



The Neighbourhood Development Plan St Sampson Parish, Cornwall 2019-2030

Sponsored and authorised by St Sampson Parish Council.

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DRAFT

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 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). It therefore provides 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. 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.

This document is supported by other documents and background information which can be accessed 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 Sampson Parish Council. 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 two pages. This page is intended for media release, casual readers and notice boards.

Section 2: Executive Summary

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. It is a village and small open countryside hinterland on the banks of the River Fowey and provides a wonderful place for a limited number of people to live, work and visit without harm to the essential nature of the place.

St Sampson Parish is a special place because of:

1. A strong community focus
2. Peace and tranquility
3. Access to the peaceful river via an un-spoilt foreshore
4. The surrounding Area of Outstanding Natural Beauty

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

Our Vision

We will fully understand and preserve what is good about living and working in St Sampson Parish. We will plan to retain these characteristics to meet the needs of the present generations and to develop and improve them for the enjoyment of future generations.

Key Themes

1. **Promote appropriate and sensitive development, preventing site over-exploitation.**
2. **Retain balance between the natural landscape and the built environment.**
3. **Promote community cohesion and viability by encouraging a balanced housing mix and full-time residency.**

Objectives

1. **To secure social benefits – appropriate homes and housing for our community**
 - 1.1. Ensure respect for the size, scale and character of this unique place and the limited space in all development proposals.
 - 1.2. Maintain the quality of established community life with development proposals benefiting the community.
 - 1.3. Ensure that the neighbourhood remains balanced in terms of housing mix and that local community life remains viable throughout the year.
2. **To secure economic benefits**
 - 2.1. 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.
 - 2.2. Improve the existing infrastructure, connectivity and off-street parking provision.
3. **To secure environmental benefits**
 - 3.1. Care for and protect our natural environment 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 eight policies which work together to impact on these objectives.

Policies for Sustainable Development

1. The maximum number of new homes permitted in the Parish up to 2030 is approximately 10% of current total housing stock = 15 NEW homes. Planning permission has been granted in 2019 for the development of 10 new homes which leaves a maximum permitted development of 5 new homes.
2. The maximum permitted development at any one site is approximately 4% of 2019 total housing stock. This equates to a limit of 6 NEW homes.
3. Any development must adhere to the Affordable Housing requirements of the Cornwall Local Plan with maximum on-site provision of Affordable homes.
4. Any development must be sympathetic to the needs of the Parish providing opportunities for downsizing and access for individuals with more limited mobility.
5. Development must comply with our Built Environment Profile
 - 5.1. Development proposals should be of an appropriate scale and density. They should not adversely impact neighbours and other aspects of the proposed build must all be sympathetic to the characteristics of this Parish.
 - 5.2. Any development must provide adequate off-road parking.
 - 5.3. Site over-exploitation will be opposed.

6. We will support appropriately scaled local enterprise and utility and infrastructure improvements which bring economic benefit to the area and promote local wealth creation. We will work with communication providers to secure improved communication access within the Parish.
7. Development should meet our Natural Environment Profile
 - 7.1. Development proposals should not have an adverse impact on our green spaces, gardens, fields, orchards, river accessibility, wildlife, habitats, Area of Outstanding Natural Beauty (AONB) and the Marine Conservation Zone (MCZ).
8. 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.

Two key local requirements to respect this Parish and our custodianship.

1. Development must accord with our Built Environment Profile (see above) defining what constitutes quality development in this Parish.
2. Development must accord with our Natural Environment Profile (see above) to ensure that any developments respect this fragile and beautiful place so that it is enhanced for future generations.

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.

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:

1. Small scale: one of the smallest Parishes in the Country.
2. Easily defined: we are 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.
3. An Area of Outstanding Natural Beauty (AONB).
4. Marine Conservation Zone (MCZ).
5. Balanced mix of full time and second home ownership.
6. Very limited business/commercial enterprise: no shop, one Pub, no fast food, a Seasonal Cafe.
7. Active community life: throughout the year enjoying community assets including the Village Green, Village Hall, Playground, Quay and Slipway: although many residents are retired, not many are idle in this Parish.
8. River based activities: respecting our peaceful river, activities are a feature of Parish life both for residents and visitors.
9. An informed and engaged local population: close family and friendship ties between residents and the visiting seasonal population.

