

# St Sampson Parish Neighbourhood Development Plan 2017 – 2030



## The Neighbourhood Development Plan for St Sampson Parish, Cornwall.

**Sponsored, drawn up and authorized by St Sampson Parish Council.**

**Version.** V4.0 Limited circulation draft, April 2018 for Parish Councillors, Steering Group members and Parishioners.

An **Executive Summary** is included at Page 3 – the Plan on one page.

A Glossary and Abbreviations are included at Section 12. Final page.

Please address comments on this draft to any of our Parish Councillors or the clerk,

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## **Section 1. Introduction**

This document is the Draft Neighbourhood Development Plan (NDP) for St Sampson Parish. It presents the vision, objectives and policies of the Parish regarding sustainable development over the NDP period to 2030. Our NDP builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail and perspective at the local level. The NDP has been developed to help ensure that future growth and development throughout the Parish is guided by the local community. This NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will 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.

This document is supported by a number of other documents and background information which can be accessed on line at <http://www.stsampsonparishcouncil.org.uk/documents.php>.

This plan meets the Basic Conditions (paragraph 8 schedule 4B) of the Town and Country Planning Act 1990, complies with national policies (NPPF) relevant guidance issued by the Secretary of State and the Cornwall Local Plan.

### **Designation of a Neighbourhood Area.**

Cornwall Council approval for the designation of the Parish of St Sampson as a Neighbourhood Area, 13 April 2015.

The Sponsor is St S PC. The Parish Council and area meet the conditions of Section 61 G(2) of the Town and Country Planning Act (1990) as amended by the Localism Act 2011.

Authors - NDP Steering Group on behalf of the Parish Council. NDP Application Reference Number PA 15/00003/NDP Applicant in person, Mrs Sue Blaxley, Clerk to St SPC. Date of application 16 February 2015.

Copies of decision notices and documents associated with the decision making process supporting this NDP can be found at <http://planning.cornwall.gov.uk/online-applications> citing the reference shown above.

In the next section we present a summary - the plan on one page. This page is intended for media release, casual readers, noticeboards and so on.

## Section 2. Executive Summary.

*A one page summary of St Sampson Parish Neighbourhood Development Plan (NDP).*

The purpose of this plan is to help secure sustainable social, economic and environmental benefits for our area up to the year 2030. The parish is small and easily defined – a village and small open countryside hinterland on the banks of the River Fowey - a great place for a limited number of people to live, work and visit without harm to the essential nature of the place.

### **The good bits about living in the Parish:-**

Great community life. Peace and tranquility. Access to the river

**These things we wish to retain, develop and improve for future generations.**

#### **Our vision.**

Take full account of what is good about living and working in St Sampson Parish, plan to retain these characteristics to meet the needs of the present generations, develop and improve them so that future generations can enjoy similar benefits through the planning period and beyond.

#### **Key themes.**

Promote appropriate and sensitive development, preventing site over-exploitation.

Retain balance between the natural landscape and the built environment.

Promote community cohesion and viability by encouraging a balanced housing mix and full time residency.

#### **Objectives.**

Ensure respect for the size, scale and character of the unique place and the limited space in all developments.

Maintain the quality of established community life with development proposals benefitting the community in addition to just enriching developers or applicants.

Ensure the neighbourhood remains balanced in terms of housing mix and that local community life remains viable throughout the year.

Make the most of our limited economic and commercial enterprises by supporting existing entrepreneurial efforts and encouraging appropriate and sympathetic economic growth and improvements in local incomes and skills levels.

Improve the existing infrastructure, connectivity and off street parking provision.

Care for and protect our natural environment so as to hand it over to future generations in a better state than we found it, maintaining the beauty and tranquility of the peaceful and accessible riverside setting through sensitive development and encouragement of low impact, low volume visitor footfall.

Our plan has nine policies which work together to impact on these aims.

The plan will be kept under review by St Sampson Parish Council to ensure that it remains relevant and takes account of future developments in county and national policies regarding sustainable development in the parish.

### **Section 3. Setting the scene.**

This Neighbourhood Development Plan covers the area of St Sampson Parish, on the west bank of the River Fowey in Cornwall. The essential characteristics of this area are as follow:-

- Small scale - one of the smallest Parishes in the country.
- Easily defined – one village on slopes leading down to the Fowey river with farmland and a small number of residential properties on the hinterland. Two or three photographs can show most of the housing stock in the Parish.
- An Area of Outstanding Natural Beauty.
- Marine Conservation Zone.
- Balanced mix of full time and second home ownership.
- Very limited business/commercial enterprise – no shop, one pub, no fast food, a seasonal cafe.
- Active community life throughout the year enjoying community assets - village green, village hall, playground, quay and slipways. Although many are retired, not many are idle in this Parish.
- River based activities are a feature of Parish life both for residents and visitors.
- An informed and engaged local population with close family and friendship ties between residents and the visiting seasonal population.

The Parish is therefore small, but it can justifiably be regarded as perfectly formed. Existing and potential sites for development must be considered in that light – hence the community is wary of wealthy would-be developers who only see a site which is to be over-exploited to their own benefit without regard to the local context. This concern is particularly prominent when a proposed development can be expected to become a second or third home, perhaps let out to transient seasonal visitors.

This plan reflects the above characteristics so it is a document scaled down in scope and complexity to fit the realities on the ground yet it still is intended to meet the brief of carrying weight and achieve it's purpose of helping secure sustainable social, economic and environmental benefits for our area.

We have kept to the broad outline required for statutory approval for all NDPs but this is a plan for a tiny parish.

In the sections which follow we articulate the specific needs and preferences which have been identified through consultation with all our stake-holders to enable planning and development decisions to be made on the basis of a coherent St Sampson view. We might not all agree on some of the challenges in future development but there are broad areas of consensus and our plan identifies aspects of development which can be addressed by the policies we have shaped.

We expect land and property owners, developers, planning consultants, architects, builders, service providers and so on to pay close attention to this plan and use it to work with our parishioners to provide the right development for this parish.

## Section 4. The Parish of St Sampson.

**History and heritage.** The pre-existing local reference document relating to this NDP is the **St Sampson Parish Plan**, dated January 2003 which was prepared in the context of the then Cornwall County Council and the Restormel Borough Council planning framework and the Police and Health Authority plans of that period. (Copy of Parish Plan are available from the Clerk to the Parish Council.)

A founder and key member of our NDP Steering Group helped write the 2003 Parish Plan and we have also consulted with other parishioners who contributed to that work to ensure that we have not lost sight of major issues of that time as we go forward in a modern planning ethos. The original Parish Plan was revisited, reviewed, updated and readopted by the Parish Council in 2013. Very little had changed in that time but taking a longer historical perspective we must acknowledge the changing pattern of country versus city based life with the movement of population to built up areas over decades from the 1950s to the 1980. Up to the 1980s there were up to 35 children living in the parish with an age span of about 8 years, according to one of our researchers.

Clearly society has changed greatly in many ways since 2003. Much of the research work underlying the Parish Plan is nonetheless valid and the fundamentals of the Parish as regards planning and development remain much as they were then. Quoting directly from Page 1 of the old plan - the summary section could equally have been written in 2018 :-

*“St Sampson Parish.*

*This small community is situated in the Fowey Estuary Area of Outstanding Natural Beauty in Mid Cornwall.*

*The population is approximately 220 of which the majority are retired or nearing retirement age. Most housing is centred on the village of Golant, a third of which are holiday or second homes.”*

At the **Housing** section of the Parish Plan on Page 2, the summaries again can be easily read across to the present day:-

*“The Present Situation”*

*Most people in the Parish do not want to see any large scale development, however the need for homes for local families and young couples is recognized, particularly with regard to affordability. Concern has been expressed that any new low cost housing in the Parish could simply swell the number of holiday homes regardless of any initial restrictions placed on them.*

*Policy Statement.*

- *The Parish does not support any major new development*
- *Low density in-filling within the existing village boundary is supported.”*

Over a decade later we can see that no large scale development took place but the comments quoted above still have resonance today. It is pleasing to note that one major concern of residents identified in 2003 under the heading **“Environment”** – *“the discharge of untreated sewerage into the River Fowey”* - was successfully addressed over the years. It is hoped that our NDP will stand the test of time in the same way - identifying core principles for our development that can be flexible enough to accommodate the passage of time.

