

BOTUS FLEMING NDP EVIDENCE STATEMENT

This document contains the evidence base that supports the Botus Fleming Neighbourhood Development Plan (NDP) and tells the story of the parish - the history and present day circumstances, the natural setting and historic built environment of the area and the challenges that are prevalent for its current communities and businesses. This evidence base expands on that story as told through studies, strategic documents and statistics for the NDP area. It is a factual document and as such, evidence is presented in its raw state, with analysis only for issues that are particularly pertinent for the parish NDP policy intent.

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1. ENGAGEMENT

1.1. Community Engagement Strategy

Community Engagement refers to the process by which groups such as ours build ongoing relationships with the community for the purpose of applying a collective vision for the benefit of the community.

1.1.1. Introduction

The primary purpose of the NDP is to produce a plan that will help shape the development of the Parish over the next 15-20 years. The committee also recognises that this process has the potential to strengthen and empower the community and this is reflected in its Mission Statement.

A Neighbourhood Plan should be prepared by the community that lives in, works in and uses the Neighbourhood Area. Neighbourhood Planning can build relationships within a community, strengthen civic pride, help to reinvigorate local democracy and bring people together around a common set of aims. However, to achieve its full potential any Neighbourhood Planning process needs to be properly organised and supported with a clear plan for engaging with the community.

Cornwall Council Neighbourhood Planning Communication and Engagement Strategy

For the plan to have validity, and to be approved by the inspectors, it must reflect the considered views of all stakeholders, i.e. all residents and businesses in the Parish. Specifically the Regulations state: -

“(2) In this regulation “consultation statement” means a document which—

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted;
- and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.”

Community engagement is a well-studied field and much has been published about it. There are organisations who specialise in nothing but this area. For the purposes of this strategy we will adopt the principles defined by the International Association for Public Participation, IAP².

IAP² recognises five levels of engagement; informing, consulting, involving, co-opting and empowering. These are levels and not stages - engagement continues at all of the levels throughout the engagement process.

iap2 public participation spectrum
developed by the international association for public participation

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	<ul style="list-style-type: none"> • Fact sheets • Websites • Open houses 	<ul style="list-style-type: none"> • Public comment • Focus groups • Surveys • Public meetings 	<ul style="list-style-type: none"> • Workshops • Deliberate polling 	<ul style="list-style-type: none"> • Citizen Advisory committees • Consensus-building • Participatory decision-making 	<ul style="list-style-type: none"> • Citizen juries • Ballots • Delegated decisions

1.1.2. Background

In the Parish of Botus Fleming (PBF) the process of Community Engagement began in April 2016 when the PC delivered a flyer to all households and hosted a public meeting. More than 50 residents attended the meeting. Information was given about the nature of Neighbourhood Planning. Many were keen to share their views about how the Parish should develop and some were keen to become involved in running the process. The initiative was supported unanimously by all present. Those who volunteered to have a role in producing the plan were invited to form a sub-committee, the Neighbourhood Planning Committee. While awaiting formal approval from Cornwall County the NPC has worked to ensure robust engagement and communication with the Parish Council and has dedicated time to examining the issues relating to engaging the wider community.

1.1.3. Defining Principles

Democratic government is predicated on the fact that elected representatives have the freedom to act in the best interests of their electorates – representative democracy. Although the NPC is a sub-committee of an elected body it cannot assume to represent, or be representative of, the stakeholders. The NPC is a conduit through which all residents and businesses can channel their thoughts and feelings so that all stakeholders have the chance to influence the content of the plan – participative democracy. The NPC will use the information obtained to create the Draft Neighbourhood Plan which will be judged by the residents in a referendum.

People lead busy lives and have many conflicting priorities. This week's news about neighbourhood planning is next week's dim memory. If we are to stimulate and maintain interest in this project we must keep it in the public eye, employing all methods to raise its profile by ensuring that as many people as possible have regular and frequent exposure to news about the plan.

1.1.4.Strategy

1.1.4.1. Informing

- The NPC must ensure that all stakeholders have sufficient information, and understanding of that information, to enable them to have informed views about neighbourhood planning.
- The NPC must communicate all progress and developments throughout the duration of the planning process.
- Inclusion; a register of residents will be obtained from Cornwall Council and every effort will be made to engage with each one in a way that reflects their circumstances.
- The NPC will establish a register of email addresses of residents and businesses so those who have access will receive information electronically and will be encouraged to access the NPC website and social media.
- Printed media will be delivered to those without email.
- Feedback; individuals will be informed if they express wishes that cannot be met through neighbourhood planning and will be helped to focus their comments on what is possible.

Methods; the following were identified at an early NPC meeting;

- Newsletter plus submission to "The Times Community" section of the Cornish Times.
- Facebook: posting Flyer and updates on community Facebook page.
- Website with link to Parish website.
- Posting on Saltash Community Noticeboards.
- Word of mouth/face to face.
- Email mailing list
- Events.
- Notices and signs
- Local networks, identify key individuals in community to act as information hubs.

1.1.4.2. Consulting

While the preceding section refers to the giving of information, the Consultation process is about receiving the thoughts, views and ideas of the stakeholders. Some individuals will be well informed and keen to share their thoughts at the earliest opportunity. Others will be more difficult to engage.

- **What do we want people to tell us?**

At the initial public meeting there were many residents who were keen to express a view about how the planning process had impacted on their personal circumstances. There were also those who saw the NDP process as a way of obstructing change. While these voices must be heard they are not in themselves sufficient to inform the NDP. Indeed, personal considerations may undermine the emergence of our NDP and lead to rifts in the community through Nimbyism and finger pointing, e.g. "any development will have to be in Hatt as we are in a AONB". To avoid this situation and to encourage a long-term perspective we will initially canvass views on the future vision of the parish, a place for our children and their children. These views will be sought during "open days" held at the Church Hall. The information will be analysed and common themes used to create a vision of the parish in 15 - 20 years. the Committee will then determine the planning implications for housing, jobs, services, amenities and infrastructure and these areas, and the requirements stated in the Cornwall Local Plan, and this will form the basis of the second round of consultation.

- **How do we consult?**

There is no single method of consulting that will reach 100% of the stakeholders. It will be necessary to develop a range of approaches. It will also be necessary to keep an accurate record of who has contributed so that those who have not can be targeted.

- **Options for consultation include:**

Public meetings.

FOR	AGAINST
Economies of scale, stakeholders can share ideas, can generate momentum.	Not everyone likes to attend meetings - fewer than 10% of residents attended initial NDP meeting. Timing will not suit some people.

Suggestion. Rather than holding a meeting we could hold an "open day", probably at the Church Hall. A poster exhibition would reinforce the information already given and NPC members would be in attendance to explain and record views. An 8.00 till 8.00 opening should make it accessible and would make it easier to consult with individuals.

Piggy-backing on other meetings

FOR	AGAINST
Ready made audience, no administration or organising. Poster exhibition already in Church Hall.	Possibly intrusive, attendees have different agenda

Events.

FOR	AGAINST
Community cohesion, fun,	Time and effort and cost involved, limited appeal.

Survey/questionnaire

FOR	AGAINST
Everyone is given a chance to contribute, quick and easy.	Evidence shows that the response rates for surveys is not large.

Electronic communications

FOR	AGAINST
May be preferred by younger people,	Not accessible to all, potential for flaming or trolling.

Door to door, face to face.

FOR	AGAINST
Personal, enables individual approach, accesses hard-to-reach residents.	Intrusive, some may resent it, risk to caller.

Suggested approach.

We need to start a conversation with our stakeholders. Every conversation starts with pleasantries and ice-breaking. We will introduce ourselves through our information campaign and we could break the ice by organising an event, possibly a "grand launch" .

A bonfire/barbecue and byo fireworks is one idea. Within a few weeks we could then hold our Open Day(s). Following that we should be able to write our vision statement for the parish and begin the process of identifying specific areas for the NP to focus.

A further, more detailed, round of consultation could take place in early 2017 to determine the views of the stakeholders on the issues identified in the previous round of consultation and efforts could be made to make this as inclusive as possible.

Quality control.

It will be necessary to have a standardised method of recording the outcome of consultation. Information from the first round will be "soft" and will require careful analysis to identify trends although it has to be hoped that there will be a broad consensus across the parish. The second round should be more systematic and be easier to categorise and analyse.

1.1.4.3. Involving, co-opting and empowering:

These areas should automatically accompany a robust information and consultation strategy. Sensitive methods of engagement should leave stakeholders feeling valued and encourage their continued involvement in the process. Some may want to become more involved by joining the NPC or setting up neighbourhood hubs. Returning to the stakeholders for clarification and refinement of the plan will generate a sense of

partnership and giving them the right to vote in a referendum will be further empowering.

1.2. The Consultation Statement.

Recent political events, both here and abroad, have shown the extent to which large sections of communities feel that their views, needs, hopes and aspirations have not been heard or acted upon. There is a widespread feeling of disillusionment with “politics”, a feeling of disconnect with the centres of power. One response of those who feel like this is to become more and more reluctant to get involved even at local level with processes or institutions that could have a positive impact on their lives. This then becomes a vicious circle, as further decisions are taken that do not reflect or respond to local needs.

Given this background, in producing a Neighbourhood Development Plan (NDP), we were determined to do everything we could to ensure that people in our community would be consulted at every stage in a meaningful way. The final version that would be submitted for their approval should, as far as possible, reflect communal aspirations for the parish. The fortnightly meetings of the NDP committee were open to any interested parishioner who wished to attend. Our door was always open!

One of our earliest tasks was to produce a robust and meaningful Community Engagement Strategy (CES)(para 1.4). The intent of our strategy was not merely to discover the thoughts and opinions of our residents, but also to ensure that people were well informed, engaged with the task of planning for the future of our communities and empowered to join our steering group or take other action to promote community cohesion. The actions taken to implement the various strands of our CES, informing, consulting, involving, collaborating and empowering, are listed below. It should be stressed that these were not different stages of our engagement process, but levels of engagement which we maintained throughout the process.

1.2.1. Informing.

Prior to the formation of the NDP Committee, the Parish Council organised an open evening event on 7th March 2016 to gauge the level of interest in the Parish for a NDP. This was advertised by delivering an invitation to every address in the parish. Information was given about the Localism Act and the scope of the NDP. The meeting was well attended and there was unanimous support for the decision to create a Botus Fleming NDP. The NDP committee was formed subsequently at a further meeting on 4th July 2016. One of the first tasks, once our CES had been agreed, was to deliver an information Flyer to every address in the parish and attempt to engage with householders on the doorstep when possible. This involved the entire committee and took 8 hours on Saturday 5th November 2016. Since then we have continued to produce regular newsletters, have used our consultation events to disseminate information,

created an email database and have commissioned a website to host news and all relevant documents including agendas and minutes of meetings.

To encourage people to think beyond the immediate needs of the parish we produced two documents illustrating possible future scenarios:

- THE 2036 LONELY PLANET GUIDE TO RURAL CORNWALL (Appendix 1)
- THE DOOMSDAY SCENARIO (Appendix 2)

We also delivered a series of publications to each household in the parish:

- 30th March 2016: Parish Council's information sheet and invitation
- 5th November 2016: NDP Committee "Information Flyer"
- 1st December 2016: Newsletter No. 1
- 31st January 2016: Newsletter No. 2 including link to on-line survey
- 7th March 2017: Newsletter No. 3
- 21st April 2017: Newsletter No. 4
- 8th June 2017: Newsletter No. 5 Including link to housing need survey
- 13th July 2017: Newsletter No. 6 Including a "call for sites"
- October 2017: Letter to all local businesses re needs.

1.2.2. Consulting.

All newsletters invited feedback, and gave contact details with email addresses and phone number. Three special consultation events were also held. During the first two, information was provided on the component parts of the plan and comments invited on each.

The approach was open-ended and inclusive. Responses were analysed and tabulated to form the basis of our on-line survey which was advertised in the newsletter.

This was used to test to what extent the wider parish was in agreement with the comments made.

The third and final event was held to coincide with the Eden Project's "The Big Lunch" and the "The Big Event" which commemorated the death of Jo Cox. This was attended by 350 parishioners, and the Committee was able to present work done to date, and request further input.

Feedback continued at other levels throughout the process, including the Local Landscape Character Assessment Survey when 25 parishioners conducted a walking survey of the parish.

We have also used social media – Hatt Chat & Botus Banter Facebook page.

Formal consultation events:

- 14th April 2016: “Open Meeting” to present NDP proposal.
- 10th December 2016: NDP Open Day, Church hall, Botus Fleming
- 2nd February 2017: NDP Open Day, Garage Forecourt, Hatt
- 23rd April 2017: Landscape Character Assessment – community participation
- 18th June 2017: “The Big Lunch”, Recreation Field.

Following our initial open day all of the comments and suggestions were analysed, grouped and summarised. The most frequently cited issues then formed the basis of our on-line survey. The aim was to see if the views expressed reflected those of the wider community. The results were as

The NDP committee also conducted a Housing Needs Survey and contacted all businesses registered in the parish – see relevant sections later in this document.

1.2.3. Involving

At first, the committee consisted of individuals who had attended the initial Parish Council sponsored meetings. As the information campaign got underway more people demonstrated an interest in joining in. As a result, the size of the group grew and departing members were quickly replaced. The committee size then stayed fairly constant at around 12.

An invitation to partake in the BFLCCA survey was made to all residents. On the day 25 individuals contributed to the event and shared their opinions of the landscape as we toured the parish on foot.

1.2.4. Collaborating

For some years, a group of residents had been celebrating the “Big Lunch” event by holding a small street party. Our CES had identified the possibility of piggybacking on to other events to promote our plan and consult. Out of this there grew collaboration between the NDP committee and a group of residents with the aim of turning the event into a parish-wide “Big Lunch”. We worked with a dedicated team of residents, meeting weekly to plan and organise the event, and the result was a hugely successful function

attracting 350 parishioners. The NDP committee were able to use the event to engage with many individuals.

1.2.5. Empowering

Since the inception of the NDP committee there have been some changes in the parish. Some motivated residents have been organising litter-picking events and have begun to manage the redundant lane, the former access road to the village of Botus Fleming, to improve the opportunities for habitats and natural flora. This group has now become formalised as the Community Action Team (CAT) and will be undertaking further such initiatives in the future. While this may have occurred without the existence of the NDP committee, we believe that the work we had been doing with the community facilitated the development of the CAT.

1.3. Engagement documentation

The following is a collection of documents used in the engagement process.

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1.3.1. The 2036 Lonely Planet Guide to Rural Cornwall

The Parish of Botus Fleming.

No trip to SE Cornwall is complete without a visit to the award-winning parish of Botus Fleming. For many years this was a sleepy bucolic parish, insulated from the reality of the wider world, a place for escape and refuge. However, 20 years ago it was becoming obvious that political pressure to create new housing along with its proximity to ever-expanding Plymouth suburbia, placed it in a vulnerable position and threatened the way of life of the parishioners. Fortunately the fear of change was sufficient to spur the locals to action. Out of threat came the commitment to take control of the future of the parish and an enthusiastic group, with both the necessary vision and the energy, took on the task. Little did they know that their efforts would start a chain of events that would create a community that set the standard for other parishes throughout the UK.

The catalyst for change was the production of the Neighbourhood Development Plan. All residents of the parish were encouraged to express their views and to become actively involved in the process. The final Plan contained much that influenced the number, style and sustainability of all new development and also went some way to improving community safety and transport infrastructure. It also started the process of using Government grants to buy the playing field in Hatt and develop a new sports pavilion and facilities on the site. But the major outcome of this process was the creation of a community that felt empowered and with a sense of ownership of, and of belonging to, a strong community. And rather than being stuck in the past, this community embraced the technological and social changes which have occurred since. And how!

By the early 2020s it was obvious that fossil fuels no longer offered an acceptable or affordable power source for domestic heat or transport. Grid electricity was also becoming more expensive. A new approach was needed and, in partnership with Plymouth University, the Parish entered into a pilot scheme to develop a sustainable and affordable energy strategy. Residents had already become used to the idea of car sharing and this laid the foundation to a move away from car ownership altogether and the establishment of a Car Pool where vehicles could be booked out for periods ranging from hours to days. The introduction and rapid growth of electric vehicles made this system even more attractive as the cars could be charged overnight at the Car Pool. This led to the construction of the Community Garage in an existing industrial site near the Hatt roundabout. This site now has a 24KW wind generator, the large flat roof is covered with the latest highly efficient PV panels and the site also houses an anaerobic digester. These technologies provide up to 80% of the power required to charge and maintain the electric car fleet. With the introduction of safe driverless vehicles the parish introduced a shuttle bus, DES (driverless Electric Shuttle) that connected all properties in the parish with the Car Pool.

Unfortunately public transport links deteriorated during this time and congestion on the A388 became much worse making it difficult for commuters to get to Saltash or over the bridge to Plymouth. Cycling had been encouraged for many years but the A388 had seen some terrible accidents involving cyclists so only the bravest took this route. Coincidentally the National Cycle Network had been looking at ways of

a safe cycle path from Callington to the Tamar Bridge. This led to the construction of a new route through the Village of Botus Fleming and then, over an elevated section across Kings Mill Lake, to Salt Mill in Saltash. At the same time a quay was constructed at Kings Mill to create a stop for the HoverRib river bus which operated between Calstock and the Yealm serving all stops in between and creating a convenient and speedy commuter route for those working in and around Plymouth.

Falling car ownership also presented a solution to the housing problem. The parish had an annual turnover of 5-10% of its population but this did not satisfy the demand for affordable homes for young

people as house prices remained high because of the popularity of the area. The large number of redundant garages generated a local industry in building self-contained annexes on these sites, some were studio apartments for single people and some large enough to accommodate small families. They found use as stepping stones for adult children looking for more independence, downsizing opportunities for older couples who wished to pass on their accommodation to a son or daughter with a family, affordable rental accommodation for young people wishing to move to the parish and, in some cases, holiday lets and artists' studios. The population of the parish was able to increase without the loss of green field sites and with considerable benefit to the local economy.

The removal of the Hatt Service Centre to the Car Pool created an opportunity to develop this site. This Third Age Village provides independent living for the older population and is designed and staffed in such a way that care can be provided at home should residents become less able. It is built to Passive House standards so running costs are low. The existing fuel tanks under the building have been filled with water which is heated by electricity generated from PV panels. This then provides heat for the underfloor heating and domestic hot water. The development also houses the Hatt Farm Shop and a Gallery selling the work of the many artists who live in the parish. The farm shop sells produce from local farms and growers in the immediate area reducing food miles and boosting the local economy. The incorporated coffee shop is a lively meeting place for locals and the Post Office continues to provide vital services.

By the late 2020s the parish had to cope with issues caused by climate change. Intensive farming practices over the previous decades had led to soil degradation and erosion. At this point the parishioners formed a co-operative and, with the support of the Duchy of Cornwall, acquired much of the agricultural land in the parish. Most of these fields had been orchards until the mid 20th century and it was decided to reinstate fruit growing but with a difference. Climate change plus the development of more hardy cultivars made it possible to plant more exotic trees. Now BF is the main supplier in the SW of peaches, nectarines, apricots and figs and pomegranates and recently new orange and lemon groves have been established. In the Spring tourists come from around the world, even Japan, to admire the spectacle created by the blossoms. All residents share the profits generated by this endeavour and many have found employment, especially in the fruit picking season which is a major social event. There has also been a growth in the production and marketing of jams and preserves and fruit liquors. There were other unexpected benefits. The overlarge agricultural tractors and machines once common on the lanes became redundant, as much smaller equipment was needed. Also, the flooded lanes became a thing of the past as the trees trapped more moisture in the soil so preventing run-off. And of course the large number of trees helped reduce the area's carbon footprint. During the preparation of the land, pipes were laid 2m below the surface forming ground arrays which were connected to manifolds in populated areas. Residents then had the opportunity to connect to these manifolds to feed ground-source heat pumps and thus create cheap heating for their homes.

Before leaving the parish do, visit the farm shop. If you buy nothing else you really should try Botus Honey. By 2020 bee populations were under threat through loss of habitat and toxic pesticides. Fruit production needs pollinators. Fortunately there was a tradition of bee-keeping in the area and most prominent among the apiarists was Duncan Simmons. Duncan not only manages the bees in the orchards but he also goes to great lengths to involve as many parishioners as possible to so that the craft can be passed on to future generations. And peach honey is as good as it gets.

1.3.2. The Doomsday Scenario

Stanford SOCIAL INNOVATION^{REVIEW}

Informing and inspiring leaders of social change

VOLUME 567. 98009.32. pp 184-5

June 2036

Looking back it's easy to understand the apathy of a population who felt disenfranchised from the democratic process. Market forces still ruled the day and politicians pandered to the wishes of the super-rich elite while overseeing an ever-increasing increase in wealth inequality and large swathes of the population feeling that they had been forgotten. They had also witnessed the devolution of budgets and decision making to schools and hospitals who were then blamed for service failures when the budgets were cut. So, when the responsibility for future planning and development was devolved to neighbourhoods many were suspicious that there was a hidden agenda and did not engage with the process. It must be remembered that at the same time people were using their votes as a form of protest, voting against the status quo rather than voting for an alternative. Examples of this are the vote to leave the EU and the election of President G. Roper in the USA. With the benefit of hindsight we are now able to see who made the right choice.

Neighbourhoods who submitted a Neighbourhood Development Plan had defined the extent and nature of development in those localities, retaining local character and improving amenities and infrastructure for the benefit of all. Those without a plan had a different fate. Two pressures came to bear on these neighbourhoods. Firstly, the Local Authorities were desperate to meet their housing targets and saw unprotected neighbourhoods as an easy target to force development. Secondly, property developers, always desperate to acquire development sites, began to buy up all available land in and around these neighbourhoods in the anticipation of obtaining planning consent. These pressures had particularly harsh effects on the parish of Botus Fleming.

By the end of the 20th century neighbouring Saltash had experienced dramatic expansion with development spreading from the centre in all possible directions. Industrial sites were developed along the A38 corridor at the edge of the now densely populated areas. This arrangement worked well for many years but just over 20 years ago there was a further need for housing expansion and this led to a massive development at Broadmoor Farm, beyond the industrial estates. It did not take long for the planners and the developers to realise that these industrial sites were now valuable development sites for infill domestic development. But where to relocate the industrial sites? The answer was obvious, the nearest neighbourhood that did not have a NDP, the parish of Botus Fleming. Today, when driving past the industrial units occupying the land along the A388 and the affordable multi-storey flats where once there was woodland, it is difficult to imagine that not so long ago this was a peaceful rural community and a desirable place to live.