The Parish is therefore small, but many of those who know it regard it as being well formed as it is at present. Existing and potential sites for development must be considered in that light. The community is opposed to any over-exploitation of the environment without regard to the local context. It is a priority for the community that any proposed development reflects the needs of the Parish rather than a focus on the holiday or second home market.

This plan reflects the above characteristics. Its purpose is to secure sustainable social, economic and environmental benefits for our area.

The Plan meets the statutory outline for all NDPs as relevant to our very small Parish.

In the sections which follow we articulate the specific needs and preferences which have been identified through consultation with all our stakeholders to enable planning and development decisions to be made based on a coherent St Sampson view. 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 other interested parties 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

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. (Copies 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. Today there are less than a third of that number.

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 remains relevant today.

“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.”

The Housing section of the Parish Plan 2003 on Page 2, also remains relevant.

“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. Planning permission has recently been given for a development of 9 homes on the site of the Cormorant hotel. This permission was granted despite the objection of the Parish regarding the over-development of the site and the lack of parking space.

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.

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*” (“Good things happen in Golant”) and it is good to be able to report that this remain true.

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 14th Century Anglican Church with weekly services of worship, 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 leading 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 Torfrey and South Torfrey 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 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 farms adjoining Lanlivery and Lostwithiel Parishes. The eastern boundary is the Fowey River with Lostwithiel, St Veep and Lanteglos Parishes on the other shore.

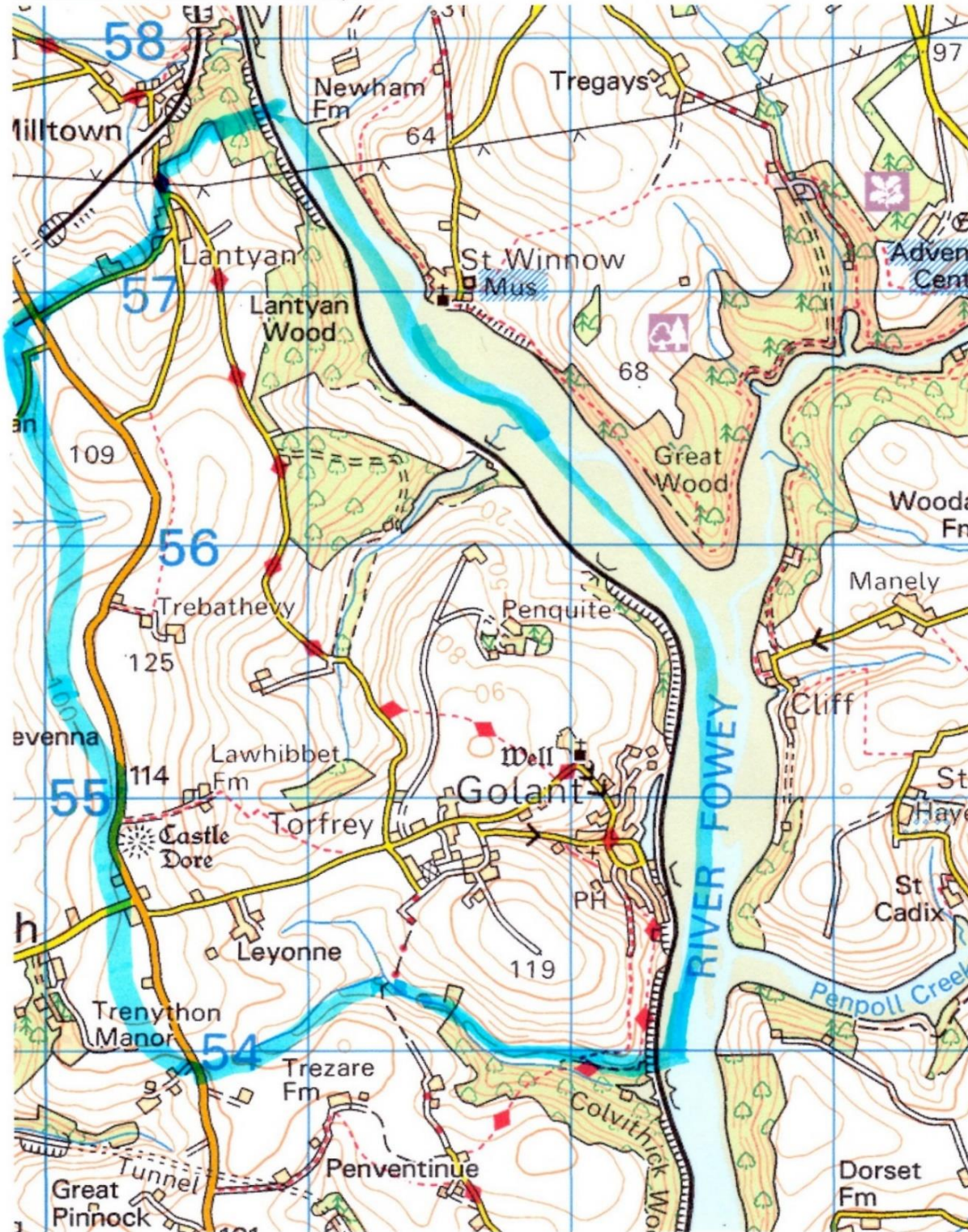
The Parish is one of the smallest in Cornwall comprising less than 200 substantive buildings and covering only **1483 acres of land, 31 acres of tidal water and 160 acres of foreshore**. The resident population was **230** at time of the **2011 Census**.

