

BOTUS FLEMING PARISH

Neighbourhood Development Plan 2018 -2030

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1. Introduction

- 1.1. This document is the Draft Botus Fleming Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the Botus Fleming Parish over the NDP period to 2030 and presents planning policies that seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework¹ (NPPF) and the Cornwall Local Plan²: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Botus Fleming NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3. Botus Fleming NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and will therefore be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at <http://www.botusflemingandhattndp.com/data/uploads/373.pdf>.
- 1.5. Botus Fleming NDP applies to the area is that covered by the Botus Fleming Parish Council and as shown in Figure 1.
- 1.6. Botus Fleming is situated in the south-east of Cornwall and is part of the Cornwall Gateway Community Network Area³ (Gateway CNA).
- 1.7. There are several reasons why the community of Botus Fleming decided to develop an NDP:
 - a. Firstly, there was considerable interest among the parishioners, as demonstrated in an open meeting hosted by the Parish Council in April 2016⁴.
 - b. There was a general concern that, given its proximity to the planned urban extension of Saltash at Broadmoor Farm⁵, the parish would become subsumed by Saltash town.
 - c. 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.
 - d. 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.
- 1.8. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Botus Fleming and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

² <http://www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf>

³ <https://www.cornwall.gov.uk/community-and-living/communities-and-devolution/community-networks/cornwall-gateway/>

