

The Parish of Botus Fleming Neighbourhood Development Plan

2018 - 2030

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FOREWORD by the CHAIRMAN

“The only thing that is constant is change -” Heraclitus

Planning for the future is never easy as there are many unknowns and uncertainties. We are also evolutionarily predisposed to resist change because of the risk associated with it. Yet change is happening all around us; locally, nationally and globally, and the rate of change seems to accelerate year on year. The technological advances and social adjustments resulting from these changes will affect all of us.

The net effect of this is that many may feel that they have little or no say in the future. However, the Localism Act was passed in 2011 and its aim is to devolve power from central government to individuals, communities and local councils, empowering people to have greater control over their local area and creating better life opportunities and thus reinvigorate the democratic process.

The opportunity to create a Neighbourhood Development Plan (NDP) is one provision of the Localism Act. This allows all members of our community to have a say in the development of our neighbourhood.

From the outset, we decided to look beyond the development of the built environment. The NDP was identified as a tool, not just to control future construction projects in the parish, but as an opportunity to empower individuals to have a say in the future of their neighbourhood, and to become more active in working towards a more cohesive and vibrant community.

This Plan sets out the priorities of residents with regard to the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (CLP). It also identifies issues which are not covered by national and local policy but will hopefully help set the agenda for the Parish Council to work with residents to make the Parish of Botus Fleming an even better place to live and work.

ACKNOWLEDGEMENTS

During the course of obtaining evidence, engaging with neighbourhoods and finally writing the Plan, members of the steering committee have freely given many hundreds of hours of their time to the project and deserve thanks for their efforts. And thank you to the many residents who shared their thoughts, ideas and hopes.

1. Introduction

- 1.1. The parish of Botus Fleming borders Saltash to the south and the centre of the parish is 5.5km from Saltash town centre. It is approached from the north and south through open countryside and is bounded to the east by the River Tamar and to the west by the River Lynher. There are two villages in the parish, Botus Fleming and Hatt, with over 71% of the population living in Hatt¹. There is also a scattering of farmsteads, many of which are now private dwellings. Although there is a long tradition of agricultural land use few people now work on the land and the two main settlements have become dormitory communities for people working in nearby towns and cities. It is also popular with retired people and families with children.
- 1.2. Residents have told us that the parish is a good place to live because of its rural nature and the sense of belonging to well-defined communities. They also told us that things could be better. There are few amenities in the parish and poor public transport links make it difficult to access services in neighbouring towns and villages. While Botus Fleming boasts a fine public house, The Rising Sun, an historic Church of St Mary the Virgin and a Church Hall, the village of Hatt has no such facilities but does benefit from a shop which contains a part time Post Office. Since the A388 improvements, the Cardinals Hatt, formerly the Holland Inn, is now separated from Hatt by a busy main road and it functions more as a resource for people travelling by car from other nearby areas, and a hotel.
- 1.3. The main issues that have come to light during the production of this plan are:
- Hatt has the only sizable public green space in the parish.
 - There are few amenities and services in the parish.
 - Public transport links are poor.
 - There is no convenient meeting place and the facilities for play are poor.
 - There is also concern about road use, both along the A388 and Hatt roundabout, and the speed and density of traffic using the rural lanes in and around the villages.
- 1.4. Many of these issues were identified in the Parish Plan of 2011 but finding resolutions to the problems has proven to be difficult.² This plan seeks to resolve these issues.

¹ Cornwall Council Register of Electors - 1st Dec 2016 – *Pubic Record*

² Botus Fleming Parish Plan 2011 – ([Link](#))

- 1.5. The parish is valued for its rural location and it also contains a section of the Tamar Valley Area Of Natural Beauty (TVAONB). Although the rest of the parish is not covered by the TVAONB it does form the setting for the TVAONB and contributes to its beauty.
- 1.6. Historically the main settlement was around the church in Botus Fleming and, until the 1970s the population of the parish was fairly constant at 200-300 persons. With the development of Hatt in the 1970s and 80s the population grew and was more centred on Hatt. The 2011 census shows a parish population of 771³ of whom 128 are under the age of 18⁴. The Electoral Role of December 2016⁵ shows 611 adults registered to vote. If the population has remained static, then this indicates that there are now, at most, 110 young people living in the parish.

2. Guiding Principle – Sustainability

- 2.1. The entire process of producing this plan, from the engagement processes right through to the adoption of the final document, has been driven by the recognition that “development” referred to something much bigger than the built environment. The NDP committee noted the strongly expressed views of parishioners during the consultation process that they really value the rural setting of the parish and the opportunities that it provides for a fulfilling and well-rounded life. The NDP committee believes that such a way of life can best be ensured in a **sustainable** community that provides a healthy climate and environment, social wellbeing and economic security. The policies contained in this plan are influenced by this view of sustainable development.
- 2.2. Unfortunately, past development within the parish paid little heed to the concept of sustainability. Population growth was not supported by improvement in amenities, facilities and infrastructure.
- 2.3. The Institute for Sustainable Communities⁶ defines a sustainable community thus:

³ Office of National Statistics 2011 census – *Public Record*

⁴ Cornwall County Council Insight Report – ([Link](#))

⁵ Cornwall Register of Electors 1.12.2016 – *Public Record*

⁶ Institute for Sustainable Communities – ([Link](#))

What is a Sustainable Community?

A sustainable community is one that is economically, environmentally, and socially healthy and resilient. It meets challenges through integrated solutions rather than through fragmented approaches that meet one of those goals at the expense of the others. And it takes a long-term perspective – one that's focused on both the present and future, well beyond the next budget or election cycle.

A sustainable community's success depends upon its members' commitment and involvement through:

- Active, organized, and informed citizenship.
- Inspiring, effective, and responsive leadership.
- Responsible, caring, and healthy community institutions, services, and businesses.

As a result, a sustainable community manages its human, natural, and financial resources to meet current needs while ensuring that adequate resources are equitably available for future generations.

It seeks:

- A better quality of life
- A better quality of life for the whole community without compromising the wellbeing of other communities.
- Healthy ecosystems.
- Effective governance supported by meaningful and broad-based citizen participation.
- Economic security

The NPPF emphasises the need for sustainability⁷:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of

⁷ National Planning Policy Framework paragraph 7 – [\(Link\)](#)

present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

2.4. While any new development will be required to have sustainability credentials, the main task for our communities is to redress the omissions of the past to create sustainable communities for current and future residents. For that reason, the policies contained in this plan are intended to influence not just construction projects but also the direction of travel for the Parish Council and other agencies with responsibilities in the parish.

3. Why a Neighbourhood Plan?

3.1. There were several factors that made us decide to produce a NDP.

- Firstly, there was considerable interest among the parishioners, as demonstrated in an open meeting hosted by the Parish Council in April 2016.
- There was a general concern that, given its proximity to the planned urban extension of Saltash at Broadmoor Farm, the parish would become subsumed by Saltash town.
- There was also a fear that the parish could lose some of its defining characteristics because of the potential scale and style of any new development within the parish.
- Finally, and perhaps most importantly, it was felt that the parish already lacked sufficient services and amenities to meet the needs of the existing population and the requirements of a sustainable community.

3.2. In making this plan the Steering Group have listened to the residents and attempted to reflect their wishes⁸ while adhering to local and national planning policy. Most rural parishes in Cornwall are expected to meet their development targets through rounding-off, infill and rural exception site development, that is small scale

⁸ Engagement Strategy - ([Link](#))

development comprising infill or rounding off of existing settlements with no new building in the countryside apart from bringing disused buildings back into use⁹.

3.3. Our parish falls within the Gateway Community Network Area (GCNA). This is an area which is experiencing extra pressure for housing development so an extra target of 350 homes has been set for the Gateway areas outside Saltash and Torpoint, who have their own targets¹⁰.

3.4. Our plan has responded to this pressure by identifying sites suitable for small-scale developments including affordable housing. We have been given a target of a further 12 new dwellings before 2030¹¹. We feel that this plan can deliver this growth without adverse effects on our communities and landscape. It also takes steps to conserve and improve our open spaces and our landscape for the benefit of all residents and to promote future sustainability.



Cornwall Gateway CNA showing Parish boundaries

⁹ Cornwall Local Plan Policy 3 – [\(Link\)](#)

¹⁰ Cornwall Local Plan Policy 3 – [\(Link\)](#)

¹¹ Determining your NDP's Housing Target, Cornwall Council – [\(Link\)](#)

- 3.5. Since the publication of our development target there have been two successful planning applications, one for a Section 106 dwelling in Botus Fleming and one for four houses in Hatt. There has also been one Preapp advice request, which received a positive response from CC. We anticipate that the remaining requirement will be met through further development within Hatt, as detailed in Policy A/F 1 below, and further windfall development.