The 2003 Plan included sections on Employment, Education, Transport and Roads, Footpaths and Bridleways, Shopping, Emergency Services and Security, Sport and Leisure, Community, The River, The Pill. Many of these big issues still apply in varying degrees today and continue to form the basis for our policies on achieving sustainable development in the Parish.

The concluding words of the Parish Plan were “*Taclow da a wher yn Golans*” – and it is good to be able to report in 2018 that *Good things (still) happen in Golant!*



Good things happening in Golant – Easter 2017. The small resident population welcomes hundreds of visitors at holiday time.

## Heritage.

The area covered by this plan has one Grade 1 listed building, fifteen Grade 2 Listed buildings, one Scheduled Ancient Monument and one Registered Battlefield. (Source English Heritage Ref. 2028 and CC ref. PA 15/0003/NDP)

The Parish Church of St Sampson, the Grade 1 listed building, is a 14<sup>th</sup> Century Anglican Church with weekly services of worship, active bell ringing and hand bell ringing groups and an active choir.

## Geography and topography – relationship to surrounding parishes.

This Neighbourhood Development Plan (NDP) covers the area of St Sampson Parish, on the west bank of the River Fowey in Cornwall.

The Parish is easily described - it primarily consists of one village - Golant -which is situated on a small valley which leads down to the water's edge at Golant Pill. Above the slopes on which the village is built, the land flattens out to an area called Torfery and South Torfery which has some residential housing on primarily agricultural land before sweeping up gently to the western boundary of the Parish which is a B road – the B3269 in the area called Castledore. To the west, on the other side of the B3269 lies Tywardreath and St Blazey Parishes and to the South lies Fowey Parish with a boundary in agricultural land. The boundary of the Parish to the north is agricultural land with sparse farms adjoining Lanlivery and Lostwithiel Parishes. The eastern boundary is the Fowey River with Lostwithiel, St Veep and Lanteglos Parishes across on the other shore.

The Parish is one of the smallest in Cornwall comprising less than 200 substantive buildings and covering only **1483 acres of land, 31 acres of tidal water and 160 acres of foreshore**. The resident population was **230** at time of the **2011 Census**.

The **Electoral Roll** as at 1/12/2016 shows **186 Electors** (adults 18 years plus) in the Parish, living in **114 homes**.

Area map provided for St Sampson Parish Council by Ordnance Survey Ltd under OS PSMA License 100059832. Not definitive, not to be copied.

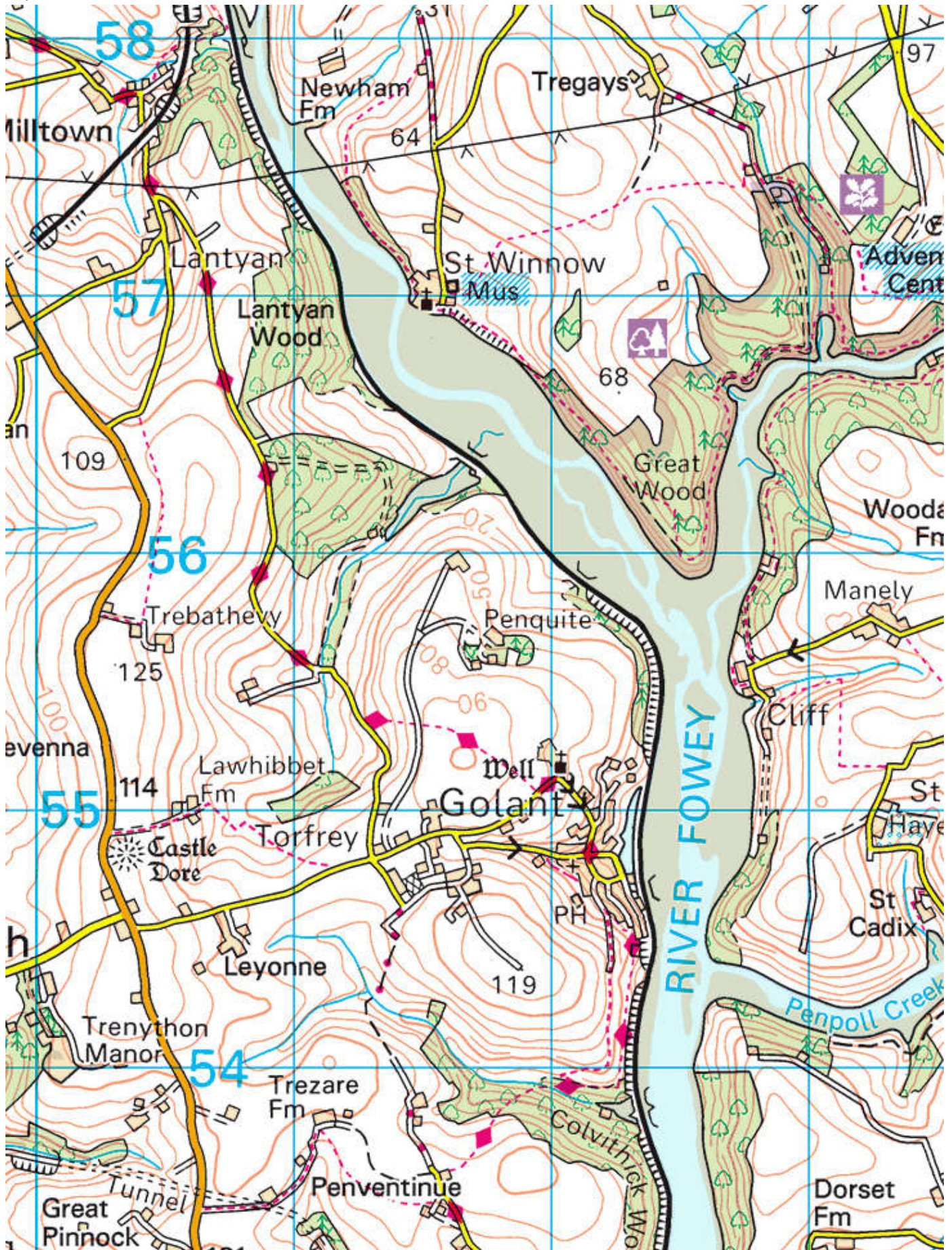




St Sampson Parish illustrative map based on Ordnance Survey mapping, reproduced under OS PSMA License 100059832. Not definitive. Not to be



copied.



The River.



The Fowey river flows north/ south past the parish which falls within an AONB and a MCZ. The river is tidal and at low water springs, large areas of beach are exposed for several hours either side of low water but it does not dry out completely. At high water it is possible to go as far as Lostwithiel in small craft. Nearby creeks lead to Lerryn and Penpol. The speed limit on the river is 6 knots. Water skiing and jet ski craft are not permitted by FHC byelaws.



AONB and MCZ



The riverbanks are home to a variety of full time and visiting birds including herons, egrets, kingfishers, swans, shags cormorants, and an occasional osprey. A seal is often in residence near Golant.

### **Environmental Constraints.**

The Environment Agency have highlighted the following environmental constraints which this plan needs to take into consideration:-

Development to be directed to areas outside of the Flood Zone 3 (High probability) and Flood Zone 2 (Medium probability). It is recommended that this NDP should support this sequential approach to siting of development and that the floodplains are protected. Where it can be demonstrated that there are no other sites at lower risk of flooding for development and it is consistent with wider sustainability objectives, development within these flood zones will need to be safe for its lifetime, not increase flood risk elsewhere and where possible reduce flood risk over all.