⁴ Botus Fleming Parish Council Minutes 21st April 2016 item 167

⁵ <http://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

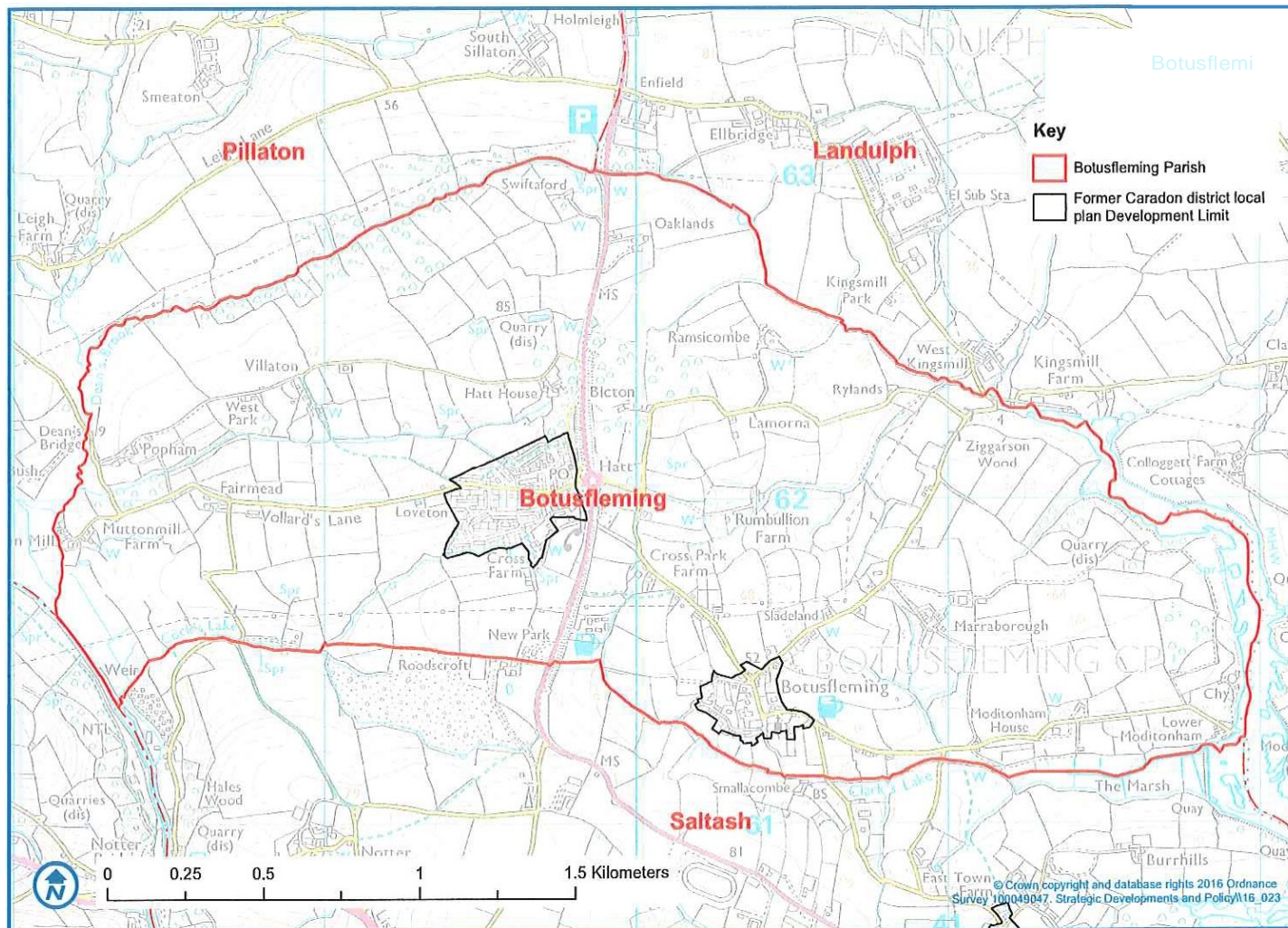


Figure 1: Designated NDP Area for Botus Fleming NDP

2. Botus Fleming NDP – The Preparation Process

Getting this far.

- 2.1. The preparation of the NDP has been led by the Botus Fleming NDP Steering Group⁶. This group comprises Parish Council representatives and volunteers from the wider community.
- 2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last two years. These have included:
 - An ongoing program of informing through regular newsletters,
 - Three public engagement sessions,
 - The creation of a dedicated website www.botusflemingandhattndp.com
 - 2 online surveys.
- 2.3. All the consultations have been summarised in the ‘Consultation Statement’, as required by the formal NDP legislative requirements; this is available within the Botus Fleming NDP Summary of Evidence at <http://www.botusflemingandhattndp.com/data/uploads/327.pdf>
- 2.4. The outcomes of the various consultations have highlighted the following key issues:
 - Hatt has the only sizable public green space in the parish.⁷
 - There are few amenities and services in the parish.
 - Public transport links are poor.
 - There is no convenient meeting place and the recreation facilities 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.⁸

What next?

- 2.5. Following submission of the draft plan to Cornwall Council for their consideration, it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the Botus Fleming NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At that stage, the independent Examiner may recommend that the NDP is amended before continuing to the referendum stage.
- 2.6. The NDP will be subject to a Referendum, in order to gauge community support. The NDP will be adopted by Cornwall Council only if the majority of those voting in the Referendum support it.
- 2.7. Once adopted, the policies contained within the Botus Fleming NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.

⁶ <http://www.botusflemingandhattndp.com/steeringgroup.php>

⁷ Botus Fleming Green Space Audit <http://www.botusflemingandhattndp.com/data/uploads/351.pdf>

⁸ Traffic survey data <http://www.botusflemingandhattndp.com/data/uploads/349.pdf>

3. NDP Sustainability Appraisal (SA)

- 3.1. The Department of Communities and Local Government have advised that a separate SA of Neighbourhood Plans is not always required. However, Cornwall Council recommend that a 'Sustainability Checklist' is completed by towns and parishes producing Neighbourhood Plans as a minimum
- 3.2. In order to ensure that the plan considers environmental, social and economic issues, the Botus Fleming NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal'. The NDP SA considered the Botus Fleming NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects, perform against 19 key sustainability objectives, these being:

- | | |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors | 11. Design |
| 2. Waste | 12. Social Inclusion |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil | 14. Housing |
| 5. Air | 15. Health, Sport and Recreation |
| 6. Water | 16. Economic Development |
| 7. Biodiversity | 17. Education and Skills |
| 8. Landscape | 18. Transport and Accessibility |
| 9. Maritime | 19. Energy |
| 10. Historic Environment | |

- 3.3. The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Botus Fleming. The Sustainability Appraisal Checklists can be found alongside other supporting information accessed via the [Index](#) at:

<http://www.botusflemingandhattndp.com/data/uploads/373.pdf>

4. Botus Fleming NDP - Supporting Documentation

- 4.1. Botus Fleming NDP, is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting documents referred throughout this NDP are contained within the 'Summary of Evidence'.

- 4.2. The 'Summary of Evidence' documents present summary outcomes from studies and the various consultation exercises. Details under 5 themed headings may be accessed via the [Index](#) at

<http://www.botusflemingandhattndp.com/data/uploads/373.pdf> :

- Landscape & Sense of Place
- Local Green Space
- Amenities and Facilities
- Traffic and Transport
- Sustainable Development

The Summary of Evidence also contains the Consultation Statement within the [Engagement Strategy](#)

5. Botus Fleming: Background

- 5.1. 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 Hatt⁹. 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.
- 5.2. The parish is valued for its rural location and it also contains a section of the Tamar Valley Area of Outstanding 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.
- 5.3. 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 persons¹⁰. 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 771 of whom 128 are under the age of 18. The Electoral Role of December 2016 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.
- 5.4. 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.