1.3.3.Evidence Gathering and Consultation Chronology

- 7th Mar 2016 Parish Council Meeting
- 30th Mar 2016 First Information Flyer to all parishioners
- 20th Apr 2016 First Botus Fleming NHP “Open Meeting”
- 4th Jul 2016 Botus Fleming NHP Committee established
- 15th Sept 2016 Parish “doorstep” NDP Communication
- 12th Oct 2016 Designation Decision Confirmation
- 1st Nov 2016 Public Email Communications facility established
- 5th Nov 2016 Second “Information Flyer”
- 1st Dec 2016 Newsletter No 1
- 10th Dec 2016 NDP Open Day (Botus Fleming)
- 7th Jan 2017 Online Survey (Survey Hero) est.
- 31st Jan 2017 Newsletter No 2
- 2nd Feb 2017 NDP Open Day (Hatt)
- 7th Mar 2017 Newsletter No 3
- 21st Apr 2017 Newsletter No 4
- 23rd Apr 2017 Landscape Assessment
- 25th May 2017 Housing Needs Survey
- 8th Jun 2017 Newsletter No 5
- 18th Jun 2017 NDP Forum (Big Lunch, Hatt)
- 13th July 2017 Newsletter No 6

1.3.4.30th March 2016 - First Flyer to all Parishioners

Neighbourhood Development Plan for the Parish of Botus Fleming

What is a Neighbourhood Plan?

- Created by the local community, it provides a framework to guide local development.
- A Plan enables us to influence the location, nature and scale of building in the parish; for example, where new homes could go and which areas should be protected.
- Unlike the old Parish Plan, the Neighbourhood Plan will have real teeth. Once adopted, it has legal weight and becomes part of Cornwall Council's planning regulations.
- However to be approved, it MUST reflect the needs and views of local people like you.

Why do we need a Neighbourhood Plan?

- There is increasing pressure to allow relatively large development in areas like Hatt and Botus Fleming.
- With a Plan, we will have a major influence on the nature, scale and location of any development in the parish.
- Without a Plan, decisions will be made elsewhere and our influence will be very limited.
- With a Plan the Parish gets more of the money paid to Cornwall Council by developers.

How can you have your say?

- The final Plan must be approved in a referendum but there will be several consultations before then.
- To determine the strength of community engagement in developing a Plan a public meeting has been arranged.

The meeting will be held on Thursday 14 April 2016 at 7pm in the Church Hall at Botus Fleming

Further information is available on the parish council's website
www.botusfleming.org.uk

If you are unable to attend the public meeting you can submit your comments via the parish council's website

1.3.5.12th October 2016 Designation Decision

Cornwall Council

Circuit House St Clement Street Truro Cornwall TR1 1DT
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk



Applicant:

Mrs Helen Wright
2 Carroll Road
Crownhill
Plymouth
PL5 3RZ

**Town And Country Planning Act 1990 (As Amended)
The Neighbourhood Planning (General) Regulations 2012**

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 24th August 2016 and accompanying plan(s):

Proposal: The designation of the Parish of Botus Fleming as a Neighbourhood Area

Relevant Body: Botus Fleming Parish Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

**Phil Mason
Head of Planning, Housing and
Regeneration**

DATED: 12th October 2016

REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

The Cornwall Council has considered the proposed Designation of the Neighbourhood Area and finds that:

- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act; and

It is therefore considered that the Designation of the Neighbourhood Area should be approved.

Page 2 of 2

DRAFT

1.3.6.5th November 2016 - Second 'Information Flyer'



IF YOU WANT YOUR VIEWS ON LOCAL ISSUES TO BE HEARD, THEN HERE IS YOUR CHANCE TO INFLUENCE HOW YOUR PARISH WILL DEVELOP OVER THE NEXT 15-20 YEARS

WHY IS A NEIGHBOURHOOD DEVELOPMENT PLAN SO IMPORTANT?

The plan is a community led process that WILL guide future development, regeneration and conservation your Parish. It is an opportunity to put forward ideas on how we all want to see our locality develop. Once adopted it becomes part of the statutory development plan for Cornwall and must be considered during the planning process. Its statutory status gives it much greater weight than the previous Parish Plan.

THE INFORMATION NEEDED TO PRODUCE IT MUST COME FROM YOU

Practical and financial support will be provided through the Parish Council and a Steering Group will do the work of preparing the plan, but it is the voice of the parishioners that will determine the contents of the plan. For that reason everyone should be fully involved and engaged to ensure that the plan reflects your views.

WHAT ARE THE ISSUES?

Here are some areas that you might consider, but you may wish to add other ideas.

- The number and type of any new housing development
- The preservation of open countryside
- The protection of spaces used for sport and recreation
- Traffic and transportation
- Other community amenities

NEXT STEPS

The steering group needs to hear from you. We will be arranging consultation events to record your thoughts and ideas.

Our email address is botusterningandhattndp@gmail.com Please send us a message with your name and address and we will add you to an electronic mailing list. We also hope to attach temporary post-boxes by the existing Parish Council notice boards, where you can post your thoughts. We also need to keep you informed so you will be hearing from us regularly. The draft plan will be circulated to all and you will then have an opportunity to vote to accept or reject the plan.

WHY BOTHER?

If we don't do this then all decisions about local development will be made by Cornwall County Council or by central government and we will have no say.

MISSION STATEMENT

To promote a stronger and closer community by empowering individuals and families living in and around Botus Fleming and Hatt to have a say in the future development of the area.

PARISH OF BOTUS FLEMING

Neighbourhood Development Plan



December 2016
Volume 1, Issue 1
Botusflemingandhattndp@gmail.com

The story so far.....

In 2011 the Localism Act enabled the devolution of decision making powers from central government to individuals and communities. This created the right for residents to shape development in their communities through the production of Neighbourhood Development Plans. Some areas have completed their plans and have had their validity tested and confirmed by judicial review. The St Ives plan, which prohibits further development of second homes, has made the national news.

Our journey started in April of this year when the Parish Council called a general meeting to determine if there was any interest in producing our own plan. More than fifty people attended and expressed overwhelming support. Twelve residents expressed an interest in helping with the process and these attended a subsequent meeting when the steering committee was formed. This has undergone a few changes over the past few months but we now have a stable group which has been working hard on your behalf. Initially there was a need to become acquainted with the enabling legislation, the National Planning Policy Framework and the emerging Cornwall Local Plan as all of these define and limit what can and cannot be included in our plan. So there has been a great deal of unseen work in preparation for our launch in November with the delivery of our Flyer to every household .

The next steps.....

Now it's your turn. We really need you to consider how you would like to see the parish develop over the next 20 years. At this stage we are not looking for specific ideas, rather we would like to create a vision of what it will be like to live in the parish in the future. Which aspects need to be protected, what development is required, what changes will be required in terms of housing to ensure that the needs of the community will be met. Look beyond your garden and your road. Think generally about our roads, transport links, local amenities and services, facilities for sport and leisure and a place for young people. Think about jobs, cottage industries, broadband to facilitate working from home, allotments, renewable energy. And, if you can stretch your imagination, think about how we are going to manage future social change and technological advances and even climate change. Once we have a vision we can then look at the steps needed to achieve it and that will form the next round of consultation.



Open day, Saturday 10th December, Botus Church Hall Meet the team and share your thoughts.



Members of the committee will be available to discuss issues, answer questions and, most importantly, to record your views. The event will run from 10.00 till 18.00 and a big incentive to attend will be a large supply of mince pies and refreshments. The more people who contribute, the more robust will be the evidence that we gather. We hope to obtain the views of a broad cross section of our community—reflecting the wisdom and experience of the older generations and the hopes and aspirations of the younger ones, including those in the 11-17 age bracket.

If you've not already done so, please send your email address to Botusflemingandhattndp@gmail.com so we can keep you informed of developments

Want to become more involved? Then come and join the committee. Especially if you can lower the average age of the members.

Are there any risks? We can think of three

1. When we started this process we knew that the plan would fail if we did not engage fully with the residents. Compared with other designated areas we are quite small with a population of 650 and 215 dwellings. Areas like Saltash can claim that a large sample of the population can provide a representative view. But this does not work for small communities. So please make the effort to become involved so that we can satisfy the Inspectors on this count.
2. It is not a question of "will there be development", it's about the scale and nature of development that will be welcomed or accepted by the residents. Early feedback includes comments to the effect that there should be no

change in the built and natural environment and this is an understandable view. However, it cannot form the basis of our plan as it would be rejected by the inspectors. Fortunately we are likely to get away with small scale, sensitive development.

3. The A388 bisects the parish and forms a clear physical divide between the two main settlements. We feel that it is very important that this planning process does not cause rifts or disputes between the two communities. On the contrary, we hope that the legacy of this process will be a more integrated community reflecting our mission statement.

Mission statement

To promote a stronger and closer community by empowering individuals and families living in and around Botus Fleming and Hatt to have a say in the future development of the area.

Meet the team

Trevor Aughey. Lived in the parish for seven years. Retired following long career working for the NHS



Dave Edwards is a Private Investigator/Security Consultant having served 32 years with the Metropolitan Police/National Crime Squad and Serious Organised Crime Agency. He has lived in Hatt for 6 ½ years.



Finlay Linford has interests in local commercial property and is Director/owner of Codfathers the fish and chip business in Saltash, living in Botus for 18 months



Steve Malcolm A former Royal Navy Captain, has lived in Hatt and Botus Fleming since 1987 and has yet to find a better place to live in the world. A Parish Councillor and the link between Botus Fleming PC and the Neighbourhood Planning Committee. Most enthusiastic about the opportunity to support and influence the future of this wonderful community

Denis Morgan. Semi-retired after 43 years "experience" in corporate business! Has lived in Hatt for 6 years and loves the area as much today as the day he moved in.



Claire Pethick



Ian Pethick



John Robinson. I spent 22 years in the military and then 20 years with a security company before retiring in 2008. I have lived in Cornwall since 1982, 23 years in Hatt.

Helena Vallis has lived in the parish for seven years. Previously worked in schools with SEN children, now enjoying life being a part-time potter.



Neighbourhood Development Plan



January 2017
Volume 1, Issue 2
Botusflemingandhattndp@gmail.com

Whats been happening?

Since our last newsletter in December we have continued to meet twice monthly to review our progress and plan our next steps. We held our open day on 19th December, perhaps not the best day to expect people to turn out given that it was a cold wet day in the run-up to Christmas. We were overwhelmed by the enthusiasm of those who did attend and their willingness to share their views about the future of the parish. The views of parishioners will form the basis of the final Neighbourhood Development Plan so events like this are really important in engaging with the community. Following that meeting we sat down and analysed all the comments, dividing them into clearly identifiable areas and weighting them according to the number of comments received on each topic.

Another positive outcome from this meeting was getting to know other residents from around the parish. This serves as a reminder that this Plan is not just about buildings, it's about how we live together as a community in the future.

Whats is happening?

Although the Open Day was successful, attracting approximately 10% of the parish population, we did not feel confident that we had sufficient numbers to give us a mandate to go ahead and create the vision for the parish. So, we decided to identify a larger "focus group" and seek their opinion on the appropriateness of our findings. We have a database of emails and we know that we can reach even greater numbers through the Hatt Chat & Botus Banter Facebook page. We constructed a questionnaire using the main 26 headings from the consultation day. Requests to complete this survey were emailed to individuals and a request was posted on the Facebook page. If you have not yet completed the survey please do so and ask all family members to respond too, especially younger members. If you haven't registered your email address and you are not on Facebook you can find the survey at:

<https://surveyhero.com/c/6e7870e>

You do have a voice, use it.

Open day, Sunday 5th February, On the forecourt of Hatt Service Station. Have your say.



Members of the committee will be available to discuss issues, answer questions and, most importantly, to record your views. The event will run from 08.00 till 16.00. We will be erecting a gazebo to provide some shelter. So, when you go out to get your Sunday papers we will be waiting for you. We want to record your views and hope that they will reflect the wisdom and experience of the older generations and the hopes and aspirations of the younger ones, including those in the 11-17 age bracket.

If you've not already done so, please send your email address to botusflemingandhattndp@gmail.com so we can keep you informed of developments

Want to become more involved? Then come and join the committee. Especially if you can lower the average age of the members.

How do we get more people to engage with this process?

The members of the committee share the belief that the Neighbourhood Development Plan is a vital tool that will shape the future of the parish and that our neighbourhoods should not be left to the mercy of speculative developers. We also believe that the parish is a wonderful place to live but it lacks the facilities and amenities that promote community involvement and cohesion. These beliefs have been reinforced by most of the conversations we have had with residents. But what about the 500+ residents

who have not engaged? We hear that many people feel disenfranchised and disillusioned with our political system and feel that their views are not listened to. Could this be a factor here? If that is the case then let me reassure you. Nothing will go into this plan unless the majority of residents want it there. You have a say throughout the entire process and then you get to vote in a referendum before the plan can be adopted. This is about people power. Please feel that power and use it.

Mission statement

To promote a stronger and closer community by empowering individuals and families living in and around Botus Fleming and Hatt to have a say in the future development of the area.

Meet the team

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Helena Vallis has lived in the parish for seven years. Previously worked in schools with SEN children, now enjoying life being a part-time potter.



Malcolm Fletcher has lived in Botus for 12 years. Now retired, his working life was in education, both in the UK and abroad, in different sectors ranging from pre-school to university level.

Tom Anfield, 'I moved to Hatt in 2008 from London. I am 58, a self employed luthier (guitar maker, repairer and restorer). I am also a published recording musician and song writer with a new album released last autumn and I own a small professional recording studio catering mainly for up and coming local musicians. I also do occasional guest talks and lectures on luthiery to local schools, colleges and music institutions.'



Roger Burns - Retired nuclear engineer, Hatt resident for 34 years.

Andy, Trudy Crowley and Michelle are also part of the team – more details to follow in the fullness of time.

Neighbourhood Development Plan



March 2017
Volume 1 Issue 3
botusflemingandhattndp@gmail.com

What's been happening?

Since our last newsletter in we have continued to meet twice monthly to review our progress and plan our next steps. We held a second Open Day on Sunday 2nd February on the forecourt of Hatt Garage. It was a cold, windy day, but a heart-warming 50 or so people stopped by on their way to the shop to share their views and hopes for our community. Once again, we were not canvassing views about what should go into the plan but were asking what the residents would like the parish to look like, and how it would be to live here, in 20 years time. The findings were broadly similar to the initial Open Day comments.

On analysing the results obtained on our initial consultation day we identified 26 different areas that attracted the most comments. These were then used to create an on-line survey that was advertised

through our emailing list and the Hatt Chat & Botus Banter Facebook page. The results of this survey largely corroborated our initial analysis, with one or two additional insights.

We are now in a position to publish a Vision Statement based on our findings. It is important to recognise that this statement represents an aspiration and is not a plan or a statement of intent. It will however give us an intended destination to aspire to while conforming to the obligations and limitations set by National and Local Policy. Consultation is an on-going process and we will be seeking your views on the various aspects of the plan as we go on. We are also open to any other comments you may have on the work done so far or any other matters relating to Neighbourhood Planning.

VISION STATEMENT

The Parish of Botus Fleming will be defined by its quiet, rural nature by protecting the distinct character of both our villages by maintaining our rustic boundary, by preserving our countryside, and protecting our fauna and flora for recreation and community wellbeing.

We will have responded to the housing needs of our community when necessary with sympathetic development. All development would have been undertaken only to satisfy demonstrable local housing needs, and conform to the rural character comprising of only small developments in keeping with their surroundings.

Any new housing development would have provided a level of affordable, starter and other appropriate accommodation to meet the needs of our community.

We will have obtained funding to construct a permanent recreation area together with a community centre with changing facilities. Sporting and recreational facilities for young and older people would be available.

The community centre would be available for all to utilise in a diverse range of activities, encouraging varieties of leisure, cultural and sporting facilities and activities to enable opportunities for all, including youngsters and older people.

There would be integrated public transport (with associated pedestrian walkways and cycle routes) and safer roads (through effective traffic management; traffic calming, cameras etc) in order to serve the growing and changing population.

There would be more opportunities for small businesses and assistance for parishioners to work from home by making high speed broadband available for all members of the community.

Our community would be cleaner with appropriate recycling, refuse and dog mess-depositing facilities. All would assist in keeping our environment clean and tidy by becoming active in the collection of refuse. More proactivity, through community involvement and neighbourhood watch, against fly tipping and anti-social behaviour.

Improved services, facilities and amenities will have improved our quality of life, created a sense of well-being, promoted community safety and enabled active and healthy lifestyles for all members of the community. The sense of community spirit and cohesion will have been promoted, fostered and increased.

We will have a stronger and vibrant neighbourhood and rural economy, improved community safety through neighbourhood watch, amenities and facilities for all users, and ensure that our parish remains a special place to live.

What Next?

We hope to soon have our own website dedicated to the Botusfleming Neighbourhood Plan. You will then be able to keep up to date with our progress. Mean while, you can find information about us on the Parish Council website: www.botusfleming.org.uk. Follow the link to Reports, Policies and Documents.

Although we are a rural community, we must not forget that we are also home to a number of businesses that provide services and livelihoods for many people. We will be making a special effort to engage with you in the near future, as the neighbourhood cannot survive and thrive without your vital contributions.

We have also been actively engaged in preparing for the launch of a

Neighbourhood Watch, and are pleased to announce that our Parish Coordinator has now been formally accepted. Next steps on this soon.

One of our aims is to promote a stronger and closer community. On the weekend of June 17-18th many communities across the UK will be hosting either The Big Lunch, a community cohesion event promoted by the Eden Project, or the Big Get Together to celebrate the community work of the late Jo Cox MP. Members of the NDP committee would be happy to support and help facilitate such an event if there is sufficient community interest. Please get in touch if you are interested.

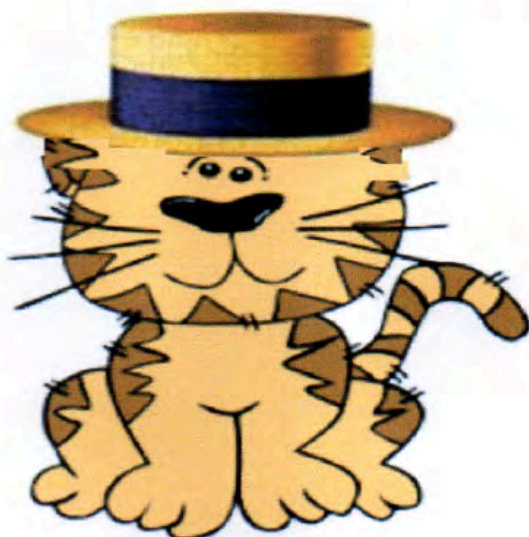
botusflemingandhatndp@gmail.com

If you don't have email you can write your comments and leave them with the Shop in an envelope addressed to NDP. We are grateful to the Shop for offering this service.

1.3.10. 21st April 2017 - Big Lunch Flyer

**THE PARISH OF BOTUS FLEMING & HATT
PRESENTS**

THE CATT IN THE HATT



at

THE BIG LUNCH

SUNDAY 18TH JUNE 2017

11AM TO 6PM

PLAYING FIELD AT HATT

DEAR PARISHIONERS

THE NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE IN PARTNERSHIP WITH THE COMMUNITY OF BOTUS FLEMING & HATT IS PLEASED TO ANNOUNCE 'THE BIG LUNCH' ON THE PLAYING FIELDS AT HATT ON SUNDAY 18TH JUNE 2017 FROM 11AM TO 6PM.

WE ARE HOPING AS MANY LOCAL PEOPLE AS POSSIBLE WILL ATTEND AND SPEND THE DAY TOGETHER AT THIS FREE EVENT. IT IS A CHANCE FOR OUR COMMUNITY TO GET TOGETHER FOR A DAY OF FUN AND FREE ENTERTAINMENT FOR ALL THE FAMILY.

WE'D LIKE EVERYONE TO BRING A PICNIC LUNCH AND JOIN YOUR NEIGHBOURS AT THIS COMMUNITY EVENT (THERE WILL ALSO BE FOOD AND DRINK ON HAND TO PURCHASE, INCLUDING FISH & CHIPS, PASTIES AND ICE CREAM).

ON THE DAY, THE FREE EVENTS WILL INCLUDE -

- FACE PAINTING
- BOUNCY CASTLE
- CHILDREN'S 'CATT IN THE HATT' COLOURING COMPETITION
- GAMES & COMPETITIONS - INCLUDING - TUG OF WAR, WELLY WANGING, EGG & SPOON RACES, SPACE HOPPER RACES, KNOCK-OUT TABLE FOOTBALL & MORE!
- TOMBOLA
- RAFFLE
- BEER TENT (PAID)
- LIVE MUSIC
- THERE WILL ALSO BE A PRIZE FOR THE BEST 'HATT OR BOATER' WORN ON THE DAY!

IN THE EVENT OF INCLEMENT WEATHER THERE WILL BE SHELTER FOR ALL.

PLEASE FEEL FREE TO BRING ALL THE MEMBERS OF YOUR FAMILY, AND TO CELEBRATE WHERE YOU LIVE WITH OTHER MEMBERS OF YOUR COMMUNITY.

'THE BIG LUNCH' IS A WORLDWIDE EVENT, WHICH WAS INITIATED BY THE EDEN PROJECT IN 2009. THE AIM WAS TO BRING NEIGHBOURS AND COMMUNITIES TOGETHER. THE IDEA IS THAT BY STARTING SOMETHING THIS SIMPLE, ALL SORTS OF FRIENDSHIPS, IDEAS AND PROJECTS CAN COME OUT OF A 'BIG LUNCH'. IT GETS PEOPLE TOGETHER AND TALKING - AND IT CAN LEAD TO THE COMMUNITY DISCUSSING AND JOINTLY TACKLING ISSUES THAT MATTER TO THEM MOST.