4. The Neighbourhood Area

4.1. Landscape and natural environment¹²

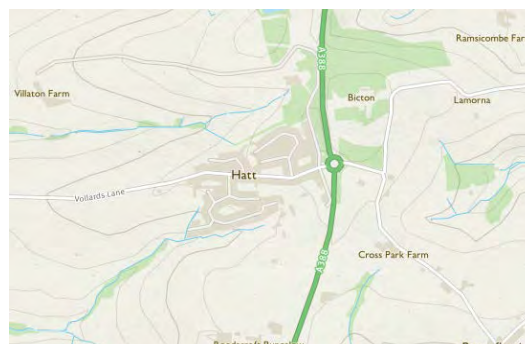
4.1.1. The parish of Botus Fleming occupies a narrow strip of land to the north of Saltash. It is bisected by the A388 which follows a path along the highest parts of the parish. To the east of this the land slopes down to the River Tamar and on the west to the River Lynher. To the north lie the parishes of Landulph and Pillaton. “On both sides of the A388 plateau lies undulating countryside incised by tributary valleys. Land use comprises medium-scale mixed farmland, predominantly improved pasture of mainly medieval enclosure, retaining much of its original pattern”¹³. The road network consists of unclassified roads comprising narrow winding sunken lanes overhung with tall, tree-lined hedges linking dispersed farms and hamlets.

4.1.2. There are two main settlements; Hatt and Botus Fleming. Botus Fleming to the east of the A388, nestles in low land (38m ASL) and is in the TVAONB. The village, when viewed from the road above, is a picturesque settlement in a tranquil setting.

4.1.3. The village of Hatt stands in contrast. Originally a small settlement alongside the A388 associated with Hatt House, it underwent considerable development in the 1970s and 80s.



OS map of Hatt 1961
showing limited development



Hatt 2017

¹² Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

¹³ Taken from Cornwall and Isles of Scilly Landscape Character Study 2005 – 2007 – [\(Link\)](#)

4.1.4. Some of this development occupies high ground (76m ASL) near the A388 and is visually prominent. The boundary to the south¹⁴ is softened by the presence of some large trees and high hedging. Trees and hedging along Vollards Lane and maturing shrubs and trees in individual gardens also soften the appearance. To the north the settlement occupies high ground and there is a hard boundary in this direction. This affords the residents fine views to the north but it also creates an uncharacteristic highly visible skyline when viewed from the north, which is at odds with the majority of the built form in the parish.



Andrews Way from the North from Villaton Lane.

4.2. Wider Parish Environs

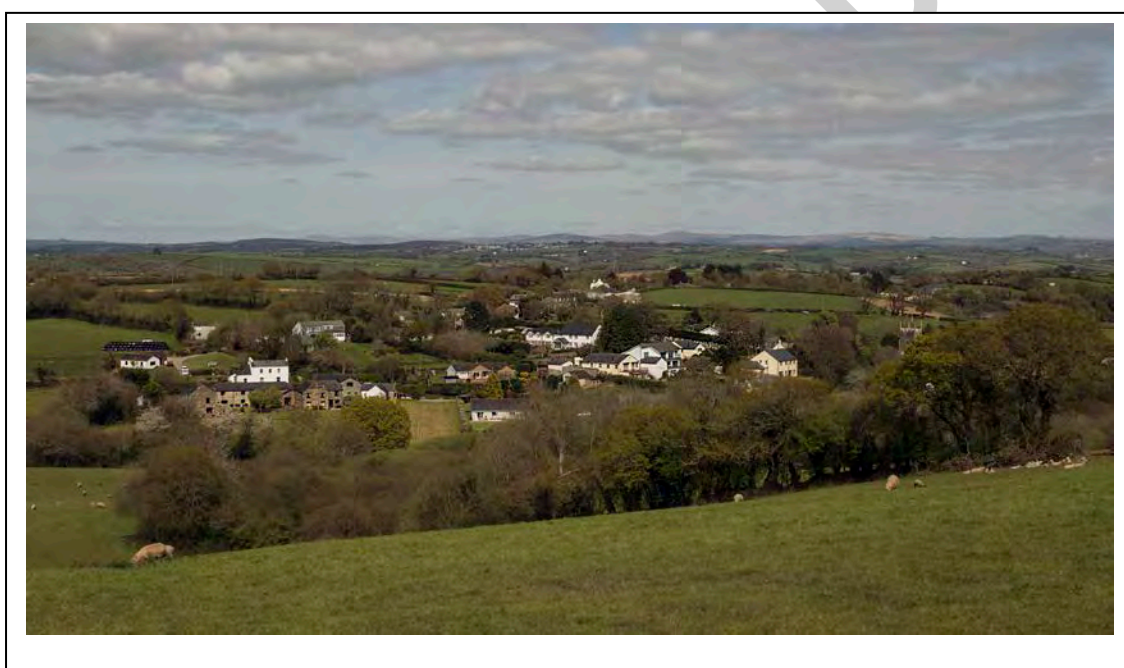
4.2.1. To the east of Botus Fleming there is extensive mixed woodland on the river side, with grassland and pasture on lower lying areas. Moditonham Quay and 19th century mining works are also present. Winding narrow sunken lanes and 'packhorse' paths give access to the quay on the west bank of Kingsmill Lake which eventually feeds into the River Tamar. The view from here is of open, unenclosed and unsettled banks, with intertidal mudflats, salt marsh, reed beds, and floodplain grazing marsh and small areas of pastoral farmland.

4.2.2. In contrast, the River Lynher did not have the same importance for transportation and commerce. There are no

¹⁴ Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

roads or lanes leading to the river and the land along its bank is privately owned and comprises mixed farming use.

4.2.3. In summary, the parish of Botus Fleming is defined by its rural location, by the 2 distinctive villages of Botus Fleming and Hatt and the east west division by the A388. It obtains its character from its agricultural setting, its abundance of trees and Cornish hedges, and its sense of isolation from other settlements. Very little of the 360-degree skyline shows any sign of development, adding to the sense of remoteness. The landscape also reveals the history of the parish with its ancient buildings and structures, its fields, and narrow lanes connecting it to the quay at Moditonham.¹⁵



¹⁵ Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

4.3. Green Space Audit

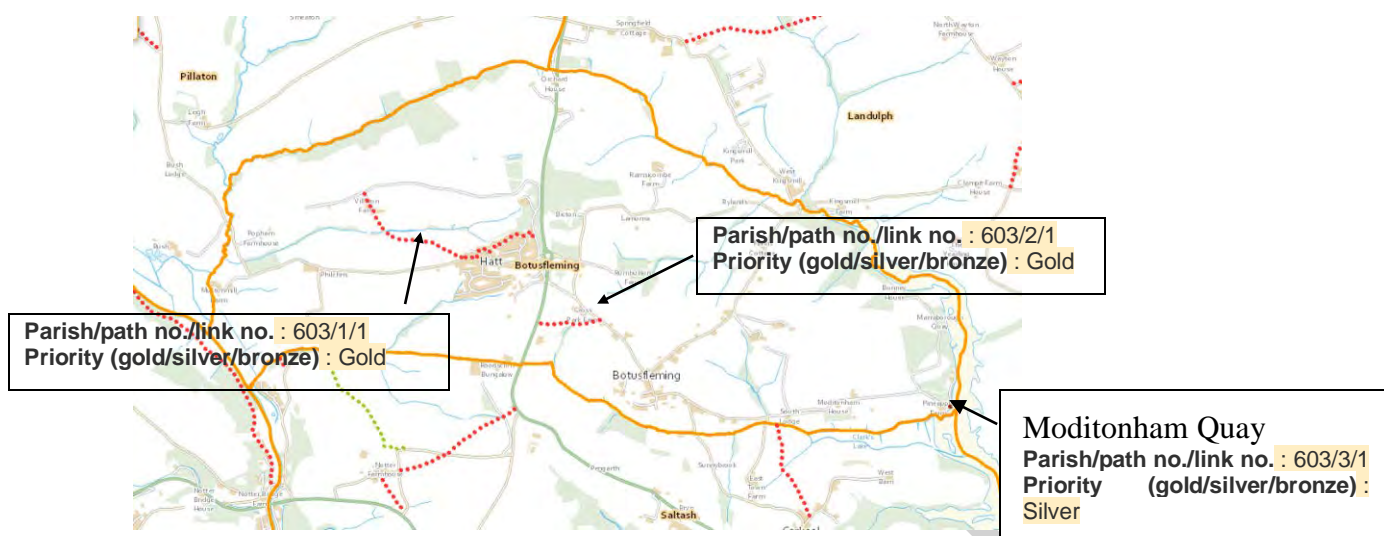
4.3.1. Despite being located in open countryside, the parish of Botus Fleming offers little opportunity to walkers to leave the public roads and enjoy the green and pleasant landscape.¹⁶ While the country lanes are very beautiful they experience large volumes of traffic, not just local, but commuters from other parishes who wish to join the A388 at the Hatt roundabout.¹⁷ Agricultural HGVs are also common and can be quite intimidating to the pedestrian as they can take up the entire width of the lane. The speed of traffic in the lanes is also an issue. The lack of public access to the countryside and the traffic issues impact on the options available for exploring and enjoying the landscape.