⁹ 2001 Census

¹⁰ Historic Census Data

6. Botus Fleming NDP: The Vision

6.1. Every plan has an aim and for the Botus Fleming NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Botus Fleming by 2030. The outcomes of the various consultations have enabled the creation of a broad vision statement. The elements of this vision that can be achieved through spatial planning are the subject of the policies contained in this document. Elements which are not covered by planning policies are being progressed within the emerging "[Parish Plan](#)".

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.

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. The parish would demonstrate more proactivity through community involvement such as a Community Action Team and Neighbourhood Watch to reduce fly-tipping and anti-social behaviour. A Community Action Team would help foster a sense of collective responsibility by undertaking small scale, but nonetheless important, projects to improve the quality of life within the parish.

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.

6.2. In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

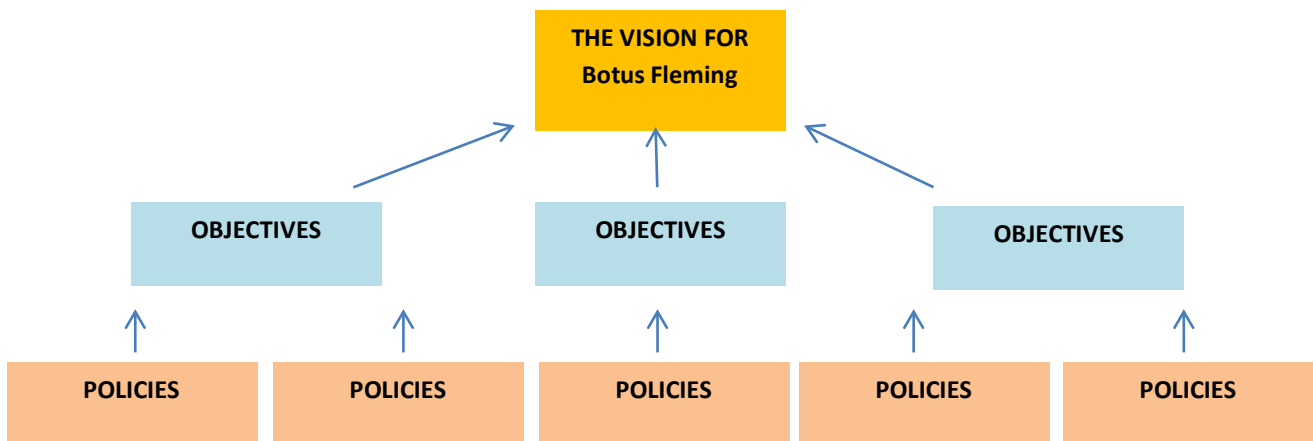


Figure 2: Botus Fleming NDP: Links between Vision, Objectives and Policies

7. Botus Fleming NDP: Objectives

7.1. The Objectives of the Botus Fleming NDP are as follows:

a) Housing and Communities Objective.

7.2. To enable development that will meet the current and future needs of the parish. Development should respond to the need to provide accommodation and community amenities suitable for our ageing population. It should also provide for sufficient affordable housing and should also promote a sustainable and diverse community while maintaining and enhancing the character of the natural and built environment of the Parish.

b) Economic Objective.

7.3. To encourage a sustainable local economy by encouraging the development of services and facilities within the parish that will reduce residents' dependency on more distant amenities and promote employment in the parish.

c) Community Facilities Objective.

7.4. To facilitate social interaction and promote a healthy community by retaining and improving green infrastructure networks and recreational open spaces valued by the community, and by promoting retention and development of local services and community facilities.

d) Natural Environment Objective.

7.5. To conserve and enhance the unique landscape character, in particular the TVAONB, and its setting, and other environmental designations; and,

e) Built Environment Objective.

7.6. To conserve, enhance and strengthen the important heritage of the parish and the listed buildings and structures.

8. Botus Fleming Housing Statement

NDP Housing Requirement

8.1. Cornwall's Local Plan apportions 350 dwellings to be delivered in the 11 parishes that make up the rural area of Gateway CNA. Figures supplied by Cornwall Council are presented in Table 1 and show that as a minimum that Botus Fleming Parish needs to deliver 12 new dwellings between 2017 and 2030, to be considered in general conformity with the Local Plan.