The River Fowey is a Main River which ends just downstream of where the Penpol Creek joins the river. The byelaw distance from the top of the bank of the river is 7 metres - new development should be sited outside of this distance or specific provision should be made for access and maintenance.

The river is a principal river for salmon and sea trout in Devon and Cornwall. The protection of water quality is therefore very important. With regard to the overall objectives of the Water Framework Directive, the Fowey transitional waterbody at this location in the Parish has moderate ecological status. Development should not cause any deterioration in this status and wherever possible should contribute to improving the waterbody status. (Source document Environment Agency Statutory Consultee reply to NDP Application, dated 27 March 2015.)

### **AONB.**

All of the NDP land is within Cornwall AONB, Designation Nov-59, Local Section, South Coast, Western. original approval 09.11.1981.

### **MCZ.**

The Upper River Fowey and Pont Pill were designated as a Marine Conservation Zone in 2013

### **The people.**

The population – demographics, residents, visitors and the workforce.

**Population by census.** \_\_\_\_\_ Year and number of people.

1911 – 340	persons	1921 – 303	1931 – 270	1951 – 239	1961 – 234	1971 – 278	1981 – 270
1991- 255	2001 – 223	2011 – 230	persons				

**Age profiles, ethnicity, diversity.**

The area is ethnically almost exclusively white western European. A more diverse mix is achieved when visitors and holiday makers increase the population, particularly in holiday periods when the village green for example sees hundreds of people of all ages and backgrounds enjoying parish life. Although the population is ageing and could be said to be declining over the long term as the census data above indicates, changes and improvements in transport links, car ownership, connectivity and social mobility generally mean that over the longer period, links between the parish and the rest of the country are probably stronger than ever. An Equalities Impact Assessment has been completed and is available at <http://www.stsampsontparishcouncil.org.uk/neighbourhood> development plan.

Although the proportion of native Cornish born citizens is low and declining, there is nonetheless much pride in the sense of “Cornishness” that comes from living in the Parish. There have been no recorded instances of racial or ethnic tension of any sort.

There are high levels of educational and career attainment amongst the predominantly retired full time population and many put their aptitude, skills and expertise from previous professional careers and vocations to good effect in contributions they make to quality of life here.

**The surrounding area.**

St S. PC is part of the **St Blazey, Fowey and Lostwithiel** Community Network. Cornwall Council have produced a summary document describing the region which had a total population 19,270 residents in 2011. It can be seen that our Parish is tiny, even in the context of this small Community Network Area.

The nearest towns are Lostwithiel, some 5 miles to the north and Fowey 4 miles to the south with the large town of Saint Austell some 7 miles to the west.

**Action to achieve de- confliction with neighbouring parishes and other agencies.**

Membership and participation on Community Network Panel, engagement with Fowey Harbour Commissioners, Friends of Fowey Estuary, Imerys, Network Rail, Utility Companies.

**Tourism.**

The Parish is not a major tourist destination but is well situated for visitors to base themselves to enjoy the wider region’s vast number of attractions - whether coast based or inland. The visitor mix comprises visitors who have come to the Parish without previous connections – most of the holiday lets are advertised via agent web sites or through direct travel or Cornish holiday travel marketing but a significant share of the seasonal holiday time influx is adult off spring of residents who visit with their own children at term time holidays.

The Eden Project is situated some 5 miles away and there are many tourist attractions in the greater Saint Austell area with Charlestown and Mevagissey to the south of Fowey and Polruan across the river from Fowey with Polperro and Looe on the coast further to the east.

**The built environment - current housing stock and the Housing Statement.**

## Parish housing and buildings stock as at May 2017.

In order to accurately describe the current mix of housing and building stock the Steering Group carried out visual buildings surveys, the last update being in May 2017.

### Summary.

There are 145 dwellings in the Parish

8 working farms

6 scattered houses, isolated from immediate neighbours

5 properties clustered around and including Penquite Manor, once part of its estate. The main house was until 2015 in use as a Youth Hostel.

16 properties in the upper village in the area known as Torfrey

All the remaining 110 dwellings are within the main village of Golant

**52 are primarily non permanent residences, approx 36% of all dwellings in the parish, all centred on the main village.**

Of these 12 are run as a commercial letting business including the hotel, or run under the spare room scheme. 1 is a b&b, 8 are family owned second homes that are occasionally let short term, 6 are long term lets including the pub, the remainder are privately owned second homes.

35 dwellings are known to be at least 200 years old and often far older, 1 farm is mentioned in the Domesday book.

37 are around 100 years old, 67 built last century and 6 new builds so far since 2000

90 are 2 storey, 23 are 3 storey, 17 in terraces and 26 are or were bungalows some of them have now had a second storey added. The remaining are either old cottages or barn conversions.

### Style and character.

There is no set style for the housing stock in the Parish or in Golant with a diverse mix ranging from traditional Cornish terraced houses to modern detached multi bedroom properties. Almost all properties have been improved and in many cases extended over the years with accompanying changes in use or ownership. Hence the former vicarage and the old school house are now large modern homes with modern amenities. This variety can be seen in these roof line photographs. Many homes have had solar panels installed – without controversy or adverse impact on neighbours.



While there is no defined Golant housing style for planners or developers to respect, it is very clear that certain types of development would be entirely unsympathetic to the current mix of styles, shapes, structures and pattern of building utilisation. A single new tower block for example would entirely change the sky and sight lines for almost the

entire parish. In the same way, a new large fast food outlet down on the river frontage would make this a different place and drastically alter the fabric of community life.

### **Second homes ownership.**

Second home ownership is a factor in the local housing mix and while all residents are concerned about the parish becoming adversely given over to absentee owners, the issue is not as dominant a concern as in some more overtly tourist orientated Cornish towns or villages. Thriving community life all year round and the intrinsic attractions of a unique little parish without the usual trappings of a mass tourist destination tend to ensure that most second home owners contribute to and participate in local life throughout the year. The 2nd homes tend to retain a high degree of occasional occupancy throughout the year – not many of them are lock and leave properties which are only occupied in high summer.

### **Housing statement.**

#### **Affordable Housing.**

Whilst the number of parish households is relatively small, and the population predominantly older, the Parish Plan 2003) recognised a potential need for affordable homes for local families and young couples. In more recent years there were only 3 St Sampson households registered with Homechoice, indicating a need for 1, 2, and 3 bedroomed homes respectively. The Steering Group directed specific questions to this issue in survey work. (see below at XXX)

Records indicate that there are 3 shared ownership homes in the parish, but no socially rented accommodation. There are no approved planning applications that would deliver affordable homes, as at May 2017.

The level of identified need may increase slightly but, given the very small size of the Parish, is likely to remain minimal over the plan period. On account of the very small population and size of the catchment area, this NDP has discounted the Community Right to Build initiative and the potential use of Neighbourhood Development Orders as not being viable.

The latest figures for the CNA area contribution to Local Plan Housing targets are shown below with a nil requirement for this parish.

	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))
St. Blazey, Fowey & Lostwithiel CNA (Rural)	900	281	494	125
	(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)
St. Sampson Parish	0%	3	5	0

\*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

## **Communications, connectivity and transport.**

A single carriageway with passing places from the B 3269 down to Golant – the nearest we have to a “main road” in the Parish. Steep hill down Water Lane to Golant from Torfery and very steep narrow road from the Church down to Golant. The road runs along the river front at the Pill - impassable at high water springs.

There is no bus of any sort down to the village of Golant although there is a local bus stop on the B3269. Several footpaths and a bridleway run through the parish including a section of The Saints Way.

There are regular train connections at Par – both to the rest of Cornwall and also to the main rail network and London. There is a small car park at Par station for rail users.

