



Perranzabuloe Neighbourhood Development Plan
Regulation 14 (pre-submission) Supplementary Public Consultation

January 2023

**Paper C: Proposed Change to the Settlement Boundary at Ramoth Way, and
Proposed Change to the Designation of Land at Ramoth Way from Settlement
Gap and Green Buffer to Local Green Space**

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Summary of Proposed Changes

We are proposing a change to the Settlement Boundary at Ramoth Way, Perranporth, and as a result, also to the designation of the Ramoth Way Settlement Gap and Green Buffer area, as set out in the Regulation 14 consultation. The proposed change to the Settlement Boundary logically suggests that the area is designated as Local Green Space and not as a Settlement Gap and Green Buffer.

The changes proposed and being consulted on now have been triggered by responses to the Regulation 14 consultation, but only represent those changes which we consider require additional supplementary consultation in advance of submission of the Plan for Examination. Our detailed responses to comments received from the Regulation 14 consultation, and to those received from this supplementary consultation will be published after the supplementary consultation process has finished.

It is important to note that there is currently an outline planning application being considered by Cornwall Council for the erection of up to five dwellings (with all matters reserved except access) on the site. This is separate to our consultation and has not changed our thinking about the most appropriate way forward for the site in the Neighbourhood Plan as presented in this consultation paper.

Introduction

Regulation 14 Neighbourhood Plan Context

The Regulation 14 Plan defined the Perranporth Settlement Boundary in policy SD1: Settlement Boundaries. This policy wording and the associated maps, are reproduced from the Plan in Appendix 1 to this paper for ease of reference.

The Regulation 14 Plan also identified an area of land at Ramoth Way as a proposed Settlement Gap and Green Buffer under policy NE6: Settlement Gaps and Green Buffers. The policy and Ramoth Way area defined in the Plan are also reproduced in Appendix 1 for ease of reference.

Reasons for Considering Changes to the Regulation 14 Neighbourhood Plan Proposals