ATTACHED TO THIS FLYER
IS A RAFFLE TICKET.
PLEASE BRING IT WITH YOU
FOR ENTRY INTO A FREE
DRAW FOR A GREAT PRIZE



FOR MORE INFORMATION OR
ANY QUESTIONS YOU MAY HAVE,
YOU CAN CONTACT YOUR
ORGANISERS AT:

botusandhattbiglunch@gmail.com

FURTHER INFORMATION WILL BE
AVAILABLE ON THE FACEBOOK GROUP
PAGE 'HATT CHAT & BOTUS BANTER'

PLEASE SHOW YOUR
COMMITMENT TO WHERE
YOU LIVE AND JOIN US AT
'THE BIG LUNCH'



1.3.11. May 2017 - Newsletter 4

PARISH OF BOTUS FLEMING

Neighbourhood Development Plan



May 2017
Volume 1 Issue 4
botusflemingandhattndp@gmail.com
www.botusflemingandhattndp.com

WHAT'S BEEN HAPPENING?

Although we have been slightly distracted by the local elections, our committee has continued to meet fortnightly and we remain on target to complete our plan this year. We are still in the process of gathering evidence and have been investing our time and effort in compiling information about our landscape, natural environment, heritage, access to green spaces and our built environment. Many thanks to those residents who joined our Landscape Character Survey Walk on 23rd April. We have amassed a large collection

of data and photographs and are in the process of preparing our report. We are also supporting local residents in the organisation of the "Big Lunch" event and have also established the foundations for a parish-wide Neighbourhood Watch scheme. Also, our website is now up and running and you can see minutes of all of our meetings so far. We are still in the process of populating the various sections of the site. You can find it at www.botusflemingandhattndp.com

THE BIG LUNCH

THE PARISH OF BOTUS FLEMING & HATT
PRESENTS

THE GATT IN THE HATT



AT

THE BIG LUNCH

SUNDAY 18TH JUNE 2017
11AM TO 6PM
PLAYING FIELD AT HATT

'The Big Lunch' is a worldwide event, which was initiated by the Eden Project in 2009. The aim was to bring neighbours and communities together.

The idea is that by starting something this simple, all sorts of friendships, ideas and projects can come out of a 'big lunch'. It gets people together and talking – and it can lead to the community discussing and jointly tackling issues that matter to them most.

The aim of the day is to encourage the coming together of our community. It is not specifically aimed at raising money for charity. We will also take the opportunity to further engage with parishioners and gather views to contribute towards writing the Neighbourhood Development plan.

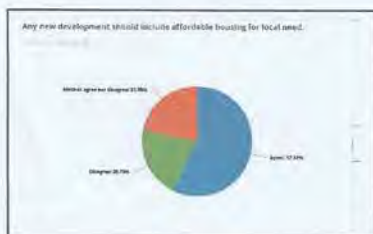
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THE NEXT STEPS

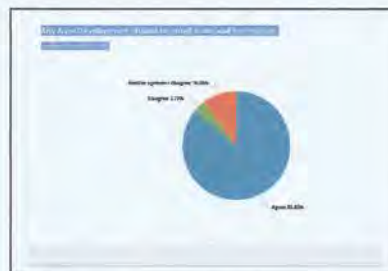
There are several challenges facing us over the coming months.

1). **Recruitment.** The structure of our committee has changed following the PC election and we now have seven councillors as members. While Parish Councillors are still parishioners we feel that the committee would be more representative if it included more lay members. So, if you have been looking for an opportunity to throw yourself into something useful and interesting for the next few months and are happy to engage with a bunch of fellow residents to help finish this project then please make yourselves known to us.

2). **Housing Needs Assessment.** The NDP is a plan that deals with land use for housing, businesses and leisure. Cornwall, like most other areas, is experiencing housing pressure and there is an expectation of development throughout the county. In South East Cornwall, outside the main settlements of Saltash and Torpoint, there is a requirement in the Local Plan for 350 new dwellings between 2011 and 2031. No specific target has been set for our parish but doing a pro-rata calculation based on population this would give us a target of 32 houses. 16 have already been approved leaving a further 16 to find. This fits comfortably with our consultation findings that you do not want to see large scale development in the parish.



You also told us that you would like to see development that reflected local need.



So, we need to find out the extent of “local need”. Initially we would like to look at the need for affordable housing. We have approached Cornwall Council for help with this but their extensive questionnaire was complicated and unlikely to generate many responses. We have decided to adopt a simpler approach. We are asking all households to complete a simple Yes/No survey to indicate if anyone in the household has an affordable housing need (see attaches) We can then target those with a need to obtain more details about the type of accommodation required. You can respond online at <https://surveyhero.com/c/d3e55cd> or by phoning 07526293190 if you do not have internet access. Those responding “Yes” should be prepared to let us have a contact address, telephone number or email so we can contact them for more details. It is really important that everyone responds so we can demonstrate that we have contacted the entire parish.

This is your plan. Get involved and have your say. We look forward to seeing everyone at the Big Lunch where we will be available to discuss what we have done and hear your views.

1.3.12. 8th June 2017 - Newsletter No 5

The Big Lunch

SUNDAY 18TH JUNE 2017

11am To 6PM

PLAYING FIELD at HATT



THE BIG LUNCH IS NEARLY WITH US! WE ARE VERY MUCH HOPING THAT AS MANY LOCAL PEOPLE AND THEIR FAMILIES AS POSSIBLE WILL SPEND THE DAY TOGETHER AT THIS FREE EVENT TO CELEBRATE WHERE WE LIVE! THE DAY HAS BEEN ORGANISED BY LOCAL VOLUNTEERS AND IT IS A CHANCE FOR THE WHOLE COMMUNITY TO GET TOGETHER FOR A DAY OF FUN AND FREE ENTERTAINMENT, WHICH IS SUITABLE FOR ALL THE FAMILY!

WE INVITE EVERYONE TO BRING A PICNIC LUNCH AND TO JOIN YOUR NEIGHBOURS AT THIS COMMUNITY EVENT (THERE WILL ALSO BE FOOD AND DRINK AVAILABLE TO PURCHASE, INCLUDING FISH & CHIPS, PASTIES AND ICE CREAM). DOGS ARE WELCOME, BUT WE WOULD ASK THAT THEY BE KEPT ON A LEAD.

ON THE DAY, FREE EVENTS WILL INCLUDE –

- FACE PAINTING
- BOUNCY CASTLE
- CHILDREN'S 'CATT IN THE HATT' COLOURING COMPETITION
- GAMES & COMPETITIONS – INCLUDING - TUG OF WAR (PLEASE TRY AND GET A 6-PERSON TEAM TO ENTER THIS COMPETITION), WELLY WANGING, EGG & SPOON RACES, SPACE HOPPER RACES, KNOCK-OUT TABLE FOOTBALL & MORE!
- BEER TENT SERVICED BY 'THE CARDINAL'S HATT' (UNFORTUNATELY NOT FREE!)
- LIVE MUSIC
- THERE WILL ALSO BE A PRIZE FOR THE BEST 'HATT OR BOATER' WORN ON THE DAY – A FRUIT HAMPER DONATED BY TAMAR FRUIT & VEG

IN THE EVENT OF INCLEMENT WEATHER THERE WILL BE SHELTER FOR ALL. THERE WILL BE PLENTY OF TABLES, BUT IT MIGHT BE ADVISABLE TO BRING YOUR OWN CHAIRS AND/OR PICNIC BLANKETS, DEPENDING ON NUMBERS ATTENDING.

PLEASE BRING THE RAFFLE TICKET THAT WAS ATTACHED TO THE ORIGINAL BIG LUNCH FLYER FOR ENTRY IN THE FREE PRIZE DRAW – A MEAL FOR TWO DONATED BY 'THE CARDINAL'S HATT'.

THERE WILL ALSO BE OTHER CHARITY RAFFLE PRIZES - TICKETS 5 FOR £1

COMPANY SPONSOR	PRIZE DONATED
GREAT WESTERN RAILWAY	TWO STANDARD TRAIN TICKETS ANYWHERE ON NETWORK
ROGER YOUNG LAND ROVER	FREE USE OF A RANGE ROVER EVOQUE FOR A WEEKEND. (MAX 300 MILES)
WAITROSE	SET OF SAUCEPANS
HATT SERVICE STATION	FREE MOT
ST AUSTELL BREWERY	TWO TICKETS FOR A TOUR OF THE BREWERY WITH BEER TASTINGS
WEARY FRIAR, PILLATON	FREE BOTTLE HOUSE WINE WITH A PURCHASED MEAL FOR TWO
COOPFATHERS	FREE FISH & CHIP MEAL FOR TWO
MAITLANDS ESTATE AGENTS	BULMERS CIDER - 8 PACK BULMERS CRANBERRY CIDER - 6 PACK
GINSTERS	BOOK 'HISTORY OF THE PASTY'
COTEHELE NATIONAL TRUST	FREE EXCLUSIVE CROQUET EVENING
TRETHORNE HOTEL & GOLF CLUB	FREE SUNDAY CARVERY FOR TWO

WE HOPE TO SEE YOU ALL THERE!

PARISH OF BOTUS FLEMING

Neighbourhood Development Plan



CONFUSED? YOU SHOULD BE

WE MADE A DECISION TO CONDUCT A VERY SIMPLE SURVEY TO IDENTIFY HOUSEHOLDS WITH AFFORDABLE HOUSING NEEDS. WE REJECTED THE IDEA OF A COMPREHENSIVE HOUSING NEEDS SURVEY, AS THE QUESTIONNAIRE WOULD HAVE BEEN LONG-WINDED AND INTRUSIVE, AND EXPERIENCE FROM OTHER PARISHES INDICATED A VERY POOR RESPONSE. WE PUBLICISED THIS IN OUR NEWSLETTER DELIVERED ON 31ST MAY AND SET UP AN ONLINE SURVEY TO RECORD YOUR ANSWERS.

THEN SOMETHING REALLY STRANGE HAPPENED. ON 2ND JUNE SOMEONE DELIVERED A COMPREHENSIVE HOUSING NEEDS ASSESSMENT TO THE RESIDENTS OF THE PARISH. THE SURVEY BEARS THE LOGO OF BOTUS FLEMING PARISH COUNCIL AND THE TEXT MAKES REFERENCE TO HELPING THE PARISH COUNCIL AND THE NEIGHBOURHOOD DEVELOPMENT PLAN. HERE IS WHAT YOU NEED TO KNOW:

- THE NDP COMMITTEE HAD NO PRIOR KNOWLEDGE THAT THIS SURVEY WOULD TAKE PLACE.
- LOOKING BACK THROUGH PC RECORDS OVER THE PAST 2 YEARS WE CAN FIND NO RECORD OF ANY DISCUSSIONS OR AGREEMENTS ENDORSING THIS SURVEY OR THE USE OF THE PC LOGO.
- THE SPONSOR OF THIS SURVEY IS A LOCAL LANDOWNER WHO HAS ASPIRATIONS TO DEVELOP HOUSING ON LAND ADJACENT TO HATT AND HAS COMMISSIONED THIS SURVEY TO SUPPORT HIS PLANNING APPLICATION.
- RATHER THAN HELPING THE NDP, THIS SURVEY IS UNDERMINING OUR EFFORTS TO OBTAIN THE BEST POSSIBLE EVIDENCE FROM OUR RESIDENTS.
- THE NDP COMMITTEE DISTANCES ITSELF COMPLETELY FROM THIS INITIATIVE.

A FURTHER PLEA TO ALL RESIDENTS.

THE TRUE LEVEL OF AFFORDABLE HOUSING NEED CAN BE ASCERTAINED ONLY IF ALL RESIDENTS RESPOND TO OUR SIMPLE YES/NO SURVEY AT [HTTPS://SURVEYHERO.COM/C/D3E55CD](https://surveyhero.com/c/d3e55cd) OR FOLLOW THE LINK FROM OUR WEBSITE [HTTP://WWW.BOTUSFLEMINGANDHATTNDP.COM](http://www.botusflemingandhattndp.com)

THANK YOU AND SEE YOU ALL AT THE BIG LUNCH!

PARISH OF BOTUS FLEMING

Neighbourhood Development Plan



July 2017
Volume 1 Issue 6
botusflemingandhattndp@gmail.com
www.botusflemingandhattndp.com

Are we nearly there?

Well, it's been an interesting journey so far. We have engaged with many residents, we have become acquainted with the National Planning Policy Framework and the Cornwall Local Plan and we have been gathering evidence about our landscape, heritage, environment, amenities, businesses, our built environment and our housing need. We have even started to write some draft policies. Also, we have finally been set a development allocation, which tells us that we are expected to develop a minimum of 12 dwellings before 2030. We anticipate that by the end of August we will have completed our evidence gathering and will be able to publish

the first draft of the Plan for your comments.

Meanwhile we are putting the final touches to our evidence base. We will be contacting all households who expressed a need for affordable housing to obtain further details of the type of accommodation required. We will also be contacting all businesses to see what can be done to support them and to find out if there are any plans to expand, both buildings and employees. Finally, we are asking for individuals or organisations to come forward to identify sites that might be considered suitable for development in the future.

Call for Sites

There will be development in the parish but, given our allocation and the stated wishes of our residents, it will be small-scale. But where will it be? Given that we have been set a target of at least 12 new dwellings before 2030 it is possible that this target could be met or exceeded by sensitive development within and around existing settlements. Policy 3 of the Cornwall Local Plan¹ sets out the conditions for "infill" and "rounding off" of settlements and Policy 9 defines the conditions for "rural exception sites" adjacent to settlements. Policy 7 covers the use of redundant buildings in the countryside. So, we are asking for owners of any assets that might be covered by these policies, and who are considering developing them in the future, to respond to this call for sites by contacting us on the email address above. All sites will be assessed against the relevant Cornwall Local Plan policies, National Planning Policy Framework, draft Neighbourhood Plan Policies (once prepared) and assessment toolkit, "Site Assessment for Neighbourhood Plans: A toolkit for neighbourhood planners" available on our website.

¹ www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf

The Big Lunch

What a day it was. The weather was wonderful, the venue was perfect and the organisation was flawless. The NDP committee members were happy to support our residents in the planning and execution of this event. And at the end of the day 350 people went home tired and happy and hopefully many of them made new friends and contacts throughout the parish. And the biggest feedback message was, "Lets do this every year". One of the main threads running through Neighbourhood Planning is sustainability. A shared view of the needs of a community and a willingness to work collectively to meet those needs are vital components of a sustainable neighbourhood.

Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life.

(Geographical Association)

The idea is that by starting simple, all sorts of friendships, ideas and projects can come out of a Big Lunch. It gets people together and talking — and with a few inspired folk, it can lead to people doing more within their community, and tackling the issues that matter to them most. (Eden Project)

Neighbourhood Watch

The Neighbourhood Development Plan Committee has, as a result of views expressed by members of our community, formed the Botus Fleming & Hatt Neighbourhood Watch (NW). We intend that our Neighbourhood Watch is both interactive and proactive and to combat crime and anti social behaviour in our area. We want to ensure that all remain safe and that we maintain the peace and tranquillity of our community. We want to identify individuals in each street and enclave that will report any suspicions or concerns to the Neighbourhood Watch Coordinator. We have set up a Whatsapp Group where any information can be quickly disseminated throughout the parish and the volunteers will then inform their immediate neighbours and nearby residents. Please contact our NW Coordinator by email if you are willing to be responsible for your street or enclave and to join our Whatsapp Group. We would simply require your name, address and mobile phone number. You would require a Smartphone with the Whatsapp App installed. We are particularly short of volunteers for Sunnybanks, all of Botus Fleming and the outskirts of the parish in the Mutton Mill area. The email address for your Neighbourhood Watch Coordinator Dave Edwards is - botusflemingandhattnw@gmail.com

Thank you

Without the contribution of ideas from our parishioners it would not be possible to produce a Neighbourhood Development Plan. So a big "Thank You" to all who have come to our consultation events, written, emailed or stopped us in the street or the pub to share your views. And for those who have not used their voice and feel that they have something to say, then please email us with your thoughts. We would especially like to hear from young people as this plan will have an impact on their future if they stay in the parish. This is our sixth newsletter so we hope that everyone has been informed of our aims and progress and those who have not contacted us are content with what we are doing. You can follow our progress on our web site where we will be publishing our draft plan. Once the Inspectors have approved it, there will be a referendum when all residents will have a chance to vote on whether it is accepted.

1.3.14. Feedback Analysis 10th December 2016 Open Day

This document summarises the feedback obtained from the Botus Fleming (and Hatt) Parish Neighbourhood Development Planning “Open Day” held in Botus Fleming on 10th December 2016.

Process:

- All feedback from the day (Mainly written on Post-It notes) was summarised and catalogued under generic headings, grouping comments to facilitate analysis.
- Where similar comments were made by more than one parishioner, this was signified under the column headed, “Number of mentions”.
- Where the comments were relevant to more than one heading, the relevant comments were prefixed, “(D)”, to signify that the same comments had been duplicated under several headings.
- The number of headings were then rationalised to maintain a manageable number; again, to facilitate analysis.
- Finally, comments received via email (in response to the newsletter announcing the Open day) were précised and added to the “post-it note” comments. These are prefixed with an, “E”.

1 Business and Employment	
Comments/Suggestions	Number of
<i>IMPROVE/DEVELOP BROADBAND (9 comments)</i>	
(D) High speed Broadband in Botus to enable operating small businesses from	7
Improve Broadband speed in BF to promote business opportunities	1
(D) Need a new telephone green box for super-fast broadband.	1
<i>BUSINESS LOCATIONS (4 Comments)</i>	
Locations and opportunities required for small businesses in the parish	2
(E) (D) No industrial units in Hatt	1
(E) Industrial units could be sited on the SE quadrant off the Hatt Roundabout	1
<i>OTHER</i>	
CCC to promote employment for social housing residents	1
Challenge the Bridge toll for Parishioners as this deters local business	1
Increased local housing requires to be supported by more local business	1
Create a local hub for parcel drop offs - to support residents out at work in the day	1
2 Services and Amenities	
Comments/Suggestions	Number of
<i>RECREATION FIELD/COMMUNITY CENTRE/CHURCH HALL (49 comments)</i>	
Make better use of existing facilities	1
Make better use of Church Hall and promote this and other amenities	2
More appropriate for Village Hall to be owned by the parish (rather than the	1
Build our own community centre by the park in Hatt big enough for stage /club	2
Improve the Park/sporting/recreational facilities in Hatt	2
(D) Protect recreation field and build sports hall. Permanent amenity which should be owned by parish	6
(D) Skate park/BMX park	1
(D) Better equipment in play park and picnic area esp for very young	4
(D) All-weather playing surface	1

(D) Community owned facilities to encourage community development	1
(E) Community Hall – possibly cheaper to acquire Botus church hall rather than build a new hall in Hatt?	1
(E) (D) More facilities for children (Park apparatus etc)	1
(E) More facilities to enable the community to meet and get to know one another	1
(D) Better facilities for the young and certainty over recreation field. Needs pavilion for changing etc.	12
(D) Better facilities for elderly parishioners	7
(D) Meeting place for the elderly	1
(D) Safe shelter for children/teenagers and a Youth Club	4
(D) Easier access to Church hall. Why not PARISH hall?	1
<i>CLUBS/SOCIAL FACILITIES/SPORTS FACILITIES/ALLOTMENTS/COMMUNITY (18</i>	
(D) Weekly club in Church Hall	1
Develop local clubs/societies to help bring the communities together	1
(D) Tell people about Bohatus	1
(D) Volunteers to run youth club	1
(D) Walking football for older folk	1
Promote and develop existing local club (Bohatus)	2
Create local “befriending scheme” and combat loneliness	2
Create / develop allotments / orchard	4
(E) Allotments	1
Allotments	2
(E) Consider all potential uses of St Mary’s to secure funding for its maintenance	1
Support St Mary’s	1
<i>IMPROVE/DEVELOP BROADBAND (15 comments)</i>	
Improve Broadband facilities	5
(D) Need a new telephone green box for super-fast broadband.	1
(E) Extend fibre broadband to Botus Fleming	1
(E) High Speed Broadband required in Botus Fleming	1
(D) High speed Broadband in Botus to enable operating small businesses from	7
<i>SUPPORT FOR EXISTING SHOPS/PUBS (10 comments)</i>	
(D) More local support for Shop and Post Office. Essential to village life.	5
(D) Love the Rising Sun pub.	5
<i>REFUGE/DOG FOULING (8 comments)</i>	
(D) Appropriate recycling facilities and dustbins required	2
(D) More from parish to support current activities and to keep village clean and tidy engendering local pride.	1
(D) Less dog mess and improved waste disposal facilities	5
<i>COMMUNITY TRANSPORT (5 comments)</i>	
Community bus required (and volunteer drivers)	4
(D) Community bus for the elderly and non-drivers	1
<i>OTHER</i>	
Improve facilities at Moditonham Quay	2
(E) (D) Better use of and access to our natural amenities; especially rivers	1
Dog walking - more spaces/use the park	2
Improve mobile reception	1
Make better use of Parish website and notice boards	2
Housing development to help fund local amenities	1
More local health support	1
Better use of notice boards	1
(D) Crossing for school-children	1