4.3.2. Within the parish there are two areas that the public can access. The first is the jewel in the parish crown, Moditonham Quay. Accessible on foot only from the village of Botus because of the lack of car-parking, the quay is a tranquil location, a perfect place for nature watchers or those who want to sit quietly. There is a bench, the only one owned by the Parish Council, but no other fixed amenity. The quay is 2.6km to the east of the Hatt Roundabout. The majority of parishioners live to the west of the roundabout. There is no formal crossing on the A388, so the quay is not easily accessible to most residents. Therefore, the catchment area for Moditonham Quay is principally Botus Fleming and its use is limited to nature watching and quiet contemplation.

¹⁶ Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

¹⁷ 2015 RadarClass survey – [\(Link\)](#)



The yellow line is the parish boundary

4.3.3. Three short public footpaths allow walkers to traverse farmland. One runs from Camomile Cottage to the A388 near the Cardinals Hatt. It is fairly featureless and little used. The second runs from Hatt to the settlement in Villaton. The first section of this path runs through two areas developed for housing in the 1980s. It then leaves Vollarads Lane and runs through three fields to a small wooden bridge over a stream and then, through a private garden, to the hamlet of Villaton. Only 500m of the path traverses open countryside but it does take the walker away from all signs of development and traffic and creates an opportunity to see wildlife such as deer, foxes and rabbits.¹⁸ The secluded valley is a popular nesting site for birds of all kinds and there is a healthy, and vocal, colony of owls.¹⁹ The circular walk from Hatt along this path and back along Villaton lane is popular with dog walkers and it is well used. The third public footpath connects Moditonham Quay to the nearby lane and is 30m long.

4.3.4. Our recent survey shows that more than 94% of respondents say “We should protect and improve access to our natural amenities (river, walks etc)”²⁰.

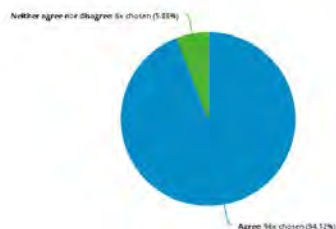
¹⁸ Environment report – flora and fauna – [\(Link\)](#)

¹⁹ Facebook comments and photographs – Refer Facebook, “Hatt Chat and Botus Banter Group”

²⁰ From consultation open days and online survey – Evidence Statement S1.3.16 – [\(Link\)](#)

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

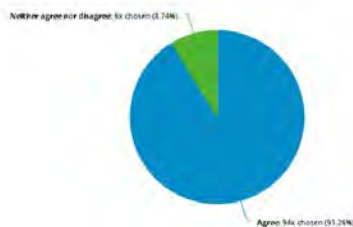
(Number of responses: 170)



4.3.5. The only defined public open green space in the parish is the recreation field in Hatt (3.24 hectares). This is a plot with two separate fields. It is privately owned and rented by the Parish Council for the past 20 years on recurring short leases. Owing to the uncertainty about its future it has not been possible to attract funding to develop facilities or amenities on the site. It is used for youth football matches, BMX cyclists, exercise classes and occasional walkers. Dogs have been excluded by informal agreement. In a recent survey of residents 91% said, "Existing sports and leisure facilities should be retained and protected." And more than 77% said, "The parish should have its own community centre /sports hall".

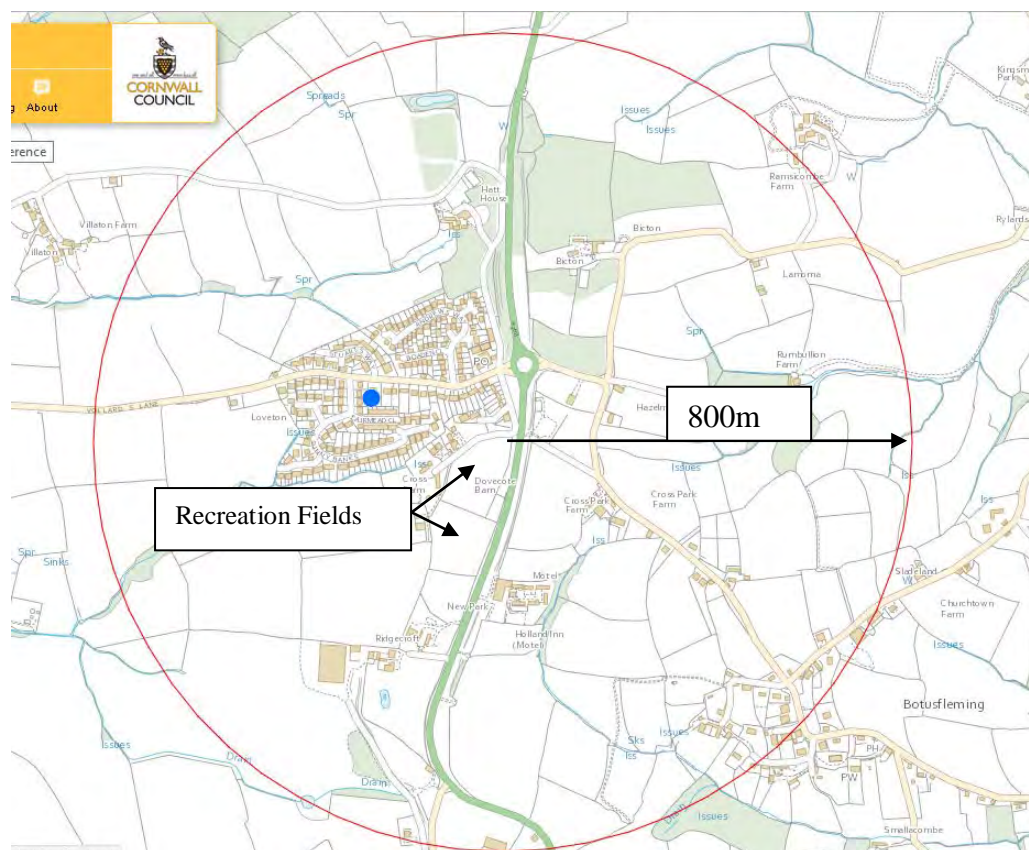
Existing sports and leisure facilities should be retained and protected.

(Number of responses: 132)



4.3.6. The recreation field is situated adjacent to the settlement of Hatt which is the most densely populated area of the parish. It is within 800m of the majority of homes in the parish (as recommended by the Manual for Streets). It is easily accessible – see map below - and, at a community event in 2017, attracted approximately 350 adults and children. This demonstrates the

popularity and importance of the recreation field to the local community.²¹



4.4. The Built Environment

4.4.1. The CLP, paragraph 2.32 in respect of dwellings, states that the “focus for rural settlements is to meet local need while reflecting and respecting the character of settlements.” It also states at para 2.34 that “consideration should always be given to retaining or incorporating traditionally built and structurally sound dwellings into replacement dwellings.” Members of the Steering Group, along with a volunteer contingent of parishioners, took note of the style and density of the built structures in the parish during our Landscape Character Assessment process²². While the steering group was able to identify traditional stone-built, slate roofed dwellings, many had been extended and had uPVC windows. The majority of the

²¹ Consultation Statement – Evidence Statement – S1.2 - [\(Link\)](#)

²² Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

houses in the parish are 20th century and mostly post-1970.²³ In Botus Fleming these are mostly detached dwellings with styles varying from traditional cottages, a Japanese house, functional 1970s style to Modern Town Houses as well as modern dwellings incorporating traditional features. Where different styles sit side by side there is a sense of dissonance and where modern structures are visually prominent they can appear extraneous. However, the widespread use of traditional stone “hedges” and soft landscaping creates a sense of separation both between the dwellings and from the road. In fact, some are hardly visible at all. Also, the fact that Botus Fleming lies in low ground makes it easier for houses to “hide” in the landscape.

4.4.2. In contrast, much of Hatt occupies high ground, approximately 65m above sea level, and the settlement is visually prominent. Prior to 1970 this was a settlement of few houses and the 20th century development of Carlton Villas reflected the vernacular style of hipped roofs and stone boundary walls with generous gardens. Subsequent development in the 1970s and 80s moved away from traditional styles and reflects the mood of that period with a variety of functional designs ranging from small bungalows, larger dormer bungalows to small and medium sized family houses. None of these are greater than 2 storeys in height and the dwellings at the periphery of the settlement, bordering Vollards Lane, are mostly single storey. All have tiled roofs and rendered walls and small gardens. As a result, these developments have more of an urban feel to them. To a varying degree the visual impact of these developments has been softened by soft landscaping and to the south a row of very tall trees creates a soft boundary.

4.4.3. Elsewhere in the parish there is again a mixture of styles to be found. There are 1930s bungalows but, because of their low height and tall hedges, it is easy to miss them. There is also evidence of 21st century development, some of which embraces the use of modern materials and technology to create low carbon homes. There are also some older dwellings in a poor state of repair.