Mobile phone signal has historically been very poor in Golant but signal improvement has taken place in 2017 and 4G mobile phone signal is available in places. Many areas of Golant village still have such patchy signal coverage that mobile phones cannot be relied upon for emergency call. A BT phone box is situated near the public car park and this is an essential emergency link - particularly for river based emergencies in addition to routine calls where the mobile signal is at it's weakest in view of the topography. Superfast Broadband is now available in Golant.

## **Parking**

Parking problems for residents and visitors within Golant village are well evidenced in our questionnaire responses and also in the regular raising of questions and complaints concerning parking brought to the attention of the Parish council. Parking space is generally in short supply in the village with the narrow lane network not having kept pace with rising levels of car ownership, traffic density and an increase in home delivery vehicles. The road and stopping/manoeuvring/parking infrastructure is thus under continual pressure. Some properties have no car parking space adjoining so a limited number of spaces are available on a first come first served basis for authorized resident parking on hard-standing beside the village green. This is administered by the Parish Council. On street parking can obstruct the narrow roads in the village and at times emergency service vehicles and utility vehicles have had difficulty negotiating past inconsiderately parked cars. There have been some disagreements between residents as to the rights and wrongs of street parking of cars outside private houses where there are no formal parking restrictions. Village roads were laid down between cottages and small houses long before family car ownership became the norm and this poses a significant quality of life impediment given the existing weight of vehicular traffic with few spaces for the cars to park other than in the narrow single track lanes through the village. Provision of dedicated off street parking must therefore accompany proposed growth of the housing stock within Golant village if we are to address this important quality of life issue.

A public car park with 30 spaces together with a public toilet block is currently under consideration for Community Asset transfer from Cornwall Council ownership to the Parish. 6 bays in the car park are allocated for authorized local resident parking for an annual fee. Until the transfer is complete the Parish pay rent to Cornwall Council for use of the facilities but the Parish Council take revenue from a car park ticketing machine which helps to pay for one enhanced access public toilet which the Parish have re-opened. The Parish have resolved to introduce it's own Parking Order under the Road Traffic Regulation Act and the Traffic Management Act once the asset transfer is complete, rather than the current scheme whereby an independent car park operator manages car park enforcement through contract law. Residents and visitors have expressed their discontent at the contract law approach whereby the operator takes revenue from parking infringements. Cornwall Council Parking Services are assisting the Parish to draw up their own Parking Order as soon as possible and the Parish Council will continue to press for action on this.



## River based activity.

A major focus of river use is to enable residents and visitors to enjoy the beautiful scenery and wildlife on the mid and upper reaches of the Fowey and Lerryn Rivers. This focus definitely does not endorse water skiers, jet skiers, banana boat rides and fast power boats. All such pursuits may be carried out safely in the wide expanses of Saint Austell Bay – there is no place for them on the River Fowey. The port of Fowey is one of the major commercial ports in the South West with some 1500 leisure craft moorings. The current usage and volume of marine activity on the Fowey and Lerryn rivers is however demonstrably compatible with the environment and local wildlife appears to be thriving. It is the clear wish of our Parishioners that this balance should not be threatened by high speed watersports. (Evidenced by feedback in NDP Questionnaire and public concerns raised when a proposal to introduce high speed water sports was briefly mooted in 2015.) There are no live- aboard craft on the Golant waterfront. There is year round activity at Castledore Rowing Club and Fowey River Canoe Club, both of which are highly successful, nationally recognised clubs which have their club houses at Golant. The building was funded by the Community Club Development Fund.

There are two good tidal slipways at Golant with ample tidal access to the river from inside the Pill and at the quay. The main Quay and slip at Golant is owned and maintained by a local group – Golant Quay Users Association (GQUA) with only a voluntary charge for use of the slipway by way of an “Honesty Box” with contributions going towards maintenance of the facility. Although harbour dues apply under FHC regulations, Golant must be one of the few places on the south coast where boaters can access the sea and river with so little formality.

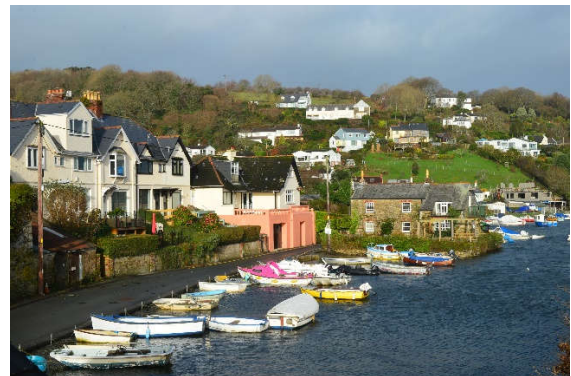
Small craft moorings are located just off the village at Golant where there are 179 tidal moorings with a further 11 moorings south of Golant off Sawmills creek. There are also 96 frape moorings on the foreshore at Golant. There are 66 deep water all-tide moorings for resident boats and 3 moorings for visitors in a sheltered location one and a half miles to the south at Wiseman’s Reach which is part of Fowey Parish but accessible by dingy trip from the foreshore or slipways at Golant. Golant Moorings are predominantly owned and licensed by FHC for rental although there remain some privately owned but FHC licensed moorings at Golant. Moorings inside Golant Pill are administered by GQUA. Private and commercial tourist boaters, kayakers, rowers, canoeists, paddle-boarders, yachtsmen and women all happily co-exist in enjoyment of the river between Lostwithiel, Lerryn, Penpol and Fowey.

Large areas of beach are exposed at low tide affording safe walks on firm sand at low water. The quay and main slip are a popular venue not only for launching and recovering of small craft but also for crabbing by children with their parents or grandparents.

A large modern building houses a club house for Castledore Rowing Club and Fowey River Canoe Club. The building was funded by the Community Club Development Fund.



A tranquil, clean and green riverside setting.



High tide in The Pill.



## **Economics.**

### **The local economy - business and commercial life.**

Holiday lets, Bed and breakfasts, rental sector.

Very small rental sector – less than 6 properties. Limited bed and breakfast accommodation at the Cormorant Hotel and a handful of other houses in the Parish. Two art shop/studios.

Significant holiday lets – in the region of 80 beds available which represents a substantial income for property owners – either as sole income source or additional to other earnings.

The Cormorant Hotel is currently not making adequate financial return and the owners applied in 2016 for Planning Permission to knock it down and re-develop the site to allow for up to 12 homes. (Outline Planning Application PA 16/07360 at CC.) The Parish Council objected to this Application. The AONB Unit also objected. The Application was subsequently refused by Cornwall Council Planning Authority and later again refused after Appeal to the Secretary of State.

The Fisherman's Arms pub at Golant is a central feature of Parish life and has been listed as an **Asset of Community Value** under the Community Right to Bid Provisions. (Listing valid until 2022.)

### **China Clay Rail line.**

Network Rail track and level crossing at Golant Quay operated on behalf of Imerys for haulage of China Clay from clay pits to the docks at Fowey for export. The china clay industry is in long term decline but the port of Fowey still exports approximately 750,000 tons per annum and the line is in regular use for clay trains on most working days.

### **Shopping, retail/wholesale/ commercial outlets and banking provision.**

In the absence of a shop in the Parish, the nearest small local shop is at Tywardreath some two miles away with larger shops at Par and St Blazey some three miles away. The area is well served by hardware, routine domestic services and buildings supply firms being only a few miles away, with St Austell at 20 minute drive away offering a very wide range of commercial outlets of most types. Encounter Cornwall – kayak and canoe hire and instruction with seasonal café.

Limited shopping is available at the satellite towns of Fowey and Lostwithiel with extensive shopping facilities and supermarkets available in the wider Saint Austell and Bodmin area.

Local high street banking provision has almost completely disappeared from the surrounding small towns in the last few years with banks in St Blazey, Fowey and Lostwithiel all closing.