8.2. Research carried out during the production of the NDP (available within the NDP Evidence Base Report) has demonstrated that the demand for housing can be satisfied by working towards this target. Since the figures below were issued, six dwellings have been approved under 3 planning approvals, with one dwelling nearing completion.

	a) Local Plan Housing Target (April 2010 – April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Gateway CNA (Rural)	350	100	77	173
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish 's share of the remaining Local Plan Target ((e÷100)xd)
Botus Fleming Parish	7%	12	5	12

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

Delivering the Botus Fleming Housing Requirement

8.3. The Botus Fleming NDP seeks to facilitate the delivery of at least our target number of dwellings through allowing sufficient space for new housing within existing settlements and the repurposing of existing agricultural buildings both within and outside these settlements. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlements and contributes to conserving and enhancing the identity of Botus Fleming parish. Table 2 sets out an estimation of the number of dwellings that the Botus Fleming NDP policies provide for. The policies facilitate delivery of at least 6 further dwellings, meeting the NDP housing target. It is likely that the final number will be greater. There are many agricultural buildings in the parish. Despite issuing a “call for sites”, none of these buildings were brought forward. In addition, the recently approved infill development in Botus Fleming (PA18/00764) was not declared to the Steering Group. Therefore, we believe that the amount of windfall development during the plan period is unknown and could make a considerable contribution to providing further dwellings.

The past 70 years have seen a growth in the parish population and the number of households.

Census year	Population	Households	Increase in households/year
1951	292	76	
1961	276	79	0.4
1971	290	100	2.1
1981	640	225	12.5
1991	780	280	5.5
2001	783	307	2.7
2011	771	322	1.5

Table 2: Showing the rate of development since 1951

This table shown demonstrates rapid growth between 1971 and 1991 and sustained gradual growth in the subsequent years. Since 2011 there have been 11 new planning approvals, suggesting that the figure of 1.5 new dwellings per year will be maintained. Even allowing for an increase of only 1 new dwelling per year we would expect 12 new dwellings during the plan period.

Policy	Estimated number of dwellings
Anticipated windfall development under CLP policies 3, 7 and 9	12
	Number identified in NDP
Policy SD1: Hatt Village Development Boundary	4-6(within development boundary)
Policy SD2: Botus Fleming Village Settlement	2
Total number of houses planned for:	6-8 plus windfall development.

Table 3: Estimation of the number of dwellings that the Botus Fleming NDP policies provide for

9. Botus Fleming NDP: Policies

9.1. Botus Fleming NDP sets out 8 Policies in order to help achieve the Objectives and the Vision for the area. Table 1 illustrates the how each Policy contributes to each Objective.

Botus Fleming NDP POLICIES	Botus Fleming NDP OBJECTIVES				
	Objective A	Objective B	Objective C	Objective D	Objective E
	Housing & Communities	Economy	Community Facilities	Natural Environment	Built Environment
Policy SD1	✓	✓	✓	✓	
Policy SD2	✓	✓	✓	✓	
Policy LS1	✓		✓	✓	
Policy LS2	✓	✓		✓	✓
Policy LS3			✓	✓	
Policy LGS1	✓	✓	✓	✓	
Policy A/F1	✓	✓	✓	✓	✓
Policy T/T1		✓	✓	✓	

Table 4: Botus Fleming NDP: Links between Policies and Objectives

Policy Area: Sustainable Development

Development Boundaries

9.2. The two main settlements in the parish stand in stark contrast to each other. Botus Fleming is the historic centre of the parish with buildings dating from C13 and agricultural field patterns dating from medieval times. It sits in low ground (38m ASL) and nestles in the surrounding countryside. Hatt occupies high ground (76 ASL) beside the A388 and was mostly created in the 1970s and 80s. Its character was described by Richard E Hollox BA(Hons) BSc(Econ) MPhil FRTPI FRICS in INSPECTOR'S REPORT ON OBJECTIONS to the Caradon Local Plan (2001) as "more that of a detached suburb in open country". The settlement of Hatt is well defined in form and shape with clearly definable boundaries

9.3. When considering our development boundaries, we have taken into consideration the following;

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

9.4. We concluded that the settlement of Hatt should not extend beyond its current boundary as it was already deficient in the facilities and amenities necessary for a sustainable community.

9.5. There is sufficient protection given to the village of Botus Fleming due to its status as “open countryside” and it has no clear form and shape¹¹. Also, Botus Fleming is situated entirely within the TVAONB and is protected from major development. We concluded that it was not necessary to define a development boundary.

Policy SD1 justification

9.6. Residential development in Hatt has not been accompanied by the growth in amenities and facilities necessary to support a sustainable community.

9.7. There is a need to improve the sustainability of the settlement of Hatt by addressing the deficiencies and oversights of the past.