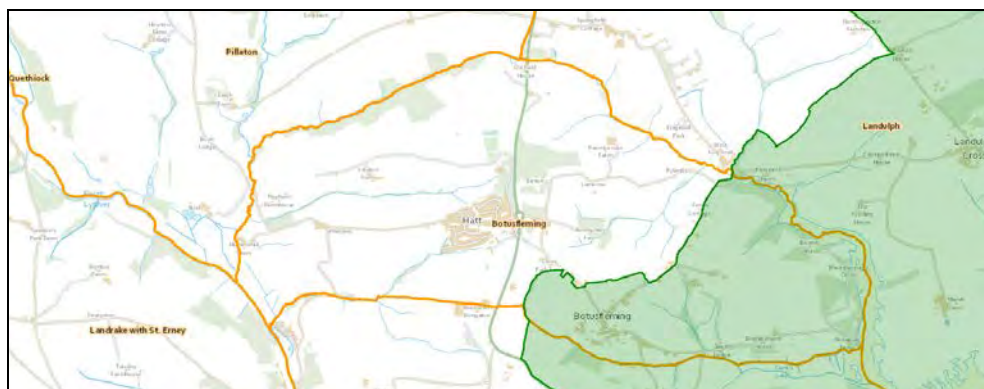
4.5. The Natural Environment

4.5.1. From the Landscape Character Assessment, together with supporting photographic evidence,²⁴ it is clear that large areas of Botus Fleming would still fit William Blake’s description of a

²³ Maps – Refer Page 9 of this document

²⁴ Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

“green and pleasant land”. The entire parish either lies within the TVAONB or forms its setting. The TVAONB designation provides a high level of protection to our precious natural environment. The rest of the parish, as the setting for the TVAONB, enjoys a lesser level of statutory protection.



The parish of Botus Fleming and the TVAONB shown in green

4.5.2. Outside the built environment the landscape is largely farmland. Most of this is improved pasture used for grazing, hay and silage. On the land devoted to arable production, maize has recently become popular. Barley under-sown with clover is also to be seen. To the east of the A388 this farmland is divided into relatively small fields little changed in size or shape since medieval times²⁵. To the west, the field pattern reflects 20th century changes with larger areas more suitable for arable use. The fields are generally demarcated by thick, high, ancient hedgerows with mature deciduous trees at intervals, often on top of high banks.²⁶



Ancient Cornish hedge on the approach to Botus Fleming crossroads (Photo: John Parker).

4.5.3. The lanes through the parish are mostly bounded by the same type of hedgerow. The hedgerows in particular provide a habitat rich in native flora such as red campion, bluebells, stitchwort, primroses, violets and ramsons. There are also smaller clumps of rarer species such as early purple orchids, St

²⁵ Cornwall Council Interactive Map - ([Link](#))

²⁶ Botus Fleming Local Landscape Character Assessment – ([Link](#))

John's wort, fleabane and fumentry. All these, along with native grasses and brambles provide a rich habitat for invertebrates, small mammals and birds.²⁷



4.5.4. In addition to the farmland, the parish has about 45 hectares (9.5%) of broadleaf, deciduous woodland. The narrow strip of Ziggerson Wood along the south-western bank of Kingsmill Lake includes some ancient and semi-natural woodland. There are also some small plantings of young broadleaf trees. These wooded areas are home to badgers, foxes, roe deer, large roosts of rooks and jackdaws and the territories of jays, crows and owls. Raptors such as buzzards, kestrels and sparrow hawks are habitual residents alongside green and greater spotted woodpeckers.²⁸



(NDP Main, Parish Photos, BF NHP Landscape Walk - April 2017. Photographs by John Parker,BF 35)

²⁷ Cornwall Wildlife Trust Report (Map [\(Link\)](#) and Guidance Notes [\(Link\)](#))

²⁸ Botus Fleming Parish Fauna and Flora Report – [\(Link\)](#)

4.5.5. The tidal Kingsmill Lake has extensive areas of mudflat and salt marsh. At high water local anglers can fish for mullet and other salt water species from Moditonham Quay. Marsh samphire grows alongside the quay, and can be seen at low water. The mudflats and salt marsh provide valuable habitat for waders such as redshank, oyster catchers, sandpipers and little egrets. Herons and shelducks are frequent visitors.



4.5.6. There is a small area of grazing marsh along the lower reaches of Clarkes Lake. Here, as in many other parts of the parish, is home to amphibians and reptiles such as frogs, toads, newts, grass snakes and slow worms²⁹. Both Clarkes Lake and Kingsmill Lake are designated “favourable” Sites of Special Scientific Interest. Kingsmill Lake is a proposed Marine Conservation Zone.

²⁹ Botus Fleming Parish Fauna and Flora Report – [\(Link\)](#)

4.6. Heritage

4.6.1. The history and heritage of the parish can be read from the landscape which reflects centuries of human activity. These tell the story from medieval times when feudal peasants toiled in their tithed acres and the land was owned in large estates by the landed gentry. The growth in the size and importance of Plymouth led to the development of market gardening and fruit growing to meet the needs of that population. Until the middle of the 20th century produce was being shipped to Plymouth from Moditonham Quay. The important buildings related to these periods are still standing and are generally Grade II-listed. In the 19th century the parish was the site of copper mining and the old workings at Wheal Sophia are still in evidence.

4.6.2. Botus Fleming (Cornish: Bosflumyes), which has also been spelled as Botus Fleming takes its name from the family of Flandrensis or Fleming, lords of Botus Fleming, whose heiress married into the Copplestone family.

4.6.3. The Vennings Directory of 1901³⁰ describes the parish of Botus Fleming as “very romantic, and comprising hills, valleys, rich meadow and arable land” and that description still reflects the nature of the parish as can be seen from the Landscape and Natural Environment section of this plan. There are 19 listed structures within the parish boundary which are all shown on the following map with links to the source of the information on the Historic England Website.

³⁰ VENNINGS - A postal directory of parishes in east Cornwall for the new century from AD449 to 1901

Botus Fleming and Hatt Parish Heritage

This map and related table gives a high-level view of the protected historic buildings and sites in the parish.



#	Title of Evidence Base Document	Electronic Link	Heritage Category / Grade
1	SWIFTAFORD FARMHOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1137843	Listing / II
2	JEFFERY MONUMENT IN THE CHURCHYARD ABOUT 13 METRES NORTH WEST OF TOWER OF CHURCH OF ST MARY	https://historicengland.org.uk/listing/the-list/list-entry/1137874	Listing / II
3	THE BIDWELL	https://historicengland.org.uk/listing/the-list/list-entry/1137879	Listing / II
4	PAIR OF GATE PIERS AT EAST ENTRANCE TO CROSS FARMHOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1140244	Listing / II
5	DOVECOT ABOUT 40 METRES WEST OF MODITONHAM PARK	https://historicengland.org.uk/listing/the-list/list-entry/1140245	Listing / II
6	HATT HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1140246	Listing / II*
7	GRANARY ABOUT 25 METRES NORTH WEST OF HATT HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1140247	Listing / II
8	MODITONHAM HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1140248	Listing / II*
9	CHURCH OF ST MARY	https://historicengland.org.uk/listing/the-list/list-entry/1140249	Listing / II*
10	BROWN MONUMENT IN THE CHURCHYARD AGAINST THE SOUTH WALL OF THE NAVE OF CHURCH OF ST MARY	https://historicengland.org.uk/listing/the-list/list-entry/1140250	Listing / II
11	DEAN'S BRIDGE	https://historicengland.org.uk/listing/the-list/list-entry/1158363	Listing / II
12	CHURCHTOWN	https://historicengland.org.uk/listing/the-list/list-entry/1312100	Listing / II*
13	PAIR OF GATE PIERS AT NORTH WEST ENTRANCE TO CROSS FARMHOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1329306	Listing / II
14	WALL AND GATE PIERS ATTACHED TO SOUTH EAST OF HATT HOUSE	https://historicengland.org.uk/listing/the-list/list-entry/1329307	Listing / II
15	MARTYN MONUMENT AT SX 407613	https://historicengland.org.uk/listing/the-list/list-entry/1329308	Listing / II
16	MODITONHAM LODGES AND PIERS	https://historicengland.org.uk/listing/the-list/list-entry/1329309	Listing / II
17	VILLAGE POUND	https://historicengland.org.uk/listing/the-list/list-entry/1329310	Listing / II
18	GATE PIERS AND COFFIN REST AT THE WEST ENTRANCE TO THE CHURCHYARD OF CHURCH OF ST MARY	https://historicengland.org.uk/listing/the-list/list-entry/1329311	Listing / II
19	MILESTONE NORTH OF HATT (NGR SX3987662632)	https://historicengland.org.uk/listing/the-list/list-entry/1393081	Listing / II

4.6.4. Some of the more significant listed structures include Moditonham House, Lodges and Dovecote in the same area, Hatt House, St Mary's Church, The Village Pound, The Bidwell, Churchtown, Swiftaford Farm House and the gate piers at Cross Farmhouse.

Some of the more obscure listed structures include Martyn Monument in a field to the north of St Mary's Church and the Brown Monument in the church graveyard complete with some primitive skull and crossbones engraved on the headstone.