(D) Resource bank for families with young children	1
(D) More Neighbourhood Watch's needed to share information - for property the local environment (Fly tipping etc.)	2
(D) Volunteering scheme to check on older residents	2
(D) Support group for elderly residents, e.g providing basic DIY help	1
(D) Saltash "Live at Home" scheme for the elderly can give support to elderly residents who	1
(D) Renewable community energy generation plan	1
3 HOUSING	
Comments	Number of
<i>DEVELOPMENT LOCATIONS/BOUNDRIES (29 comments)</i>	
Retain development boundaries\ prevent sprawl	5
Only small development outside village boundary	1
No skyline development	1
(D) Development to be commensurate with landscape and environment	2
(D) Infill housing and improvements are welcomed, large developments are not.	10
(E) Little scope for development in Hatt other than rounding off and the odd	1
(E) There has been enough development in Hatt	1
Permit development of rural barns	1
Renovate/convert old farm buildings	3
(E) New buildings should be focused on sites where owners express a willingness	1
(D) Any further development to be Botus side of A388	1
(D) No development within the AONB	1
(E) Bias development away from Botus Fleming due to its proximity within the	1
<i>AFFORDABLE/SOCIAL HOUSING (20 comments)</i>	
Affordable housing for local need	5
Family friendly development, affordable and other	4
Affordable houses with independent access	1
Affordable housing for owner occupiers only	2
Affordable and social housing for more diverse community	1
More social housing	2
Affordable should mean affordable	1
Affordable housing need but in keeping with the area and in designated areas	1
(E) Affordable Housing may need to be "balanced" by "market housing"	1
(E) We would like genuine affordable housing	1
(E) Would not like any "Social Housing"	1
<i>MAINTAINING OUR RURAL HERITAGE (18 comments)</i>	
New houses to be sensitively planned and built	6
(D) Would move if large developments occurred.	8
Architecture should enhance environment and breathe life into community	1
(E) (D) Development must respect the rural character within the AONB	1
(E) (D) Housing development to be low density to maintain "country atmosphere"	1
(E) New buildings should be sympathetic to their surroundings	1
<i>OTHER</i>	
More Eco homes	2
Extra housing limited by lack of amenities	1
(E) Development should be in accordance with "Local Plan" sections 1.7 & 1.68)	1
(E) Development should comply with Cornwall Local Plan Policies	1
(E) Provide serviced plots for self builds	1
(E) New Housing should be suitable for "Modern living"	1
(E) New homes should embrace passive housing standards	1
(E) (D) Mitigate the potential for nuisance to existing parishioners when considering major developments	1

4 Young People	
Comments	Number of
<i>FACILITIES (30 comments)</i>	
(D) Better facilities for the young and certainty over recreation field. Needs pavilion for changing etc.	12
(D) Protect recreation field and build sports hall. Permanent amenity which should be owned by parish	6
(D) Better equipment in play park and picnic area esp for very young	4
(D) Safe shelter for children/teenagers and a Youth Club	4
(D) Skate park/BMX park	1
(E) (D) More facilities for children (Park apparatus etc.)	1
(D) All-weather playing surface	1
(D) Community owned facilities to encourage community development	1
<i>OTHER</i>	
(D) Road safety – speed bumps on Vollarads Lane	1
(D) Crossing for school-children	1
(D) Resource bank for families with young children	1
(D) Footpath to Saltash	1
(D) Volunteers to run youth club	1
5 Environment	
Comments	Number of
<i>Greenery and Plants (13 comments)</i>	
(D) Keep green belt between Saltash suburban area and Hatt	4
Encourage planting of local cherry trees that the parish is historically famous for – community orchard?	3
More public access to green spaces	1
Mass Planting of daffodil bulbs along roadside	2
Grant permission for residents to plant daffodils etc on corner of the church	1
More wild flowers on lanes and roundabouts	1
(E) Plant more daffodils!	1
<i>ECO AND CLEANLINESS (13 comments)</i>	
(D) Appropriate recycling facilities and dustbins required	2
Proactive attention to fly tipping	2
(D) More Neighbourhood Watch's needed to share information - for property issues and for the local environment (Fly tipping etc)	2
Volunteers to litter pick – PC driven initiative	1
Volunteer group to keep parish tidy	1
(D) More from parish to support current activities and to keep village clean and tidy engendering local pride.	1
Air quality is fine - Carbon footprint is nonsense - For green subsidies	1
Village wide district heating - Bio fuels	1
(D) Renewable community energy generation plan	1
(E) Discourage intrusive Wind and Solar generation	1
<i>OTHER</i>	
Suggest links are established with CPRE (Council for the Preservation of Rural England) to support the preservation of the existing environment in this area	1
(D) Development to be commensurate with landscape and environment	2
(E) (D) Development must respect the rural character within the AONB	1
(E) The rural character of Botus Fleming should be maintained	1
(E) (D) Housing development to be low density to maintain “country atmosphere”	1
(E) (D) No industrial units in Hatt	1
(E) (D) Better use of and access to natural amenities; esp. rivers	1

(E) (D) Mitigate the potential for nuisance to existing parishioners when considering major developments	1
6 Older Residents	
Comments/Suggestions	Number of
ns	
<i>SUITABLE ACCOMMODATION/FACILITIES (12 comments)</i>	
Suitable accommodation for older residents, e.g. a McCarthy and Stone type development with warden and community space	4
(D) Saltash "Live at Home" scheme for the elderly can give support to elderly residents who	1
(D) Better facilities for elderly parishioners	7
<i>TRANSPORT (5 Comments)</i>	
Volunteering scheme to give older residents car lifts	2
(D) Community bus for the elderly and non-drivers	1
(E) (D) Better public transport – especially for the elderly	1
(D) Easier access to Church hall. Why not PARISH hall?	1
<i>CLUBS/MEETINGS/SOCIAL (3 comments)</i>	
(D) Weekly club in Church Hall	1
(D) Meeting place for the elderly	1
(D) Tell people about Bohatus	1
<i>OTHER</i>	
(D) Volunteering scheme to check on older residents	2
(D) Support group for elderly residents, e.g providing basic DIY help	1
(D) Walking football for older folk	1
7 Roads & Transport	
Comments/Suggestions	Number of
ns	
<i>CYCLEPATHS AND FOOTPATHS (25 comments)</i>	
A388 cycle/footpath needed	6
Create/maintain/ improve footpaths and cycle paths and signpost them	5
Cycling on the A388 is extremely dangerous - particularly the Hatt to Carkeel	1
A shared cycle/footpath is needed along the A388 particularly Hatt to Saltash	1
(D) Improve safety for pedestrians and cyclists on A388 to and from Saltash.	3
(D) Footpath to Saltash	1
Footpath to Cardinal's Hatt	1
Keep all public paths and right of ways maintained	1
A map of public paths and rights of way should be on the parish notice board	1
Priority for horses, walkers, cyclists on all lanes	1
(E) Improve walking routes and the Quay area	1
(D) Less horse riders	1
(D) More horse riders and safety signs	1
(E) Improve pedestrian access along Vollarads lane, the Hatt roundabout, to the Holland Inn, and to the Church and The Rising Sun	1
<i>TRAFFIC CALMING AND ROAD SAFETY (10 comments)</i>	
(D) Reduce speed limit through centre of Hatt to 20mph	1
Speed calming/reduction required on all lanes in the Parish (several comments)	1
Speed limits should be reduced 20/30 mph	1
Traffic calming at A388 Hatt/Botus crossroad	1
Traffic calming through lanes in Hatt and Botus, don't widen	1
Speeding traffic needs action	1
(D) Road safety – speed bumps on Vollarads Lane	1
Traffic calming like St. Mellion	1
Traffic got to be stopped from using Botus as a rat run. Speed needs to be checked.	1
Commuter Traffic from Landulf should not use the lanes as a 'rat run'	1
<i>BUSES AND CAR SHARING (5 comments)</i>	

Unreliable No12 Bus service also very expensive to Saltash	1
(E) (D) Better public transport – especially for the elderly	1
Encourage more car sharing	1
(D) Community bus for the elderly and non-drivers	1
(E) Jointly fund a community minibus with local parishes	1
OTHER	
Consideration of future junction to take A388 to Stockton cross and local traffic to	1
Enlarge/widen road to Botus	1
Surface water creating a problem on A388 going through Botus	1
8 “What I would like and want to keep - and vice versa”	
Comments/Suggestions	Number of
MAINTAIN “RURALITY” (33 comments)	
Keep village atmosphere – better community spirit.	6
(D) Would move if large developments occurred.	8
(D) Infill housing and improvements are welcomed, large developments are not.	10
(D) Keep green belt between Saltash suburban area and Hatt	4
Like rural charm yet area has reasonable commuter links.	5
FACILITIES FOR YUNG AND OLD(19 comments)	
(D) Better facilities for the young and certainty over recreation field. Needs pavilion for changing etc.	12
(D) Better facilities for elderly parishioners	7
BROADBAND (7 Comments)	
(D) High speed Broadband in Botus to enable operating small businesses from	7
OTHER	
More interest and investment from Cornwall Council	6
Lack of community spirit due to no village focal point.	5
(D) More local support for Shop and Post Office. Essential to village life.	5
(D) Less dog mess and improved waste disposal facilities	5
(D) Love the Rising Sun pub.	5
(D) Improve safety for pedestrians and cyclists on A388 to and from Saltash.	3
(D) More from parish to support current activities and to keep village clean and tidy engendering local pride.	1
(D) Less horse riders	1
(D) More horse riders and safety signs	1
(D) Renewable community energy generation plan	1

1.3.15. Feedback Analysis 5th February 2017 Open Day

This document summarises the feedback obtained from the Botus Fleming (and Hatt) Parish Neighbourhood Development Planning Open Day held in Hatt on 5th Feb 2017

Process:

- All feedback from the day (recorded by NHDP Committee members after discussions with Parishioners) was summarised and listed under the same generic headings that were used for the first Open Day analysis.
- Where similar comments were made by more than one parishioner, they were grouped together and the number of mentions noted.
- Where the comments were relevant to more than one heading, the relevant comments were prefixed, "(D)", to signify that the same comments have been duplicated under several headings.

1 Business and Employment

None

2 Services and Amenities

COMMUNITY CENTRE

Need village hall (3 mentions)

Hatt needs community centre or Pub

Poor facilities and amenities, no meeting place.

(D) A village hall or hub - meeting place for young parents and youth club

(D) Development of recreation field inc club house

Community hall was promised by Sunnybanks developer (2 mentions)

Hatt needs a centre and facilities for children

RECREATION FACILITIES

Need sport facilities

Sports field improvements

Buy recreation field

(D) Development of recreation field inc club house

Maintain and improve playing field

Improved recreation facilities

Play area needed

CHURCH /CHURCH HALL

Keep church going

Church hall does not seem to encourage non-church activity

OTHER

Improve shop

(D) More dog poo bins

(D) Publicity for walks in local area

(D) Grit bin to serve Carlton Terrace -north facing aspect mean ice forms on pavement.

Cricket team to bind community together

(D) Community transport to link us with Saltash and Plymouth -less isolation for teens and older people

(D) More public access to green places

More community events / meetings / picnics / fetes etc.

3 Housing

SCALE

Small scale, high quality development only

Small scale affordable housing only

Small scale development only (3 mentions)

Limits on village boundaries, minimal new housing

No new housing estates

OTHER

Some mixed economy development inc affordable

No development on Orchard Meadow - preserve the soft boundary to south of Hatt.

4 Young People

(D) A village hall or hub - meeting place for young parents and youth club

Activities for teenagers

(D) Community transport to link us with Saltash and Plymouth -less isolation for teens and older people

5 Environment

Landscaping of roundabout and verges -wild flowers and daffodils.

(D) More dog poo bins

Maintain rural face of parish

(D) More public access to green places

(D) Publicity for walks in local area

6 Older Residents

None

7 Roads and Transport

TRAFFIC CALMING

Traffic calming needed (6 mentions)

Traffic Calming in Vollards Lane (2 mentions)

Traffic calming A388

Traffic Calming in Botus

FOOTPATHS

Improved footpaths

Footpath to Cardinals

No footpath on A388

MAINTENANCE

Road and pavement maintenance is poor

(D) Grit bin to serve Carlton Terrace -north facing aspect mean ice forms on pavement.

PUBLIC TRANSPORT

Buses don't always stop if driver can't see people in bus shelter

Poor public transport

(D) Community transport to link us with Saltash and Plymouth -less isolation for teens and older people

CYCLISTS

Improvements for cyclists between Hatt and Saltash.

Cycle way to Saltash

8 What I would like to keep and vice versa

None

1.3.16. Online Survey Responses

Analysis of initial survey of views of parishioners on the future of the parish.

The Parish is defined by its rural character with two distinct village settlements and scattered dwellings related to current and past farmsteads. This character should be retained.

109 responses

Agree	82.35%
Disagree	0.92%
Neither agree nor disagree	13.76%

The villages of Hatt and Botus Fleming have clearly defined historical boundaries. Any future development in these settlements should be within these existing boundaries to prevent spread into the adjacent countryside.

102 responses

Agree	79.41%
Disagree	6.86%
Neither agree nor disagree	13.73%

Any new development in Botus Fleming and Hatt should be limited to new buildings between existing properties (infill) or at the edge of the villages where the village could be "rounded off" by one or two dwellings where its edge is defined by a physical feature that also acts as a barrier to further growth, such as a road.

102 responses

Agree	79.25%
Disagree	8.49%
Neither agree nor disagree	12.26%

Any New Development should be small-scale and low impact.

105 responses

Agree	85.71%
Disagree	3.81%
Neither agree nor disagree	10.48%

Any new development should include affordable housing for local need. 102 responses

Agree	55.88%
Disagree	19.61%
Neither agree nor disagree	24.51%

Improved broadband is needed for domestic use and to support businesses.

102 responses

Agree	77.45%
Disagree	4.9%
Neither agree nor disagree	17.65%

Existing sports and leisure facilities should be retained and protected. 102 responses

Agree	91.18%
Disagree	0%
Neither agree nor disagree	8.82%

The parish should have its own community centre /sports hall

103 responses

Agree	78.64%
Disagree	1.94%
Neither agree nor disagree	19.42%

There is a need for more clubs and social groups in the parish.

103 responses

Agree	58.25%
Disagree	3.88%
Neither agree nor disagree	37.86%

We should create/maintain/improve and signpost public footpaths

103 responses

Agree	87.38%
Disagree	0%
Neither agree nor disagree	12.62%

We should create/maintain/improve facilities for cyclists.

101 responses

Agree	68.32%
Disagree	6.93%
Neither agree nor disagree	24.75%

We should have improved transport links e.g. community bus.

103 responses

Agree	74.76%
Disagree	3.88%
Neither agree nor disagree	21.36%

AONB status identifies an amenity that should be enjoyed by all parishioners.

98 responses

Agree	70.41%
Disagree	1.02%
Neither agree nor disagree	28.57%

We should protect and improve access to our natural amenities (river, walks etc)

101 responses

Agree	94.06%
Disagree	%
Neither agree nor disagree	5.94%

We should encourage the planting of roadsides with wild flowers and daffodils.

101 responses

Agree	82.18%
Disagree	1.98%
Neither agree nor disagree	15.84%

Cherry tree planting should be reintroduced.

100 responses

Agree	63%
Disagree	2%
Neither agree nor disagree	35%

We should have robust measures to deal with littering, fly-tipping and dog mess.

101 responses

Agree	94.06%
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Disagree	%
Neither agree nor disagree	5.94%

We need better recycling facilities.

100 responses

Agree	49%
Disagree	17%
Neither agree nor disagree	34%

We need coordinated support for our elderly residents.

99 responses

Agree	74.75%
Disagree	23.23%
Neither agree nor disagree	34%

There is a need to improve road safety in the parish using traffic calming and speed restrictions.

99 responses

Agree	65.66%
Disagree	12.12%
Neither agree nor disagree	22.22%

We need more facilities for children and younger people.

100 responses

Agree	73%
Disagree	3%
Neither agree nor disagree	24%

We need to support and preserve our local shop and post office.

98 responses

Agree	90.82%
Disagree	2.04%
Neither agree nor disagree	7.14%

The Rising Sun is an important community amenity.

99 responses

Agree	78.79%
Disagree	3.03%
Neither agree nor disagree	18.18%

We should have a parish-wide neighbourhood watch scheme.

99 responses

Agree	72.73%
Disagree	2.02%
Neither agree nor disagree	25.25%

There is a need for allotments in the parish.

98 responses

Agree	34.69%
Disagree	12.24%
Neither agree nor disagree	53.06%

There is a need for improved information sharing across the parish.

100 responses

Agree	81%
Disagree	1%
Neither agree nor disagree	18%

DRAFT

1.3.17. Response from Mr Richard Williams

DRAFT

1.3.18. Response from Diocese of Truro

DRAFT

1.3.19. Business Survey

Letter to all businesses sent September 2017

Cllr TREVOR AUGHEY

The Proprietor

Business

Dear Sir/Madam

Re: Botus Fleming Parish Neighbourhood Development Plan

West Park
Hatt
Saltash
Cornwall
PL12 6PP

Phone: 01752 843922
E-mail: trevor.aughey@me.com

We are currently at an advanced stage in the production of our Plan and hope to have the first draft published before the end of the year. The plan creates an opportunity for people who live or work in the parish to have a say in the future development of our neighbourhoods. We have consulted widely with residents and have requested input from businesses through our regular newsletter. The response from businesses has been low so we are making this direct approach in the hope of determining your thoughts and views.

The plan covers the development of the parish up to 2030 and encompasses social, environmental and economic factors with a bias towards sustainable development. Please let us know if you feel that your business would benefit from improvements in infrastructure such as transport and communications, estate development such as office or workshop facilities, or indeed, any other areas that would help you develop your business. Alternatively please let us know if you are happy with things as they are.

Please send your comments to botusflemingandhattndp@gmail.com

A response before the end of September would be appreciated.

Yours faithfully

1.3.20. List of Botus Fleming Businesses Contacted

Roodscroft Group of Companies
Roodscroft, Hatt, Saltash, Cornwall, PL12 6PJ

[The Caradon Close Management Company Limited](#)
[The Chapel Court \(Liverton\) Management Company Limited](#)
Fairmead Office Vallards Lane, Hatt, Saltash, Cornwall, PL12 6PT

Sunnybanks estates
Fairmead Office, Vallards Lane, Hatt, Saltash, Cornwall, PL12 6PT

[T W Consulting Limited](#)
Brittany House, Hatt, Saltash NR Plymouth, Cornwall, PL12 6PT

[Hatt Service Centre Limited](#)
Hatt Service Centre, Callington Road, Hatt, Saltash, Cornwall, PL12 6PW

[Pantler Limited](#)
13 Andrews Way, Hatt, NR Saltash, Cornwall, PL12 6PE

[Flatseal20 Limited](#)
Melita 1 Orchard Meadow, Hatt, Saltash, Cornwall, PL12 6PL

[Four Seasons \(Wallcoverings\)](#)
10 Stuart Way, Hatt, Saltash, Cornwall, PL12 6PN

[Hatt Service Station Ltd](#)
Hatt Service Station The Elms, Hatt, Saltash, PL12 6PW

[Stoke Damerel Limited](#)
Touchstone, Botus Fleming, Saltash, Cornwall, PL12 6NJ

Orchidbridge Limited
Pheasants Cry, Botus Fleming, PL12 6 NQ

Ellenden Ltd
Cross Farm House, Hatt, PL12 6PL

Pet Services
60 Sunnybanks, Hatt, PL12 6SA

The Cardinals Hatt

Hatt, PL12 6PJ
The Rising Sun Inn
Botusfleming, PL12 6NJ

Bcr (Plymouth) Ltd
Fairmead Farm, Hatt, PL12 6RB

Tree House Homes Ltd
Newgate Lodge, Hatt, PL12 6PT

Henlog Garden Sheds & Summer Houses
New Park, Hatt, PL12 6PJ

Auto Valeting Services
2 Boaden Close, Hatt, PL12 6NT

Alexander Reid Consultants Ltd
Moditonham House, Botusfleming, PL12 6NN

Mike Thompson
16 Andrews Way, Hatt, Saltash, PL12 6PE

FSCD Ltd
Bramble Cottage, Moditonham, Botusfleming, Saltash, PL12 6NN

Mr E Distin
Churchtown Farm, Botusfleming, PL12 6NQ

Popham Alpacas
Popham Farmhouse, Hatt, Saltash, PL12 6RB

Mr B & Mrs A Honeywell
Villaton Farm, Saltash, PL12 6PP

Tom Anfield Guitars
17 Carlton Villas, Hatt, Saltash, PL12 6PS

Mills the Milk
Summerfields, Botusfleming, Saltash, PL12 6NQ

Mr J Grenier,
43 Vollards Lane, Hatt, Saltash, PL12 6PT

Ms L Hackett

44c Sunnybanks, Hatt, Saltash, PL12 6SA

Mr H Symons

Hatt House, Saltash, PL12 6PP

Mr C Billing

13 Fairmead Close, Hatt, Saltash, PL12 6SB

Mr R B Deacon

Grove Farm, Landulph, PL12 6QQ

Mrs J E Hygate

Rumbullion Farm, Botusfleming, Saltash, PL12 6NA

Mr E Distin

Churchtown Farm, Botusfleming, Saltash, PL12 6NQ

Picshore Photography

Newgate Lodge, Hatt, Saltash, PL12 6PT

Villaton Farmhouse

Villaton, Hatt, Saltash, PL12 6PP

Walk Your Dog Pet Services

38 Andrews Way, Hatt, Saltash, PL12 6PE

Mr M E Best

Marsh Farm, Landulph, Saltash, PL12 6ND

Information sources:

Local knowledge of committee members

Saltash and District chamber of commerce and Industry

endole.co.uk

townpages.com

freeindex.co.uk

yell.com

plymouthherald.co

manta.com

2. Botus Fleming and Hatt Local Landscape Character Assessment

The parish is a mere 3.6 kilometres wide west-east, by 1.5 kilometres north-south, and is bisected by the A388 just to the west of centre. The highest point, at about 85m above sea level, is close to Bicton. This is rolling countryside although some valleys are deep with steep slopes. While mainly constituting agricultural land there are two main centres of population:

- Hatt which is a predominantly modern village of about 240 houses which was built near two very old sites, Hatt House and Cross Farm. There is a somewhat suburban feel within the development but the houses around the periphery benefit from country views. Overall it is a country village.
- Botus Fleming, which is the very old parish centre, is sited around the church. It is an extended village with about 25 houses near the church and a similar number distributed along the lanes to Moditonham Quay, Ziggarrison Hill and back to Hatt. The houses are well dispersed with high hedges, bushes and trees helping to separate and hide them. The general impression is of being in the countryside albeit not open countryside.

Other small communities exist largely based on old farms which have grown by the conversion of farm buildings as well as newer build. These are at Mutton Mill (location of an old Manor), Villaton, Ramsicombe and Marraborough. These are dispersed and rural in character with up to six dwellings each.