### **Agriculture.**

There is one large dairy farm with over 400 cows – farming over xxx acres and several smaller farms with most land contracted out. There is one equestrian training business.

### **Field Sports.**

There are no hunts. There is a small scale driven game shoot in season on the farmland to the north of the Parish.

### **Local employment and travel to work residents.**

Local employment is limited to the pub, the hotel, a kayak hire business with an occasional coffee shop - *Encounter Cornwall*, taxi driving, plus agricultural work. A small number of residents work from home on a part-time basis via the internet. Less than 12 residents commute to full time work outside the Parish. A small number of residents volunteer for unpaid and charitable work.

### **Local Government, Localism, governance and financial position in the Parish.**

The Parish Council has a compliment of up to seven councillors supported by a professional Parish Clerk. It is active and meets on a monthly basis. Councillors have in recent years taken their seats by co-option, there having been no requests for elections. At the 2017 Local Council Elections however six qualified candidates stood for election for the seven available seats and were thus deemed to have been elected without a contest.

The Parish is financially very sound with funds in excess of £16,000 in hand. Income is derived from the Parish Precept and also retention of parking charge money from the public car park during the charging season, currently running from March to October. The Parish Precept has not been increased in line with inflation and thus the share of tax burden for Parish business has been falling in real terms. The parking meter revenue is itemized separately in monthly published Accounts and audited annually, however as there are no Parish Council financed roads, the bulk of the car park revenue is used for general expenditure for the benefit of the Parish rather than being earmarked solely for road or transport improvements.

The relatively large funds in reserve are a sensible provision in the light of the pending Community Asset transfer of the car park and toilet to Parish ownership. (Due 2018/2019 financial year.)

### **Services and utilities.**

Western Power maintain the electricity grid locally. There is no piped gas. A significant number of households and the few business concerns use bottled gas or oil. SWW provide water and sewerage facilities. There are two water/sewerage treatment facilities, one up near the church, the other down at the car park. At the time of the 2003 Parish Plan there was widespread public discontent with the regular discharge of untreated sewerage into the Fowey. This failing was subsequently addressed by SWW. In recent years the village has had some problems with sewerage overflow from the improved facilities during floods.

During November 2016 considerable disruption was caused in Golant through essential road works required to upgrade the electrical power supply to the pumping facility. This work appears to have been successful.

Given the steep hillside on which most of Golant is built, surface rain water containment remains problematic during periods of exceptionally heavy rainfall. Many parishioners rely on the existing hard pressed surface water drainage system to avoid their homes being flooded-out by excess surface water coming in to their homes from both the surrounding hillsides and established streams but also crucially by surface water seeking the line of least resistance across the tarmac road surfaces when drains are overwhelmed. Several homes can point to historic flood damage where the roads effectively became a temporary river course. For this reason the regular clearing of the roadside drains is important - a statutory responsibility for Cornwall Council. It is vital for the resilience of Golant village that the Planning Authority take proper account of the adverse effect of development applications which replace natural soak-away gardens and absorbent land with concrete run off areas. In considering Planning Applications more weight must be given to down-stream surface water flood risk – a cost which is not borne by the planners or the developers. Several areas of the village have been susceptible to land slips and this NDP seeks to ensure that a higher priority is given to adequate drainage and surface run off water management if natural soakaways are being concreted-over.

## **Society.**

Social cohesion is excellent with no indicators of tension between groups on grounds of nationality, gender, age, race, ethnicity or political views. The population mix changes greatly as visitors arrive at holiday periods but all manage to get along very well. Life in the Parish carries on all year round with a high level of participation in community groups and activities including church events, , the choir, bell ringers, hand bell ringers, GQUA, GHG, Ancestry Group, Golant BOATWATCH, Bell Ringers, Hand Bell Ringers, Village Hall, book club, Film Night, Quiz nights and Euchre at Pub, Golant Really Amateur Dramatic Society, Easter Sunday Fun Days, annual Carnival, annual Madness in the Pill event , Apple Heritage Events, Cider Project Banner, Fowey River Project, Wassailing, some charitable work for UK Agencies and fund raising to help refugees.

**Community assets, facilities and amenities include:-** village green, playground, public car park, quay, slipways, Saints Way, PROWs, public toilet, village hall, rowing club, canoe club, Boatwatch Hut; St Sampson Parish Church - historic 13th Century Grade 1 Listed building, church car park, church grave yard; Fisherman's Arms Pub (Listed as Community Asset); Cormorant Hotel (privately owned), Sawmills Recording Studio (privately owned). There are no alternative places of worship in the parish.

Following the decision by CC to close the public toilet at Golant in 2013, the Parish re-opened one free enhanced access toilet in 2015. This is maintained by the Parish and has been a successful intervention – there are no other public toilet facilities anywhere in the Parish with very limited toilet facilities at the pub and at the occasional use Encounter Cornwall canoe hire facility/seasonal café .



Madness in the Pill.



Easter Fun.

## **Sports.**

Limited sports fishing from the quay and foreshore at Golant. River and sea fishing in local small craft. No commercial fishing at Golant although there is some commercial bait digging on the foreshore and some licensed net fishing on the river. There is a children's playground on the Green with football nets and a basketball hoop for village green football and other games. Fowey River Canoe Club and Castledore Rowing Club as mentioned above.

### **Social issues of concern; social cohesion, policing, crime/disorder/anti-social behaviour.**

Very low levels of recorded and unreported crime and anti -social behaviour. Regular police reports show nil returns for this Parish. We have benefitted from excellent community policing provided in the main by our dedicated PCSOs who work out of St Blazey together with response police officers whenever required. An active local crime prevention scheme Golant BOATWATCH works closely with Devon and Cornwall Police and FHC to deter crime and promote safety on the river. It has over 60 members and has been in operation for nearly 25 years. Police Surgeries have been regularly held in The Golant BOATWATCH hut, offering residents a regular opportunity to meet with our local Police Community Support Officer and Police Officers. Parishioners have expressed concern about recent cuts in PCSO resourcing and hope that the Police and Crime Commissioner and Chief Constable will continue to support and fund community policing here.

## Section 5. Plan administration and supporting documentation.

A summary of the research and consultation process supporting this plan in order to achieve compliance with the Neighbourhood Planning Regulations 2015. Core documents are available on line at <http://www.stsampsonparishcouncil.org.uk/documents.php>. Hard copies may be requested from the clerk to the Parish Council.

The Sponsor is StSPC. The Parish Council and area meet the conditions of Section 61 G(2) of the Town and Country Planning Act (1990) as amended by the Localism Act 2011.

Authors - NDP Steering Group on behalf of the Parish Council. NDP Application Reference Number PA 15/00003/NDP Applicant in person, Mrs Sue Blaxley, Clerk to St SPC. Date of application 16 February 2015.

Copies of decision notices and documents associated with the decision making process supporting this NDP can be found at <http://planning.cornwall.gov.uk/online-applications> citing the reference shown above.

The area had a Parish Plan which was produced in 2003. The document has not been updated over the years. In response to the Localism Act of 2011 a cluster of Parishes – the “Castledore Cluster” was formed to take forward joint planning. This grouping folded in January 2015 for a number of issues including funding problems so St Sampson Parish applied in February 2015 for designation acting independently. A steering group was formed to take this forward, reporting back to St Sampson Parish Council as sponsors of the work. The group are either full or part time residents of the Parish who own residential properties in the Parish. Inaugural meeting 4 March 2015. Terms of Reference were published in April 2015. Articles were included in editions of the local Newsletter – the Golant Pill with subsequent progress reports. Public meetings were held in April, July and August 2015 with displays in the Village Hall.

Letters and e emails to other agencies and groups. E mail to target **Faith Groups** – St Sampson and Fowey churches.

**Community Network Panel** . The parish rejoined the group in April 2016.

Financial.