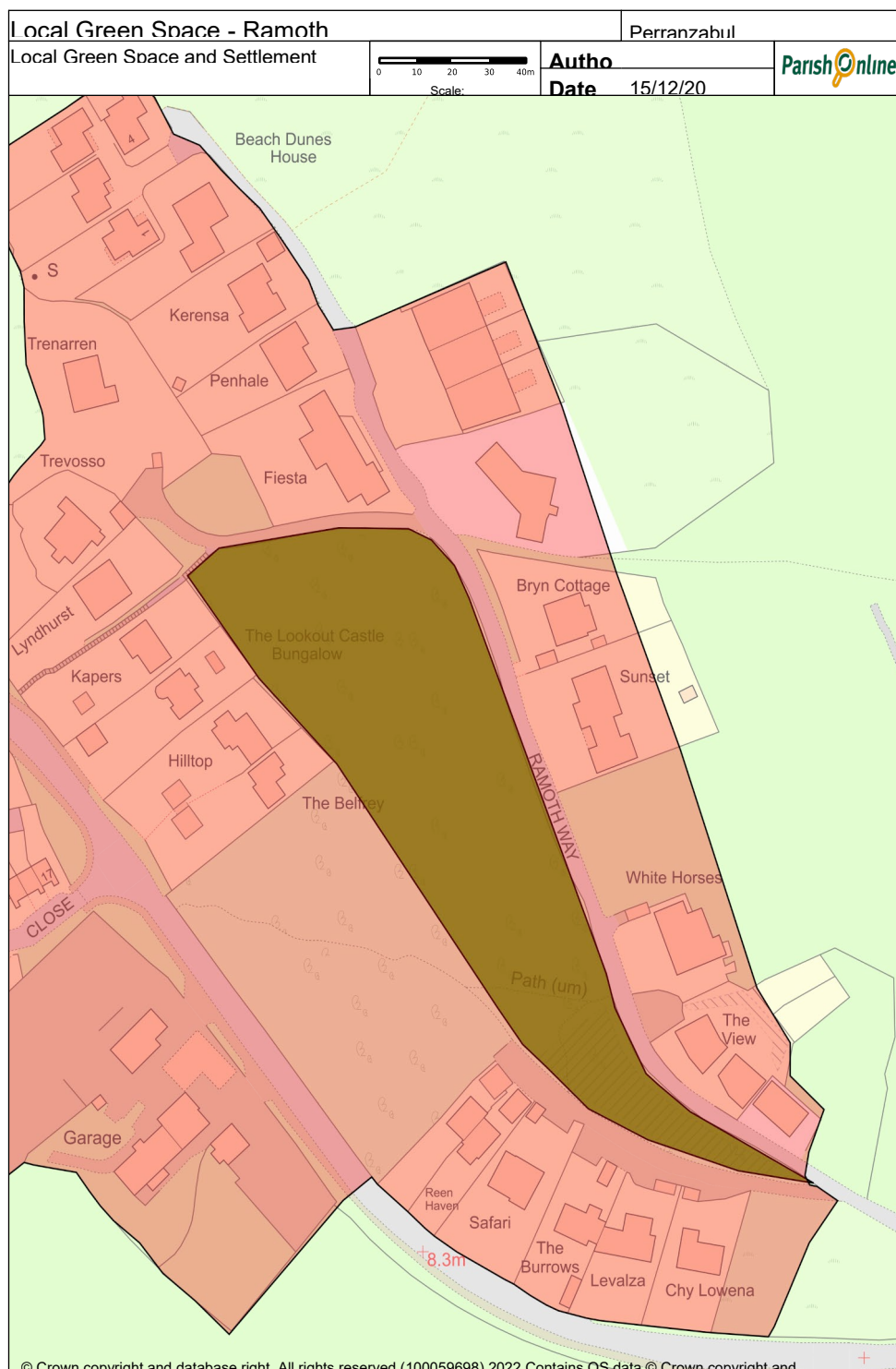
Following some informative feedback we received during the initial Regulation 14 consultation exercise, which highlighted that the proposed boundary could be more logically drawn around existing properties along Ramoth Way, we are proposing a revised Settlement Boundary in the area of Ramoth Way. The proposed change provides a more distinct and logical boundary to the built-up area of Perranporth village. As a result, however, the revised Settlement Boundary proposed now includes the area of land which was proposed in the Regulation 14 Plan as the Ramoth Way Settlement Gap and Green Buffer. This designation is not considered now to be appropriate, but, as the area of land is still considered to have value to the community and holds a significant value to the character and setting of Perranporth, we are proposing that it is designated as a Local Green Space instead. We are interested to hear your views on these proposed changes.

Proposed Amendments to the Regulation 14 Pre-submission Plan

Proposed Changes to the Settlement Boundary and to the Ramoth Way Settlement Gap and Green Buffer Area

The proposed change to the Settlement Boundary is presented on Map C1 below. The map also shows the proposed Ramoth Way Local Green Space area, although the boundary of the area has not changed from that in the Regulation 14 Plan (where it was proposed as Settlement Gap and Green Buffer).

Map C1: Proposed Change to Settlement Boundary and resultant amendment to designation of Ramoth Way to Local Green Space



The wording of section 6.2.4 is proposed to be amended to include reference to the new Local Green Space in the list of designated areas. The Local Green Spaces background paper is in process of being updated in light of the Regulation 14 responses and will also be updated to reflect this additional proposed Local Green Space prior to publication of the Submission (next) version of the Neighbourhood Plan, if this consultation supports its inclusion.

It is important to note that there is currently an outline planning application (application reference PA22/10797¹) being considered by Cornwall Council for the erection of up to five dwellings (with all matters reserved except access) on the site. This is separate to our consultation and has not changed our thinking about the most appropriate way forward for the site in the Neighbourhood Plan as presented in this consultation paper.

Rationale and Justification for Proposed Changes to the Settlement Boundary at Ramoth Way

The proposed change is a logical extension of the Regulation 14 boundary. We have applied the same criteria to the line of the boundary as has been applied to other parts of the Perranporth and other settlement boundaries. The line of the boundary follows field and property curtilage boundaries and also diverts from this where gardens could present opportunities to develop additional dwellings and divide the plot.

As the area within the settlement boundary supports the principle of development, and we cannot designate the green area within Ramoth Way as Settlement Gap and Green Buffer given its definition as a policy tool to help maintain separation of settlements, as the area retains its value to the community in landscape and wildlife terms, we have proposed its designation as Local Green Space.