4.6.5. The parish church is dedicated to St Mary and has a western tower and a fine arcade between the nave and the north aisle. The church was restored in 1872 by Henry Elliott; this restoration included new roofs, floors, pews and glazing. The font is of Polyphant stone, probably 14th century in date. In a field near the church is an obelisk in memory of William Martyn built in 1762.

4.6.6. Moditonham House is the site of the medieval castle of the Moditons and is now a large Georgian house which is a grade II* listed building incorporating fabric from the earlier building. Michael Loam, a Cornish engineer who introduced the first man engine (a device to carry men up and down the shaft of a mine) into the UK died here.

4.6.7. The Bidwell is a 20th-century restored 14th century constructed well (with a roof) on a main street in the village, with a 19th century statue of Saint Mary.

4.6.8. Hatt House, an ancient mansion in this parish, in the village of Hatt has been for many generations the residence of the Symons family.

4.6.9. Botus Fleming was a centre for cherry orchards, which persisted up to the second world war, and was known as the 'Cherry Village'. Fruit and vegetables grown in the parish were sent by boat to Plymouth, but as market gardening declined Moditonham quay fell into disuse, and the settlements became primarily dormitory villages for Plymouth and Saltash.

The influence of the former success of the cherry orchards can still be felt today, with a number of houses bearing the name of the fruit, such as "Cherry Cottage" and "Cherrywood" and an image of ripe cherries on a branch is used by the Botus Fleming Parish Council in their logo.

4.6.10. The second half of the 20th century witnessed considerable development in the parish and a tripling of the population through the expansion of Hatt which was not

constrained by its historic buildings and gave easy access to the A388. Its proximity to Plymouth, the A38 and the mainline railway made it popular with commuters and today it functions as a dormitory town for Plymouth.

4.7. Businesses³¹

- 4.7.1. The parish is in a rural setting and most of the land is used for agriculture and businesses associated with this³². It is farmed mostly by farmers based in neighbouring parishes. The main businesses visibly trading in the parish are the two public houses (the Cardinal's Hatt and the Rising Sun), Hatt Service Centre, Hatt Fuel Station and Shop (and post office) and the neighbouring car valet service.
- 4.7.2. With the changes in technology and working practices, there are now more people working from home, either as stand-alone, on-line services or working remotely for bigger organisations. There are also some small businesses providing construction or building maintenance services to the wider area but with no need for business premises.
- 4.7.3. Our initial surveys demonstrated a need for high speed broadband for both business and domestic use. Since then there has been a roll-out of the superfast broadband service and the parish has benefited from this, making working from home more realistic.
- 4.7.4. A survey of local businesses attracted little response and most who did respond were happy with current conditions. One provider of holiday accommodation reported that the density of traffic on the lanes, especially HGVs, attracted critical comments from holiday makers who felt that it was unsafe to walk along the unclassified roads.

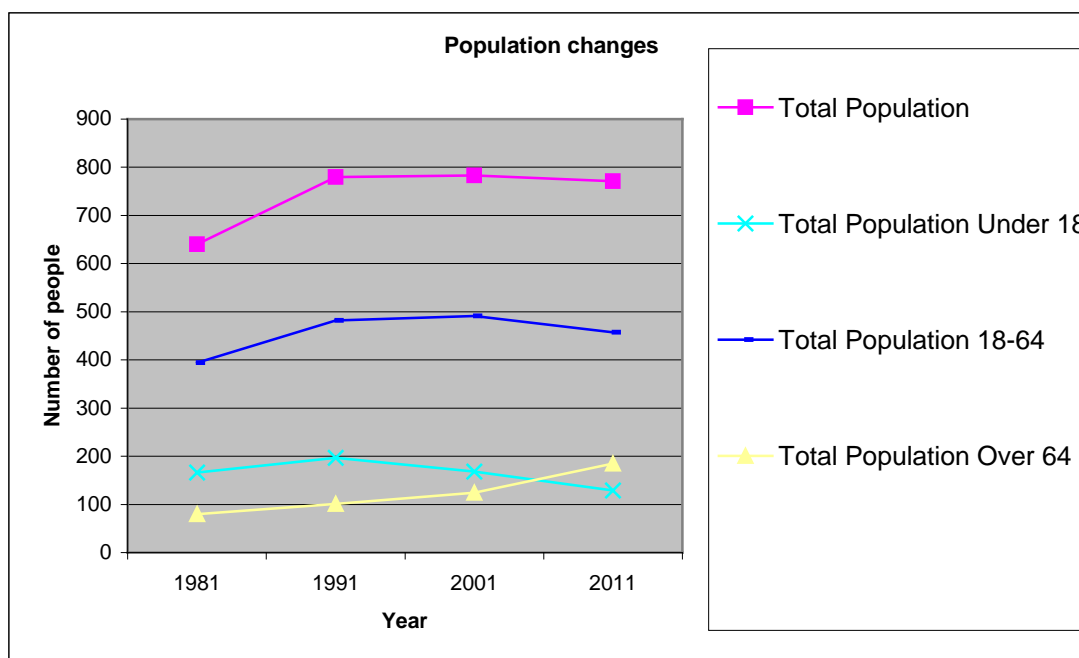
5. Demographics³³

- 5.1. A detailed breakdown of demographic information is available from previous census records. The latest accurate figures were obtained in 2011. As there has been little development since that time we are using the figures to define today's population and have compared them with previous census figures to try to understand trends. The main observation is that there are more older and fewer younger parishioners.

³¹ Businesses Consultation - see Evidence Statement 1.3.19 & 1.3.20 – [\(Link\)](#)

³² Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

³³ Demographics – see Evidence Statement Section 5 - [\(Link\)](#)



Graph of population trends between 1981 and 2011

5.2. Migration. We do not have accurate figures of migration at parish level. As a proxy measure we looked at house sales. A snapshot taken on 28th October 2017 showed that there were 9 houses for sale in the parish, price range £260,000 - £525,000. During the previous 12 months there had been 9 completed house sales, all in Hatt, with a price range of £170,000 - £285,000.³⁴ There are 11 social homes in Hatt, owned by Cornwall Housing Ltd. There have been 5 houses come up for let between 1st April 2013 and 31st March 2017.³⁵

6. Consultation

6.1. One of the earliest tasks of the NDP Committee was to define how we would engage with our parishioners in a meaningful way. We needed to inform the community about the process, seek their views about the future of the parish, and use the engagement to empower individuals and groups to become actively involved in shaping the future of the parish.

6.2. Our comprehensive engagement strategy covers all these areas.³⁶

6.3. The actions taken are detailed in the Consultation Statement attached.³⁷

³⁴ Rightmove.co.uk (report on house sales) – [\(Link\)](#)

³⁵ Cornwall Homechoice Report – See Evidence statement S6.2 - [\(Link\)](#)

³⁶ Engagement Strategy – [\(Link\)](#)

³⁷ Consultation Statement – See Evidence Statement 1.2 - [\(Link\)](#)

6.4. We also produced scenarios about the future of the parish to encourage parishioners to think beyond the here and now.³⁸

6.5. The contributions of the public were analysed and the most frequently cited views were incorporated into the parishioners' Vision Statement.



6.6. Botus Fleming Parish 2030 - 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 homes 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 age groups.

³⁸ The Lonely Planet Guide 2032 - [\(Link\)](#) and The Doomsday Scenario - [\(Link\)](#).

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 litter. 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.

7. Policies

7.1. Rationale

7.1.1. Policies for various areas were written with regard to the Vision Statement reflecting the views expressed during our engagement process, and the imperatives set out in national³⁹ and local⁴⁰ policy.

7.1.2. The following pages outline the policies for the parish of Botus Fleming over the NDP period. These policies should not be read in isolation from each other.

7.1.3. We have taken the view that for the sustainable development of our rural settlements at least four characteristics should be protected:

³⁹ National Planning Policy Framework - [\(Link\)](#)

⁴⁰ Cornwall Local Plan - [\(Link\)](#)

- balance between the natural and the built environment.
- preservation of our historic traditional entities,
- strengthening our local communities, and
- the whole character of the countryside and its culture.

7.2. Policy area 1. The Landscape

7.2.1. Background

Throughout the consultation process our residents told us that they valued the rural nature of the parish and were concerned that this defining characteristic would be harmed through the expansion of our existing settlements, development in the countryside or encroachment of development in neighbouring parishes. The following policies are intended to conserve the sense of place provided by our landscape.