This NDP is in accord with the Spending Priorities of the Parish Council which are set out as a four year medium term financial strategy and is valid until 2018/19. Our NDP takes account of these budget priorities set by the Parish so as to complement them and ensure that the Planning can relate to local government expenditure.

The Parish spending focus is on investing in local assets and people, promoting a sense of community and operating effectively. Budget Priorities 1 to 6 are reproduced here:-

1. *Maintain our built environment and physical assets*
2. *Care for our natural environment*
3. *Support voluntary groups working for the common good*
4. *Look after our people – do what we can to improve safety and well being*
5. *Promote parish life and sense of community, marketing the Parish*
6. *Improve connectivity – communications and links to life beyond the Parish*

## **Equality, fair treatment and respect for diversity impact statement.**

Our Parish is not ethnically or culturally diverse in terms of residents but does achieve greater diversity on a seasonal basis as visitors swell the population. The local population is skewed towards retired people but is predominantly able bodied and active with relatively few physically or mentally less - able residents.

Every effort has been made during the course of preparing this NDP to ensure that no one has been unfairly or unlawfully disadvantaged or discriminated against on any grounds. An EQIA has been completed and is available on the Council web site.

## **List of Key Reference Documents.**

Application and grant of approval for designation as NDP Area by CC.

Electoral Role documentation extracts.

Census documentation extracts.

Cornwall Council Local Plan.

The St. Sampson Parish Plan.

Housing Allocation St S Parish. E mail from Principal Development Officer CC.

Home Choice register for affordable housing need.

Statutory Consultee Representations document pertaining to NDP Application PA 15/00003/NDP.

St Sampson Parish Council Priorities for Spending dated 13.10.2015.

St Sampson Parish Council Extraordinary Meeting 14.11.2016. Extract.

Consultation statement references.

- a. Initial Questionnaire.
- b. Young person's questionnaire.
- c. Results Summary from initial questionnaires.
- d. Q2 – the large Questionnaire.
- e. Results and Analysis of Q2 responses V 2.1
- f. Extracts from Golant Pill Newsletter.

Other reference documents.

St.S PC NDP Activity Spreadsheet.

## Section 6. Evidenced Public Preferences.

The Questionnaires - Q1, Business Questionnaire, Younger Person's Questionnaire, Q2.

The first Questionnaire (Q1) was an introductory questionnaire to introduce the Parish to the concept of a NDP and set out the broad parameters around planning to secure sustainable development. A form was distributed to every household in the Parish. There were three headings themed around economic benefits, social benefits and environmental benefits with free text boxes to allow respondents to give us their own ideas.

The three questions were:-

*What would you like to see happening here to bring economic benefits to our parish?*

*What do we need to do to secure social benefits for our community?*

*What should we be doing to protect and enhance our local environment?*

38 Forms were returned by the deadline of 31 May 2015 with extensive comments made on many of them, in some cases on continuation pages.

### **The Business Questionnaire and Young Person's Questionnaire.**

A slightly amended format of Q1 was also distributed to the very small number of businesses active in the Parish – the pub, hotel, Encounter Cornwall. A bespoke questionnaire was designed by a local junior school teacher and given to every household with young people resident. (Age 17 and under). 18 forms were distributed with 6 completed forms returned, a success rate of 33%.

Returns from both these supplementary forms were incorporated in the eventual analysis of the returned Q1 forms.

**The second Questionnaire.** Q2 was a large and detailed Questionnaire which built on Q1.

200 copies of the Questionnaire were distributed to a target catchment of every household in the Parish after it was flagged in the local Golant Pill Newsletter. Forms were serially numbered to aid administrative control. Completion of personal details was optional but all forms were dealt with on the basis of anonymity, views expressed were not attributed to individuals. It was directed at any adult who lived all or some of the time in the Parish. Closing date for return of forms was 14 October 2015

103 completed forms were returned - a return rate of 52 % with no spoilt, defaced or apparently fraudulent forms returned. Analysis of the forms was completed by mid December 2015.

### **Issues and concerns identified.**

#### **Analysis of Q1 responses and Business and Young Persons Questionnaires feedback.**

Broad consensus/ strong support for:-

Re –open the toilets. Have a village shop. Clean up the village. Improve transport.

Opposition

Wind turbines (and solar farms).

In addition to those stand out subjects – there was a broad consensus about **valuing the assets of the village** - The green, the river, Pill, slip and quay, village hall, car park - together with "Village Clean up" this grouping would be the most numerous concern of the people who completed questionnaires.

This preference is for valuing assets of the neighbourhood. We also noted comments valuing the work people do in the neighbourhood – valuing our community work and voluntary activity.

**The Dividers. Significant division of opinion, no consensus.**

Opinion roughly balanced , some respondents strongly in favour and some strongly opposed to development in these matters:-

*Affordable Housing.*

*Local businesses.*

**Building a consensus.**

**Acknowledge and respect the character of the neighbourhood and the village – the good bits :-**

Visual – landscape and skylines.

Utilisation – existing events and activities plus businesses.

Infrastructure – The Pub, Pill, slip and quay, river, the green, village hall, Church, Rowing Club, gallery.

The people – demographics/ employment/attitudes/voluntary sector.

Wild life.

**Impact Assessment for Sympathetic Development.**

Our parishioners have expressed concern about:-

Roof lines/heights/ skylines/views. Size constraints. Change of use – viability for the building itself and viability in respect of the character of the neighbourhood. For new builds – there is a desire that they will not be out of character.

**Summary.**

Q1 provided some really helpful material upon which to base a much more detailed survey. It was apparent that our neighbourhood priorities in one sentence are about, *valuing our assets, (amongst which are our people), including cleaning up the village at Golant and sorting out those toilets, getting a village shop back in Golant, improving transport links and it has to be said, on the basis of this survey - opposing wind turbines in the AONB.*

Beyond that broad consensus we **did not** have a consensus on affordable housing, new building and new businesses for our neighbourhood. *It looked as if we might however be able to establish a route towards a workable consensus by highlighting things we want taken into consideration so that we can ultimately give planning authorities something upon which to make their decisions on those trickier subjects.*

### **Analysis of Q2 responses.**

Even before analysis of the two main questionnaires was attempted, the NDP Steering Group and Parish Councillors out and about engaging in community life have appreciated that there is no clear weight of majority opinion on many of the main challenges of development facing the Parish. Put simply, some residents were believed to oppose further housing, others were gauged as being in favour. Wind turbines was another example – some parishioners were strongly opposed, others strongly in favour. The issue was the subject of recent litigation and intervention by the Secretary of State which ultimately led to the removal of two turbines.

The Steering Group have found this balance of opinion to be reflected in the questionnaire results but a willingness to make progress towards sustainable development is evidenced. The high participation rate, the passion and depth of detail evidenced in the comments sections/ free text areas of the returned forms indicates an informed and participative local community. The results do decisively lay to rest arguments about the extent or support one way or another for some controversial aspects of development.

Our second questionnaire was designed around the Q1 responses together with feedback received from our other consultative efforts. Once we had all the forms back in the Steering Group members carried out a very detailed analysis. Every comment was read and collated. We also carried out scoring for all the various tick box answers. The evidence base provided is substantial – an unparalleled collation of public opinion on development related issues in the Parish.

Given the very small survey base in this small Parish, minor differences in percentages one way or another cannot be relied upon and spurious accuracy has been discounted. What was sought both in the questionnaire design stage and in the subsequent analysis was clear expression of preference. The format of the detailed second questionnaire enabled the steering group to identify where there was an indisputable preference in favour of or against some aspect of development and also test whether the preference was towards strong feelings rather than just a moderate preference.

### **An overview of the evidence base provided by Q2.**

A full Results and Analysis document is available on line at <http://www.stsampsonparishcouncil.org.uk/documents.php>.



