surveyed etc were a clear majority against development. The Barham application and decision might have some relevance to this area, as it is just to the south by a few properties. See map below.



This map (above) is from the Barham application.

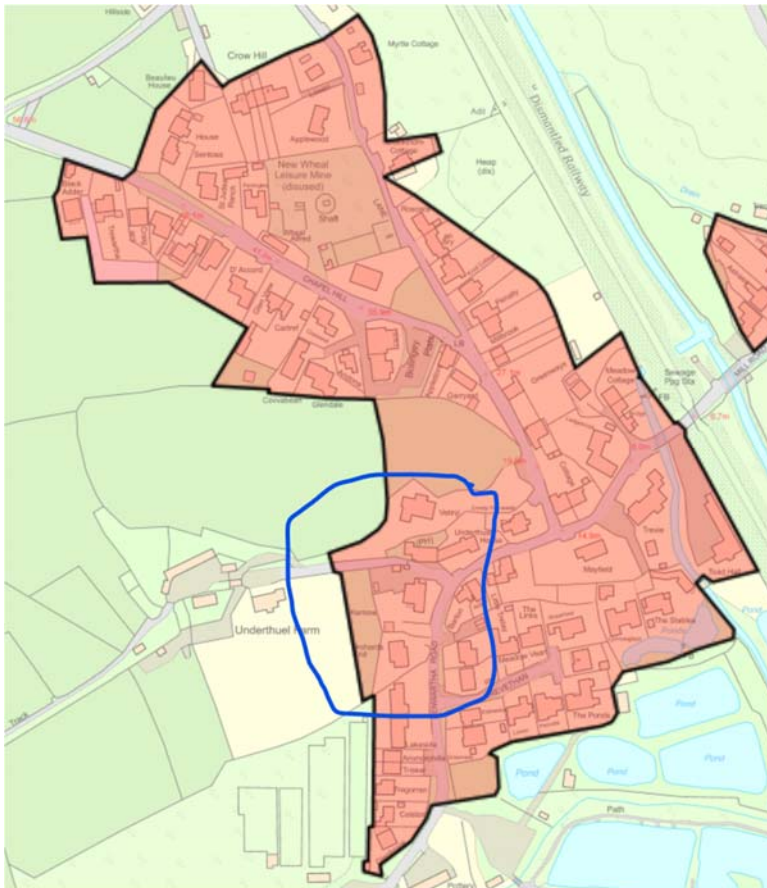
Moving on from this background, should the SB follow the 1998 SB, or move Westward to encompass the gardens? The first image below (red outline of the possible SB, which is also the 1998 SB) with rough blue 'circle' around proposed SB has the SB going through the gardens.

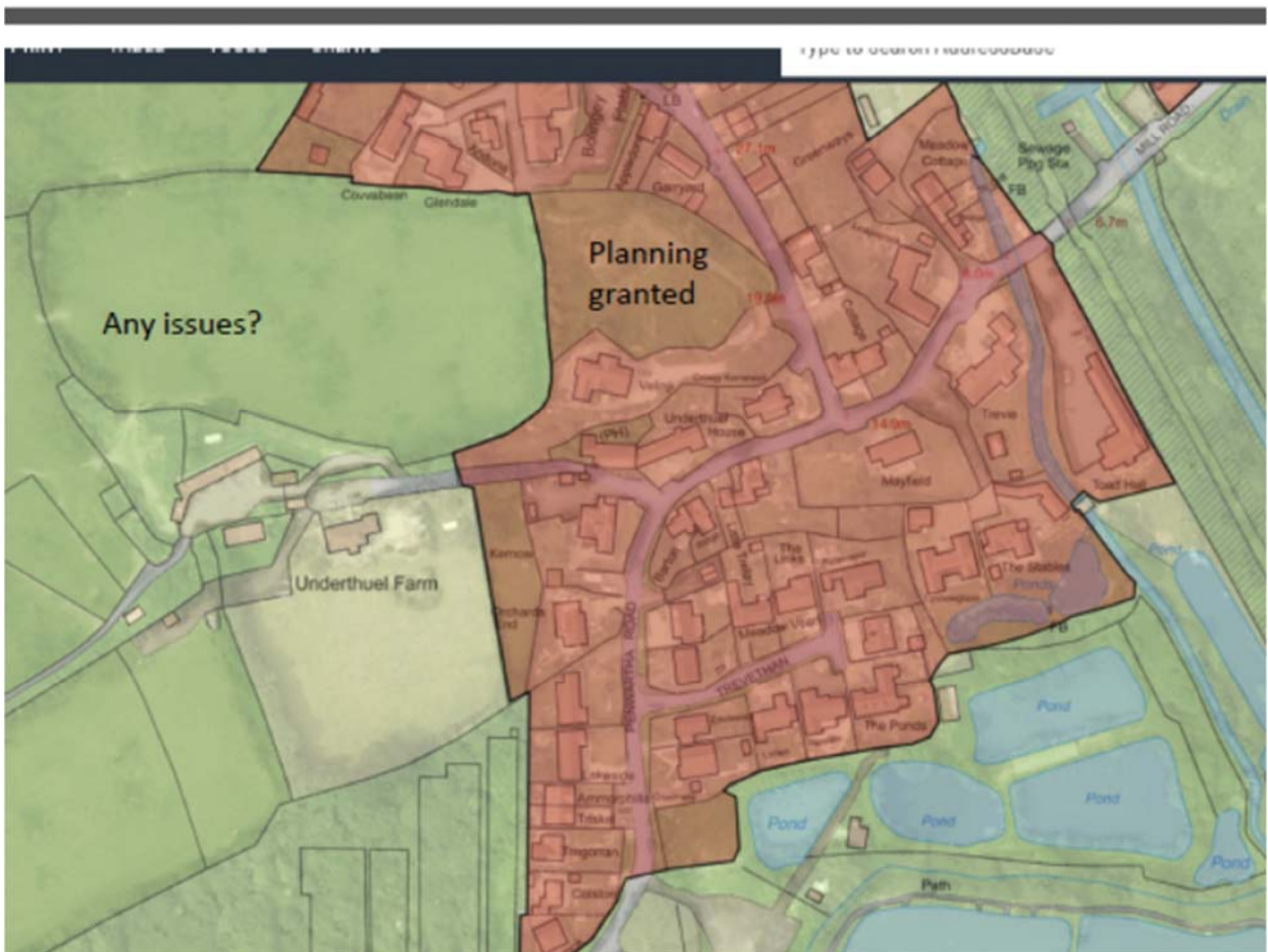
The other maps, further down, have the SB shaded in (light red). These show the SB including the gardens.