7.2.2. Policy LS1: Landscape Character

<p>Policy wording</p>	<p>Proposals for development shall be supported where they have demonstrated that:</p> <ul style="list-style-type: none"> • they respond appropriately to local character and; • reflect the identity of the local surroundings based on the assessment of the Botus Fleming Local Landscape Character Assessment (BFLCA). <p>Where necessary, to mitigate against the landscape impact of the proposed development, landscaping shall be sought and implemented proportionate to the nature and scale of the development proposed.</p> <p>Where development is proposed that will detract from, or have an adverse impact on, important characteristics identified in the BFLCA, and appropriate landscaping fails to provide appropriate mitigation, such development shall be refused.</p>
<p>ISSUE</p>	<p>To prevent landscape being eroded by development that has insufficient regard to its diverse and distinctive character.</p>

OBJECTIVE	To promote a better understanding of the character of the landscape, in order to encourage development that has greater regard to its distinct attributes and features and to ensure development has an acceptable impact upon landscape character
EVIDENCE	<p>Botus Fleming (LLCA).⁴¹.</p> <p>Questionnaire and consultation events.⁴²</p> <p>During a series of events and surveys during the winter of 2016/17 local people were asked whether it was important to protect the rural character of our landscape.</p> <p>85.6% said Yes, 0.9% said No 13.5% did not express an opinion</p>
Policy Direction	Ensure that proposals that impact on the landscape of Botus Fleming Parish, both protected and undesignated, are assessed using the evidence base provided by the Botus Fleming Local Landscape Character Assessment.
Relevant local and national planning policies	<p>NPPF Paragraph 109 Paragraph 113</p> <p>CLP Paragraph 2.146</p> <p>CLP Paragraph 2.147</p> <p>CLP Policy 23 – Natural Environment</p>

7.2.3. Policy LS2: Sense of Place

Policy wording	<p>Proposals for development shall be supported within the historic settlement boundary of Hatt. For Botus Fleming, they will be supported where they accord with other relevant policies in the Neighbourhood Plan and Cornwall Local Plan.</p> <p>Proposals for the re-use, conversion and extension of existing buildings inside and outside of the settlement</p>
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⁴¹ Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

⁴² Consultation Statement – See Evidence Statement 1.2 - [\(Link\)](#)

	<p>boundaries shall be supported where they accord with the other relevant policies in the Neighbourhood Plan and Cornwall Local Plan and do not detract from, or have an adverse impact on important characteristics identified in the BFLICA.</p> <p>Proposals for development shall only be supported outside of the settlement boundaries of Hatt and Botus Fleming where they accord with other relevant policies.</p>
<p>Issue</p>	<p>The parish of Saltash has a requirement for 1500 new dwellings during the course of the plan. Much of this will be on the Broadmoor Farm site and this extends to within 250m of our parish boundary. We wish to maintain the undeveloped zone between this, and other developments, and our main settlements. Concern therefore exists that the extension/growth of Saltash could conjoin with Botus Fleming Parish.</p>
<p>Objective</p>	<p>To maintain the sense of open land which contributes towards the visual separation between the built environment of the parish of Saltash and Botus Fleming.</p>
<p>Evidence</p>	<p>Public consultation: “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.” 79.61% of respondents agreed with this statement, 6.8% disagreed and the rest did not express a preference.</p> <p>Landscape Character Survey. The survey identified that the separation of the parish from surrounding development, along with the undeveloped skyline in almost all directions, contributed to the sense of place of the parish.</p> <p>The TVAONB lies partially in this area. NPPF paragraph 115 states that: “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”</p>

	It is reaffirmed in para 116 that: “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.
Policy Direction	Ensure that proposals that reduce, or have an unacceptable impact on, the open spaces between the settlements of the parish and the border with Saltash parish, are not supported
Relevant local and national planning policies	NPPF paragraph 58 CLP Policy 3 Role and function of places CLP Policy 13 Development standards

7.2.4. Policy LS3: Biodiversity, Flora, and Fauna.

Policy wording	<p>Proposals for development or maintenance contracts shall be supported where they have demonstrated that they respond to the need to conserve and enhance the biodiversity in our parish. The PC shall seek to obtain devolved funding for such maintenance and, where practicable, shall have direct oversight of contract compliance.</p> <p>Contractors shall have due regard to the bird nesting season when proposing works affecting potential bird nesting areas.</p>
Issue	Our hedgerows, verges and the large expanse of Hatt roundabout are hosts to a wide variety of flowering plants that have an impact in the character of our parish. These sites are managed by Cormac. Despite previous representation, Cormac mow and trim these sites on a regular basis but make no allowance for their impact on the survival of our wildflowers and ecosystems and wildlife.
Objective	To devolve the responsibility and funding for our highway borders to the Parish Council who will award maintenance contracts to contractors, preferably local to the parish, with

	strict instructions to manage these assets sensitively to promote the biodiversity of our wildflowers and insects
Evidence	The BFLCA ⁴³ identified the importance of wildflowers during the survey. Photographs were taken to demonstrate the range of species and their visual impact. All biodiversity is important. It represents the variety of life and provides us with crucial resources like fresh air and clean water for our daily lives. ⁴⁴
Policy direction	Ensure that proposals that reduce, or impact on the biodiversity are not supported or are supported only if the effects of the proposals are mitigated by recreating lost ecological environments and assets. Ensure that our ecosystems are protected and maintained through sympathetic maintenance.
Relevant local and national planning policies	The CLP makes many references to biodiversity in both designated and undesignated sites: CLP paragraph 2.165 Undesignated sites CLP Policy 2: Spatial Strategy, CLP Policy 21: Best use of land and existing buildings, CLP Policy 22: European Protected Sites – mitigation of recreational impacts from development CLP Policy 23: Natural environment CLP Policy 24: Historic environment CLP Policy 25: Green infrastructure CLP Policy 28: Infrastructure

7.2.5. Policy LS4: Tamar Valley AONB

Policy wording	Great weight shall be given to conserving landscape and scenic beauty within the Tamar Valley Area of Outstanding Natural Beauty. Any proposals within the AONB must clearly demonstrate how they have considered and responded to the AONB Management Plan
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⁴³ Botus Fleming Local Landscape Character Assessment – [\(Link\)](#)

⁴⁴ Cornwall Local Plan P72 - [\(Link\)](#)

Issue	The southern reaches of the TVAONB extend into the Parish of Botus Fleming.
Objective	We aim to ensure that the Tamar Valley AONB's purpose and objectives are fully recognised in local planning policy.
Evidence	TVAONB Management Plan 2014-2019 ⁴⁵
Relevant local and national planning policies	CLP Policy 23: Natural environment

7.2.6. ***Policy LS5: Wildlife Corridor***

- which will Conserve and Enhance the Flora and Fauna of the Former Main Lane (FML) joining Botus Fleming to the A388.

Policy Wording	<p>Proposals for development of land adjacent to FML shall only be supported where they have clearly demonstrated that they both;</p> <ul style="list-style-type: none"> - appropriately mitigate the impact of the development and; - enhance the overall ecological value of the site.
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Issue	The lane which formerly joined Botus Fleming to the A388 was closed off with a gate and style at both ends when the new road was opened. It can no longer be used by motor vehicles but is used as a footpath without having that official designation. It is bordered on both sides by high banks topped with deciduous hedges containing many mature native trees. In springtime the banks are home to early purple orchids, bluebells and other native wild flowers. The dense hedgerows provide homes and cover for small mammals and songbirds.

⁴⁵ TVAONB – Management Plan - [\(Link\)](#)

Objective	<p>For the parish council to obtain ownership of FML and re-open as a public footpath.</p> <p>To conserve and enhance the flora and fauna of the FML, thus maintaining it as a wildlife corridor and a recreational asset for the community.</p>
Evidence	<p>Botus Fleming (LLCA). See above⁴⁶.</p> <p>The preparation of the BFLCA was undertaken by 25 volunteers in May 2017. This provided the opportunity for the Botus Fleming Parish landscape to be assessed and described, in order to provide a clear understanding of what characteristics make up the distinctive landscape.</p> <p>Questionnaire and consultation events:⁴⁷ During a series of events and surveys during the winter of 2016/17 local people were asked whether it was important to protect the rural character of our landscape.</p> <p>85.6% said Yes, 0.9% said No 13.51% did not express an opinion</p>
Policy Direction	<p>Ensure that any proposals that might affect the flora and fauna of the FML be assessed using the evidence base provided by the Botus Fleming Local Landscape Character Assessment.</p> <p>Where appropriate, applications will be made for Tree Preservation Orders to protect the trees and hedgerows of the FML.</p>
Relevant local and national planning policies	<p>NPPF Paragraph 109 Paragraph 113 states that “Local Planning Authorities should set criteria based policies against which proposals for any development on or affecting protected landscapes will be judged”</p> <p>CLP Paragraph 2.146 CLP Paragraph 2.147 Policy 23 – Natural Environment CLP Policy 25 (4) Green infrastructure</p>

7.3. Policy area 2. Local Green Space

7.3.1. Background

⁴⁶ Botus Fleming Landscape Character Assessment – ([Link](#))

⁴⁷ Consultation Statement – See Evidence Statement 1.2 - ([Link](#))

Green space is a vital part of the public realm. Attractive, safe and accessible parks and green spaces contribute positive social, economic and environmental benefits, improving public health, well-being and quality of life. Despite being a rural parish, Botus Fleming parishioners have limited access to green spaces. Recommendations exist to inform the provision of open space in larger towns in Cornwall. We take the view that the calculations used for larger towns are appropriate for our parish given the urbanisation of Hatt and the general lack of amenities and opportunities normally available in rural communities. The available guidelines are:

Table 1. Open space provision as required by national guidance documents⁴⁸

National Guidance	Related type of open space	Quantity/ area required per resident (m ² /person)	Accessibility (distance) standard (m)
Fields in Trust (former NPFA Six Acre Standard)	Formal sports pitches	16.0	1200m
	Children & young people's equipped play	2.5	240 – 600m
	Informal open space including unequipped 'play space'. Assuming 50% could be provided by natural space covered below.	2.75	60m
Access to Natural Green Space Standards - ANGSSt	2Ha of local natural green space	8.0 *	300m
	20Ha regional natural green space	10.30 *	2000m
The Thorpe Report on Allotment Provision 1969	Allotments -15 plots per 1000 households. Standard plot 250m ²	1.63	N/A
		TOTAL	41.18m ² per person 94.71 m ² per dwelling **

⁴⁸ INSERT PUBLIC OPEN SPACE TEAM ANALYSIS REPORT

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*Extrapolated using typical Cornish town density model ** Based on an occupancy rate of 2.3

The population of the parish is 770 so this gives an open space requirement of 3.17 H. As the space is used by residents of other parishes this figure is a conservative estimate. Our existing open space is 3.24 Ha. And is used for sports, children’s play and walking. It also has the potential to provide space for allotments or community gardening projects or a community orchard. We believe that that the above figure reflects the need for open space in our parish given that, despite being a rural parish, there is limited access to the countryside. The space could also allow for the creation of a buffer between areas of activity and neighbouring dwellings.

7.3.2. Policy LGS 1: Local Green Spaces in the Parish.

Policy wording	The Recreation Field in Hatt shall be designated as a Local Green Space under the provisions established by paragraph 76 of the NPPF. No development will be permitted on this site except in very exceptional circumstances including development whose sole purpose is to improve and enhance the recreational value of the site.
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Issue	Our green spaces are not secured for long-term use. We wish to protect our Local Green Spaces from development leading to loss of these important amenities.
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Objective	To identify our Local Green Spaces and to use available powers to conserve and enhance them for future generations.
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Evidence	The Botus Fleming Green Space Audit (see above) identified only two Local Green Spaces; the Recreation Field in Hatt and Moditonham Quay at Kingsmill Lake. The Quay is a Grade II listed structure and lies within the TVAONB thus enjoying a high degree of protection. The Recreation Field is leased by the Parish Council and the lease expires in 2019. The field is registered as an Asset of Community value and has been held by the PC on recurring short term leases for over 20 years. In addition, the Recreation Field is:
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	<ul style="list-style-type: none"> • in close proximity to the community it serves; The majority of parish residents live within 800m of the field. • special to the local community and holds a particular local significance because of its appearance, recreational value as a playing field and the fact that it provides a green buffer between the A388 and the settlement of Hatt. • not an extensive tract of land. <p>Consultation and surveys 91% of respondees said, " Existing sports and leisure facilities should be retained and protected". The current owners of the land have not responded to invitations to engage with the PC to discuss future arrangements.</p> <p>"A Green Infrastructure Strategy for Cornwall" (Appendix 3) - shows that play spaces in Saltash are not easily accessible to communities living north of the A38.⁴⁹</p>
<p>Relevant local and national planning policies</p>	<p>The National Planning Policy Framework:</p> <p>National Planning Practice Guidance states: "Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities"</p> <ul style="list-style-type: none"> • Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. • Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: <ol style="list-style-type: none"> 1. where the green space is in reasonably close

⁴⁹ [\(Link\)](#)

	<p>2. proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>3. where the green area concerned is local in character and is not an extensive tract of land.</p> <p>CLP Paragraph 2.190 CLP Paragraph 2.191 CLP Policy 16 Health and Wellbeing</p>
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7.4. Policy area 3. Amenities and facilities

7.4.1. Background

A thriving rural community in a living, working countryside depends, in part, on having good local services and community facilities. Today the parish has fewer amenities and facilities than it did at the beginning of the 20th century when the population was about a quarter of the present population. Today the settlement of Botus Fleming retains its church, church hall, and pub. In contrast, Hatt has no facilities where people can come together to socialise or engage in activities. The shop/petrol station has recently reopened following closure due to insolvency. The Post Office service is only now available on two afternoons a week. The free bus provided by Waitrose (Carkeel) has been withdrawn and the public transport system offers only an hourly service to Saltash from the petrol station. Moreover, Vollards Lane, the main thoroughfare in Hatt, does not provide a pedestrian or cycle friendly route of access to the available services. In fact, the design of Hatt in the C20 does not conform to current guidelines for development which state, inter alia:

Manual for Streets⁵⁰ discourages the building of streets that are:

- primarily designed to meet the needs of motor traffic;
- bland and unattractive;
- unsafe and unwelcoming to pedestrians and cyclists;
- difficult to serve by public transport; and
- poorly designed and constructed

⁵⁰ Manual for Streets - [\(Link\)](#)



The commercial hub of the parish.

7.4.2. Policy A/F 1: Services, facilities and amenities.

Policy wording	<p>Proposals for the development of the site occupied by the shop, petrol station and car servicing and valeting businesses shall be supported where the redevelopment of the site consists of:</p> <ol style="list-style-type: none"> 1) Affordable and open market residential (within use class C2 and/or C3) <p style="padding-left: 40px;">and at least one of the following:</p> <ol style="list-style-type: none"> 2) A1 retail (convenience goods) 3) Flexible and adaptable internal area to provide commercial space with the ability to enable businesses to occupy and facilitate a community cafe⁵¹ 4) Suitable re-provision of existing commercial uses;
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Issue	The parish lacks good services, facilities and amenities
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⁵¹ Cornwall Local Plan Policy 5 - [\(Link\)](#)

	necessary to achieve the sustainability of our communities. The services that do exist are well used both by parishioners and residents of neighbouring parishes because of ease of access and parking. This should ensure that they are economically viable.
Objective	To promote the development of a social and commercial hub accessible to all in the parish.
Evidence	<p>Our consultation processes identified the need to improve services, facilities and amenities that affect quality of life, create a sense of well-being, promote community safety and enable active and healthy lifestyles for all members of the community.⁵²</p> <p>The CLP⁵³, para 1.80 states “Community facilities are essential for local residents. They also impact on the health and wellbeing of communities. Any growth in jobs and homes needs to be supported by adequate infrastructure provision, this includes community facilities. It is important that these facilities and services are accessible to all.”</p> <p>The NPPF states that NDPs should support “strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality build environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”⁵⁴</p> <p>The Cornwall Sustainable Community Strategy calls for “a well planned, cohesive, locally distinctive and vibrant network of towns and villages and small rural settlements with appropriate employment space and access to services.”⁵⁵</p>
Relevant local and national planning policies	<p>CLP Policy 5 Business and Tourism</p> <p>CLP Policy 4 Shopping, services and community facilities</p>

⁵² Consultation Statement – See Evidence Statement 1.2 - [\(Link\)](#)

⁵³ Cornwall Local Plan para 1.80 Policy 4 - [\(Link\)](#)

⁵⁴ National Planning Policy Framework para 7 - [\(Link\)](#)

⁵⁵ Cornwall Sustainable Communities Strategy, Principle 3 – [\(Link\)](#)

7.4.3. Policy A/F 2: Traffic and transport and road safety

<p>Policy wording</p>	<p>The Parish Council shall seek to promote and encourage sustainable modes of transport above the private car wherever possible. Where appropriate and proportionate, development proposals shall have regard to the existing and proposed provision for walking, cycling and public transport and explore opportunities for their enhancement.</p> <p>The Parish Council will actively engage with relevant stakeholders and shall support any new traffic calming measures, including but not limited to a Traffic Regulation Order, along Vollards Lane, where it passes through the settlement of Hatt, that reduce traffic speeds and increase pedestrian and cyclist activity</p>
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<p>Issue</p>	<p>Traffic flow through our villages is either subject to congestion due to inappropriate parking and ‘pinch points’ or is moving at unsafe speeds through our villages and unclassified roads. There are few continuous pavements and no cycle paths. The road network was established to carry light traffic but now accommodates vehicles accessing our communities and those commuters accessing the A388 from other parishes.</p> <p>Additional footpaths and cycle paths are needed to improve access to village amenities and to assist in minimising traffic and parking problems.</p> <p>Current public transport schedules do not allow people to access workplaces in Plymouth in line with office hours, or provide sufficient evening transport to and from Plymouth and Saltash.</p>
<p>Objective</p>	<ul style="list-style-type: none"> • Improve traffic flow whilst controlling speed through parish villages • Provide additional footpaths and cycle ways and improve maintenance of existing routes. • Improve public transport schedules to provide timely access to workplaces and to provide a transport option for evening activities in outlying centres. • Improve public transport and pedestrian and cycle access to village centres.