Only so much can be gleaned from studying maps and reading historical appraisals. To obtain a clear and up to date picture of landscape character it is necessary to observe it from ground level both from within the parish and looking in from outside. On Sunday 23rd April 2017 a team of residents comprising members of the Steering Committee and other volunteers embarked on a voyage of discovery. A total of 25 people took part, but not all completed the six hour survey. The group walked slowly, stopping at all vantage points including field gateways, and recorded findings using observational notes and photographs. The route covered the minor roads to the east of the A388 down through Botus Fleming to Moditonham Quay, then to Ziggarrison Hill and a back lane via Bicton to Hatt. All the footpaths in the parish were walked with the addition of a short section (150m) of the old road to Botus from the A388 which is now closed to all but pedestrians.

A similar procedure was followed in October for the western part of the parish through Hatt, along Vollards Lane to Dean's Bridge, branching off towards Notter Bridge and down to the hamlet of Mutton Mill. Two people took part.

A trip around the periphery of the parish was conducted in November 2017 to complete the parish view from outside. Saltash, Landrake, Pillaton and Landulph parishes were visited and back lanes and field walks found which provided the best viewpoints.

Notable themes in the parish to the east of the A388 are:

- A narrow winding lane from the A388 leading to the village of Botus Fleming, which is an extended settlement of some antiquity, and thence to an estuarine watercourse with a quay.

- Other lanes interconnect with many steep sections.
- Most lanes are high hedged with extensive growth of vegetation and trees although there are areas particularly on the higher ground which afford spectacular views across the countryside to Dartmoor.
- The surrounding land is mainly agricultural but arable usage is restricted due to the steep sided nature of the small valleys.
- Springs abound.

Notable themes in the parish to the west of the A388 are:

- Hatt, a relatively dense area of largely 1970's housing close to the A388 accessed by Sunnybanks, Stuarts Way and Andrews Way, which in turn are accessed from Vollarads Lane.
- Vollarads Lane then leads out of Hatt westwards towards the neighbouring parish of Pillaton through agricultural land which is predominantly pasture. Views to the north overlook the small settlement of Villaton. To the south the landfill site outside the parish at Roodcroft can be seen. Beyond is a distant high horizon of pasture land.
- Vollarads Lane falls away gradually between ever-higher hedges. At Fairmead House there is a junction that leads left down a steeply winding lane between high hedges before finally reaching the parish boundary at Cock's Lake where it flows towards the Lynher. Here the western skyline is seen above steep, wooded hillsides.
- From Fairmead House, Vollarads Lane falls away even more steeply between very high banks and hedges, the road being often 2-3 metres below field level. A small side lane leads to the settlement of 6 houses at Mutton Mill. Vollarads Lane turns sharply to the right and within 300 metres reaches the parish boundary at Dean's Bridge where it spans Dean's Brook, the north-west boundary of the parish.

Viewed from outside, the parish shows its rural setting from all directions. Even Hatt presents only as a small development in a wide expanse of countryside and is really only visible from Landrake. What was noticeable during the external tour, which naturally visited high points, was that Botus Fleming has no solar farms but is bordered by large installations at Pillaton and Landulph.

Presented here are the reports of three surveys conducted during the year of 2017 which covered the east and west sides of the parish and also a view of the parish from outside. The three sections are presented as journeys within or around the parish.

Part One: Botus Fleming, 23rd April 2017.

The starting point was Hatt Garage, a composite of a Service Centre, a Service Station with shop and post office, and, a car valeting business. For travellers on the A388 northbound the roundabout and garage with its brightly illuminated signs and canopy, which is the highest structure in the parish, are the defining features of the one mile stretch of A-road that bisects the parish and give no clues to what lies to either side. The large roundabout and its exits are cluttered with road signs and accommodate in excess of 13,000 vehicles per day. It is easy to miss the character of the 1200m² of grasses and wild flowers in the centre of the roundabout and surrounding verges.

Towards the east along the lane leading to Botus Fleming the land falls away giving glimpses of the distant landscape towards Dartmoor. There is a wooded plantation to the north and an industrial-looking site to the south. This site houses large 20th century modular agricultural

buildings and it is used by an agricultural contractor to store and repair equipment. The site is partially concealed by hedges and trees but still has a prominence in the landscape. Towards Botus Fleming the lane takes on the characteristics more typical of the area with high hedges and mature trees with overhanging canopies and grassy verges hosting a riot of wild flowers. Openings to fields and dwellings give views over the Tamar Valley and Devon beyond to the east and back to the A388 to the west. All around, the horizon is imposed by distant high ground, and the skylines are free of development. Out to the skyline the landscape is of rolling countryside with medieval fields enclosed by traditional hedges and mature trees. The presence of the A388 and the individual houses along it is softened by a scattering of mature trees. Only the electricity pylons that traverse the parish detract from the sense of rural isolation. Dwellings along this lane are of diverse character ranging from 19th century farm buildings to late 20th century bungalows and agricultural sheds.

As the lane dips into the village the banks become higher and steeper with tall hedges and very mature trees, one of which is the subject of a Tree Preservation Order (TPO), forming an arboreal tunnel into the village.



The Descent to Botus Fleming Village

Past the crossroads lies the Parish Pound, built from local stone and partially dug into the side of the lane. Dating from the medieval period, it was used for penning stray animals which were recoverable on payment of a fine. Atop the far wall of the pound is a fine, ancient sycamore whose gnarled, exposed roots appear to grip the stones in a protective embrace. Continuing past the modern cemetery, and pausing on the corner, we are again reminded of generations past. Through the bars of the rustic, iron gate to the 13th century parish church of St. Mary we see the stone coffin rest, and glimpse a jumble of ancient stone grave headstones, their well-weathered inscriptions covered in lichen. The gateway is shaded by a spreading yew tree, lending an air of mystery to the setting. At the end of the tree-lined lane in front of us lies the 16th century Churchtown, the village's oldest dwelling. The twenty or so houses within 100m hardly impinge on us thanks to the shielding by mature trees and high hedges which help preserve the air of tranquillity and timelessness.

As we follow the lane towards Moditonham the buildings reflect a variety of styles ranging from stone-built, slate-roofed Cornish vernacular to modern post-war. We pass the Rising Sun pub, the restored 15th century Bidwell shrine and the old village school. Still between high hedges, the lane starts to drop down past Hodges, a house partly built with the old cob walls, and the converted Methodist chapel. Through gaps in the hedge to the right we can see across the sunny south-facing slope. Over Clark's Lake and beyond is rolling farmland with traditional hedging and an abundance of trees, little changed since medieval times. Again, the horizon is set by surrounding high ground and is undeveloped.

At its lowest point the main lane turns sharply to the right to meet the parish boundary at the bridge over Clark's Lake a few metres away. We, however, carry straight on and enter the much narrower lane that takes us to Moditonham. Soon passing through the squat, old stone gatehouses to Moditonham House, there is a distinct air of mystery and anticipation, wondering what awaits us. Dense woodland on the right admits a few peeks through to a high, weathered brick wall hiding who knows what? Eventually we see the gateway to the handsome, Georgian Moditonham House in its secluded grounds. Rounding a sharp bend, we come upon the ruins of a large, brick-built dovecote with a backdrop of tall beeches in the grounds of the House's converted coach house. With a little imagination we could envisage a stately carriage and four emerging on to the lane!

Moditonham quay itself is approached by a narrow lane bordered by high hedges and vegetation from which the walker emerges on to the grass-covered quay on Kingsmill Lake. There is a sense of remoteness and tranquillity here. Few buildings are visible and there is extensive woodland and scrub extending along both banks. The river is tidal and reveals large mud flats on the ebb tide. These flats and the surrounding salt marshes provide an excellent habitat for birds and invertebrates and form part of the Tamar Valley Site of Special Scientific Interest (TVSSSI). On the quay is a seat where one can enjoy this truly quiet, idyllic environment.



The Old Parish Pound



The New Burial Ground

At the heart of the village sits the 13th century church of St Mary, the oldest surviving building in the parish.



Across Clark's Lake towards Carkeel



The Old Dovecote at Moditonham



Lower Kingsmill Lake from the road to the Quay

From the lane the outskirts of the city of Plymouth can be in the distance.



A view Across the Tamar towards Plymouth

The quay itself is approached by a narrow lane bordered by high hedges and vegetation from which the walker emerges on to the grass-covered quay in Kingsmill Lake. There is a sense of remoteness and tranquillity here. Few buildings are visible and there is extensive woodland and scrub extending along both banks. The river is tidal and reveals large mud flats on the ebb tide. These flats and the surrounding salt marshes provide an excellent habitat for birds and invertebrates and form part of the Tamar Valley Site of Special Scientific Interest (TVSSSI).



On the Quay at Moditonham

Returning 1.5k to the centre of the village the surrounding landscape was observed from the garden of the Rising Sun public house. To the east the distant horizon in Devon adds weight to the sense of remoteness and to the south the wooded fields, extending through the valley and rising up to the concealed A388 above, create a tranquil rural setting.

Back at the crossroads a joining road heads north-east towards Ziggerson Hill along a rolling, open route.



The development along the lane as it leaves the village is of mixed vintage so there is some dissonance between the different styles. As it traverses the side of the hill the high ground to the west rises up to the skyline and comprises traditionally hedged fields.



Looking across to Lamorna from near Summerfields

To the east there are wonderful views of the rolling farmland of the parish, glimpses of the river Tamar and Dartmoor and the Devon countryside beyond to the distant horizon



Everyone enjoys the Views across to Devon

As the lane begins its initial descent towards the headwaters of Kingsmill Lake and Landulph one begins to encounter the electricity pylons that run from the large Landulph sub-station. The landscape to the west becomes more visible with valley views over lush traditional farmland towards the A388. To both east and west there is a patchwork of fields with mature hedges and trees. With the descent the banks and hedges become taller with only occasional glimpses of the countryside. To the east is a tall modern agricultural building that dominates the immediate area and is incongruous with the surroundings. In contrast there is another modern dwelling on the opposite side of the lane. Despite being constructed of modern materials this timber-clad house manages to nestle inconspicuously in its wooded surroundings. The lane continues downhill to the edge of the parish and the upper reaches of Kingsmill Lake. It is very steep with tight bends almost at the bottom. The Botus bank of Kingsmill Lake veering eastwards is populated by mature, dense woodland.

Near the bottom of the hill a very steep, narrow lane leads off west north-westward, almost lost between the high hedges and trees and with a track of grass growing in the middle. An equally steep but much longer climb up this traditional Cornish lane, passing Rylands, rewards with glimpses of farmland and woods. Before arriving at Bicton the lane levels off somewhat with the lane to Ramsicombe joining from the north. From here up to Bicton spectacular views can be enjoyed, hedges permitting, taking in Kit Hill and eastwards to Drakewalls and across the Tamar Valley to Brentor Church, Bere Alston, the Hills of Dartmoor, then southwards to the outskirts of Plymouth, the Tamar Bridges, Devonport and finally the high ground of Wembury beyond Plymouth. This beauty spot is popular with locals and is a stopping place on local walks for these views and also to look into the interior of the parish in the valley around Rumbullion Farm.

Before returning to the roundabout a short walk back towards Cross Park Farm leads to about 150m of disused road which used to connect the lane to the A388. This is not a designated Public Footpath, indeed its status is uncertain at present, but is closed off to traffic with kissing gates at each end. The undisturbed track provides abundant habitats for a variety of fauna and

the overgrown banks are rich with wild flowers. This lane has become a little nature reserve. Sadly it has also become a convenient place to dump rubbish.



The Disused Road

Past Cross Park Farm and Camomile Cottage towards Botus Fleming an unmarked public footpath leads to the A388 at the Cardinals Hatt. This is one of the very few areas in the parish where there is public access to the countryside. Unfortunately this is one of the less attractive bits of landscape as it is fairly flat and featureless, apart from the electricity pylons.

At the Cardinals Hatt Inn opportunity is given to observe the boundary with Saltash. The setting of the Tamar Valley Area of Outstanding Natural Beauty at this point is quite striking. The fields are larger and more typical of 20th century agricultural practice but they create a sense of space extending up to the road as it gently climbs and winds its way to Carkeel. The Inn itself has a commercial appearance with large tarmac car parks and a collection of cabins used for hotel accommodation. The original building has retained its traditional character but is now 25m away from the main road with an extensive mown grass verge.

The way back to Hatt is immediately alongside the A388 and the walk is an ordeal, certainly not a pleasure. The speed and volume of the traffic and the lack of dedicated footpaths engender a sense of danger in the walker. There are banks on both sides of the road and tall trees shielding the houses of Hatt so little can be seen until the petrol station comes into view as one approaches the roundabout.



The Walk Back from the Pub!

From the roundabout towards Pillaton, is Vollarads Lane. Close to the roundabout it crosses the original turnpike road to Callington. To the south of Vollarads Lane this fragment of the old road, its eastern bank heavily overgrown with brambles, with mid 20th century houses on its western side, leads to the recreation field and then, along a private road, to Cross Farm and some more modern dwellings. There are mature trees here, some with TPOs. The northern remnant of the old road passes the service station/shop/repair centre complex ('the garage') and some houses. On the opposite, eastern, side of this stretch of road opposite the garage are the bus shelter and bus-turning place. Further on the strip of land between the old road and the new is extensively covered in trees and bushes before passing the entrance to Hatt House on the left, and connecting end-on into the lane to Villaton. The current house was built in the early 18th century and in its grounds are shrubs and numerous tall trees which provide nesting for jackdaws and rooks.



Hatt House

The lane to Villaton then bears away from the A388 and follows the top of a ridge in the land from which can be seen Landrake to the left and views of Bodmin Moor and Caradon to the north-west. The field pattern is more 20th century and the banks and hedges less tall than in other parts of the parish. The wooded valleys to north and south provide rich habitats for deer, badgers and foxes. Once Hatt has been left behind there is little evidence of development in the landscape although the solar farm at Howton and the large greenhouses at Kernock Park, outside the parish, are visible to the west. The lane descends gently to the small hamlet of Villaton. A footpath connects Villaton to Hatt, passing through the garden of Villaton Barton, crossing a small stream via a wooden bridge then up across three fields to the western outskirts of Hatt. This footpath offers one of the very few opportunities to penetrate deep into the landscape and is a route well-used by dog walkers.

From its junction at the roundabout, with the A388, Vollarads Lane descends in a westerly direction through the centre of modern Hatt out into countryside and down to Mutton Mill with Dean's Mill. Vollarads Lane is lined throughout with houses largely screened by trees or set back somewhat from the road. Initially on the left there is a row of semi-detached houses, most built in the late 1940s. They have traditional styling with rendered walls and hipped, slated roofs and are enclosed by stone walls. In contrast, the dwellings in Andrews Way to the right have unenclosed gardens and, although there is a mixture of sizes and styles, all the properties have tiled roofs. Beyond Andrews Way the lane becomes more traditional with stone walls and hedges to the right and tall trees and high hedges concealing modern dwellings on the left. Further along, the developments at Stuarts Way and Sunnybanks reflect the styles popular in the 1970-80s. Pedestrian traffic is not well served throughout with pavement only on one side or the other necessitating a crossing or two of Vollarads Lane.



The start of Vollarads Lane Looking West – Landrake in the Distance

To the side of the last dwelling on the north side of Vollarads Lane, Newgate Lodge, the footpath to Villaton leads off into fields, just past this point there is a single barn which has recently been re-roofed and a view to Villaton across pastureland. Houses on the south side of Vollarads Lane extend further with a small field before the last house, Loveton, at the speed limit signs.



20m west of Newgate Lodge - view north-west to Villaton

Part Two:Vollarads Lane Westwards October 2017.

The starting point for this section is at the speed limit signs at the western edge of Hatt. The hedges are traditional but as the road traverses high ground it is possible to glimpse views to the south across fields to high ground to the north of the A38 and to Landrake sitting on the skyline 2 kilometres away to the south-west. Views through field gates take in rolling countryside to the north-west as far as Caradon and to the north-east across local arable and pasture. Along the way to Fairmead House where the road to Notter Bridge joins, the views

southwards also take in the landfill works at Roodscroft some of which has already greened over making that part somewhat less conspicuous as a 'works'.



100m west of speed limit signs - view to north-west



100m west of speed limit signs - view to north-east



100m west of speed limit signs- view to south – Roodscroft Landfill Area

From Fairmead the road to Notter Bridge descends gently at first to right then left 90° bends then steeply to the bottom of a small valley to cross a stream, Cock's Lake, which is the parish

boundary as it flows west into the Lynher River. The road runs mostly between high bushy hedges with a view at the second bend through a gateway west across the Lynher valley to a very steep hillside with rough pasture, woods and up to Wotton Farm. At the very bottom, the view ahead, south at this point, is of the massive convex slope of the hill behind Notter Farm up which a footpath ascends. The water treatment works for the community of Hatt lies in the valley of this stream, back eastwards towards Hatt, but is invisible due to the trees and bushes lining the access track.



Down the lane to Notter - view west to Wotton (extreme right)



Down the lane to Notter - looking towards the descent to Cock's Lake



Down the lane to Notter - the steep descent to Cock's Lake



The steep footpath south from Cock's Lake



Looking east towards Hatt - the access track to the water treatment plant

Back at Fairmead House, farm buildings adjoin a large barn with offices and a yard which is an operating base for Sunnybanks Estates. Vollarads Lane continues its westward descent but more steeply, more narrowly and more twisty as is the wont with Cornish back-roads. The hedges are high and well wooded and the lane is much lower than the surrounding fields having been cut through shillett (the local name for shale or mudstone) which is visible at the bottom of the hedgerows. There is also evidence of a possible former route for the lane as shown by a double hedgerow about 100m on from Fairmead and again as it continues to the hamlet of Mutton Mill with bushy hedges on the left and an old orchard on the right. Mutton Mill is hidden along a dead-end lane and consists of the farmhouse with adjoining cottage and two converted stone barns. There is also a small cottage, probably originally two, and a modern house, the new Dean's Mill along with a modern garage.



A view between double hedges

About 400m before Mutton Mill the road to Pillaton turns sharply right off Vollarads Lane, at a blind bend and runs, more or less level, for 300m to Dean's Bridge over Dean's Brook passing

the steep track up to Popham Farm on the right about 200m along. This road is tree lined with water meadows to the left and pastures for alpacas on the right. The bridge is a protected structure with only the northern half being original. Dean's Brook forms the north-west segment of the parish boundary and 250m north of this bridge turns to run in a north-easterly direction to its source about 100m short of the A388 at Duckspool to the North of Hatt. There is an extensive patch of woodland along this stream which is almost invisible from the rest of Botus Fleming parish.



Dean's Bridge - general view



Dean's Bridge - the north parapet

Part Three: Looking into the Parish from outside

This section records views of the parish of Botus Fleming as seen from vantage points in Saltash, Landrake, Pillaton and Landulph parishes.

The views reinforce the rural, almost bucolic nature of our parish with the exception perhaps of the particular view from Landrake which shows the 'new' village of Hatt in *flagrante delicto* as

there is little natural shielding of the white walls and rooftops. In context this is not an eyesore as it forms only a very small part of the total view – it is still a country village, closer views can only be seen from the back road at Notter Farm. What is surprising is the extent of tree coverage from hedgerows and from the more extensive woodlands of Ziggerson Wood and along Dean’s Brook and which show up in the photographs.



Looking north and Down into Botus Fleming Village from near Carkeel



Looking north towards Hatt from near Broadmoor



Hatt looking north-east from Notter Farm



Hatt Village from Higher Landrake



Mutton Mill , Hatt and Roodscroft from Wotton, near Landrake



Looking East towards Hatt from near Leigh



Swiftaford Farm looking South from Sillaton



Bicton looking South from Elbridge



Ramsicombe Farm and Bicton Hill from the Lane to Kingsmill



Upper Kingsmill Lake from Marsh Farm Lane Landulph



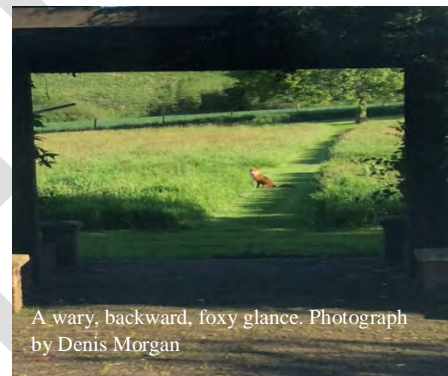
Moditonham Quay on Kingsmill Lake from Marsh farm Lane Landulph

3. Environment

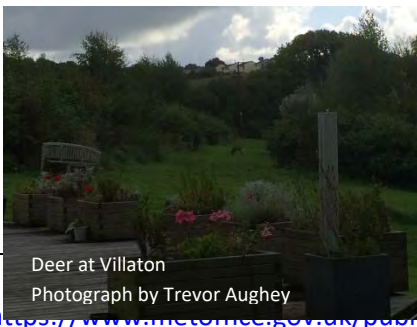
3.1. Botus Fleming Parish Fauna and Flora.

Situated in south-east Cornwall, the parish enjoys a temperate, maritime climate with warm summers, (mean annual maximum of 14.3 C), mild winters (mean annual minimum of 7.7 C) and plentiful, year-long rainfall of 1206.1mm. ¹ The wettest months are October to January. The parish is relatively low-lying, with the highest point at 85m above sea level. The local flora and fauna are typical of those found in such topographical and climatic conditions. It is a measure of how unique and blessed our parish is that large parts of it enjoy the protection of special designations. Most of the ancient settlement of Botus Fleming lies within the Tamar Valley Area of Outstanding Natural Beauty (TVAONB), while the rest of the parish constitutes its setting. The banks of Kingsmill Lake are also designated a Site of Special Scientific Interest (SSSI). Finally, most of the Tamar estuary and its tributaries constitute a Special Area of Conservation (SAC) under the EU Habitats Directive. It is important to remember that these formal and somewhat unfeeling designations are not given out lightly, and that the environments they apply to are home to the unique fauna and flora that form the backdrop to our daily lives.

Apart from the two villages of Hatt and Botus Fleming, the parish is largely farmland with scattered areas of largely deciduous woodland. The latter amounts to approximately 10% of the parish's land surface. This is in line with the area for England as calculated by The Forestry Commission in 2017. The woods are home to large mammals such as the frequently sighted foxes and badgers.