9.8. The settlement is well defined in form and shape with clearly definable boundaries.

9.9. Residents told us that they did not wish to see further expansion of the village into the countryside.

9.10. Development within this boundary will contribute significantly to our housing target and the social, economic and environmental sustainability of our parish

1. Policy SD1 intention

9.11. To encourage development that will contribute broadly to creation of a more sustainable community in Hatt.

Policy SD1 (Development Boundaries) wording

The development boundary of Hatt shall be as defined in the map below (Fig 7).

Botus Fleming has no clearly defined boundary per 9.5 above.

¹¹ CLP para 2.33



Figure 3 ——— Development Boundary for Hatt
 ——— Approval for 4 dwellings
 ——— Proposed development site

Policy SD2 justification

- 9.12. Historically, the Church of St Mary the Virgin in Botus Fleming village was a main focus for bringing the communities together, both for worship and for social occasions. Recent years have shown a marked decline in churchgoing and the role of the church as a community hub has also declined.
- 9.13. The church building occupies a commanding position in the village and is one of its defining characteristics.
- 9.14. The church hall is dated and of limited use. It occupies a prime site near the centre of the village. Development of a more appropriate sports hall on the recreation field may make the church hall redundant.
- 9.15. The church hall occupies a site between other residential properties.

9.16. Adjacent sites have been developed in recent years

Policy SD2 intention

9.17. To help maintain the viability of the church and increase its use as a community asset.

9.18. To enable residential development on the site of the church hall¹²



Figure 4: Potential development sites in Botus Fleming

Policy SD2 (St Mary’s Church and the Church Hall) wording

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.

If development of a community hall on the recreation field in Hatt, or any other appropriate location in the parish, leads to the church hall becoming redundant, then an application for small-scale development of residential properties on the church hall site would be supported.

¹² Site assessment table <http://www.botusflemingandhattndp.com/data/uploads/329.pdf>

Policy Area: Landscape and sense of place

9.19. Throughout the consultation process¹³ 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.

Policy LS1 Justification

- 9.20. 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. 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.
- 9.21. The Steering Group and residents carried out a landscape character survey (Botus Fleming Landscape Character Assessment – BFLCA)¹⁴. This describes in detail the defining characteristics of the parish landscape.
- 9.22. CLP Policy 23 stresses the importance of retaining local distinctiveness and character.
- 9.23. Policy LS1 adds to CLP policy 23 by identifying the local characteristics of the parish as these are not detailed in the larger landscape character maps and documents.

Policy LS1 Intention

- 9.24. To prevent landscape being eroded by development that has insufficient regard to its diverse and distinctive character.

Policy LS1 (Landscape Character) wording

Proposals for development shall be supported where they have demonstrated that:

- 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).

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.

Where development is proposed that will detract from, or have an adverse impact on, important characteristics identified in the BFLCA, and landscaping fails to provide appropriate mitigation, such development shall be refused.

¹³ Link to Consultation process docs <http://www.botusflemingandhattndp.com/data/uploads/327.pdf>

¹⁴ BFLCA Link <http://www.botusflemingandhattndp.com/data/uploads/359.pdf>

Policy LS2 justification

9.25. The Town of Saltash has a requirement for 1500 new dwellings during the course of the plan¹⁵. 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 exists that the extension/growth of Saltash could conjoin with Botus Fleming Parish.

Policy LS2 intention

9.26. To maintain the sense of open land which contributes towards the visual separation between the built environment of the town of Saltash and Botus Fleming.

Policy LS2 (Maintaining a Sense of Place) wording

Proposals for development shall be supported within the development boundary of Hatt (as defined in policy SD1). For Botus Fleming, they will be supported where they accord with other relevant policies in the Neighbourhood Plan and Cornwall Local Plan.

Proposals for the re-use, conversion and extension of existing buildings, for any compatible purposes, inside and outside of the development 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 BFLCA.

Proposals for development shall only be supported outside of the development boundary of Hatt and the settlement of Botus Fleming where they accord with other relevant policies.

¹⁵ <https://www.cornwall.gov.uk/media/28103322/cornwall-local-plan-housing-implementation-strategy-2017.docx>

Policy LS3 justification

9.27. 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. It has special significance as it is one of the very few spaces where residents have access to unmaintained hedgerows and verges with associated flora and fauna.