Rationale and Justification for Proposed Changes to the Ramoth Way Settlement Gap and Green Buffer Area

Location and Size

As stated above, the proposed Ramoth Way Local Green Space is the same area as was proposed as Settlement Gap and Green Buffer in the Regulation 14 Plan. It is sited near the northern periphery of the Perranporth Settlement Boundary and has an area of approximately 0.8 hectares.

Importance of the Site

The site is already designated part of a County Wildlife Site (see Appendix 2) and as such receives protection for that role in the adopted Cornwall Local Plan in Policy 23: Natural Environment. Its loss, in whole or in part, would be a significant detrimental impact to the character and setting of Perranporth, but just as importantly would harm local wildlife, ecology and biodiversity. It provides an important nature corridor between an area of low

¹ Details of which can be viewed here <https://planning.cornwall.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=RMFF9NFGI1R00>

density development of detached residential properties with large gardens. It creates a highly visible soft boundary from the established urban form and the open dunes landscape.

Wildlife regularly observed in or near this area includes; the Cornish chough (still very rare across Cornwall), stone chats, green lizards, grass snakes, adders, slow worms, voles and an abundance of varied insect life, birds and butterflies. As well as being a haven for varied wildlife the site also supports flora in the form of varied wild flowers and other herbs and grasses. Most of these flora and fauna have been seen in person by the authors of this document over several years.

The landscape value and local character of this site is extremely important to the character and setting of Perranporth. A selection of photographs in Appendix 3 of this document illustrates its value within the landscape setting and its contribution to local character. These include various perspectives around Perranporth; including from St Pirans Road (the High Street) when looking north, from the beach when looking east, on the approaches to the village from the south looking north and when looking from Droskyn on the coast looking north east. The area serves to break up massing of built form across the southern edge of the Penhale Dunes Landscape of Local Significance.

In our survey of Perranzabuloe Parish in 2018 in preparation for our NDP over 97% of our recipients highly valued the landscape and environment of the area and wanted these aspects protected to be enjoyed and appreciated by future generations².

The visual importance of the site to the character and setting of Perranporth was also stressed in a 1997 Planning appeal decision to refuse planning in relation to a residential housing application on the site (reference OP21/0538/96/N, 1997, and [Ramoth Way Appeal Decision Letter 1997](#)). Namely that this landscape to quote the Inspector was, “extremely important to the setting of Perranporth”. In the intervening years since 1997, further ribbon development has taken place along the north-east side of Ramoth Way. This creates a simple, linear form which, when viewed from the village, has had only a limited impact on the visual character of the immediate area when compared with the visual ‘scale’ of any future development over the proposed site. Thus it remains the case that “the semi-rural appearance of what is a dominant sloping hillside has been substantially retained” which supports the designation of the area as a Local Green Space.

To quote the Inspector further from the Planning Inspectorate OP21/0538/96/N, in paragraph 9 it states, “The site comprises dune land which includes areas of moss, grass and brambles on the eastern slope of the valley to the west of which lies the more closely-knit development in the village of Perranporth. There is limited development adjoining and near to the site and lying east and north of the B3285 road.” An even more significant view expressed in the decision in paragraph 10 states, “In my opinion, the Council are correct in their contention that the site is inextricably linked to the dune system on the other side of Ramoth Way and beyond. Its open, semi-rural character contrasts markedly with the more densely developed built form of Perranporth lying to the west. This is clearly seen as the site and village are approached from the east, along the B3285. The site is also readily apparent and seen as a prominent hillside feature when viewed from numerous points within the village, near the beach, and on the approach roads from St Agnes and Truro. I consider the

² See <https://www.perranplan.co.uk/2019/10/21/public-survey-results-initial-findings/>

site as extremely important to the setting of Perranporth. Despite the limited development along the main road and Ramoth Way, the semi-rural appearance of what is a dominant sloping hillside has been substantially retained, and not compromised to an unacceptable degree.”

The site of this Local Green Space is undoubtedly of great importance to wildlife and the setting and character of Perranporth, clearly being an important visual feature from various locations around the village and linking to the nationally important dune landscape beyond.

The area is also important for the many local walkers and dogs and includes an established permissive path through the site that links to the wider dune-escape.