More elusive, but certainly present, are roe deer, hedgehogs and mustelids such as weasels and stoats. As in most of the southern U K, we also have our fair share of grey squirrels which enjoy the products of our oak and beech trees as well as food purloined from garden bird feeders! The woodland mast also supports a healthy number of nuthatches whose presence is usually betrayed by their rather angry, staccato tuit-tuit-tuit. Given the extensive area of hazel in the parish, there is a good chance that we have a few dormice here. Neighbouring Devon has quite a healthy population of these rare rodents, and there have certainly been recent records of them in Cadson Bury, just eight miles to the north-east. Corvids such as rooks, magpies, crows and jays make good use of the woodland as roosting, nesting and feeding places. In winter there are at least two large communal roosts of rooks and jackdaws. The latter nest in some of the older structures of the parish such as the listed dovecote in Moditanham. Other woodland birds to be seen are greater spotted and green woodpeckers, blue



¹ <https://www.metoffice.gov.uk/public/weather/climate/gbuw75d29> is the nearest comparable MET office station to the parish.

tits, great tits, coal tits, long tailed tits, marsh tits and robins. All of the latter provide targets for the ambushes of the local sparrow hawks. More usually heard than seen are the plentiful tawny owls of the parish. Those who attune their ears to the sounds of the countryside will hear the mewing of the long-established buzzards circling high above the parish, the guttural croak of passing ravens and in winter the honking of skeins of geese.

The farming is not highly intensive, consisting mostly of improved pasture with small acreages of maize and other cereals. The pasture supports a not always healthy population of rabbits which suffer periodic outbreaks of myxomatosis. Clusters of mole hills are to be seen in the fields. Voles, field mice, brown rats and shrews are also widespread, and are prey for the small number of barn owls that have been observed. Captive-bred pheasants that are released annually in the autumn by local landowners are common and noisy visitors not only to the fields but also many of the larger gardens. The winter farmland and the berry-laden hedgerows often attract noisy flocks of redwings and fieldfares from Scandinavia. At dusk you may be lucky enough to spot one of the pair of barn owls quartering the fields around Bicton.



Robin Photograph by John Parker



Cock pheasant in full breeding plumage. Photograph by John Parker.

The fields and lanes are typically bounded by high, dense Cornish hedges predominantly of hazel and hawthorn. The hedge banks are often covered with dense curtains of brambles and grasses. This vegetation cover affords valuable habitat and feeding opportunities for many of the species mentioned above. The hedges act as green highways for the wildlife to traverse the parish. They are also invaluable seed banks for the profusion of wild flowers

that burst forth in spring. The most common are red campion, bluebell, greater stichwort, primroses, violets, cow parsley and ramsons. We are lucky to have examples of some of the rarer native flora such as early purple orchid, St. John's wort, fleabane and fumitory. Bats, of unknown species, are certainly present in the parish, and will also use the hedgerows for navigation.

Many houses in the parish are lucky enough to have relatively large gardens. Conservation organisations such as the Royal Society for the Protection of Birds and the British Trust for Ornithology have underlined the importance of gardens for wildlife.



Hedgerow in spring with ramsons, red campions and bluebells. Photograph by Carole Kerry



Female hedge sparrow by John Parker

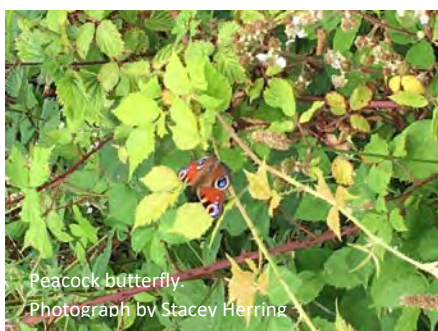
Garden feeders in Botus Fleming are invaluable for attracting and sustaining many of the woodland species of birds mentioned above as well as wrens, blackbirds, song and mistle thrushes, chaffinches, goldfinches, greenfinches, bullfinches and dunnocks. House sparrows and starlings are two species that have suffered

steep declines in recent years, but which make good use of our gardens

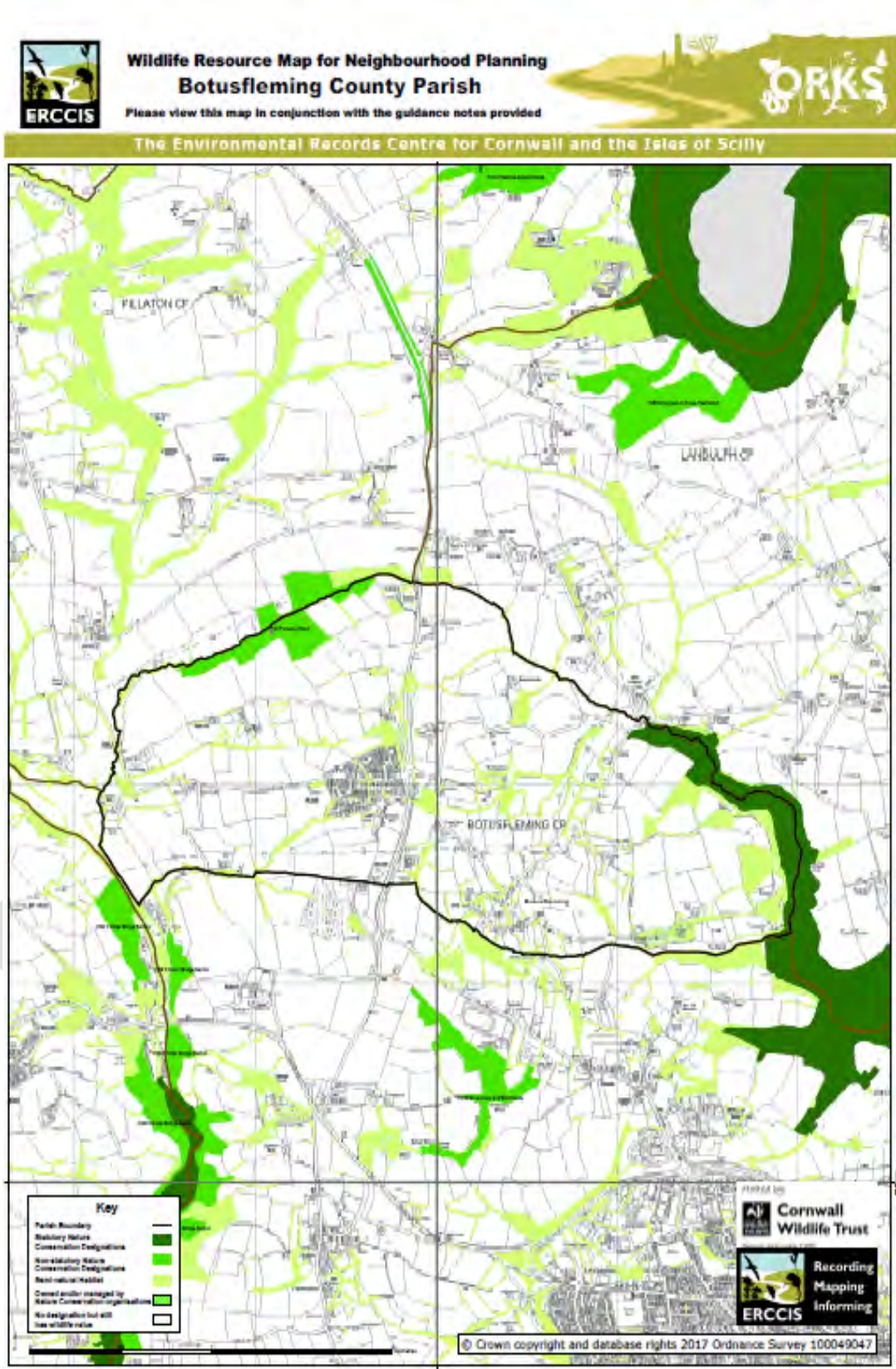
A tidal arm of the river Tamar (Kingsmill Lake) forms part of the north-eastern boundary of the parish. Low tide exposes extensive mudflats which provide feeding grounds for specialist bird species such as shelduck, little egret, sandpiper, heron and redshank. The lower reaches of Clarke's Lake, a stream joining Kingsmill Lake from the south, are bordered by a small area of marshland locally known as "The Marsh". This is ideal habitat for grass snakes, newts, slow worms, frogs and toads. All these are regularly spotted in parishioners' gardens too.

It is difficult to provide an exhaustive list of the invertebrates of the parish given the secretive and elusive nature of many of them. Among the showier specimens are dragon flies and damsel flies. The many species of butterflies, bees and wasps rely heavily on both garden and wild flowers to sustain them. The small hamlet of Pillaton is also home to the Unarmed Stick Insect (*Acanthoxyla inermis*), a New Zealand native that has escaped from captivity, seems to thrive in our mild climate and is quite widespread across Cornwall and the South Hams in Devon.

In summary, while perhaps not having the most spectacular scenery or exotic species of the British Isles, our little parish does in many ways typify the understated and subtle beauty of the English native flora and fauna.



3.2. Cornwall Wildlife Trust Report





Wildlife Resource Map for Neighbourhood Planning Guidance notes

1 Introduction

Any development, from a loft conversion to a housing estate has the potential to affect wildlife. By wildlife we mean the whole range of plants and animals found in Cornwall (also referred to as biodiversity). Sites that are important for their geology can also be affected. The information below will enable you to site development where the impacts on wildlife will be minimal. Good design can further reduce impacts and can even enhance your area for wildlife.

2 Background information

2.1 Sites important for wildlife

There are several designations that cover sites of wildlife and geological value in Cornwall. These include sites with international and national statutory designation and local non-statutory designation and are shown on your map. **The best practice approach is to avoid locating development on designated sites.**

Your map shows:

Statutory designations in dark green; Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR).

Non-statutory designations in mid-green; County Wildlife Sites (CWS) and County Geological Sites (GGS).

Semi-natural habitat in light green.

This reflects the hierarchy of protection as laid out in the National Planning Policy Framework. Areas of land that we know are owned or managed by conservation organisations are also shown for your information.

Designated sites generally contain **semi-natural habitats**; these are areas which are not highly modified for example; rough grassland, woodland, traditional orchards, scrub, Cornish hedges, marshes and ponds, heathland, coastal habitats and old quarries and mine sites. Semi-natural habitats provide food and shelter for plants and animals, so tend to be richer in species than other areas. Some areas of semi-natural habitat are designated as **Biodiversity Action Plan (BAP) habitats** which are recognised nationally as being important for wildlife. However, many areas of semi-natural habitat lie outside designated areas and are not classed as BAP habitat. These areas are nonetheless important for the plant and animal species they contain and as a link between other areas important for wildlife. Ideally **development will be sited to avoid areas of semi-natural habitat.**

What about the white areas?

The areas shown white on the map will still have wildlife issues associated with them, as explained in section 2.2 below. Your map gives an indication of where the most sensitive wildlife areas are located. When looking at the white areas with a view to allocating land for development you will need to consider all the other planning issues such as historic environment, landscape, transport, flood risk, land stability and contamination.

How you can use your local knowledge to add to the map

The semi-natural habitat information on your map is derived from aerial photographs, for this reason it is worth you **checking this information on the ground** as there may be patches of semi-natural habitat that have been missed. Please note that **Cornish hedges** are not generally mapped.

You may have people in the Parish who can add information to the map. For example, surveys of Cornish hedges may highlight particular stretches that are very important for wildlife due to their function of linking areas of semi-natural habitats, their structure, age or the animal and plant species they contain. You may then decide not to allocate land adjacent to these hedges, or insist on them being buffered and that only existing gateways be used.

2.2 Wildlife species

There is a whole range of animal and plant species in Cornwall that are protected under national and/or international species protection legislation. Designated sites and other areas of semi-natural habitat are particularly rich in protected species but protected species are also often found outside designated sites. There are many other species which have no legal protection and a best practice approach would be to aim to enhance wildlife generally as part of a development, not just protected species.

The protected species groups that are particularly relevant to development in Cornwall are:

Bats are present across the county and have international protection. They feed on insects so are more likely to be found where there is **semi-natural habitat**. Bats also use linear features such as hedges and streams as navigation routes to travel to and from feeding areas and summer and winter roost sites. A whole range of **buildings and structures** can be used for breeding roosts and hibernation roosts. Bats are affected indirectly by **lighting associated with new developments** and some will desert roosts and foraging areas when there is light pollution.

Dormice are generally found throughout Cornwall but with a concentration in **central and eastern Cornwall**, they are particularly associated with woodland, scrub and hedge habitats, especially old or ancient boundaries.

Otters are present across the county associated with **rivers and streams** and have international protection. Otters will cross roads where their passage is blocked by culverts or flooding under bridges.

Badgers have national protection. They are found across the county in many habitats, they are **often affected by developments**. A licence is required if badgers are likely to be disturbed as part of a development.

Birds have differing levels of protection depending on the species. They must **not be disturbed during the nesting season** from early spring through the summer. New developments can include enhancements for birds such as nesting sites and

appropriate planting schemes. In winter birds can congregate in large numbers on agricultural grassland that has **no designation and little semi-natural habitat**. **Amphibians and reptiles** are generally associated with **semi-natural habitats and gardens**. Some amphibians and all reptiles have some protection. Careful site selection can minimise impacts. Hibernation sites are important in the winter months.

Rare and protected insects and other invertebrates are generally associated with designated sites and semi-natural habitats so **impacts can often be avoided by careful site selection**.

Flowering plants, fungi, lichens, liverworts, mosses and stoneworts. Many species in these groups are protected but these are **generally associated with designated sites and semi-natural habitats** so impacts can often be avoided by careful site selection.

In addition, **non-native invasive species** such as **Japanese knotweed, giant hogweed** and **Himalayan balsam** may be present and are likely to have a cost implication for developers since they may need to be removed from a site.

Removal of invasive species could be carried out as an enhancement for biodiversity either on or off-site.

Detailed species information is available from the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS). Please be aware that a lack of record does **not necessarily mean that a species is absent** from an area, just that it has not been recorded. It is likely that detailed species information and surveys will be required by developers when they are drawing up individual planning proposals.

Key principles to protect wildlife and geology in Neighbourhood Plans - these can be written into Development policies in your plan:

- Avoid both **statutory** and **non-statutory** designated sites (shown in **dark green** and **mid-green** on your map)
- Avoid non-designated areas which contain large or linked areas of semi-natural habitat (shown in **light green** on your map).
- Consider the potential **protected species implications** of sites before finalising plans-it is far better to scope these at the outset to prevent costly delays later.
 - Where sites contain patches of **semi-natural habitat** make sure these can be **retained and ideally linked** together as part of the intended end land use.
 - Ensure there is potential to retain, restore and re-create **habitat linkages such as hedges** as part of developments.
 - Look for **enhancement opportunities to create, expand, buffer and link semi-natural habitats** on-site.
 - Consider the potential for **creating new semi-natural habitat off-site** if opportunities on-site are limited, this is known as 'biodiversity offsetting'. It may be possible to pool contributions from several developments.

Much more detail is available in the Biodiversity and Geological Conservation-Planning Good Practice Guidance for Cornwall

http://www.cornwall.gov.uk/default.aspx?page=12898#planning_good_practice

An ecological consultant can help to interpret data from ERCCIS and give recommendations for your neighbourhood plan. You can find an Ecological consultant here: www.cieem.net/members-directory/search.

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3.3. Woodland Estimate 2017

A 25" 1907 map of Botus Fleming was used to show field boundaries, plot numbers and acreage. This was compared to a satellite view from Google Earth to make estimates of current (2017) acreage of woodlands. It was easy to relate the modern situation to that on the 1907 map. Field shapes and hedge intersections are key aids in identifying fields as are trees that were left when hedges were removed. Orchards were included but hedgerow trees were not, even as in some cases trees line both sides of an old track. There are almost no orchards in Botus Fleming today, however, there are many mature hedgerow trees throughout the parish.

Parish size is 465 hectares (1149 acres) from recent census data.

As field sizes were given in acres this unit was used to provide the initial tabulated data, this was then converted to hectares by dividing by 2.471.

* part - by a figure denotes estimated value.

Woodland area 2017 = 15.05 + 1.34 + 11.43 + 1.76 + 15.78 = 45.36 ha = 9.8%

Woodland area 1907 = 15.54 + 3.93 + 10.33 + 18.12 + 13.39 = 61.31 ha = 13.2%

The woodland cover in the parish in 2017 is just under 10% and is about 3.5% less than that in 1907.

The most significant fall in woodland cover is in the area around the village of Botus Fleming extending down to Moditonham Quay where many orchards have been removed. There is just under 10% of the woodland remaining that was there in 1907. This was an area renowned for its cherries and as well as the larger orchards many smallholdings can be seen on the 1907 map, each with their own trees.

In the north-west and north-east of the parish new planting has helped to maintain or increase the woodland area which is now largely of mixed deciduous trees.

Woodland Acreage Part 1 – North of Vallards Lane and west of the A388

Plot Number	2017	1907	Location
147a	0.20* part	-	Now part orchard
166	2.60* part	-	Popham new planting
165	-	2.04	Popham
27	-	0.40* part	“
1a	-	1.00* part	Deans Brook
32	0.60* part	1.54	West Park new planting
33a	1.55	-	New planting
38	-	0.80	Villaton
38a	0.40* part	0.57	“
9	2.08	2.08	North of West Park on N boundary
9a	1.56	1.56	
14	1.54	1.54	
14a	0.76	0.76	
15	-	2.08	
18a	5.16	5.16	
18	6.00	6.00	
19	2.00* part	-	
55	0.80* part	-	
54	1.17	-	
60	1.91	-	
63a	-	1.55	Swiftford
69	-	0.38	
85b	-	2.53	
83	3.20* part	-	New planting
83a	0.79	0.79	Quarry
86a	1.10* part	0.80*part	
87a	1.77	1.77	Hatt house
82a	0.50* part	1.40	
81a	-	1.14	
81	-	1.53	
51	-	0.97	Stream valley back towards Villaton
-	1.50	-	Between old and new roads at Hatt
TOTAL	37.19 a	38.39 a	
	15.05 ha	15.54 ha	

Woodland Acreage Part 2 – south of Vallards Lane and west of the A388

Plot Number	2017	1907	
149	-	0.66	Mutton Mill
153	-	1.97	
150	-	1.00* part	
163a	-	1.14	
179a	0.95	0.95	Stream coming up east to bottom end of Sunnybanks
181a	1.87	1.87	“
181b	0.50* part	-	“
185		1.05	Cross Farm
188		1.07	
TOTAL	3.32 a	9.71 a	
	1.34 ha	3.93 ha	

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Woodland Acreage Part 3 – East of the A388 and north of lanes from Hatt to Ziggaron via Botusfleming

Plot Number	2017	1907	Location
117	-	2.05	Bicton area
120	2.93	-	
118	0.35*part	0.40* part	
88	0.80* part	1.20*part	
120	2.90*		
121	1.00* part		
90a	8.53* part		
94	5.00* part		New Planting
91	0.40* part	0.98	Cut by new road alignment
91a	0.20* part	0.36	“
78a	-	1.49	Ramsicombe
98a	-	0.75	“
101	-	4.14	“
103	-	1.08	“
108a	-	0.67	
109	-	1.26	
134	0.76	0.76	Stream valley below Fanns Cottage
221a	-	1.18	
220b	-	1.06	
223	-	1.36	
224	-	0.90	
220	-	1.20	
293	-	1.74	Sladelands
212	-	0.29	Opposite Towns Cross
267	-	0.29	“
204	0.50* part	-	2 fields north of Cross Parks
125	2.93	2.93	Rumbullion (Dogshole)
131	-	1.60	
215	-	1.32	
214	0.64	0.64	
206	-	1.29	
208a	-	2.18	
213	1.30* part	-	
TOTAL	28.24 a	25.52 a	
	11.43 ha	10.33 ha	

Woodland Acreage Part 4 – East of the A388 and south of the lane through Botusfleming to Moditonham Quay

Plot Number	2017	1907	Location
201	-	1.27	Cross Park
202	-	0.71	“
270	-	0.19	Towns Cross
259	-	0.75	Holland Inn
261	-	3.64	
262a	-	3.59	West Town
272	-	1.85	
274	-	0.67	
277a	-	2.82	
276a	-	1.63	
278	-	1.32	
279a	-	0.50* part	
280a	-	0.75	
281	-	1.82	
282	-	1.07	Adjacent church
282a	-	0.67	
283a	-	1.24	
284	-	0.25* part	
284a	-	0.20* part	
285	-	0.30 part	Bidwell
285a	-	0.70	
286	-	0.58	
304	-	1.72	
305	-	1.86	
307	2.05	2.05	Chapel
320	-	1.62	
321a	2.30* part	2.30* part	Moditonham House grounds
326a	-	8.70	
TOTAL	4.35 a	44.77 a	
	1.76 ha	18.12 ha	

Woodland Acreage Part 5 – East of the lane from Ziggarrison to Botusfleming and north of the lane thence to Moditonham Quay

Plot Number	2017	1907	Location
144a	1.12	-	Ziggarrison Wood
145a	3.54	3.54	
145b	2.07	-	
146	4.00	4.00	
248b	6.53	6.53	Marraborough Quay
238	-	1.03	Now rough land with trees along old hedges
236b	0.50* part	-	Cluster of trees
242	0.50* part	-	Cluster of trees
246a	0.58	0.58	Old Quarry
245	1.54	0.50* part	“
245a	0.37	0.37	“
250	7.70* part	-	Bluebell House?
335a	1.80* part	-	Creek edge
337	1.94	1.94	“
333	3.76	3.76	Wheal Sophia
319	0.40* part	0.90* part	Moditonham pigeon cote
312	-	2.55	Narrow Lane
311	0.41	-	S-W of Mausoleum
314	0.25* part	-	
296a	-	2.27	
228	0.95	0.95	Marraborough
227	-	0.43	
227a	-	0.40	
231	1.03	1.03	Rose Cottage
286a	-	0.66	
287a	-	0.75* part	
287	-	0.90* part	Mount Pleasant
TOTAL	38.99 a	33.09 a	
	15.78 ha	13.39 ha	

4. Traffic and Transport

4.1. Dept of Transport Survey Data for A388 at Hatt

Statistics are available for traffic volumes and types. The data below were collected on the A388 near the Hatt Roundabout. These figures were obtained from the Department of Transport and can be found at <https://www.dft.gov.uk/traffic-counts/cp.php?la=Cornwall+excluding+Isles+of+Scilly> .