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. The next map shows the approximate Parish boundary. 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 to south past the Parish which falls within an AONB and an MCZ. The river is tidal and 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.



Area of Outstanding Natural Beauty & Marine Conservation Zone

The riverbanks are home to a variety of full time and visiting birds including herons, egrets, kingfishers, swans, 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). Information and maps are available at <https://flood-map-for-planning.service.gov.uk>. 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. Any 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. Regarding 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.)

Area of Outstanding Natural Beauty

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

Marine Conservation Zone

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 in numbers over the long term, changes and improvements in transport links, car ownership, connectivity and social mobility mean that links between the Parish and the rest of the country are probably stronger than ever. An Equalities Impact Assessment is referenced at Section 5.

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 Sampson Parish Council 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. The 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 assist co-ordination with neighbouring Parishes and other agencies includes 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. The visitor mix comprises visitors who have come to the Parish without previous connection and, a significant share, of adult offspring of residents who visit with their own children.

The Eden Project is situated some 5 miles away and there are many tourist attractions in the surrounding area.

The Built Environment

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 building surveys, the last update being in May 2017.

Summary

There are 145 dwellings in the Parish:

1. 8 working farms
2. 6 scattered houses, isolated from immediate neighbours
3. 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 and it is now a private residence.
4. 16 properties in the upper village in the area known as Torfrey
5. All the remaining 110 dwellings are within the main village of Golant
6. 52 are primarily non-permanent residences, approximately 36% of all dwellings in the Parish, all centred in the main village. The breakdown of this housing pool is:
 - 6.1. 11 are run as a commercial letting business, 8 are family owned second homes that are occasionally let short term, 6 are long term lets (including the pub) and the remainder are privately owned second homes.
7. 35 dwellings are known to be at least 200 years old and 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
8. 90 are 2 storeys, 23 are 3 storeys, 17 are terraced 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. The Parish, given the picturesque nature of the environment, supports the “right to a view”. Buildings over two stories, for example, would entirely change the sky and sight lines for almost the entire Parish. In the same way, a new 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 Parish without the usual trappings of a mass tourist destination tend to ensure that most second homeowners contribute to and participate in local life throughout the year. The second 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. Our Questionnaires picked up the general widely held desire for homes to be occupied throughout the year but there is no evidenced weight behind requiring primary residence conditions as have been adopted in other NDPs.