Above map has the SB through the gardens, following the 1998 line.

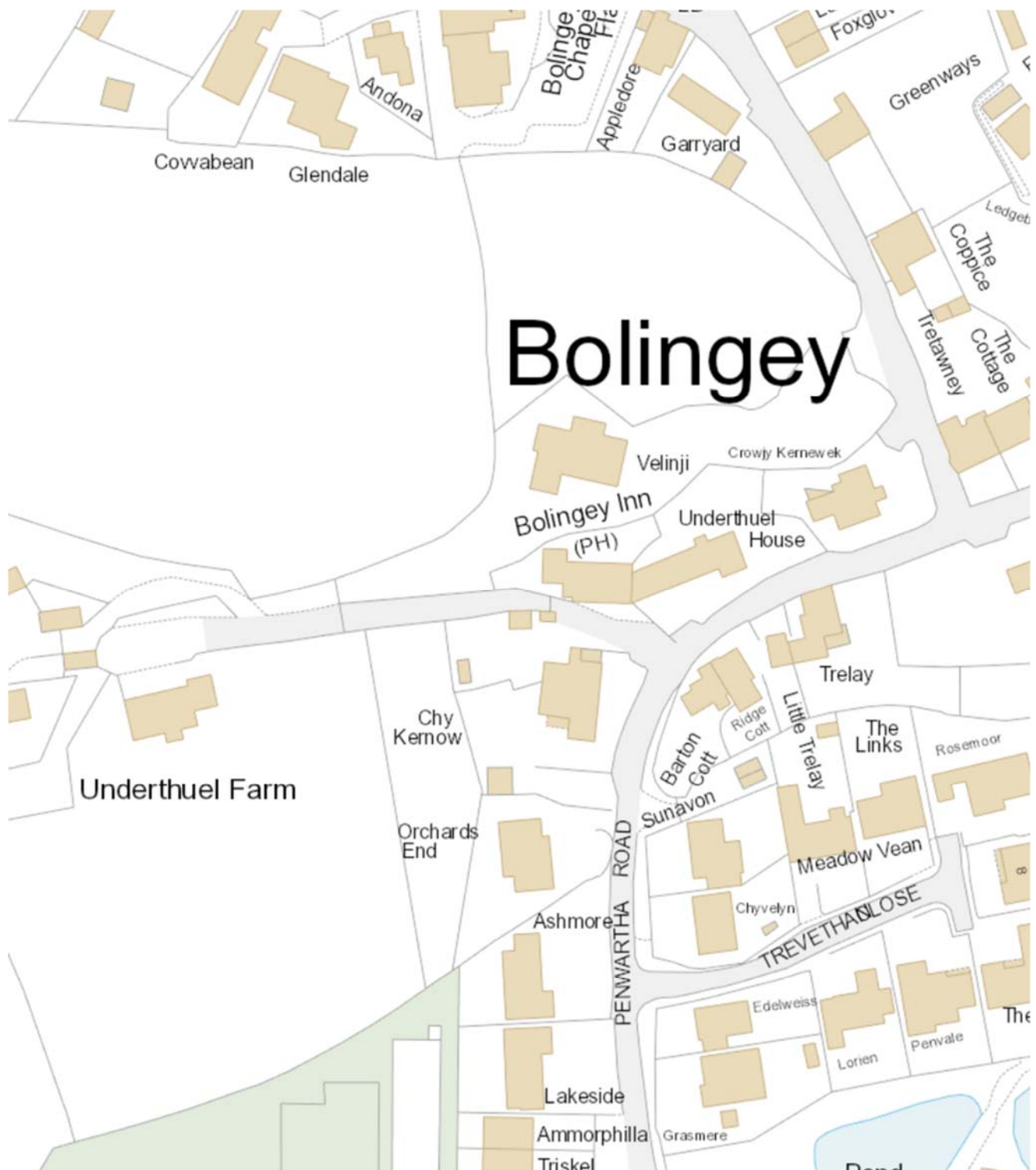
Or move westward to include their gardens, as per the map below:



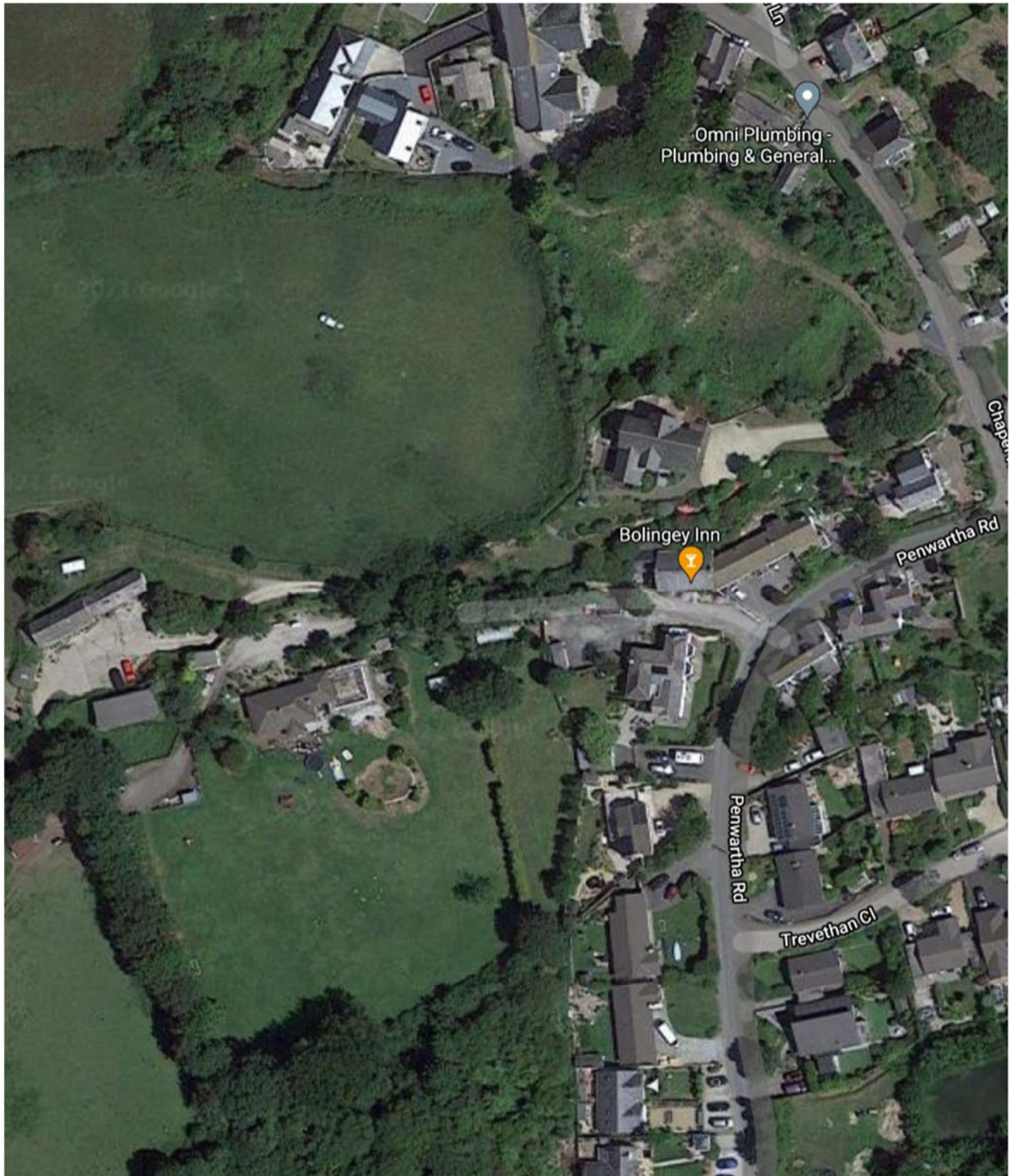


This map (below) is from the Cornwall Council mapping system:

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=10&xcoord=176261&ycoord=53203&wsName=ccmap&layerName=>



Google Maps screenshot of the area is below. As before, the question is where to put the SB re gardens between properties north and south of the Bolingey Inn and Underthuel farm to the West of Bolingey?



- **Two senior Cornwall Council planning officers 2021-08-17 meeting - .**
They gave a fairly quick, response that the SB should go through the gardens (so red SB line version of the 2 below. NOT the black SB version on the left.)



I asked for their reasoning, which lead to them giving multiple reasons:

- They looked at old maps of Bolingey and the western edge of the gardens are further towards Underthuel Farm than they were.
 - The line when following the Carrick boundary line keeps the Western edge of Bolingey more distinct and so less likely to lead to infill and rounding off developer arguments.
 - They were of the strong view that unless there were strong permitted development rights (that they implied were unlikely) that the chance of any of planning being granted for the land to the west of these properties (in their gardens or not) was anyway very unlikely. Because this would be "extending into the countryside".
 - They'd only put the line westward if the intention was to be saying there is scope to put development in the expanded space. ie if there is evidence from the NDP consultations this is what the community wants. Strong implication given that they didn't believe this to be the case from having dealt with other Bolingey planning applications.
 - Moving the boundary towards Underthuel Farm pushes towards this property being a part of Bolingey. If this is the (evidenced?) argument view then there are likely to be successful infill applications for between Bolingey and the Underthuel Farm properties. These could be to the east, south and north of Underthuel Farm, which could cause a significant increase in the size of Bolingey. They made it clear that they saw it as key that the SB makes a clear separation between Bolingey and the Underthuel Farm.
- Rory note: I have no recollection, from the public consultations etc. of any desire to increase the size of Bolingey nor to wrap Underthuel Farm to being a part of the Bolingey settlement.*

- **Martin Lee 2021-08-27 meeting -** makes more sense to go for the red line and keep things tight.