Year	Road	PedalCycles	Motorcycles	CarsTaxis	BusesCoaches	LightGoodsVehicles	V2AxleRigidHGV	V3AxleRigidHGV	V4or5AxleRigidHGV	V3or4AxleArticHGV	V5AxleArticHGV	V	AllHGVs	AllMotorVehicles
2000	A388	28	285	9462	91	1287	260	50	38	26	48	30	452	11577
2001	A388	16	171	10159	73	1261	214	62	34	26	48	17	401	12065
2002	A388	12	256	10769	55	1391	239	130	26	39	66	40	540	13011
2003	A388	27	257	10716	73	1553	263	62	60	32	55	44	516	13115
2004	A388	12	233	10903	57	1409	224	75	35	28	64	35	461	13063
2005	A388	10	192	11257	64	1786	210	86	18	12	18	75	419	13718
2006	A388	26	262	12091	77	1900	246	76	37	5	86	54	504	14834
2007	A388	17	229	11085	80	1705	219	92	47	24	85	52	519	13618
2008	A388	16	226	11526	75	1955	260	73	52	11	67	44	507	14289
2009	A388	18	228	11492	77	1951	238	73	50	11	58	43	473	14221
2010	A388	30	130	10390	100	1606	162	99	119	9	55	56	500	12726
2011	A388	26	142	10327	104	1649	156	103	129	7	52	56	503	12725
2012	A388	8	96	11309	89	1674	161	64	67	17	72	74	455	13624
2013	A388	8	99	11284	88	1733	156	67	73	13	71	78	457	13661
2014	A388	6	109	11255	91	1804	153	71	76	12	63	81	456	13715
2015	A388	6	109	11177	93	1964	159	80	79	16	64	82	481	13823
2016	A388	6	103	11286	94	2087	167	78	87	13	61	87	494	14062

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4.2. RadarClass Survey 2015

In 2015 a RadarClass survey was carried out by Cormac. The scanner was located in Vollards lane near the junction with Andrews Way. This recorded the number of vehicles and their speed. The report can be viewed at:

http://map.cornwall.gov.uk/reports_RadarClass/RC%20C0228%20Vollards%20Lane%20Hatt%20Saltash%20JAN%202015.pdf

In summary, during the eight days of observation, in excess of 8000 vehicles passed through the village of Hatt. In excess of 15% exceeded the 30mph speed limit and speeding was more common during normal commuting times and in the mid evening.

RadarClass						
C0228 Vollards Lane Hatt, Saltash January 2015						
Eastbound / Westbound						
Route No	Column No	Neighbourhood Service Area	RadarClass Unit ID	Ordnance Survey Grid Reference		
C0228	H643	East	Unit 6	239955 / 062034		
Date of Deployment		End of Operation		Total Period of Operation		
21/01/2015		28/01/2015		8 days		
Summary Table						
Speed Limit	All Observations		Weekdays		Weekends	
	Eastbound	Westbound	Eastbound	Westbound	Eastbound	Westbound
30	3,969	4,176	3,102	3,262	867	753
Number of Observations:						
Mean Speed (mph):	23.3	24.2	23.6	24.4	22.5	23.3
85%ile Speed (mph):	31	31	31	31	31	30
Standard Deviation:	7.6	6.1	7.8	6.2	6.9	5.9
% ≤ 30	82.3%	84.7%	81.9%	83.8%	84.4%	87.6%
% 31 mph to 40 mph:	17.2%	14.7%	17.0%	15.4%	15.1%	11.9%
% >40 mph:	0.6%	0.7%	0.9%	0.8%	0.5%	0.4%

3. Eastbound Detailed Statistics.

3.1.1. Eastbound Daily Summary Table.

Date	Mean Speed	85%ile Speed	Standard Deviation	% ≤ 30	% 31 mph to 40 mph	% >40 mph
Wed 21/01/2015	23.2	30	6.7	85.7%	14.3%	0.0%
Thu 22/01/2015	22.3	30	6.8	87.2%	12.6%	0.2%
Fri 23/01/2015	23.1	31	7.1	82.4%	17.1%	0.5%
Sat 24/01/2015	22.5	30	6.7	85.1%	14.5%	0.4%
Sun 25/01/2015	22.5	31	7.1	83.6%	15.9%	0.5%
Mon 26/01/2015	24.6	32	6.9	78.5%	21.4%	0.1%
Tue 27/01/2015	23.6	31	6.9	81.1%	18.3%	0.6%
Wed 28/01/2015	24.5	32	7.5	76.3%	22.1%	1.6%

4. Westbound Detailed Statistics.

4.1.1. Westbound Daily Summary Table.

Date	Mean Speed	85%ile Speed	Standard Deviation	% ≤ 30	% 31 mph to 40 mph	% >40 mph
Wed 21/01/2015	24.0	31	6.5	82.4%	16.5%	1.1%
Thu 22/01/2015	23.5	30	6.0	86.0%	13.5%	0.5%
Fri 23/01/2015	22.9	30	6.0	87.2%	11.7%	1.1%
Sat 24/01/2015	23.1	30	6.7	86.6%	10.9%	0.4%
Sun 25/01/2015	23.6	30	6.0	86.1%	13.4%	0.5%
Mon 26/01/2015	24.2	31	6.1	84.9%	14.5%	0.7%
Tue 27/01/2015	25.6	32	6.1	80.0%	19.2%	0.8%
Wed 28/01/2015	24.4	31	6.2	82.8%	17.1%	0.0%

While these figures do not exceed the official threshold for intervention by the Highways Department, our consultation process demonstrated that the speed of traffic in Vollards Lane causes anxiety and concern both to residents of Vollards Lane and other residents who use Vollards Lane to access services and transport links.

4.3. Local Traffic Survey 2017

parishes. The roundabout at Hatt offers easier access to the A388 than is possible from junctions with other unclassified roads. To test this evidence we took a snapshot of traffic volume entering both settlements and travelling towards the roundabout between 07.00 and 09.00 am.

Traffic volume count Botusfleming 2nd November 2017. Ziggerson Hill

	07.30	08.00	08.30	09.00	Total
Cars	6	10	15	12	43
Vans	1	4	5	1	11
HGV/Tractor	1	2	2	2	7
M. Bike	1				1
Cycle					
	9	16	22	14	62

Traffic volume count Hatt 20th October 2017. Western approach to Hatt.

	07.30	08.00	08.30	09.00	Total
Cars					39
Vans					11
HGV/Tractor					5
M. Bike					0
Cycle					2
					57

These figures demonstrate that a vehicle enters each village every 2 minutes during the morning commuting hours adding weight to the observations of residents.

5. The Growth of Botusfleming 1841-2017

The following data for Botusfleming parish has been collected from census returns using FREECEN and data provided by Census.Customer.Services@ons.gov.uk also [St Germans Rural District Council ratebooks have been consulted at Cornwall Records Office, Truro](#)

Year	Population	Households
1841	250	52
1851	234	49
1861	233	50 (4)
1871	241	46 (2)
1881	216	39 (3)
1891	203	42
1901	233	50
1911	257	52
1921	257	56
1931	274	64
-		
1951	292	76
1961	276	79
1971	290	100
1981	640	225
1991	780	280
2001	783	307
2011	771	322

In the years 1861, 1871 and 1881 the census returns also indicate a number of empty houses, these are the figures in parentheses.

The number of households appears to reflect the number of houses i.e. one family + servants per house.

The parish grew very slowly from 1841 until 1961

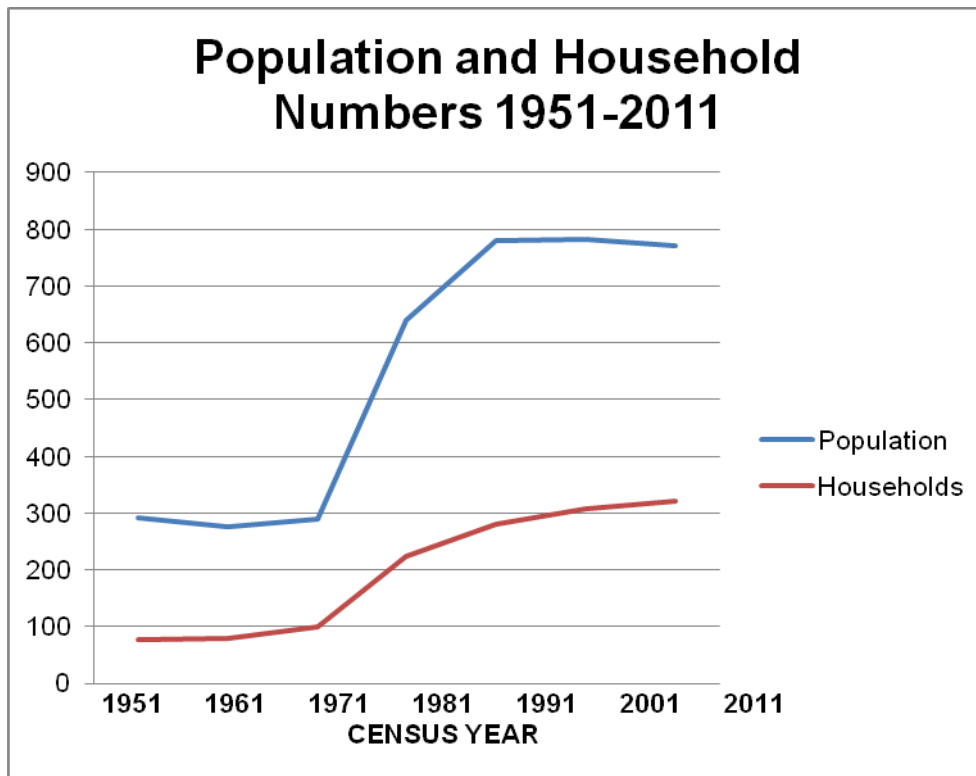
The number of houses in Hatt in 2017 is 240. Few houses have been built in Hatt since 2011, say there were 235 in Hatt in 2011.

There were 30 houses in Hatt in 1951, 31 in 1961 and 34 in 1963.

Hatt has grown by a factor of 7.8 since 1951 or 6.9 since 1964 – just over 200 houses in 53 years.

No additional community facilities have been provided in Hatt except for a shop in the garage and the Playing Field which is rented by the Parish Council.

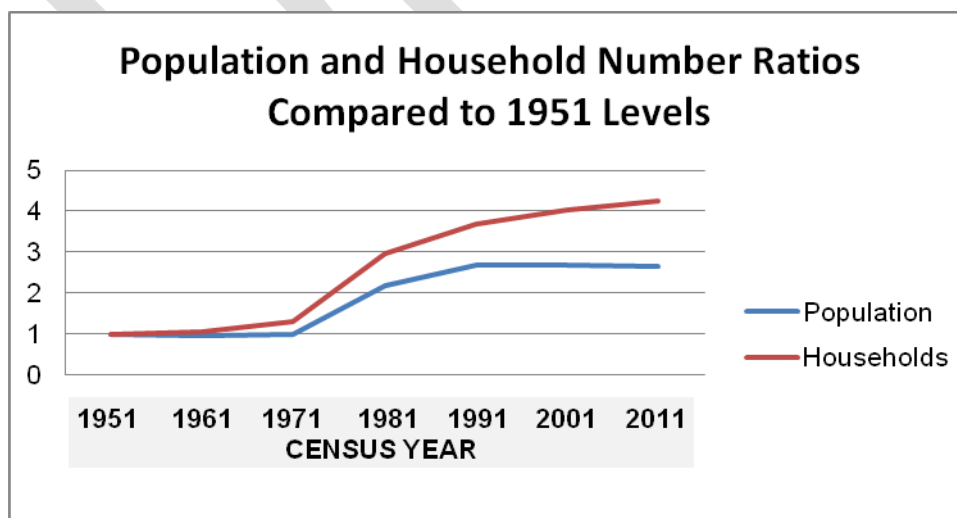
A graphical representation of the growth of Botufleming parish in population and house number is shown below.



The following table shows both population and number of households in Botufleming parish from 1951 to 2011 compared to their values in 1951.

YEAR	1951	1961	1971	1981	1991	2001	2011
Population	1	0.95	1	2.19	2.67	2.68	2.64
Households	1	1.04	1.32	2.96	3.68	4.04	4.24

And is shown as a graphical representation



Conclusions:

1971 saw the start of a period of significant growth in population

This shows the population more than doubled in the years 1971-1981.

The number of households (houses) increased from 100 to 225 in the same period and continued to rise significantly.

The community facilities increased in the period 1951-2017 by the building of the Church Hall and the renting of the playing field. A village shop was also created in the filling station in the 1990's

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6. Housing

6.1. Determining your Neighbourhood Development Plan's Housing Target

Introduction

Boosting housing supply is a government priority. Housing targets for local authority areas are set through the Local Plan process.

Cornwall's Local Plan: Strategic Policies (Local Plan) document sets out, in Policy 2a, the key housing targets which are to be met (as a minimum) through the course of the plan period (2010-2030). These are presented as targets specific to our main towns and for wider Community Network Areas (CNAs). The housing figures set by the Local Plan take account of a reasonable provision [based on viability] of affordable housing and economic growth as well as other policy constraints such as the AONB (Area of Outstanding Natural Beauty).

Consideration of supporting infrastructure and service provision has also been satisfied. Local Plan *Policy 3: Role and Function of Places* describes how these targets will be delivered: outside the main towns this will be through infill, rounding off, use of previously developed land, exception sites and through sites identified in Neighbourhood Development Plans (NDPs).

NDPs must be in 'general conformity' with the Local Plan and must show how they will meet or exceed the housing target for their NDP area. This housing target and the strategy the NDP adopts to deliver it should be clearly explained within a 'Housing Statement' section of your NDP. We advise that all Housing Statements consider two main aspects:

1. The housing figure your NDP is planning for; and,
2. The approach your NDP takes in planning to deliver your housing target.

This guidance sheet focuses on the first element of the Housing Statement (determining your NDP's housing target). Figure 1 summarises the steps set out in this guidance sheet in a diagram.

Your Areas Local Plan Housing Figure: The Starting Point

As a minimum, your NDP will need to set out how it plans to deliver your area's fair share of the Local Plan housing target, taking account of constraints. Whilst the larger towns are given a housing target in the Local Plan, for smaller towns and rural areas the housing target is given for the whole CNA, not divided to parish level. Cornwall's Neighbourhood Planning Team (NPT) will provide your area with an estimated Local Plan housing target at parish level (see Table 1 below), where this is calculated to include:

- all housing completions since 1st April 2010;
- the number of planning permissions for new dwellings (minus 10% in recognition that it is unlikely that all these permissions will be built by 2030); and,

- constraints elsewhere in the C.N.A (e.g. AONB).

You should consider this figure the minimum requirement (your baseline Local Plan housing target) and starting point for deciding whether additional homes are required.

An important aspect to note is that significant constraints, such as the existence of a designated AONB within your area, have already been accounted for in arriving at this baseline Local Plan figure and should not be used as an argument to further reduce the target. Parishes which are entirely AONB, or where the main settlements are in the AONB, will receive a 0 target as their baseline, whereas the pro-rata share of some parishes may increase to offset such towns and villages which are wholly within the AONB and which therefore are protected from extensive growth.

Additional Housing Need

Working from the baseline Local Plan housing target provided, now you need to consider, whether this is sufficient or whether your community would benefit from planning for a greater number of homes based on local circumstances. Factors to consider could include:

1. Results of any housing needs survey you carry out as part of your NDP process;
2. Numbers on the Homechoice register;
3. Feedback from local estate agents;
4. Whether additional houses (and population) would help sustain local services and facilities;
5. Whether developer investment could have benefits in terms of other infrastructure provision; and/or,
6. Whether your area would like to plan for the unplanned (i.e. plan for what happens if applications come in over and above the Local Plan target, which is often likely).

Key to this will also be general community feedback, but caution should be given to relying solely on community feedback with little regard to other evidence.

Arriving at your Housing Target

Having considered your areas baseline Local Plan housing target and other factors which may justify an increase in this, you can now determine your overall NDP housing target. We advise that this is presented as an 'in the region' figure as opposed to a precise number in order to give an element of flexibility and because the Examiner will not allow an upper limit to be set.

In arriving at your target figure you need to think about your strategy for delivering affordable housing, whether this is on site with allocations of 10 or more or through exceptions sites and be aware of the House Price Value Zone² which your town or parish falls within. Generally, open market housing is needed to deliver affordable houses and so, for example, if your NDP aims to deliver an additional 100 affordable homes only and with no open market properties, your NDP could risk being judged to be undeliverable. Local Plan Policies 8 and 9 set out how

² See Affordable Housing Section of the Local Plan, available at www.cornwall.gov.uk.

affordable housing will be delivered in Cornwall and your strategy must be in general conformity with this.

Once you have arrived at your NDPs draft housing target please discuss this with the Neighbourhood Planning Team.

Next Steps

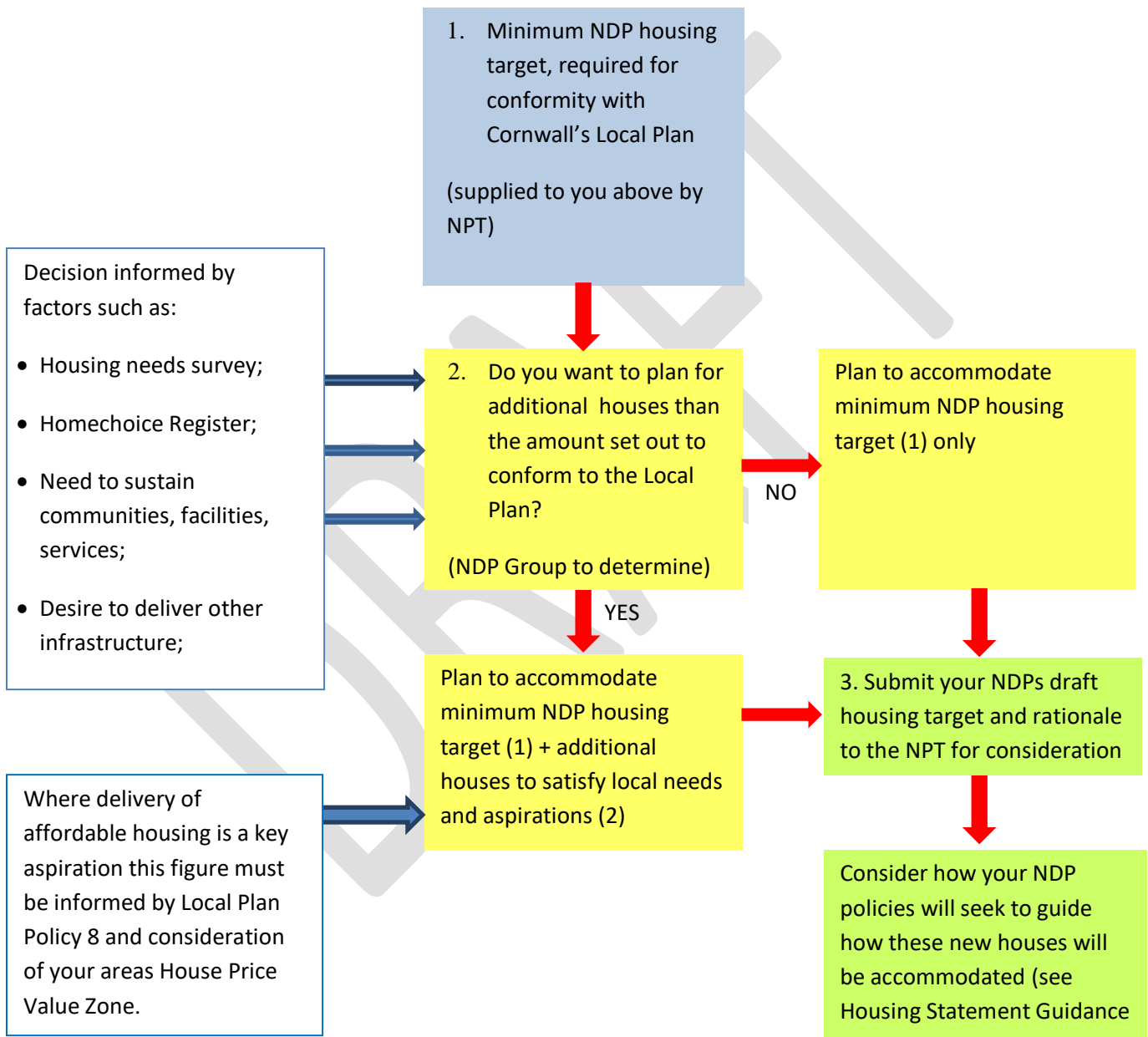
Once you have established your NDP draft housing target the preparation of your NDP policies

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Completions (April 2010 – April 2017)	(c) CNA Commitments (- 10%) (April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Cornwall Gateway CNA (Rural)	350	100	77	173
	(e) Adjusted Pro Rata rate	(f) Town/Parish Completions (April 2010 – April 2017)	(g) Town/Parish Commitments (- 10%) (April 2017)	(h) Adjusted Pro Rata of residual requirement for CNA ((e÷100)xd)
Botus Fleming Parish	7%	12	5	12

will seek to guide how these new houses are accommodated. It is worth noting that you can come back at a later stage in your NDP process and revise your NDP housing target should it be required and based upon further evidence (hence why we refer to it as your NDP's 'draft' housing target at this stage). Remember that the process of developing your NDP is an iterative process; its elements can alter as you progress and learn more about your area and the wishes of your communities.