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 bed roomed homes respectively. The Steering Group directed specific questions to this issue in survey work. 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 in the Parish (August 2019). 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 B3269 down to Golant is the nearest we have to a “main road”. The road (Water Lane) runs down a steep hill into Golant from Torfrey and a very steep narrow road runs from the Church down to Golant. The main village road runs along the river front at the Pill and is impassable for vehicles at high water. Most properties in the Parish are serviced by this fragile road network as there are no other alternatives, short of coming and going by boat. Any interruption of traffic on much of the single carriageway effectively stops all road movement for most Parishioners. This links to the high importance placed by the community on the traffic implications of any development. There is no bus service. Several footpaths and a bridleway run through the Parish including a section of The Saints Way. The Parish supports the Fowey NDP objective of a dedicated Public Right Of Way (PROW) cycle and footpath running all the way from Fowey through this Parish to Lostwithiel. There are regular train connections at Par to the rest of Cornwall and 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 some 4G mobile phone signal is available. Many areas still have such patchy signal coverage that mobile phones cannot be relied upon for emergencies and this remains an area where improvements are vital to provide a resilient infrastructure in the Parish. A BT phone box is situated near the public car park and this is an essential emergency link. 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 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 that has not kept pace with rising levels of car ownership, traffic density and an increase in home delivery vehicles. The road and stopping, maneuvering and parking infrastructure are 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 authorised resident parking on hard standing beside the Village Green. This facility 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 passed parked cars. 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 any proposed growth of the housing stock within Golant village.

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. Six bays in the car park are allocated for authorised local resident parking for an annual fee. Until the transfer is complete the Parish pay rent to Cornwall Council for use of the facilities and the Parish Council take revenue from the Car Park ticketing machine. This revenue helps to pay for one enhanced access public toilet which the Parish have re-opened. The Parish have resolved to introduce its own Parking Order under the Road Traffic Regulation Act and the Traffic Management Act once the Asset Transfer is complete. Currently 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. The river is not an appropriate venue for jet skiers, banana boat rides and fast power boats. All crafts using the river must adhere to the speed limit of 6 knots (Fowey Harbour Commissioners – Port Information and Guide to Port Entry). The port of Fowey is one of the major commercial ports in the South West. It has approximately 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.) The Golant waterfront is not suitable for live aboard vessels. 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 of the Club Houses 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 the Golant Quay Users Associate (GQUA) with only a voluntary charge for use of the Slip by way of an “Honesty Box”. Revenue from this go towards maintenance of the Slip. Although harbour dues apply under Fowey Harbour Commissioners (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 dinghy trip from the Golant foreshore or Slipways. Golant moorings are predominantly owned and licensed by FHC for rental although there remain some privately owned. Moorings inside Golant Pill are administered by GQUA. Private and commercial tourist boaters, kayakers, rowers, canoeists, paddle-boarders and yachts people 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.



A tranquil, clean and green riverside setting



High tide in The Pill

Economics

The Local Economy

Rental Properties/Holiday Lets: The Parish has a very small rental sector with less than 6 properties.

Bed and breakfast: Limited accommodation is available in the Village. This includes the newly developed Eco Bed & Breakfast “The Sanctuary” and a handful of houses in the Parish. The recent granting of planning permission to demolish the Village Hotel, despite objections from the Parish (see next paragraph), will significantly reduce short term holiday accommodation availability.

The owners of the Cormorant Hotel applied in 2016 for Planning Permission to knock the Hotel 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. A new application for re-development of the site was being prepared in November 2018. This application, for 9 new homes, was approved in July 2019 despite ongoing local objection with concerns raised regarding over development and insufficient off-street parking.

Holiday lets: There are in the region of 80 beds available which represents an income source for property owners.

Public Houses: 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

There are no shops in the Village with the nearest, at least three miles away, at Par and St Austell. The area is well served for other commercial services by the local towns of St Austell or Bodmin. Encounter Cornwall, an award-winning kayak and canoe hire and instruction business, with a seasonal café for patrons is situated on the front at Golant.

There are two galleries/studios in the village.

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

Local high street banking provision has almost completely disappeared from the surrounding small towns in the last few years.

Agriculture

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

Field Sports

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, Encounter Cornwall, taxi driving, plus agricultural and building 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 number of residents volunteer for unpaid and charitable work.