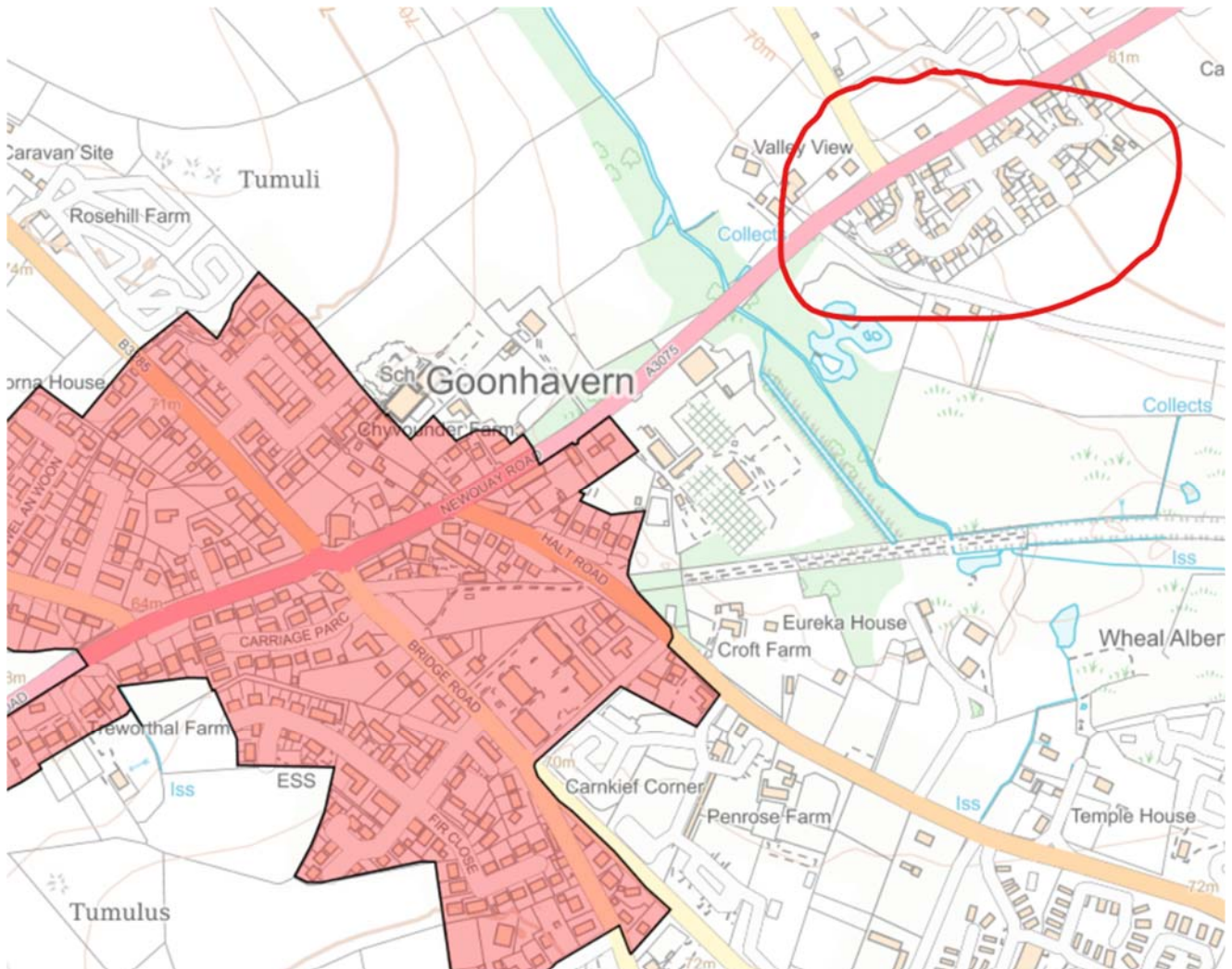
Goonhavern SB – include the recent development to the NE ?

NDP Housing Team comment (copied from below):

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.

As per all of these, first a general location screenshot:



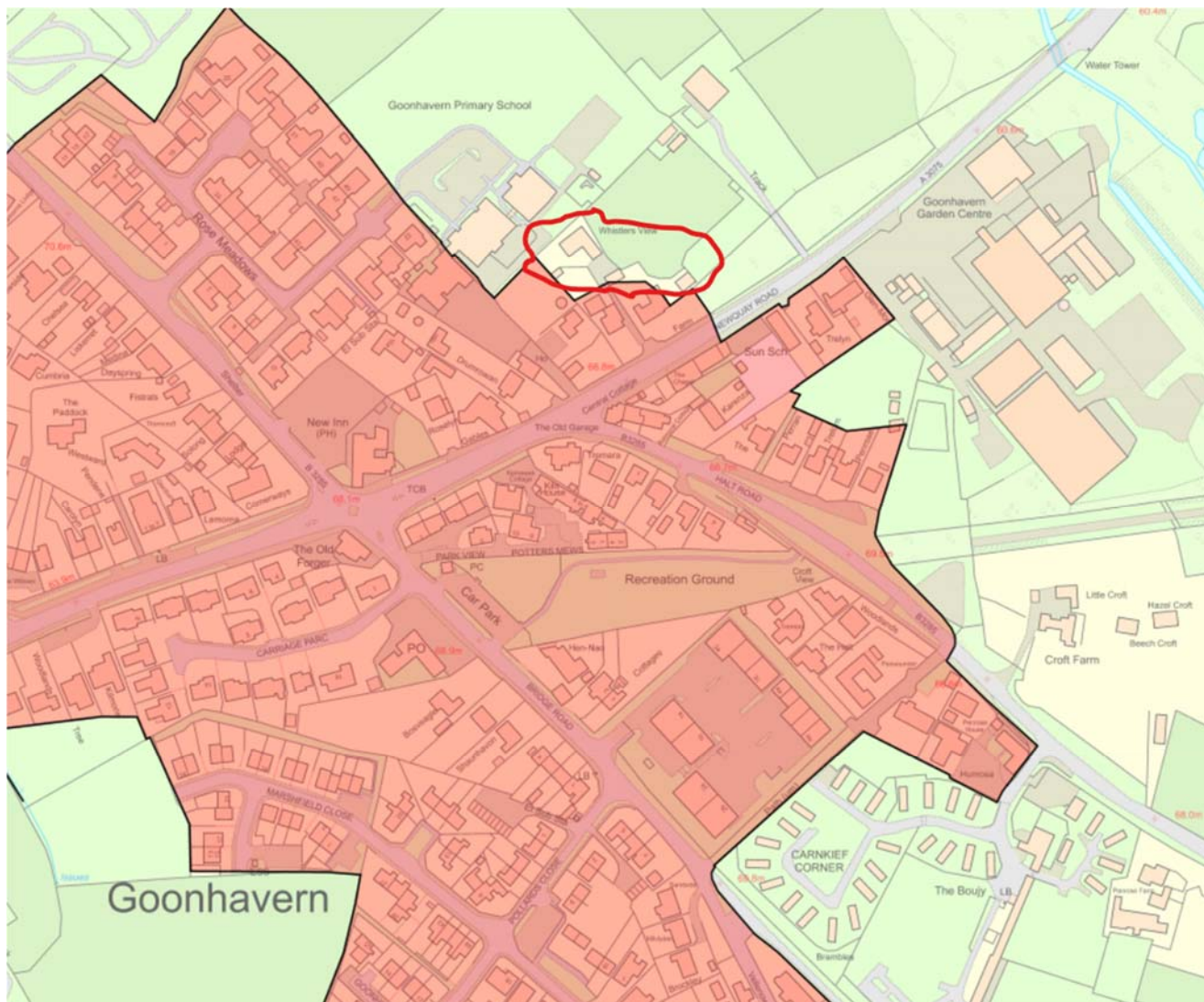
Should this recent development to the NE of Goonhavern be included in the SB?