National Planning Policy and Guidance

The National Planning and Policy Framework (NPPF) defines the requirements for Local Green Spaces as follows:

"102. The Local Green Space designation should only be used where the green space is:

*a) in reasonably **close proximity** to the community it serves;*

*b) **demonstrably special to a local community and holds a particular local significance**, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or **richness of its wildlife**; and*

*c) **local in character** and is **not an extensive tract of land**."*

From the rationale and justification set out above, we consider that the proposed area demonstrates clearly that the proposed LGS at Ramoth Way meets each of these criteria, and in particular those highlighted in bold font above.

It is the intention of this consultation, as the proposal has not been shared with the community until now, also to understand further, and beyond what we have already been told, the degree to which the specific area is “*demonstrably special*” and “*holds a particular local significance*”.

In order to comply with recommended processes set out in the National Planning Practice Guidance note³, we have contacted the landowners prior to this consultation to alert them to our proposal to designate the area of land as a Local Green Space.

Options and Comments

We would like to know whether or not you agree with the proposed changes and if you have any comments on the changes presented in this paper. You can do this by either following this link (<https://www.perranplan.co.uk/>) and indicating your preferences in relation to this and the other two consultation papers, or printing the comments form

³ See <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation> One part of the guidance states that “A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.”

available on the website and returning it to the Parish Council at the following postal or email address:

Neighbourhood Development Plan Supplementary Consultation, Perranzabuloe Parish Council, Chyanhale, Ponsmere Valley, Perranporth, Cornwall, TR6 0DB; or,

Email: comments@perranplan.co.uk

Paper copies of this paper and comments form can be requested from the Parish Council at the above addresses or you can phone on 01872 572727.

Paper copies are also available at the Perranporth Post Office.

The consultation period for this and the other two papers runs between 19th January and 2nd March 2023.

What's Next?

When the consultation period has ended we will consider the comments, confirm the final changes to the Plan as a result of the initial Regulation 14 consultation and this supplementary consultation, publish the schedule of comments and our responses to them and submit our Plan to Cornwall Council. Cornwall Council will then run one further consultation and appoint an Examiner to preside over an independent Examination of the Plan. Should the Examiner recommend that the Plan moves forwards from that stage, it will be the subject of a local referendum to decide if the Plan should be formally used in the planning system to help determine planning applications.