Local Government, Localism, Governance and Financial Position

The Parish Council has a complement 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 last vacancy has now been filled by co-option.

The Parish is financially very sound with funds in excess of £14,000 in hand. Income is derived from the Parish Precept and retention of parking charge money from the Public Car Park during the charging season which runs 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. 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 held in reserve are a sensible provision in the light of the pending Community Asset transfer of the car park and toilet to Parish ownership.

Services and Utilities

Western Power maintain the electricity grid locally. There is no piped gas. A significant number of households and the few businesses use bottled gas or oil. SWW provide water and sewerage facilities. There are two water and sewerage treatment facilities, one near the church and the other 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 downstream surface water flood risk. 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 soak aways are being diminished.

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 and all get along very well. Life in the Parish carries on all year round with a high level of participation in community groups and activities. These include Church events, Golant Quay Users Association, Golant Heritage Group (GHG), Ancestry Group, Golant Boatwatch, Bell Ringers, Hand Bell Ringers, Village Hall, Book Club, Film Night, Carn to Cove, Produce Show, Quiz nights and Euchre at Pub, Golant Really Amateur Dramatic Society (GRADS), Easter Sunday Fun Days, Carnival, Madness in the Pill event, Fowey River Project, Wassailing, and various Charitable fund raising events.

Community Assets, Facilities and Amenities

These include the Village Green, Playground, Public Car Park, Quay, Slipways, Saints Way, Public Rights Of Way, Public Toilet, Village Hall, Rowing Club, Canoe Club, Public House, Boatwatch Hut, St Sampson Parish Church –(historic 13th Century Grade 1 Listed building), Church Car Park and Church Grave Yard. There are no alternative places of worship in the Parish.

Following the decision by Cornwall Council 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.

Sports

There is limited sports fishing from the quay and foreshore at Golant and sea fishing in local small craft. There is no commercial fishing at Golant although there is some licensed 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. Rowing, canoeing and kayaking are popular, as mentioned above under river-based activity.

Social Issues of Concern; social cohesion, policing, crime/disorder/anti-social behaviour

There are very low levels of recorded and unreported crime and anti-social behavior in the Parish. Regular police reports show nil returns. We have excellent relationships with our local PCSOs. An award winning, 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. Parishioners have expressed concern about cuts in PCSO resourcing.

Section 5: Plan Administration

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 online at <http://www.stsampsonParishCouncil.org.uk/documents.php>. Hard copies may be requested from the clerk to the Parish Council.

The Sponsor is St Sampson Parish Council. 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. 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 several reasons including funding issues, 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.

Emails were sent to target Faith Groups, St Sampson and Fowey churches.

Community Network Panel

The Parish rejoined the group in April 2016 and has taken account of NDP work carried out by our neighbouring Parishes to ensure there are no areas of conflict.

Financial considerations

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 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

Cost of production

The costs incurred in preparing this NDP have been minimal with less than £200 being the total cost of printing and ink up to the pre-consultation stage.

List of Key Reference Documents

1. Application and grant of approval for designation as NDP Area by Cornwall Council
2. Electoral Role documentation extracts
3. Census documentation extracts
4. Cornwall Council Local Plan
5. The St. Sampson Parish Plan
6. Housing Allocation St S Parish. Email from Principal Development Officer Cornwall Council

7. Homechoice register for affordable housing need
8. Statutory Consultee Representations document pertaining to NDP Application PA 15/00003/NDP
9. St Sampson Parish Council Priorities for Spending dated 13.10.2015
10. St Sampson Parish Council Extraordinary Meeting 14.11.2016 (Extract)
11. Consultation statement references.
12. Questionnaires
 - 12.1 Initial Questionnaire (Questionnaire 1)
 - 12.2 Young person's questionnaire
 - 12.3 Results Summary from initial questionnaires
 - 12.4 Questionnaire 2 – the large Questionnaire
 - 12.5 Results and Analysis of Questionnaire 2 responses V 2.1
 - 12.6 Extracts from Golant Pill Newsletter

Sustainability check

In order to ensure that the plan considers environmental, social and economic issues, St Sampson Parish Council considered the proposals contained in the NDP against the Sustainability Appraisal Checklist.