- **Two senior Cornwall Council planning officers 2021-08-17 meeting - .**
Pretty quick to both say no. That this site got permission due to a high level of affordable housing and they thought pre the Cornwall Council Local Plan.
- **Martin Lee 2021-08-27 meeting -** could include it, but don't have to. It's a satellite development. Infill risk of plots around it if you do make it a SB are there. Possible exception site risk. So best to leave out.

Goonhavern SB – include Whistlers View?

General location and then zoomed in detail.





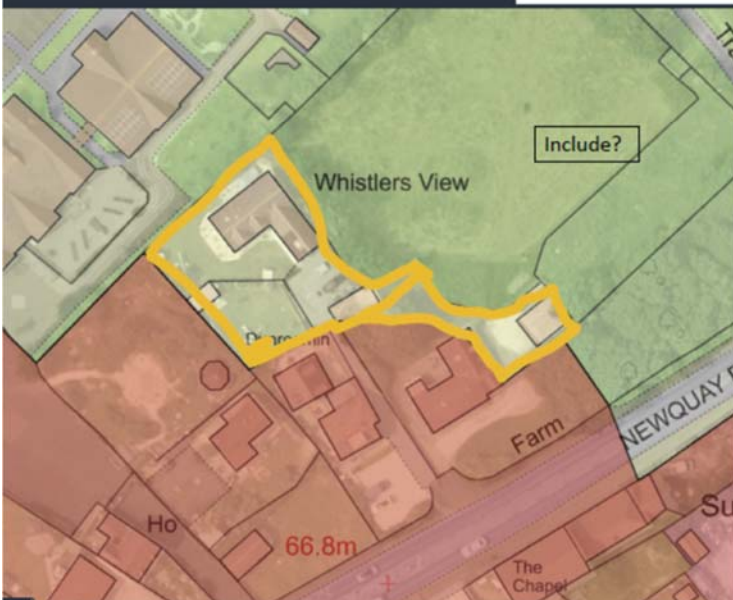
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The Housing Group (Roger) drew attention to planning application PA20-01101 for the housing development on the other side of Newquay Road from the garden centre in Goonhavern. The application isn't apparently being treated as a Rural Exception Site which would fall under policy 9 of the Local Plan and so require 50% AH. Instead it falls within policy 8 and attracts only 30% (in this parish).

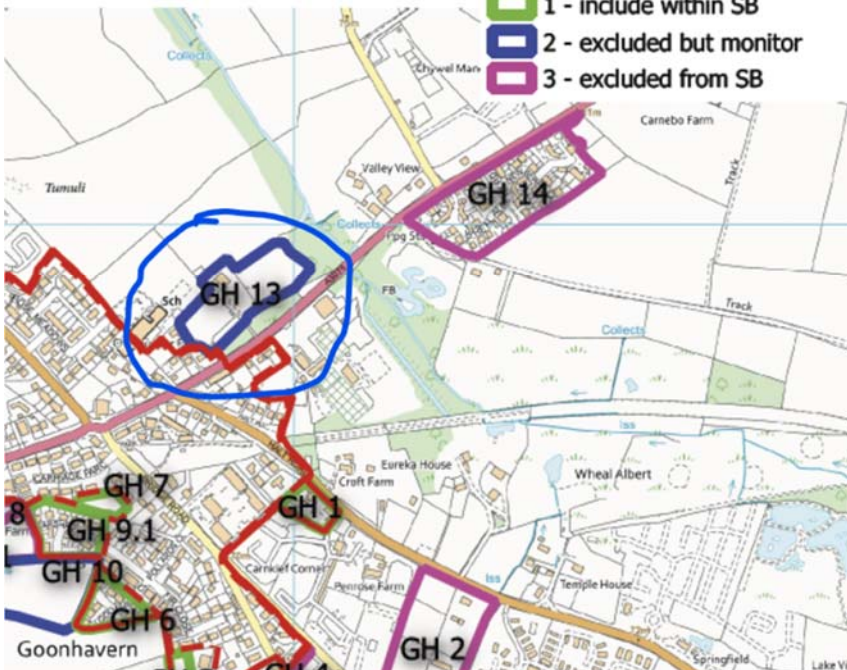
This planning application includes this (below) 'Indicative Site Plan'. The line of the boundary of the site plan exactly matches that of the area drawn in blue on the draft SB.