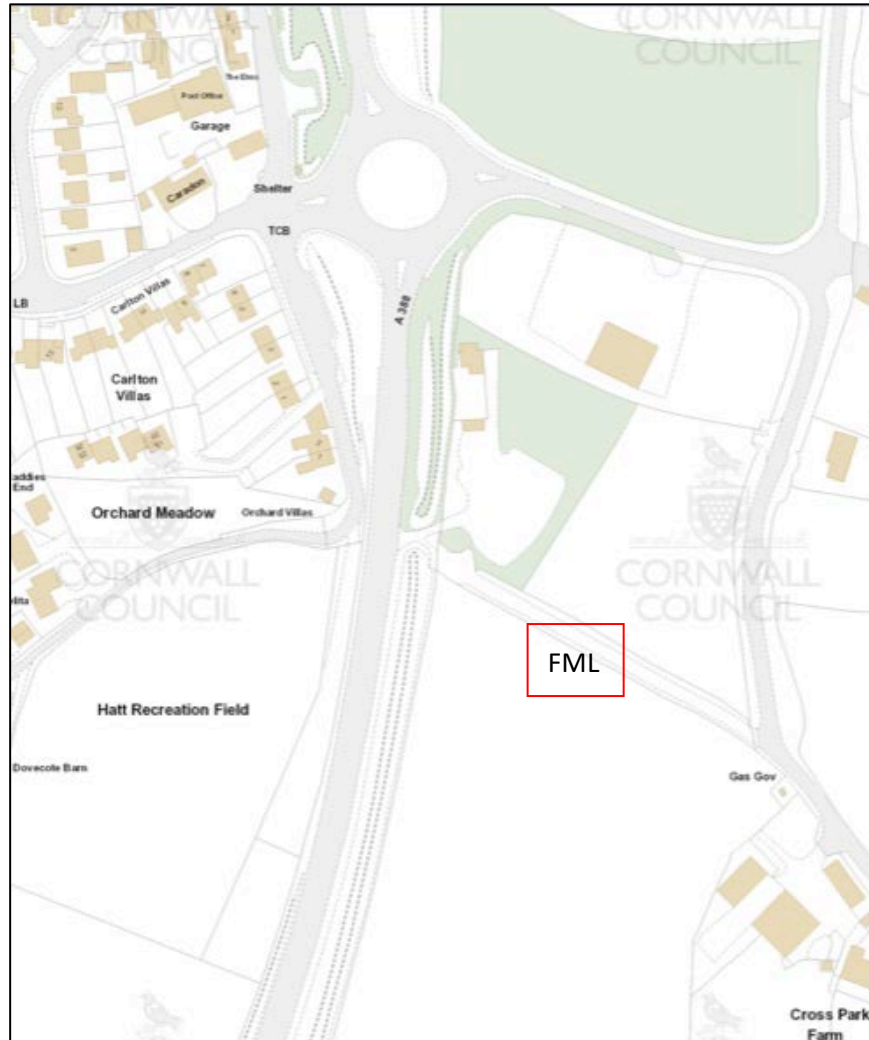


Figure 5: Showing location of FML

Policy LS3 justification

9.28. There is much intensive farming in the parish and during the last century many hedgerows were removed. There has been consequent loss of habitats and wildlife corridors.

9.29. Where hedgerows remain alongside the roads, these are managed intensively and limit public exposure to our natural flora and fauna.

9.30. Former Main Lane is an anomaly as it is still officially owned by CC but has no classification and is not accessible to traffic. It is one of the few places where residents can enjoy access to the natural environment.

Policy LS3 intention

- 9.31. For the Parish Council to conserve and maintain the character of FML and re-open it as a public footpath.
- 9.32. 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.

Policy LS3 (Conserving Former Main Lane) wording

Proposals for development of land adjacent to FML shall be supported only where they have clearly demonstrated that they;

- appropriately mitigate the impact of the development and;
- enhance the overall ecological value of the site.
- continue to enable public access

Policy Area: Local Green Space

- 9.33. Despite being a rural parish, Botus Fleming residents have very limited access to public open spaces. The recreation field is privately owned and has been leased by the PC since 1997. A second, adjacent field was added to the lease in 2011. The owner of the fields limited the lease terms to four years, with the option of cancelling the lease if he obtained planning permission to develop the sites¹⁶. Because of this it has not been possible to invest in equipment and facilities and the absence of long-term tenure has excluded from bidding for grant funding for improvements.

¹⁶ Playing field lease: <http://www.botusflemingandhattndp.com/data/uploads/363.pdf>