Appendix 1: Policy Extracts from the Regulation 14 Neighbourhood Plan

Regulation 14 Neighbourhood Plan Policy SD1: Settlement Boundaries

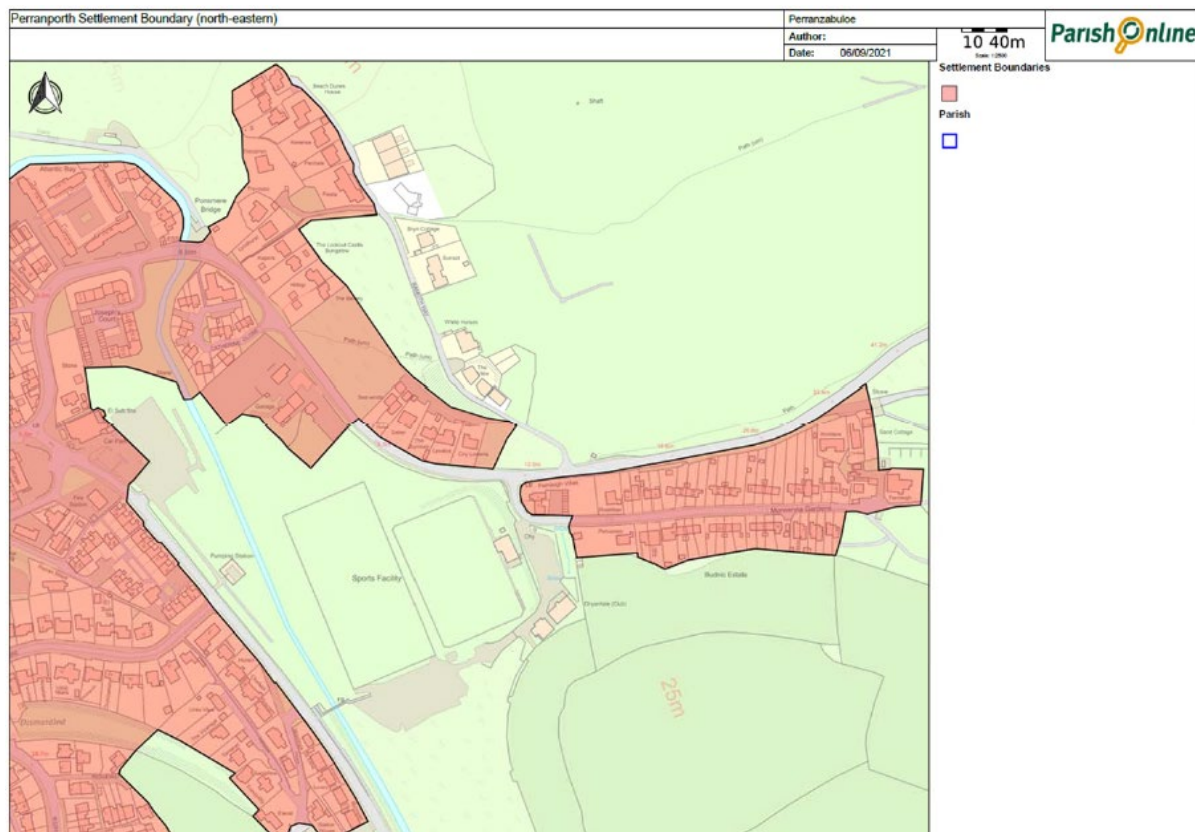
Policy SD1: Settlement Boundaries

- 1. Map 3 and maps in Appendix 2, define new settlement boundaries for the villages of:**
 - i) Bolingey;**
 - ii) Goonhavern; and,**
 - iii) Perranporth.**

- 2. Development proposals for small scale infill and re-development of previously developed land within the defined boundaries will be supported where such development conforms to other policies in this Plan.**

- 3. Development proposals outside of the settlement boundaries will only be supported where:**
 - i) the proposal is considered exceptional and meets the requirements of Policy 9 of the Cornwall Local Plan to meet evidenced local housing need; or,**
 - ii) meets the requirements of other development plan policies which relate to other specific types of development in the countryside.**

Regulation 14 Neighbourhood Plan Appendix 2 Perranporth (north-eastern area) Boundary



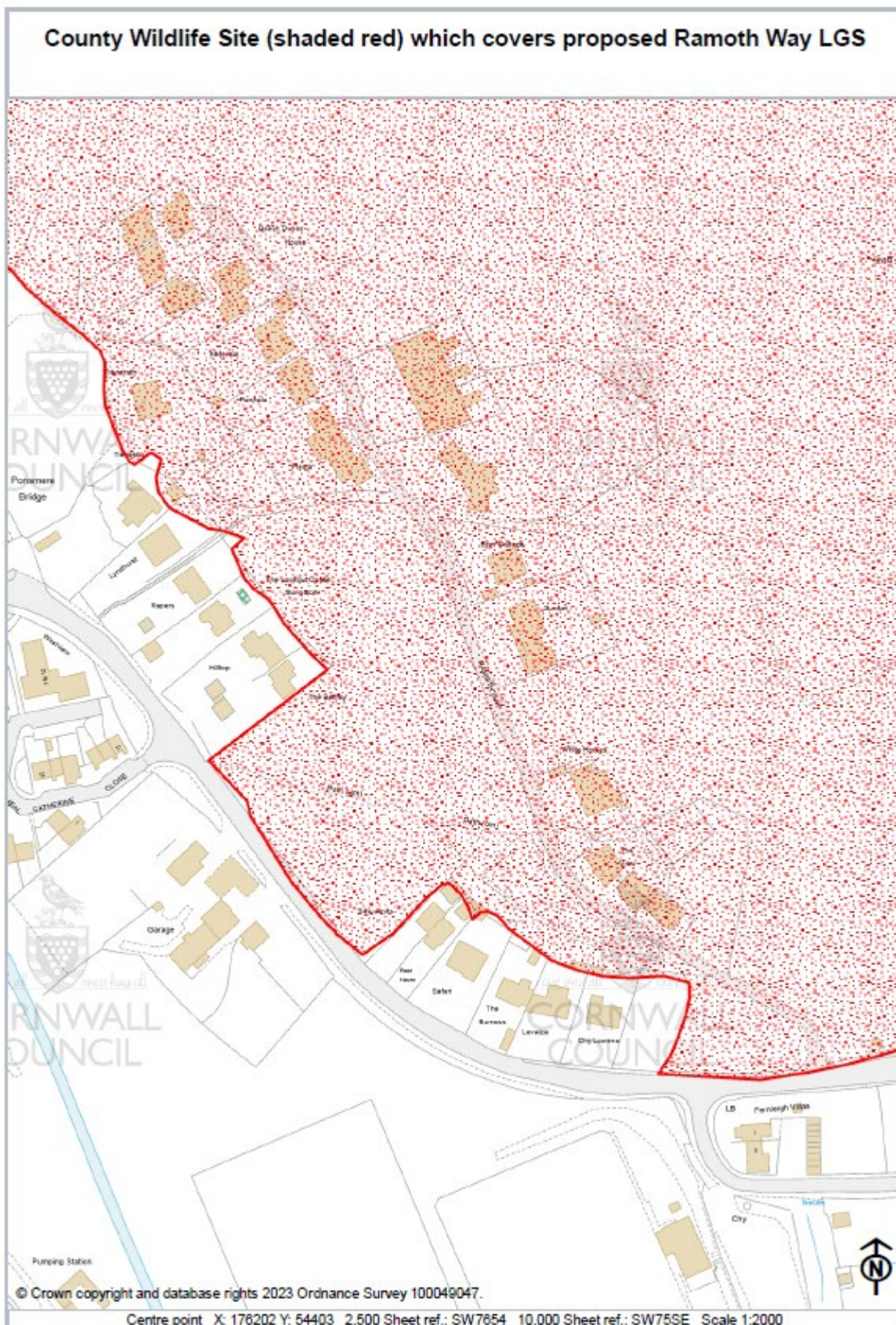
Policy NE6: Settlement Gaps and Green Buffers