 2022 Settlement_Boundaries
 1998 Settlement_Boundaries

Proposed revisions

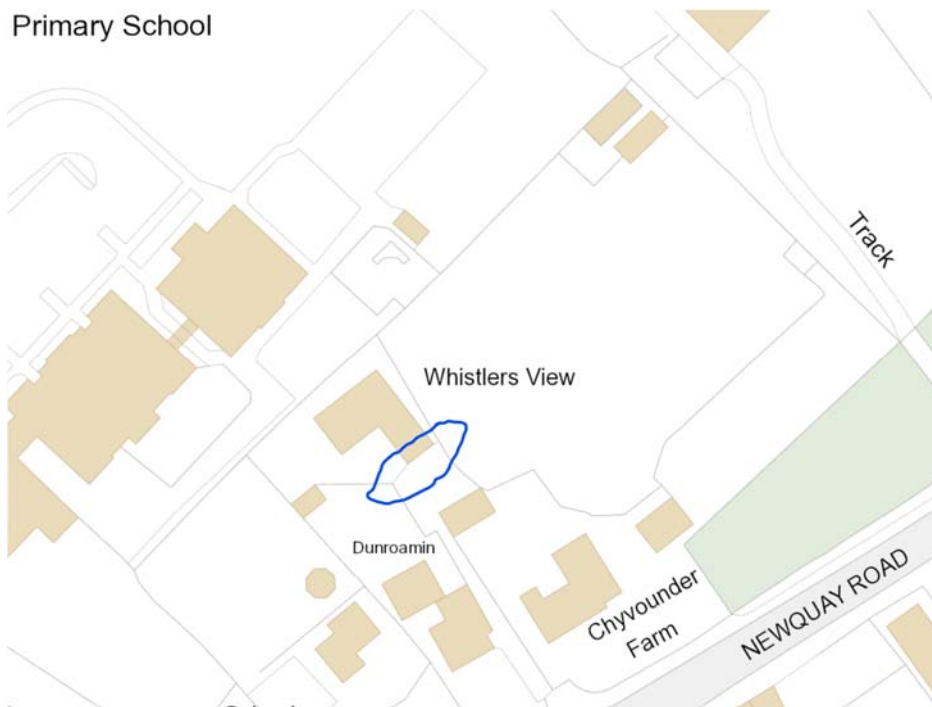
- 1 - include within SB
- 2 - excluded but monitor
- 3 - excluded from SB



The dotted line on the Cornwall Council mapping system suggests that this building / property may be a part of the Chyvounder Farm. See

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=11&xcoord=178873&ycoord=53837&wsName=ccmap&layerName=>

Primary School



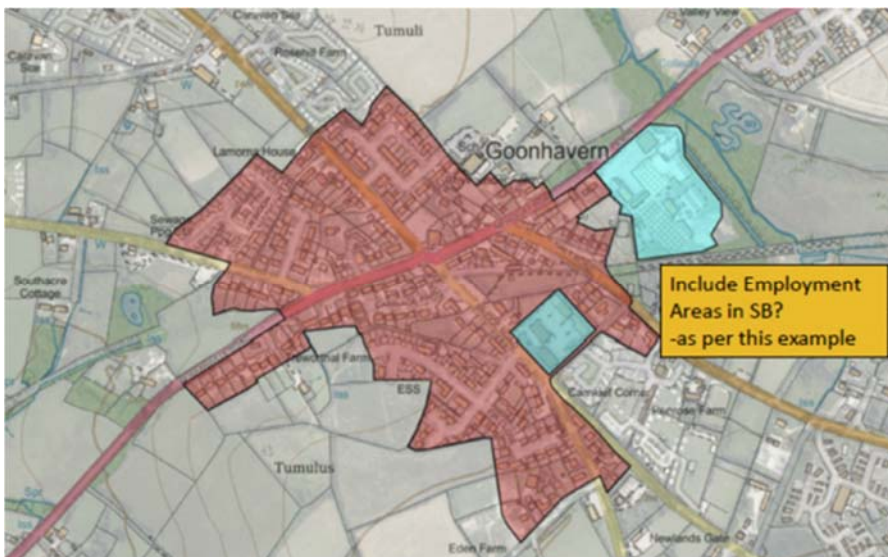
- **Two senior Cornwall Council planning officers 2021-08-17 meeting - .**
No strong yes or no, but a slight bias to they would expand the SB to tightly include Whistlers View. The planning application PA20-01101, is going through and expected to be approved. This will mean that Whistlers View will end up being what will quickly be an infill site.
- **Martin Lee 2021-08-27 meeting -** line isn't that obvious. So yes move the property in. It's one property tucked in hard against others. Even without the new development on the way, would include it. It's access is between properties within the proposed SB.

Goonhavern SB – include “Employment Areas” in SB **as per this example**

Discussions within the Steering Group have been along the line to exclude them, so as to keep them as employment areas and reduce their chance of them being converted to housing.

The Housing group have discussed this with CC and on this basis decided not to not include these areas in the SB.

- **Two senior Cornwall Council planning officers 2021-08-17 meeting -** was, yes exclude them.
- **Martin Lee 2021-08-27 meeting -** exclude them as otherwise opening them up to becoming housing.



Appendix 1: The Perranzabuloe NDP “Background paper - DECIDING SETTLEMENT BOUNDARIES FOR PERRANZABULOE”

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

Version: 8th 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.]