- | | |
|-------------------------------|-------------------------------------|
| 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 | |

Whilst some aspects of the checklist were not relevant to this small Parish, the use of the Sustainability Appraisal Checklist in the development of the St Sampson Parish Council NDP provided a useful opportunity to identify chances to consider and mitigate any potential negative impacts and to enhance positive outcomes.

Equalities Impact Assessment.

In order to ensure that the plan considers the impact on Equality the St Sampson Parish Council NDP has been reviewed by the St Sampson Parish Council to ensure that none of the policies adversely impact individuals on the grounds of Race, Gender, Disability, Sexual Orientation, Religion or Age.

Where possible, steps have been included in the plan to encourage a positive impact, for example see Policies for Sustainable Development.

Environmental Impact Assessment/Strategic Environment Assessment/ Habitats Regulation Assessment.

(awaits at 7 Nov 2018.Cornwall Council Planning department will assess the need for an SEA /HRA when we request that.)

Section 6: Evidenced Public Preferences

Stage 1: The First Questionnaires

Three questionnaires were developed at this stage: Questionnaire 1, the Business Questionnaire, and the Young Persons' Questionnaire.

Questionnaire 1 was an introductory questionnaire to introduce the Parish to the concept of an 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 questions:

1. *What would you like to see happening here to bring economic benefits to our Parish?*
2. *What do we need to do to secure social benefits for our community?*
3. *What should we be doing to protect and enhance our local environment?*

Thirty-eight 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 was a slightly amended form of Questionnaire 1. This was distributed to the very small number of businesses active in the Parish: The Fisherman's Arms pub, the Cormorant Hotel, and Encounter Cornwall. Responses were received from all three businesses.

The Young Persons' Questionnaire with similar questions was designed by a local teacher and given to every household with young people resident. Eighteen forms were distributed, and six completed forms were returned. This represented a response rate of 33%.

Responses from all three questionnaires were analysed together.

Issues and Concerns Identified

Overall, the findings suggested that there was a broad consensus in the Parish in relation to protecting the character of the neighbourhood and village in several ways:

1. The visual environment: landscape and skylines
2. The utilisation of assets: existing events and activities, together with businesses
3. The infrastructure: the Pub, the Pill, the Slip, the Quay, the River, the Green, the Car Park, the Village Hall, the Church, the Rowing Club and the Gallery
4. The people: demographics, employment, attitudes, and voluntary work
5. The wildlife

There was support or strong support for reopening the toilets, having a Village Shop, cleaning up the village, and improving transport.

Maintaining the assets and environment was the most common concern of the respondents. Parishioners were concerned about roof lines, heights of buildings, skylines and views. There was also concern that over-exploitation of a small or poor site could adversely affect many residents. Change of use of buildings was also a concern, in respect of viability of the building itself, and viability in respect of the character of the neighbourhood. Also, it was felt that new builds should be sympathetic to the character of the Parish. In addition, there were many comments valuing the voluntary and other work people do in the neighbourhood for the community.

There was a divergence of opinion about wind turbines and solar farms. Some were strongly in favour, and some strongly opposed these.

The findings from the first questionnaires provided helpful material upon which to base a more detailed survey. We noted that apart from the broad consensus on the issues described above, there was some disagreement about the details of affordable housing, new building and new businesses. These findings were taken into consideration in the design of our main survey.

Stage 2: The Main Questionnaire

The main questionnaire was a large and detailed quantitative survey which built upon the first three questionnaires. Two hundred copies were distributed to every household in the Parish, whether occupants lived in the Parish full- or part-time. A notice about the survey and its purpose had previously been published in the Golant Pill newsletter. Completion of personal details was optional, but all responses were dealt with anonymously, in that views expressed were not attributed to individuals in the presentation of results. The closing date for the return of forms was 14 October 2014.

Results

One hundred and three completed forms were returned. This represented a response rate of 52%. There were no spoilt, defaced, or apparently fraudulent forms returned. The Steering Group members carried out a very detailed analysis of the responses. The evidence base was deemed to be substantial: an unparalleled collation of public opinion on development related issues in the Parish.