Figure 1: Determining your NDPs Housing Target (Flow Diagram)



6.2. Cornwall Home Choice Register

Ref	Applicant Type	Band	Preferred Area 1	Preferred Area 2	Preferred Area 3	Parish Connection Areas	Has parish connection to Botusfleming	Council Min Bid	Has Bedroom Need	Effective Date
HR22012-1	General	Band C	Saltash	Saltash	Hatt	North Hill, Saltash	0	0	Yes	08/02/2012
HR26388-1	General	Band E	Saltash	Hatt	Landrake	Saltash	0	0	Yes	22/05/2010
HR34735-1	General	Band E	Saltash	Hatt	Callington	Callington, Saltash	0	1	Yes	06/10/2010
HR47438-1	Transfer	Band E	Saltash	Hatt	Landrake	Landrake, Saltash	0	0	Yes	04/10/2011
HR47027-1	General	Band B	Callington	Saltash	Hatt	Callington	0	1	Yes	05/12/2011
HR50930-1	General	Band E	Saltash	Hatt	Botus Fleming	None	0	0	Yes	08/02/2012
HR56194-1	Transfer	Band B	Saltash	Millbrook	Botus Fleming	Duloe	0	0	Yes	27/06/2012
HR60108-1	Transfer	Band B	Landrake	Hatt	Pillaton	Landrake	0	1	No	15/10/2012
HR53898-1	General	Band E	Saltash	Hatt	Landrake	Saltash	0	2	Yes	10/05/2012
HR62864-1	General	Band E	Saltash	Hatt	Callington	Saltash	0	0	Yes	15/01/2013
HR63187-1	Transfer	Band B	Torpoint	Millbrook	Hatt	Torpoint	0	1	No	23/01/2013
HR61505-1	General	Band C	Saltash	Hatt		None	0	2	No	28/11/2012
HR77865-1	General	Band E	Saltash	Landrake	Hatt	None	0	0	No	28/03/2014
HR78974-1	General	Band E	Saltash	Botus Fleming	Landulph	Saltash	0	0	Yes	12/05/2014
HR79911-1	Transfer	Band E	Callington	Saltash	Botus Fleming	None	0	2	Yes	15/06/2014
HR82781-1	General	Band E	Saltash	Botus Fleming	Landrake	None	0	0	No	22/09/2014

HR21562-3	General	Band E	Saltash	Hatt	Landrake	Saltash	0	0	Yes	09/10/2014
HR82972-1	Transfer	Band C	Saltash	Callington	Hatt	Saltash	0	4	Yes	29/09/2014
HR75596-1	Transfer	Band C	Saltash	Callington	Hatt	Callington, Saltash	0	3	Yes	28/01/2014
HR83671-1	General	Band E	Pillaton	Hatt	Downderry	Pillaton, St Germans, Torpoint	0	1	No	27/10/2014
HR69245-1	General	Band C	Hatt	Saltash		Botus Fleming, Saltash	1	1	No	24/07/2013
HR54818-2	General	Band C	St Germans	Hatt	Landrake	Landrake, Looe, Torpoint	0	2	No	26/03/2015
HR21844-2	General	Band E	Saltash	Saltash	Hatt	Saltash	0	0	No	06/03/2015
HR80971-1	General	Band E	Penzance	Blackwater		Botus Fleming	0	4	Yes	19/07/2014
HR88743-1	General	Band E	Saltash	Callington	Hatt	Saltash	0	0	No	08/05/2015
HR89055-1	General	Band E	Saltash	Callington	Hatt	Saltash	0	1	No	19/05/2015
HR66191-2	General	Band E	St Germans	Menheniot	Hatt	None	0	2	Yes	29/05/2015
HR89497-1	General	Band E	Saltash	Hatt	Landrake	Saltash	0	0	No	05/06/2015
HR90602-1	Transfer	Band E	St Dominick	Hatt	Saltash	Callington	0	0	No	12/06/2015
HR78936-1	General	Band E	Saltash	Landrake	Hatt	None	0	2	Yes	11/05/2014
HR89605-1	General	Band C	Saltash	Botus Fleming	Wadebridge	Saltash	0	0	Yes	31/07/2015
HR91118-1	General	Band E	Saltash	Callington	Hatt	None	0	0	No	03/08/2015
HR92108-1	General	Band E	Saltash	Hatt	Calstock	Saltash	0	0	No	08/09/2015
HR92046-1	General	Band E	Saltash	Callington	Hatt	None	0	0	No	07/09/2015
HR89493-1	Transfer	Band B	Callington	Saltash	Hatt	Calstock	0	2	Yes	20/10/2015
HR29376-2	General	Band E	Saltash	Hatt	Landrake	Saltash, St Cleer	0	2	Yes	30/11/2012
HR92770-1	General	Band E	Saltash	Hatt	Callington	Saltash	0	2	No	01/10/2015

HR92971-1	General	Band E	Saltash	Hatt	Landrake	Callington	0	3	No	09/10/2015
HR67803-2	Transfer	Band C	Landrake	Saltash	Hatt	Saltash	0	2	Yes	05/06/2015
HR34945-2	General	Band E	Saltash	Hatt	Landrake	Saltash	0	2	No	30/10/2015
HR93471-1	General	Band D	Saltash	Torpoint	Botus Fleming	Bodmin	0	2	No	28/10/2015
HR93735-1	General	Band E	Saltash	Hatt	Pillaton	Saltash	0	0	No	08/11/2015
HR95169-1	General	Band E	Landrake	Saltash	Hatt	None	0	3	No	11/01/2016
HR88068-1	Transfer	Band B	Saltash	Botus Fleming	Landrake	Saltash	0	2	Yes	15/04/2015
HR67822-2	Transfer	Band E	Saltash	Saltash	Hatt	Saltash	0	2	No	03/01/2016
HR94691-1	General	Band C	Saltash	Hatt		Saltash	0	3	No	08/02/2016
HR73227-1	General	Band C	Saltash	Landrake	Hatt	Saltash	0	2	Yes	16/09/2014
HR61224-1	Transfer	Band E	Hatt	Saltash	Callington	Pillaton, Saltash, St Dominick	0	3	Yes	19/11/2012
HR95762-1	General	Band E	Saltash	Landrake	Hatt	Saltash	0	2	Yes	29/01/2016
HR95957-1	General	Band E	Saltash	Callington	Hatt	Saltash	0	0	No	04/02/2016
HR44289-2	General	Band C	Saltash	Hatt	Callington	Saltash	0	4	Yes	29/02/2016
HR53514-2	Transfer	Band B	Saltash	Hatt	Callington	Calstock, Saltash	0	0	Yes	09/03/2016
HR49087-4	Transfer	Band E	Saltash	Botus Fleming	Hatt	Bodmin, Saltash	0	1	No	02/03/2016
HR97319-1	General	Band C	Saltash	Botus Fleming	Hatt	Saltash	0	0	Yes	16/03/2016
HR90085-1	General	Band E	Saltash	Callington	Botus Fleming	None	0	2	Yes	26/06/2015
HR98254-1	General	Band E	Saltash	Antony	Botus Fleming	None	0	0	No	16/04/2016
HR75179-1	General	Band E	Saltash	Landrake	Hatt	Saltash	0	1	Yes	21/02/2014
HR98592-1	Transfer	Band B	Callington	Hatt	Saltash	Callington	0	0	No	26/04/2016
HR75130-3	Transfer	Band	Saltash	Hatt	Landrake	Lawhitton,	0	3	No	06/05/2016

		E		Werrington						
HR95871-2	General	Band E	Saltash	Hatt	Botus Fleming	Saltash	0	1	Yes	16/05/2016
HR92263-1	General	Band E	Callington	Hatt	Saltash	None	0	2	Yes	14/09/2015
HR96797-1	General	Band E	Saltash	Landrake	Hatt	None	0	2	No	01/03/2016
HR47618-4	Transfer	Band C	Saltash	Botus Fleming	Hatt	Looe, Saltash	0	2	No	08/07/2016
HR85410-1	General	Band B	Pillaton	Callington	Hatt	Newquay, Pillaton, Torpoint	0	2	Yes	27/06/2016
HR102084-1	General	Band E	Saltash	Landrake	Hatt	None	0	0	Yes	18/08/2016
HR102176-1	General	Band E	Saltash	Tideford	Botus Fleming	None	0	0	No	22/08/2016
HR53775-2	Transfer	Band B	Saltash	Hatt	Landrake	Saltash	0	2	Yes	22/08/2016
HR102564-1	General	Band C	Saltash	Hatt	Callington	None	0	0	Yes	03/09/2016
HR102835-1	General	Band C	Saltash	Landrake	Hatt	Saltash	0	0	Yes	12/09/2016
HR79690-1	Transfer	Band D	Saltash	Botus Fleming	Hatt	Saltash	0	0	Yes	16/06/2014
HR70208-3	Transfer	Band E	Saltash	Hatt	Torpoint	None	0	3	Yes	16/04/2016
HR104171-1	General	Band E	Saltash	Hatt	Landrake	None	0	2	Yes	25/10/2016
HR103853-1	Transfer	Band B	Saltash	Hatt		Saltash	0	3	Yes	13/10/2016
HR104384-1	General	Band E	Saltash	Hatt	Landrake	Saltash	0	0	Yes	31/10/2016
HR98471-1	General	Band B	Saltash	Hatt	Landrake	None	0	2	Yes	26/10/2016
HR70892-5	General	Band E	Saltash	Landrake	Hatt	Saltash	0	0	Yes	18/11/2016
HR104765-1	General	Band E	Saltash	Hatt	Landrake	Morval, Saltash	0	2	No	13/11/2016
HR101203-1	Transfer	Band E	Saltash	Hatt	Landrake	Saltash	0	0	Yes	20/07/2016
HR104835-1	General	Band E	Saltash	Hatt	St Germans	Saltash	0	0	No	15/11/2016
HR105187-1	General	Band C	Budock Water	Bodmin	Botus Fleming	None	0	5	No	29/11/2016

HR96870-2	General	Band D	Liskeard	Callington	Hatt	St Dominick	0	0	Yes	12/12/2016
HR97742-1	Homeless	Band B	Saltash	Hatt	St Stephen	Saltash	0	0	Yes	16/07/2016
HR106094-1	General	Band E	Saltash	Hatt	Landulph	None	0	3	Yes	08/01/2017
HR63413-1	General	Band E	Callington	Gunnislake	Hatt	None	0	2	Yes	29/01/2013
HR105999-1	Transfer	Band E	Saltash	Hatt	Landrake	Saltash	0	2	Yes	12/01/2017
HR106871-1	General	Band C	Saltash	Callington	Hatt	Saltash	0	0	Yes	28/01/2017
HR107471-1	Transfer	Band E	Camelford	Davidstow	Hatt	Camelford	0	3	No	14/02/2017
HR96450-2	Transfer	Band B	Saltash	Saltash	Hatt	Liskeard, Saltash	0	2	Yes	14/04/2016
HR107786-1	General	Band E	Saltash	Hatt	Landrake	Botus Fleming, Mullion, Saltash	1	4	No	21/02/2017
HR47977-1	General	Band E	Saltash	Hatt	Landrake	None	0	4	Yes	14/11/2011
HR108480-1	General	Band D	Saltash	Landrake	Hatt	Saltash	0	0	Yes	13/03/2017
HR108052-1	Transfer	Band C	Callington	Hatt	St Anns Chapel	Callington	0	3	Yes	03/03/2017
HR70624-2	General	Band E	Saltash	Hatt		Saltash	0	1	Yes	30/03/2017
HR108638-1	General	Band E	Saltash	Landrake	Hatt	Saltash	0	2	No	10/03/2017
HR109676-1	General	Band C	Saltash	Callington	Hatt	South Hill	0	0	Yes	14/04/2017
HR110044-1	General	Band D	Saltash	Callington	Botus Fleming	Saltash	0	2	Yes	27/04/2017
HR110216-1	Transfer	Band E	Saltash	Hatt	Landrake	Liskeard, Saltash	0	2	Yes	03/05/2017
HR102863-1	Transfer	Band C	Saltash	Hatt	Callington	Saltash	0	3	Yes	22/05/2017
HR109801-1	General	Band B	Saltash	Hatt	Botus Fleming	Saltash	0	1	Yes	19/04/2017
HR105942-1	General	Band D	Saltash	Hatt	Botus Fleming	Saltash	0	2	Yes	03/01/2017
HR102332-1	General	Band C	Saltash	Hatt	Landrake	Saltash	0	3	Yes	26/08/2016

HR110308-1	General	Band E	Saltash	Hatt	Calstock	None	0	2	No	06/05/2017
HR93483-1	General	Band E	Saltash	Landrake	Hatt	None	0	3	Yes	28/10/2015
HR88916-1	General	Band C	Saltash	Hatt	Pillaton	None	0	3	Yes	14/05/2015
HR95567-1	General	Band E	Saltash	Antony	Botus Fleming	Saltash	0	2	Yes	22/01/2016
HR67433-1	Transfer	Band B	Saltash	Callington	Hatt	North Hill	0	4	No	23/05/2013
HR92695-1	Transfer	Band C	Saltash	Hatt	St Mellion	Callington, Saltash	0	4	No	29/09/2015
HR111217-1	General	Band E	Saltash	Landrake	Hatt	Liskeard, Morval, Saltash	0	2	No	05/06/2017
HR111032-1	Transfer	Band D	Saltash	Hatt	Cawsand	St Day	0	3	Yes	29/06/2017
HR104604-1	General	Band E	Saltash	Landrake	Hatt	Saltash	0	2	Yes	08/11/2016
HR111498-1	General	Band E	Saltash	Landrake	Hatt	Saltash	0	2	No	14/06/2017
HR111571-1	General	Band E	Botus Fleming	North Hill	Altarnun	None	0	0	Yes	17/06/2017
HR111748-1	General	Band C	Callington	Hatt	Saltash	None	0	4	No	23/06/2017
HR105190-1	Transfer	Band D	Saltash	Hatt	Callington	Saltash, St Ive	0	2	Yes	29/11/2016
HR37997-3	Transfer	Band E	Saltash	Botus Fleming	Hatt	Saltash	0	2	No	29/06/2017
HR111997-1	General	Band E	Saltash	Botus Fleming	Hatt	None	0	2	No	30/06/2017
HR81076-1	General	Band B	Saltash	Hatt	Pillaton	Saltash	0	2	Yes	01/09/2014
HR111915-1	General	Band E	Saltash	Landrake	Hatt	Liskeard	0	2	Yes	28/06/2017
HR21622-5	Transfer	Band C	Saltash	Landrake	Hatt	Saltash	0	2	Yes	03/08/2017
HR112320-1	General	Band E	Newquay	Newquay	Botus Fleming	None	0	3	Yes	10/07/2017
HR98246-1	General	Band E	Landrake	Saltash	Hatt	Landrake, Torpoint	0	3	No	15/04/2016
HR112982-1	General	Band E	St Austell	Hatt	Landrake	None	0	1	No	28/07/2017
HR112991-1	General	Band	Saltash	Callington	Hatt	Callington	0	2	Yes	28/07/2017

1		E							
HR112588-1	General	Band E	Saltash	Hatt	Looe	None	0	1	Yes 16/07/2017
HR113444-1	Transfer	Band C	Saltash	Landrake	Hatt	Saltash	0	4	No 09/08/2017
HR113507-1	General	Band E	Saltash	Callington	Hatt	Callington, Stoke Climsland	0	2	No 12/08/2017
HR113525-1	General	Band E	Botus Fleming	St Mellion	Stoke Climsland	Saltash	0	2	No 13/08/2017
HR110064-1	Transfer	Band C	Saltash	Hatt	Landrake	Lansallos, Saltash, St Cleer	0	4	No 27/04/2017

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6.3. Affordable Housing Survey

Having seen the poor response rates to Housing Need Surveys in other parishes we decided to adopt a different approach. Employing the principles of the Engagement Strategy we began by informing all parishioners about affordable housing in the May 2017 Newsletter (excerpt below) and a more specific “flyer”.

“2). Housing Needs Assessment. The NDP is a plan that deals with land use for housing, businesses and leisure. Cornwall, like most other areas, is experiencing housing pressure and there is an expectation of development throughout the county. In South East Cornwall, outside the main settlements of Saltash and Torpoint, there is a requirement in the Local Plan for 350 new dwellings between 2011 and 2031. No specific target has been set for our parish but doing a pro-rata calculation based on population this would give us a target of 32 houses. 16 have already been approved leaving a further 16 to find. This fits comfortably with our consultation findings that you do not want to see large scale development in the parish. You also told us that you would like to see development that reflected local need. So, we need to find out the extent of “local need”. Initially we would like to look at the need for affordable housing. We have approached Cornwall Council for help with this but their extensive questionnaire was complicated and unlikely to generate many responses. We have decided to adopt a simpler approach. We are asking all households to complete a simple Yes/No survey to indicate if anyone in the household has an affordable housing need (see attaches) We can then target those with a need to obtain more details about the type of accommodation required. You can respond online at <https://surveyhero.com/c/d3e55cd> or by phoning 07526293190 if you do not have internet access. Those responding “Yes” should be prepared to let us have a contact address, telephone number or email so we can contact them for more details. It is really important that everyone responds so we can demonstrate that we have contacted the entire parish.”



Does someone in your household have an affordable housing need?

Q.What is affordable housing?

A. Affordable housing can be provided to those who cannot obtain housing on the open market because of their financial situation and needs. There are different types of affordable housing:

Social rented Housing

Help to buy initiative

Affordable rented housing

FirstBuy Government scheme

Shared ownership

Low cost housing for sale

Shared equity

Self build.

Please complete our Yes/No questionnaire online at <https://surveyhero.com/c/d3e55cd> If you do not have internet access you can respond by phone on 07526293190 where you can leave a message.

The link to Surveyhero gave access to the following:

Our previous survey demonstrated a wish to provide affordable housing to meet local need. We now need to understand what that need is. Affordable housing can be provided to those who cannot obtain housing on the open market because of their financial situation and needs. There are different types of affordable housing:

Social rented Housing

Affordable rented housing

Shared ownership

Shared equity

Help to buy initiative

FirstBuy Government scheme

Low cost housing for sale

Self build.

(<https://www.cornwall.gov.uk/housing/affordable-housing/what-is-affordable-housing-and-how-to-apply/>)

Please complete this very brief questionnaire as we need to demonstrate a wide degree of engagement to make the figures valid.

We will contact all "Yes" responders for further details.

Does someone in your household require affordable housing now or in the the next five years?

Yes

No

The survey had 396 views and 67 responses of which seven responded, "YES"

A further survey was hand-delivered to each of the seven houses requesting further information. One questionnaire was returned.

6.4. Botus Fleming Housing Need Survey

Housing needs survey

This questionnaire has been sent to you by the Botus Fleming Neighbourhood Development Plan Committee because you stated that someone in your household will have a need for affordable housing

We would be grateful if you would take some time to complete this survey, it should take no more than 5-10 minutes to complete.

The closing date for completion of the survey is 31st August 2017

Please return completed surveys to:

Cllr Stephen Malcolm, Oakwell Farmhouse, Botus Fleming

Or

Cllr Mervyn Ellis, 48 Sunnybanks, Hatt

If you have any questions please contact:

Botus Fleming Neighbourhood Development Plan Committee

Tel: 07526293190

Email: botusflemingandhattndp@gmail.com



Affordable housing need circumstances

Only to be completed by, or on behalf of, a person in your household in housing need.

A "household" can be made up of a single occupier, a couple or family (include all those who need to move together).

If there is more than one member of your household looking to live independently please request additional copies of the survey from the Affordable Housing Team Tel: **0752629319** or email **botusflemingandhattndp@gmail.com**

1. Does the household needing to move own or rent their home?

- Owned outright
- Owned with a mortgage or loan
- Shared ownership
- Rented from the Council
- Rented from a housing association
- Private rented
- Living with a relative or friend
- Tied or linked to job

2. How many bedrooms does the household needing to move have access to?

- 1 2 3 4 5+

3. Does a member of your household needing to move meet one or more of the following criteria?

- a) Lived in the parish for 3 years or more.
- b) Worked in the parish for 3 years or more.
- c) Previously lived in the parish for 5 years or more.
- d) Has a family member who has lived in the parish for 5 years or more.

NB: Family member means mother, father, daughter, son, sister, or brother

Yes No

4. Why does the household need to move? Please select reason(s).

- To move to a more affordable home
- A problem with the condition of the home to live with partner
- To move closer to friends / family Currently renting, but would like to buy Current home is too small
- Current home is too big
- Living with friends / family and would like to live independently To provide support to family member
- Other (please specify)

5. When does the household need to move?

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> Less than 3 years | <input type="checkbox"/> 3-5 years |
| <input type="checkbox"/> 5-10 years | <input type="checkbox"/> 10 years + |

6. Where would the household like to live?

- Botusfleming
- Hatt
- Anywhere in the parish
- Outside the Parish

7. What type(s) of housing is suitable for the household need?

- Affordable rent (rented housing through a housing association or Council)
- Shared ownership (part-buy part-rent, normally provided by a housing association)
- Intermediate sale (discount from open market, normally provided by a private developer)
- Private rented open market
- Other (please specify)

8. How many bedrooms does the household need to accommodate the household moving with them?

- 1 2 3 4 5+

9. Does anyone in the household have specific housing requirements?

Please select all that apply.

- No
- Adapted for wheelchair Accommodation on the ground floor
- Older person's accommodation Other (please specify)
- Other

10. If purchasing, what is the maximum price range the household can afford?

- Under £80,000
- £81,000 - £100,000
- £101,000 - £125,000
- £126,000 - £155,000
- £156,000 - £200,000
- £200,000+

11. If purchasing, how much approximately could the household initially put into the property as a deposit?

- Up to £6,000
- £6,000 - £10,000
- £10,000 - £20,000
- £20,000 - £30,000
- £30,000+

12. If renting, what is the maximum monthly rent the household can afford?

- Under £400 pcm
- £401 - £500 pcm
- £501 - £600 pcm
- £601 - £700 pcm
- £701 - £800 pcm
- £800+ pcm

13. Is the household on the Council's HomeChoice and/or Help to Buy South West registers?

- Yes, HomeChoice (rented properties through a Housing Association or Council)
- Yes, Help To Buy South West (shared ownership and/or intermediate sale (discounted price) through a private developer)
- Yes, both
- Neither

14. If you are in housing need you may wish to provide the following information. It will be treated in the strictest confidence and will not be published in the final report regarding the housing requirements of the village. It will only be used to provide you with information regarding any possible housing scheme that may result from this survey.

Name and Address

Email

Telephone number

Thank you for taking the time to complete this survey.

6.5. Properties for sale on 1st July 2017

Property	Beds	BF	Hatt	Other price	on market since.
Marraborough	5		x	525,000	Apr-17
Vollards	5		x	399,000	2016
Andrews	4	x		320,000	Mar-17
Stuarts	5	x		315,000	Feb-17
Sunnybanks	3	x		270,000	Sep-16
Sunnybanks	3	x		265,000	Mar-17
Sunnybanks	3	x		250,000	Apr-17