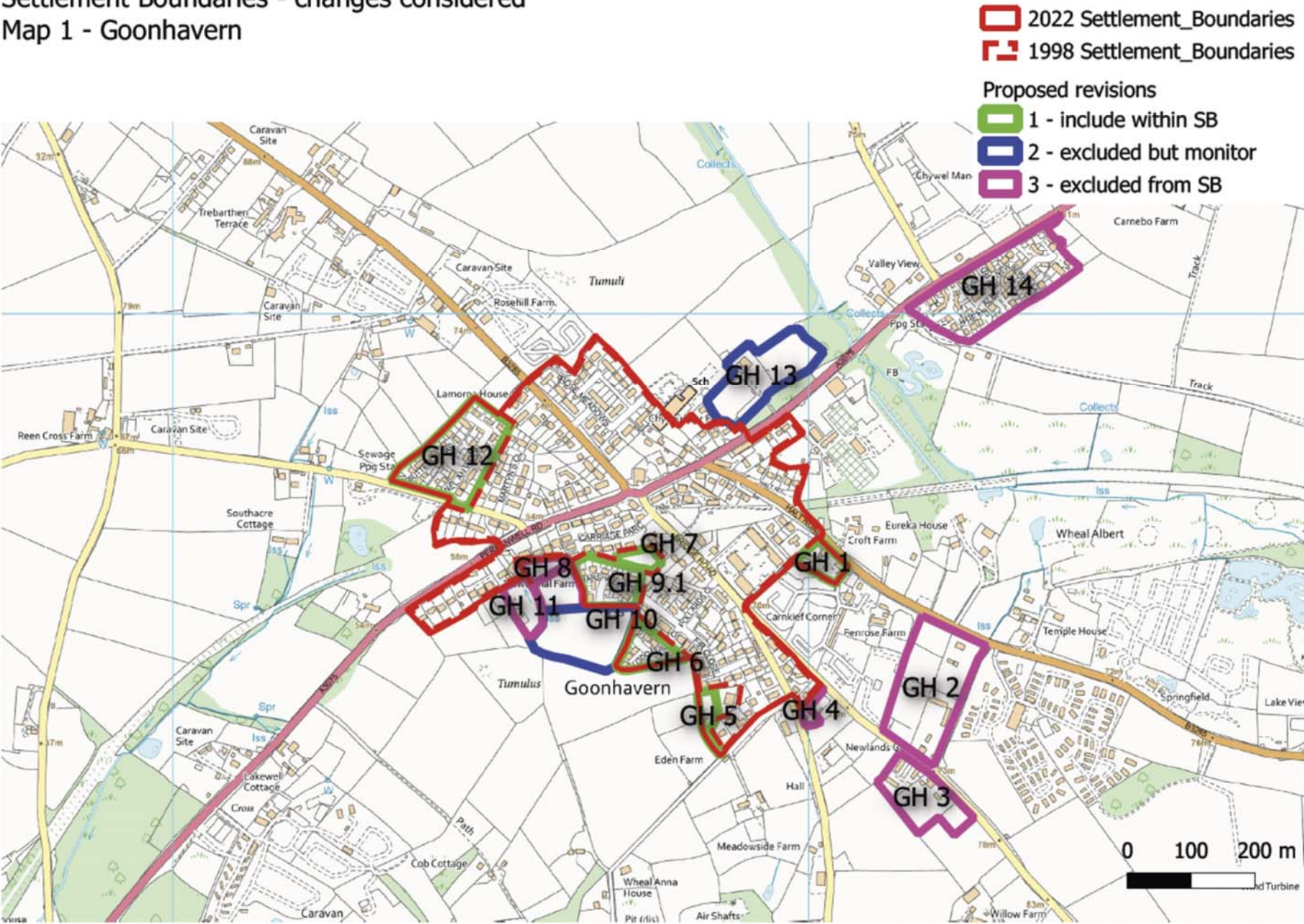
This document forms part of the process of generating new settlement boundaries (SBs) for the parish, and the record of that process. The process took as a starting point the most recent SBs available for Perranzabuloe. (Those were contained in the Carrick District-wide Local Plan that was adopted in 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



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 ¹ . 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]

¹ [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]

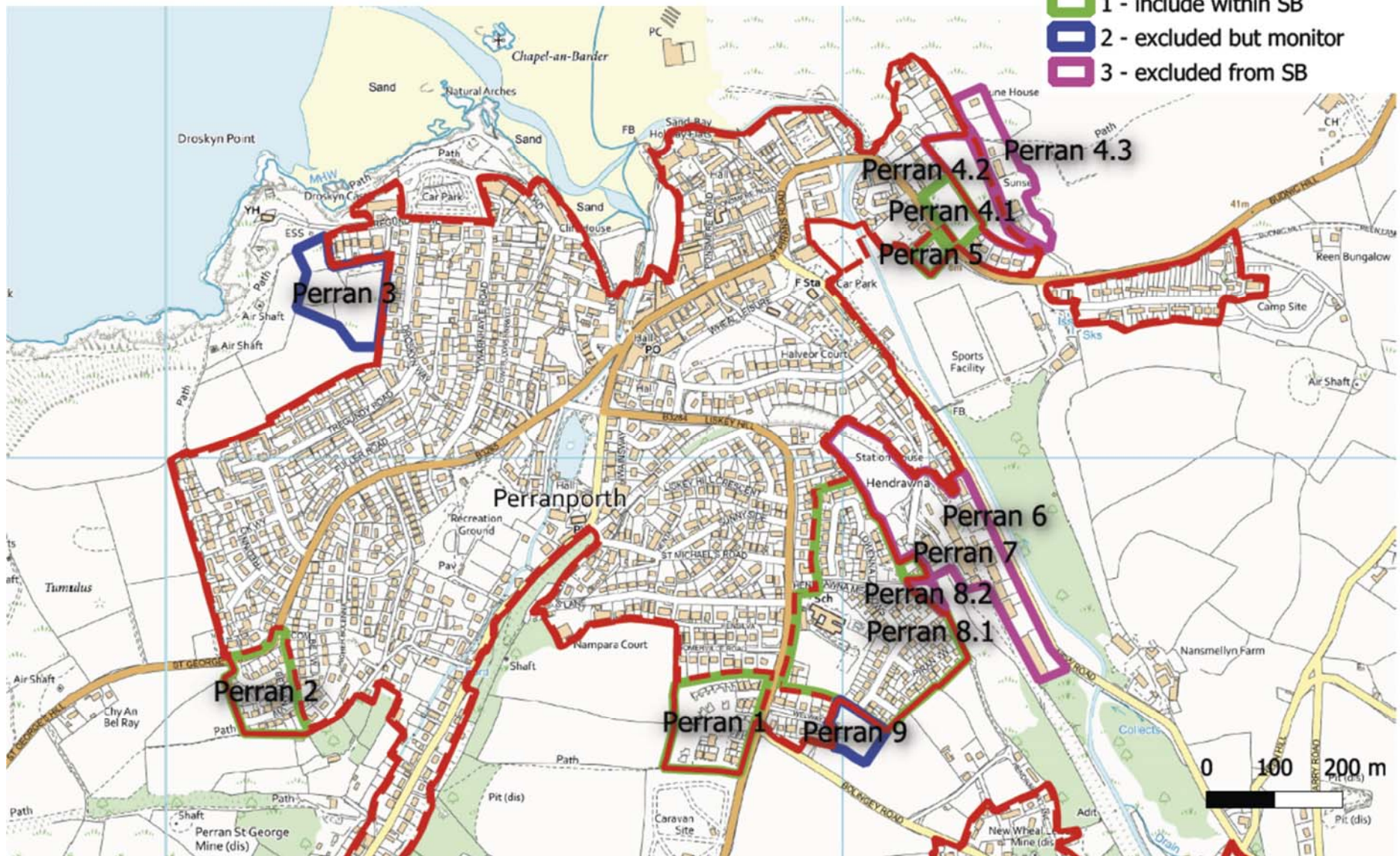
Settlement Boundaries - changes considered