Given the very small numbers, minor differences in percentages could not be relied upon. What was sought in the design and analysis stages was clear evidence of preferences. The quantitative format of the questionnaire enabled the Steering Group to identify where there was an indisputable preference in favour of or against some aspect of development and to assess whether the preference was towards strong feelings rather than just a moderate preference.

Overall, much of the divergence of opinion apparent in the responses from the previous questionnaires was reflected in the results of the main questionnaire. However, a willingness to make progress towards sustainable development was evidenced. In addition, the high participation rate, and the passion and detail in the comments and free text areas indicated an informed and participative local community. The findings decisively laid to rest arguments about the extent of support one way or another for some controversial aspects of development.

A full Results and Analysis document is available online at:

<http://www.stsampsonParishcouncil.org.uk/documents.php>

Analysis of responses to questions 1.1 to 6.2

1. Moderate support for more housing Qs 2.3, 6.1
2. Moderate support for more commercial development Qs 2.4, 4.6
3. Support for commercial activity is related to local small-scale enterprise (e.g. shop/cafe/river-based business/ local produce/arts and crafts) Qs 3.1, 3.2, 4.2
4. Development must be sympathetic to what we have – size and character matter Qs 2.5, 4.1 4.6
5. Moderate support for more employment in the Parish, linked to our demographic (most residents are retired) Qs 3.1,4.6
6. Infrastructure improvements should be sought whenever possible, particularly around communications Q 3.3
7. 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 Qs 3.3,4.5,6.2
8. Majority opposition to development on greenfield sites – our green fields should remain green Qs 4.1,4.2,6.1
9. Moderate support for infilling/brown-site development Q 4.1,6.1

10. Developments should be consistent with their surroundings, maintain character, and not interfere light or views from existing homes Qs 2.2,4.3,6.1
11. Need for balance of 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. Overexploitation of small sites causes collateral damage to neighbours and the already strained infrastructure Qs 2.3, 4.3,6.1,6.3
12. Need to 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 Qs 2.3,4.4
13. Very strong support for maintaining Parish assets – Village Green, Village Hall, the Pub, the Quay, the Slipway, the church, the public toilets, the Downs and footways, access to the river, and the car park Qs 4.5,6.1
14. Support for small-scale solar on or near buildings Qs 5.1,5.2
15. Strong opposition to large-scale wind generation, but only marginal opposition to small-scale wind generation. Based on this evidence there is not a strong case for a blanket ban on small-scale wind turbines but on the other hand there are no specific areas within this small Parish identified as particularly appropriate for turbines. The erection of small wind turbines for residential and non-commercial scale electricity generation should therefore be decided on a case-by-case basis Qs 5.1,5.2
16. Support for minimising fossil fuel use in developments Q5.1
17. Concern for the environment Qs 4.1,5.1,5.2,6.1

Since completion of the formal questionnaire process the evolving drafts of this plan have been shared with Parish Councillors and interested Parishioners, taking account of their suggestions and recommendations to keep the work accurate, current, and representative of informed opinion. Discussion of the NDP is a standing item for discussion at Parish Council meetings and updates on planning matters are provided by the Chairman in the local newsletter which is available online in addition to being distributed throughout the Parish. Versions of the draft NDP have been posted on the Parish Council website. Local feedback throughout this ongoing activity has been entirely constructive to date.

Section 7: Defining sustainable development in the Parish

Our objectives and policies are derived from analysis of all the questionnaire responses and all other sources of feedback obtained since commencing this project in 2015. Some key themes are evident throughout:

Key Themes

1. Small size. Small developments (meeting Parish needs) are favoured, with opposition to large developments
2. Some divergence of opinion on case for or against development
3. Respect for our natural environment and importance of AONB issues
4. Key assets are treasured
5. Character of the Parish can be defined and should be regarded in Planning considerations
6. Support for Localism and importance of the Planning Authority respecting local views
7. Inadequacy of infrastructure to support large scale development anywhere in the Parish
8. Capacity for infilling growth in Golant is constrained by geography, topography and available space

From these themes we have drawn up a vision.