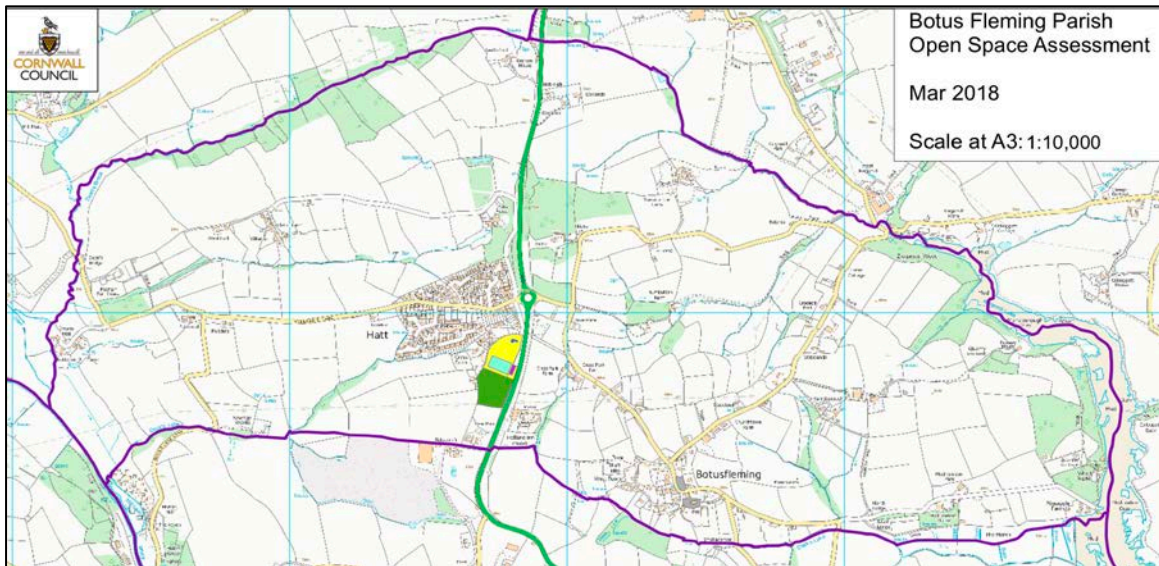


Figure 6: Map showing public green spaces in the parish

Policy LGS1 justification

- 9.34. 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. 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.
- 9.35. Consultation with residents has demonstrated support for retaining and improving the existing recreation fields¹⁷.
- 9.36. Consultation also demonstrated a significant proportion of the population who wished to see the provision of allotments in the parish.
- 9.37. CC Public Open Space Team have completed a survey¹⁸ of the current access to green spaces and have carried out a consultation process with representative groups, reaching similar conclusions.

Policy LGS1 intention

- 9.38. To identify our Local Green Spaces and to use available powers to conserve and enhance them for future generations.

Policy LGS1 (Recreation Field) wording

The Recreation Field in Hatt shall be designated as a Local Green Space under the provisions established by paragraph 76 of the NPPF (or any similar provision contained in subsequent revisions 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.

¹⁷ Consultation Documents are located via the Summary of Evidence [Index](#)

¹⁸ Link to OS Survey: <http://www.botusflemingandhattndp.com/data/uploads/354.pdf>

Policy Area: Amenities and facilities

9.39. 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 availability is now limited to 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 Streets¹⁹ states:

- Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot.
- By creating linkages between new housing and local facilities and community infrastructure, the public transport network and established walking and cycling routes are fundamental to achieving more sustainable patterns of movement and to reducing people's reliance on the car.