Heave - ho on the village green at Golant - a vital community asset.



## **Evidenced public preferences - combining the results of all the research.**

Reflect moderate support in favour of more housing.

Reflect moderate support in favour of more commercial development.

Support for commercial activity is related to local small scale enterprise – shop/cafe/river based business/local produce/ arts and crafts.

Development must be sympathetic to what we have – size and character matter.

Moderate support for more employment in the Parish – linked to our demographic- most residents are retired.

Infrastructure improvements should be sought wherever possible – particularly around communications.

Lack of off street parking within Golant village is a recurring quality of life problem and poses a significant impediment to sustainable economic growth and growth of the housing stock.

Majority position of opposition to development on greenfield sites – our green fields should remain green.

Moderate support for Infilling/ brown site development.

Consistency of developments with their surroundings, maintain character, not interfere with light/ views of existing homes.

Maintain balance in the housing mix, particularly in Golant, between large properties and the more traditional smaller homes whose footprint is far more suited to the space and the place. Over-exploitation of small sites causes collateral damage to neighbours and the already strained infrastructure. Sensible land utilization should count for more than spending power without social conscience.

Maintain the balance between full time residency and second home ownership – this will require some affordable housing if any significant numbers of new homes are to be built. We tend to like and appreciate our second home owners who are regarded as residents who happen to own another house somewhere else. Whether considering the current 2<sup>nd</sup> home occupancy level or considering the documented survey responses, there is only modest justification for seeking to impose principal residence conditions here and a legal challenge to such a policy would be difficult to resist.

Very strong support for maintaining parish assets – village green, village hall, pub, quay, slipways, church, public toilet, The Downs and footways, access to river, car park.

Support for small scale solar on/ near buildings. Strong opposition to large scale wind generation, only marginally against small scale wind generation. Support for minimising fossil fuel use in developments.

## Section 7. Defining sustainable development in the parish:-

### Themes.

Key issues for parishioners and those who visit the area.

- Small size, small developments favoured, with opposition to large developments.
- Some divergence of opinion on case for/against development.
- Respect for our natural environment and importance of AONB issues.
- Key assets are treasured.
- Character of the Parish can be defined and should be regarded in Planning considerations.
- Support for Localism and respect for local views by the Planning Authority.
- Inadequacy of infrastructure to support large scale development anywhere in the Parish.
- Capacity for infilling growth in Golant is constrained by geography, topography and available space.

### Vision.

**Take full account of what is good about living and working in St Sampson Parish,  
plan to retain these characteristics to meet the needs of the present generations,  
develop and improve them so that future generations can enjoy similar benefits  
through the planning period and beyond.**

### Policy making Rationale.

This Plan helps to implement the Vision by means of a number of key **Objectives** which are to be achieved by implementing **Policies**. Our objectives are concerned with promoting sustainable development over the plan period and are inter-related – the objectives compliment each other and thus policies towards achieving one objective are also intended to have spin off benefits towards other targets. The rationale for the objectives and supporting policies comes from evidenced public preferences interpreted with regard to the context of the National Planning Policy Framework and the Cornwall Local Plan.

## **Objectives.**

### **Securing Social benefits – appropriate homes and housing for our community**

- Objective 1. Ensure respect for the size, scale and character of the unique place and the limited space in all development proposals.
- Objective 2. Maintain the quality of established community life with development proposals benefitting the community in addition to just enriching developers or applicants.
- Objective 3. Ensure that the neighbourhood remains balanced in terms of housing mix and that local community life remains viable throughout the year.

### **Securing Economic benefits.**

- Objective 4. Make the most of our limited economic and commercial enterprises by supporting existing entrepreneurial efforts and encouraging appropriate and sympathetic economic growth and improvements in local incomes and skills levels.
- Objective 5. Improve the existing infrastructure, connectivity and off street parking provision.

### **Securing Environmental benefits.**

- Objective 6. Care for and protect our natural environment so as to hand it over to future generations in a better state than we found it, maintaining the beauty and tranquility of the peaceful and accessible riverside setting through sensitive development and encouragement of low impact, low volume visitor footfall.

## **Policies.**

- The maximum number of new homes permitted in all of the Parish up to 2030 is approximately 10% of current total housing stock = 15 NEW homes.
- The maximum permitted development at any one site is approximately 4% of current (2017) total housing stock = 6 NEW homes.
- Require adherence to the Affordable Housing requirements of the Cornwall Local Plan with maximum on-site provision of Affordables.
- Development must comply with our Built Environment Profile - size matters; scale, density, impact on neighbours, roof lines etc all must be sympathetic to the particular characteristics of this parish. Site over-exploitation will be opposed.
- We will support appropriately scaled local enterprise and utility and infrastructure improvements which bring economic benefit to the area and promote local wealth creation.
- Development should meet our Natural Environment Profile – basic rules to protect our green spaces, gardens, fields, orchards, river accessibility, AONB, MCZ etc.
- Encouragement will be given to the use of renewable energy and energy generation from low carbon sources in the Parish without adverse impact on the visual landscape and character of the AONB.
- Development must evidence measures to minimize adverse impact on wildlife, habitats and the peace and tranquility of the area.

In the next section we re-state the policies in greater detail stating the intention in as few words as possible and outlining the justification.

**Policy 1. Intention - A policy to allow managed growth of the existing housing stock.**

Justification – this is a cap on new home build which will enable future generations to inherit a neighbourhood which is essentially of the same character, size and scale as previous and current generations enjoy. 10% growth potential in the housing stock would help prevent long term economic decline or stagnation but also maintain the existing broad balance between the natural and the built environments.

- **The maximum number of NEW Homes permitted in all of the Parish up to 2030 is approximately 10% of current total housing stock = 15 NEW homes.**

**Policy 2. Intention - A policy to ensure an even pattern of new development across the plan area.**

Justification – this is a policy to ensure sustainable housing density in a neighbourhood area where there is already considerable strain on the infrastructure. A site is defined as “within one mile radius” from the nearest build of each new development area. So we could in theory have some clusters of new homes but not all on top of each other. The rationale for this policy is that the existing and any likely future infrastructure in the area could not sustain an imbalanced concentration of new homes and the character of the area would be totally changed by such a development.

- **The maximum permitted development at any one site is approximately 4% of current (2017) total housing stock = 6 NEW homes.**

**Policy 3. Intention - A presumption in favour of Affordable Housing provision in the area.**

Justification – the Neighbourhood Development Plan steering group have considered the “affordables” rationale at great length having regard to evidenced local opinion. We have also debated the merits of principal residence conditions but our public engagement on that point and the current mix of first and second home ownership does not support such a restriction in this neighbourhood. We do however support provision of affordable homes - which by definition will not be second or third homes for the very wealthy. Our preference was for a much tighter application of “affordability” provision than the Local Plan provides. So instead of a 50% affordability requirement on new builds we would have sought a “2 in every 3 rule” – so that at a site, two out of every three homes built would have to be affordable. Local housing need would include people from our Community Network Area as our own population is very small. We recognize however that this more onerous obligation on developers would not be supported at a higher level as it exceeds the Local Plan requirement. We are also concerned about “off site” contributions which it is felt would offer nothing tangible for local residents. We note that the Government have indicated that they intend to tighten up the “viability assessments” loophole which has had a watering down effect on affordability provision. So we expect the Planning Authority to at least hold the line on current affordability provisions contained in the Local Plan and help preserve balance in the local housing mix.

- **Ensure adherence to the Affordable Housing requirements of the Cornwall Local Plan with maximum on-site provision of Affordables.**

**Policy 4. Intention - A policy to promote sympathetic development.**

Justification – development in sympathy with our desired **Built Environment Profile** for the area. Simply put, the following are the parts of national planning framework which we want most attention paid to.