<p>Evidence</p>	<p>The engagement process⁵⁶ demonstrated:</p> <ul style="list-style-type: none"> • We should create/maintain/improve and signpost public footpaths: 87.5% agree, 7% disagree. • We should create/maintain/improve facilities for cyclists: 68.6% agree, 6.86% disagree. • We should have improved transport links⁵⁷ e.g. community bus: 74.04% agree, 3.85% disagree. • Hatt and Botus Fleming are neighbourhoods with the lowest number of households without access to a car and the lowest number who travel to work on public transport.⁵⁸
<p>Policy direction</p>	<p>To provide sustainable and safe access and parking facilities to support local commercial activity. To develop alternative sustainable access to other village centres within the parish. To develop alternative sustainable access to outlying commercial centres by embracing and working with the Connecting Cornwall 2030 Strategy.⁵⁹</p>
<p>Relevant local and national planning policies</p>	<p>NPPF 4 Paragraph 35 – Supporting Sustainable Transport CLP Policy 1 Sustainable development CLP Policy 27 Transport and accessibility states:</p>

7.5. Policy area 4: Sustainable development

7.5.1. Background

The second half of the C20 saw considerable development in Hatt creating a densely populated community with no provision of services or amenities. It was not until 2008 that Cornwall Council developed a Sustainable Communities Strategy which identified the need for neighbourhoods to meet the diverse needs of existing and future residents. The settlement of Hatt has clearly defined boundaries and recognizable form and shape⁶⁰. Our engagement and consultation processes have demonstrated that the

⁵⁶ Consultation Statement – See Evidence Statement 1.2 - [\(Link\)](#)

⁵⁷ See Local Botus Fleming Parish Bus Timetables

⁵⁸ Cornwall Area Network Gatework - [\(Link\)](#)

⁵⁹ Connecting Cornwall - [\(Link\)](#)

⁶⁰ Cornwall Local Plan paragraph 1.68 - [\(Link\)](#)

residents feel strongly that there should be no further extension into the countryside and that the lack of amenities should be addressed before there is any significant increase in the population of Hatt⁶¹. Meanwhile, any new development should be small-scale and within the historic development boundary

7.5.2. Policy SD1 – promoting sustainability in Hatt

Policy wording	<p>Residential development in the settlement of Hatt shall be permitted only where it occurs within the historic development boundary or “rounding off sites” as defined in Policy 3 of the CLP. Development that also provides amenities and facilities contributing to the sustainability of the community shall be supported.</p> <p>The development of Rural Exception Sites shall be supported only if there is demonstrable local need evidenced by an up to date housing needs survey.</p>
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Issue	<p>There is a need to improve the sustainability of the settlement of Hatt by addressing the deficiencies and oversights of the past. The settlement is well defined in form and shape with clearly definable boundaries.</p>
Objective	<p>To promote the sustainability of Hatt by prioritising development that will contribute to the improvement of the quality of life of the existing and future residents while permitting modest growth in the number of affordable and market dwellings within the historic development boundary and including rounding off development.</p>
Evidence	<p>The engagement and consultation process revealed that:</p> <p>79.6% of respondents felt that “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.”</p> <p>79.4% said, “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</p>

⁶¹ Cornwall Local Plan Policy 2 Spatial Strategy - ([Link](#))

	<p>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.</p> <p>72.3% said, "We need more facilities for children and younger people."</p> <p>Cornwall Sustainable Communities Strategy 2008</p> <p>The NPPF states that "pursuing sustainable development involves</p> <ul style="list-style-type: none"> • making it easier for jobs to be created in cities, towns and villages • moving from a net loss of bio-diversity to achieving net gains for nature¹ • replacing poor design with better design • improving the conditions in which people live, work, travel and take leisure • widening the choice of high quality homes." <p>The NPPF also states that "plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."</p>
<p>Policy direction</p>	<p>To retrospectively correct the lack of facilities and amenities omitted during previous large-scale development of Hatt thereby promoting the sustainability of the community.</p>
<p>Relevant local and national planning policies</p>	<p>CLP Policy 3 Role and function of places CLP Policy 9 Rural Exception Schemes</p>

7.5.3. Policy SD2: Promoting sustainability in Hatt 2

<p>Policy wording</p>	<p>Any application to develop affordable accommodation as part of a larger project to develop the site at Hatt petrol station in order to provide improved services and amenities, shall be supported.</p>
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<p>Issue</p>	<p>The settlement of Hatt not only needs better facilities, it also needs to attract younger people to reverse the demographic changes of the past 30 years. While some of the smaller properties in the village may be affordable to working families, especially if part-ownership schemes were employed, there is poor provision for individuals or young couples to find affordable rental accommodation locally so they are likely to leave the parish.</p>
<p>Objective</p>	<p>To encourage the development of affordable housing aimed at providing homes for young people from the parish who wish to live independently and to attract more young people into the parish. The preferred site for this affordable housing would be within easy walking distance (with children and shopping) to public transport links, services and amenities. Policy A/F 1 relates to the development of these services and amenities being focused on the site of the existing petrol station. This creates an opportunity to develop affordable accommodation above any new commercial development.</p>
<p>Evidence</p>	<p>Demographic report – Section 4 above Housing Need Survey⁶² Cornwall Home Choice register⁶³ Consultation Process showed “Any new housing development would have provided a level of affordable, starter homes and other appropriate accommodation to meet the needs of our community.” The landowner is supportive of this development.⁶⁴</p>
<p>Relevant local and national planning policies</p>	<p>CLP Policy 3 Role and function of places CLP Policy 27 Transport and accessibility</p>

⁶² Botus Fleming Housing Need Survey - See Evidence Statement – [\(Link\)](#)

⁶³ Cornwall Home Choice Register – See Evidence Statement – [\(Link\)](#)

⁶⁴ Letter from Mr Williams – See Evidence Statement – [\(Link\)](#)

7.5.4. Policy SD3: Sustainability Botus Fleming settlement

Policy wording	Small scale development within the settlement shall be supported if it meets the criteria of Policy 3 of the CLP for infill development or if it involves the replacement of agricultural buildings within the settlement. Any new development should be sympathetic to the style of surrounding properties and should be enclosed within traditional Cornish stone walls or hedges.
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Issue	The settlement of Botus Fleming lies within the TVAONB NPPF. Paragraph 116 states that: “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.” The settlement is more dispersed than Hatt and extends beyond the historic development boundary, mostly through ribbon development. There remains some opportunity for windfall development through infill between existing buildings.
Objective	To permit limited growth in Botus Fleming to contribute to our target for new dwellings in the parish while respecting the restrictions imposed by TVAONB and the existing character of the settlement.
Evidence	TVAONB Management Plan. Consultation exercise.
Relevant local and national planning policies	CLP Policy 3 Role and function of places NPPF. Paragraph 116

7.5.5. Policy SD4: St Mary's Church and Church Hall

Policy wording	<p>Any application to change the use of St Mary's Church would be supported if the new use provides increased facilities and amenities for the community.</p> <p>If development of a community hall on the recreation field in Hatt (to improve and enhance the recreational value of the site) leads to the church hall becoming redundant, then an application for small-scale development on the church hall site would be supported.</p>
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Issue	<p>St Mary's Church and Church Hall belong to the diocese of Truro. The congregation has been declining and church attendance has fallen. The church is a magnificent structure that contributes to the sense of place of Botus Fleming but it is used by few people as a community amenity. The church hall is constructed to minimum standards. It is used by various groups within the parish. It occupies a prime site in the settlement.</p>
Objective	<p>Other Parish Churches have re-purposed their buildings to provide a range of functions. The Priory at St Germans is a venue for musical recitals. The Parish Church at St Dominic is used for craft fairs. There is potential for St Mary's Church to provide a greater range of functions for the benefit of the local community.</p> <p>If facilities are developed on the recreation field at Hatt and provision is made for a sports hall that would accommodate many of the activities currently based in the Church Hall, then this building could become unviable.</p>
Evidence	Letter from Diocese of Truro ⁶⁵
Relevant local and national planning policies	CLP Policy 21 Best use of land and existing buildings

⁶⁵ Letter from Diocese of Truro – See Evidence Statement – [\(Link\)](#)

8. Contingency Plan

It is recognised that national and local policy can change at any time and that development targets may change. To compound the uncertainty, there are factors that we are unable to predict that may have a profound impact on how we live our lives and organise our communities. Although we feel that we have identified ways of meeting our development target we feel that it is necessary to have a contingency plan to respond to these unknowns.

Should there be further pressure for commercial or residential development beyond that allowed by specific policies within the NDP, then the preferred site would be on land to the southeast of the Hatt roundabout. This is currently used as an industrial site and the current owner has no plans to cease trading or sell the land. However, it occupies a site that is very close to the commercial hub of the parish and transport links with easy access to the A388 and public transport⁶⁶. Development would have no noticeable impact on the volume of traffic using our uncategorized roads. The site would be suitable for both small commercial and affordable housing development.

9. Summary

This plan reflects the views of our parishioners and responds to the imperatives and constraints contained in national and local policies. Its intention is to promote the development of sustainable and vibrant parish communities that will be resilient to the changes brought about by technological and social change in the future. The plan covers the period up to 2030 and will be reviewed again at that time or sooner if there is pressing need to adapt it to meet unforeseen circumstances.

⁶⁶ Cornwall Local Plan Policy 21 - [\(Link\)](#)