Map 2 - Perranporth

 2022 Settlement_Boundaries
 1998 Settlement_Boundaries



Proposed revisions

 1 - include within SB
 2 - excluded but monitor
 3 - excluded from SB






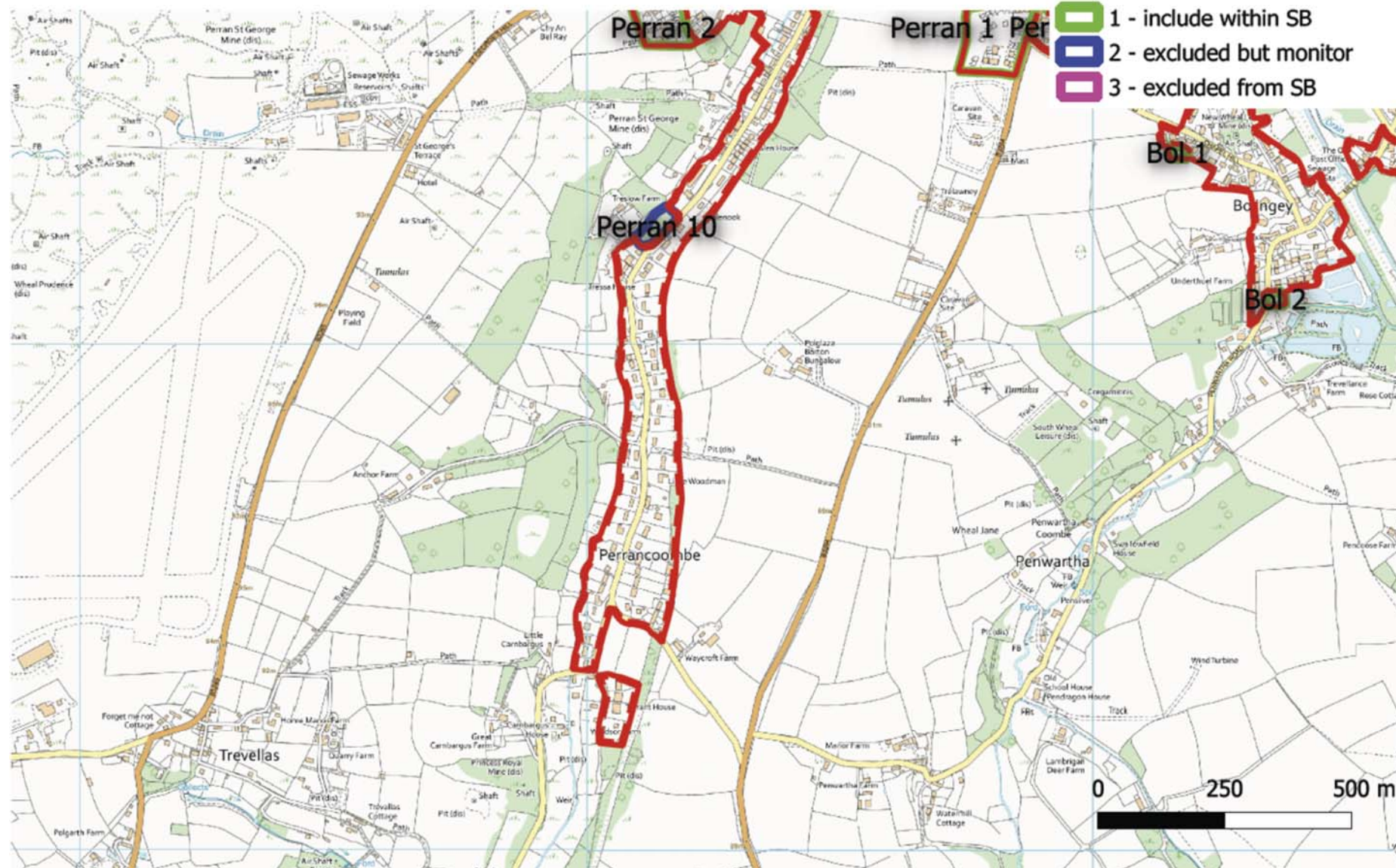
Settlement Boundaries - changes considered

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 not to include this site within the SB	Exclude [3]
10	Land next to Tresloe Vein, 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



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 ' <i>Perran Housing Development 2014-2020</i> ') <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.