**Material planning considerations** must be closely adhered to if this small neighbourhood area is to remain a great place to live in and visit. The local planning authority and any reviewing judicial body is requested to give particular weight to the following **material considerations**, adherence to which will help **prevent site over-exploitation** by wealthy developers who feel constrained only by their spending power :-

Overbearing nature of a proposed development – does a proposed development retain the balance of the area?

Layout and density of buildings – is a proposal the most appropriate for such a small and constrained area?

Public visual amenity – everyone wants the broad views to remain free from inconsiderate carbuncles?

Disrupting factors – access/traffic generation/road safety/noise/adequate parking/servicing – the existing and any likely future infrastructure is a huge constraint on volume development. Overshadowing, overlooking and loss of privacy are particularly relevant quality of life factors where the main housing stock is on steep hillsides.

- **Development must comply with our Built Environment Profile - size matters; scale, density, impact on neighbours, roof lines etc all must be sympathetic to the particular characteristics of this parish. Site over-exploitation will be opposed.**

**Policy 5. Intention - A policy to support entrepreneurial effort and encourage sympathetic economic growth.**

Justification - the presumption will be in favour of projects which :- encourage local enterprise, contribute to local earnings and income generation, enhance the skills base, enhance mobile phone signal and internet connectivity, improve infrastructure .

- **We will support appropriately scaled local enterprise and utility and infrastructure improvements which bring economic benefit to the area and promote local wealth creation.**

**Policy 6. Intention - A policy to safeguard the natural environment.**

Justification – **sensitivity to the Natural Environment Profile of the area.** Simply put these are the aspects of our environment that we want most attention paid to.

The basic presumption is that green spaces should remain green – so for example an existing orchard should remain green rather than be subject to new build unless there are exceptional reasons.

Public access to existing public space, footways, The Downs, the river and the Pill must remain a right for all and not be constrained by property owners or developers. Respect for public visual amenity takes precedence over an individual developers desire to fully exploit a site.

The essential natural character of the area is a small rural village at Golant with a green hinterland of open countryside. Development away from the main village should not fundamentally alter this balance.

Development must respect the tranquility of the quiet riverside setting.

- **Development should meet our Natural Environment Profile – basic rules to protect our green spaces, gardens, fields, orchards, river accessibility, AONB, MCZ etc.**

**Policy 7. Intention - A policy to secure on-going environmental benefits through renewables.**

Justification –

There is a presumption against large scale renewable energy projects anywhere in the Parish. Very small scale projects within the Parish will be judged on their merits. Supporting weight will only be given to schemes with minimal impact on public visual amenity and skylines in the AONB and which are not disproportionately overbearing on individual residences or habitations.

- **Encouragement will be given to the use of renewable energy and energy generation from low carbon sources in the Parish without adverse impact on the visual landscape and character of the AONB.**

**Policy 8. Intention - A policy to minimize adverse environmental impact.**

Justification –

Development must respect the tranquil character of the landscape and the existing balance between the built and natural environment. There is a presumption against development which will have significant adverse impact on light and noise pollution, habitats, trees and wildlife in the AONB and MCZ.

- **Development must evidence measures to minimize adverse impact on wildlife, habitats and the peace and tranquility of the area.**

**Policy 9. Intention - A policy to help manage car parking under-provision in Golant.**



















Justification –

Congestion of the narrow roads and lanes in Golant by parked cars is a recurring problem as there is insufficient off-street parking, turning and maneuvering space available to meet car ownership levels. New build, infilling or major renovations which add bedrooms without providing dedicated parking space would only make matters worse with the collateral costs born by neighbours and other road users.

- **Residential or commercial new build within Golant village and infilling re-development or major renovations which add bedroom space within the village (defined as anywhere east of South Torfery area) must provide a minimum of one new dedicated off street car parking space per bedroom created or per commercial unit formed.**

## Policy impacts

The table below shows the primary impact of policies on our key objectives.

	<b>Objective 1</b> Respect for place and space	<b>Objective 2</b> Maintain quality of community life	<b>Objective 3</b> Balanced and viable housing mix	<b>Objective 4</b> Encourage economic well being	<b>Objective 5</b> Improve infrastructure	<b>Objective 6</b> Care for the environment, peace and tranquility
<b>NDP Policy</b>						
<b>Policy 1-</b> Cap on total new homes						
<b>Policy 2-</b> Cap on density						
<b>Policy 3 -</b> Affordables						
<b>Policy 4 -</b> Sympathetic development						
<b>Policy 5 –</b> Enable enterprise and improvement						
<b>Policy 6-</b> Respect the environmental profile						
<b>Policy 7 –</b> Encourage renewable energy use						
<b>Policy 8 –</b> Minimise environmental impact						
<b>Policy 9 -</b> Car parking space						

## **Section 9. Looking ahead and securing future health and wellbeing.**

Planning and development policy in the parish should take account of specific demographic and geographic factors:-

Age profile, full time population is predominantly retirees, few full time workers, few younger people or children resident. At holiday periods Golant village takes on a much more youthful personality as visitors and relatives bring younger families to enjoy the particular attractions of this small parish.

No public transport, shop, bank, P.O, chemist or healthcare facilities in parish.

Importance of Village Green, paths and PROWs for short exercise walks by residents. Large numbers of walkers also pass through on the Saints Way path with footfall heading to and from the South West Coast Path.

Flood risk and surface water run off adversely impacting residents with smaller older homes at bottom of hills below larger more extensively developed properties.

Self help voluntary groups are very effective at keeping the community active all year and volunteers are ready to provide resilience and help the community deal with emergencies or adverse conditions. Utility companies and service providers should have sufficient flexibility to engage with the Parish Council and such volunteers to maintain essential supplies and services to vulnerable residents.

Working in alliance with long time residents and historic families who care for the area, there is a strong sense of cherishing the place and handing it on in better shape for future generations – the essence of good planning and development.

### **Weaknesses, risks and threats.**

The age profile means that by end of the planning period, the current able bodied generation will be significantly less able and we must be conscious of the need to allow a new generation to come along to support and eventually replace them. The church for example is likely to face a real struggle to survive as an open centre for the community given the declining and aging church going population. The demographics underpin the rationale for the presumption in favour of sustainable development in the parish.

If sea levels continue to rise, the tidal access range along the front of the Pill is likely to diminish over the plan period with adverse implications for residents and visitors. Access for vehicular traffic along the front at high water spring tides at Golant is likely to become noticeably more restricted by the end of this planning period with consequences for the viability of future housing development south beyond Fore Street to the quay.

Current water treatment facilities have regularly caused problems necessitating frequent large tanker lorry road traffic movement to service the SWW facility down along the front at Golant car park. This facility may fail if flood risk increases significantly and a report on the long term overall water handling capacity of the SWW infrastructure is needed.





Golant from Penpol Creek. This view shows more than half of the total housing stock.

## Section 10. Next steps.

**Pre-submission consultation** – 6 week period of formal consultation on the draft. (*Neighbourhood Planning Regulation 14*).

Publication of draft for local consultation, presentations, briefings, notices, media releases,

Pre-submission to Cornwall Council for guidance and copy to CC Planning Authority.

Copies to other relevant bodies and consultations with organisations set out in Schedule 1 of the Neighbourhood Planning Regulations 2012.

Incorporation of all feedback in revised drafts.

Submission of the revised Plan proposal to Cornwall Council.

Examination.

Referendum.

Adoption.

Monitoring and Review.

## **Section 11. Glossary and Abbreviations used.**

AONB – Area of Outstanding Natural Beauty.

CC – Cornwall Council – our county council.

CNA – Community Network Area.

EU – European Union.

FHC – Fowey Harbour Commissioners.

GHG – Golant Heritage Group.

GQUA – Golant Quay Users Association.

MCZ – Marine Conservation Zone.

NDP – Neighbourhood Development Plan.

PROW – Public Right of Way.

StSPC – St Sampson Parish Council.

SWW – South West Water.