- 1. Development proposals which will result in adverse effects on the following settlement gaps and green buffers, defined in Map 9 and Appendix 8, which provide a valued open space within or between distinct settlement areas will not be supported:**
 - i) Bolingey – Perranporth**
 - ii) Gear Sands**
 - iii) Goonhavern – Perranwell**
 - iv) Hendrawna**
 - v) Ramoth Way**
 - vi) Treamble Stream, Goonhavern**
- 2. Any proposals to increase the extent and prominence of built form on the edge or adjacent to the edge of existing developed areas must include provision for the definition and enhancement of defensible boundaries to that area to avoid erosion of the Parish's open countryside or otherwise undeveloped areas.**

Regulation 14 Neighbourhood Plan Appendix 8 Ramoth Way Settlement Gap and Green Buffer extents



Appendix 2: County Wildlife Site (Red Shaded Area) (Cornwall Council Interactive Map)



Appendix 3: Photographs Illustrating the Value of the Proposed Ramoth Way Local Green Space to Local Character and its Landscape Setting



Photo 1: Vista north from St Pirans Road from western pavement towards the proposed Ramoth Way Local Green Space (Courtesy of Sarah Jenkins).



Photo 2: Vista north from St Pirans Road from eastern pavement towards the proposed Ramoth Way Local Green Space (Courtesy of Sarah Jenkins).



Photo 3: Vista north from St Pirans Road from western pavement closer to the proposed Ramoth Way Local Green Space nearer the site (Courtesy of Sarah Jenkins).



Photo 4: Vista east from the beach towards the proposed Ramoth Way Local Green Space (Courtesy of Sarah Jenkins).



Photo 5: Vista north-east from Droskyn towards the proposed Ramoth Way Local Green Space (Courtesy of Phil Moore).



Photo 6: Vista north from Wheal Leisure car park towards the proposed Ramoth Way Local Green Space (Courtesy of Phil Moore).



Photo 7: Overhead view North of Perranporth towards the proposed Ramoth Way Local Green Space showing its significance to the character and setting of the village and linking with the Dune-scape and undulating land beyond (Courtesy of Jamie Turnbull).



Photo 8: Vista North from Bolingey Road on Perranporth's north eastern fringe across the valley to largely undeveloped dunes and undulating land beyond (Ref: Local Landscape Character Assessment (LLCA) pg 29, showing visual importance of Ramoth Way LGS) (Courtesy of Phil Moore)