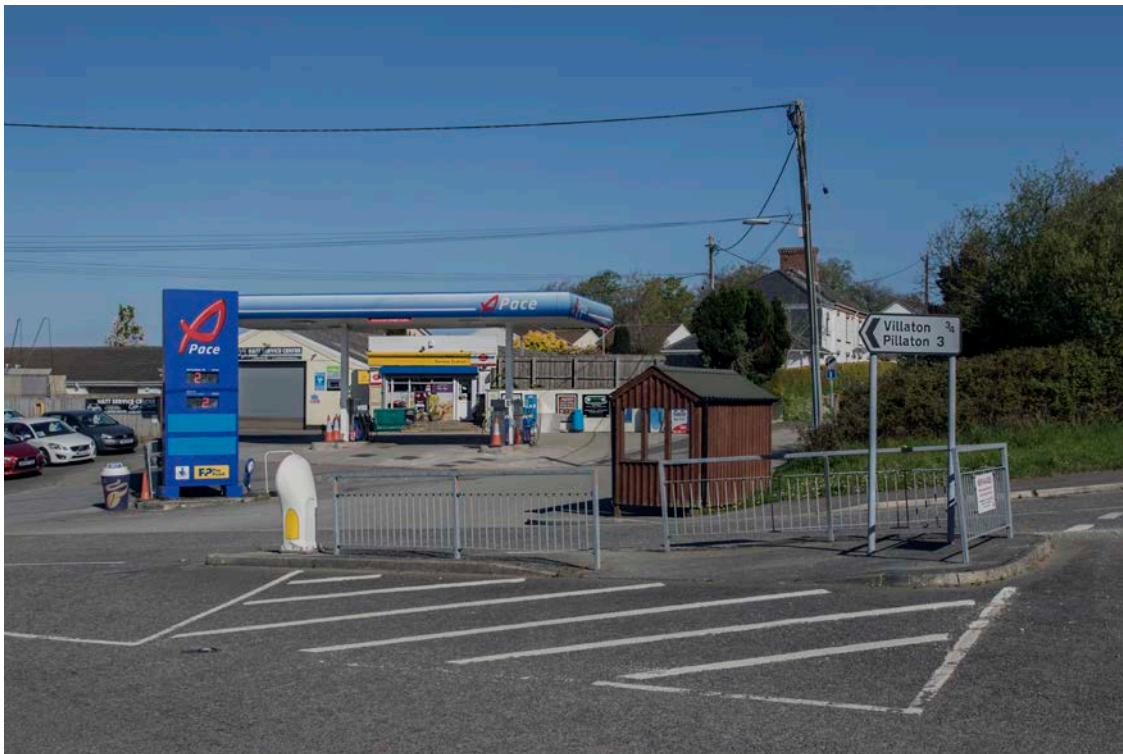


Figure 7: Garage and shop in Hatt village

¹⁹ Manual for Streets para 4.4-

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf



Figure 8: Site for potential commercial and residential development in Hatt.

Policy A/F1 Justification

- 9.40. The parish lacks good services, facilities and amenities 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.
- 9.41. The site identified has been used for commercial purposes for many years and the infrastructure is dated.
- 9.42. The site is in the centre of the parish and is accessible to all residents.
- 9.43. It is on high ground and not subject to flooding.
- 9.44. It has neither historical nor heritage significance.
- 9.45. Development will not impact on landscape nor ecology.
- 9.46. There is a need for affordable housing in the parish to encourage more young people to stay in the neighbourhood.

- 9.47. There is also a need for homes for older residents who can no longer manage larger dwellings with gardens.

Policy A/F1 intention

- 9.48. To promote the development of a social and commercial hub accessible to all in the parish.
- 9.49. To promote the development of affordable homes for young people and older residents.

Policy A/F1 (Development of Hatt Commercial Hub) wording

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 all of the following:

- 1) Affordable and open market residential (within use class C2 and/or C3)
- 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 cafe¹
- 4) Suitable re-provision of existing commercial uses;

Policy Area: Traffic and Transport

Policy T/T1 justification

- 9.50. 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 parishes²⁰.

²⁰ Links to traffic surveys:

<http://www.botusflemingandhattndp.com/data/uploads/347.pdf>

<http://www.botusflemingandhattndp.com/data/uploads/348.pdf>

<http://www.botusflemingandhattndp.com/data/uploads/349.pdf>

- 9.51. More usable footpaths and cycle paths are needed to improve access to village amenities and to assist in minimising traffic and parking problems.
- 9.52. Current public transport schedules do not allow people to access workplaces in Plymouth in line with office hours, nor provide sufficient evening transport to and from Plymouth and Saltash.

Policy area: Traffic and Transport

Policy T/T1 justification

- 9.53. The consultation process demonstrated that:
- a. There is a need to improve road safety in the parish using traffic calming and speed restrictions.
 - b. We should create/maintain/improve facilities for cyclists.
 - c. We should have improved transport links e.g. community bus.

Policy T/T1 intention

- 9.54.
- 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.

Policy T/T1(Traffic and Transport) wording

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.

The Parish Council will actively engage with relevant stakeholders and shall support any new traffic calming measures that reduce traffic speeds and increase pedestrian and cyclist activity. This includes, but is not limited to, a Traffic Regulation Order along Vollards Lane where it passes through the settlement of Hatt.

Policy area: Community Infrastructure Levy

- 9.55. The Community Infrastructure Levy (CIL) is a charge on development. The purpose of the CIL is to ensure that the costs of providing infrastructure to support the development of our area can be funded (wholly or partly) by levying a charge on the owners or developers of land when development takes place.
- 9.56. CIL is designed to be a transparent and fair way of ensuring that new development contributes to the provision of essential local facilities. CIL is chargeable on residential and retail development.

Policy justification

- 9.57. We have already demonstrated that the parish is deficient in amenities and facilities and we have stated the intention of the parish to secure the future of the recreation field.
- 9.58. Equipping the recreation field with modern and safe play equipment and providing facilities to support sporting and social activities will be expensive.

Policy intention

- 9.59. To direct all CIL funding towards securing the retention and enhanced use of the recreation field.

Policy CIL/1 wording

All CIL funds will be held by the PC and these funds will be ring-fenced for the purpose of securing the future of the recreation field and for funding the development of amenities on the site.