Our Vision

We will fully understand and preserve what is good about living and working in St Sampson Parish. We will plan to retain these characteristics to meet the needs of the present generations and to develop and improve them for the enjoyment of future generations.

Policy making Rationale

This Plan helps to implement the Vision by means 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 complement each other and so policies towards achieving one objective are also intended to have positive benefits on other targets. The rationale for the objectives and supporting policies comes from evidenced public preferences interpreted in the context of the National Planning Policy Framework and the Cornwall Local Plan.

Two key local requirements to respect this Parish and our custodianship.

1. Development must accord with our Built Environment Profile defining what constitutes quality development in this Parish
2. Development must accord with our Natural Environment Profile to ensure that any developments respect this fragile and beautiful place so that we pass it to future generations in a better condition.

Looking ahead and securing future health and wellbeing

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

1. Age profile. The permanent resident 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 attractions of this small Parish.
2. No public transport, shop, bank, P.O, chemist or healthcare facilities in Parish.
3. 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.
4. Flood risk and surface water run off adversely impacting residents with smaller older homes at bottom of hills below larger more extensively developed properties.
5. 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 enough flexibility to engage with the Parish Council and such volunteers to maintain essential supplies and services to vulnerable residents.
6. Long-time residents, historic families and newcomers alike cherish this place and wish to hand it on in better shape for future generations. All development must be sympathetic to this goal.

Weaknesses, Risks and Threats

The age profile means that by end of the planning period, the current able-bodied generation are likely to be significantly less mobile 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. This demographic underpins 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 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 we are unsighted on the overall water handling capacity of the SWW infrastructure in the medium and long term.

Objectives

1. To secure social benefits – appropriate homes and housing for our community

- 1.1. Ensure respect for the size, scale and character of this unique place and the limited space in all development proposals.
- 1.2. Maintain the quality of established community life with development proposals benefiting the community.
- 1.3. Ensure that the neighbourhood remains balanced in terms of housing mix and that local community life remains viable throughout the year.

2. To secure economic benefits

- 2.1. 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.
- 2.2. Improve the existing infrastructure, connectivity and off-street parking provision.

3. To secure environmental benefits

- 3.1. Care for and protect our natural environment 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

1. The maximum number of new homes permitted in the Parish up to 2030 is approximately 10% of current total housing stock. This equates to 15 NEW homes. (Planning permission has been granted in 2019 for the development of 10 new homes which leaves a maximum permitted development of 5 new homes).
2. The maximum permitted development at any one site is approximately 4% of 2019 total housing stock. This equates to a limit of 6 NEW homes.
3. Any development must adhere to the Affordable Housing requirements of the Cornwall Local Plan with maximum on-site provision of Affordable homes.
4. Any development must be sympathetic to the needs of the Parish providing opportunities for downsizing and access for individuals with more limited mobility.
5. Development must comply with our Built Environment Profile
 - 5.1. Development proposals should be of an appropriate scale and density. They should not adversely impact neighbours and other aspects of the proposed build must all be sympathetic to the characteristics of this Parish.
 - 5.2. Any development must provide adequate off-road parking
 - 5.3. Site over-exploitation will be opposed
6. We will support appropriately scaled local enterprise and utility and infrastructure improvements which bring economic benefit to the area and promote local wealth creation. We will work with communication providers to secure improved communication access within the Parish.
7. Development should meet our Natural Environment Profile
 - 7.1. Development proposals should not have an adverse impact on our green spaces, gardens, fields, orchards, river accessibility, wildlife, habitats, Area of Outstanding Natural Beauty and the Marine Conservation Zone.
8. 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.

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

Policy 1

Intention - A policy to allow managed growth of the existing housing stock

Justification

This policy is a limit 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. Limiting scale and size of development has been a recurring theme throughout the questionnaire process. 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 the Parish up to 2030 is approximately 10% of current total housing stock = 15 NEW homes. (Planning permission has been granted in 2019 for the development of 10 new homes which leaves a maximum permitted development of 5 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 an 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. We could in theory have some clusters of new homes but not all on top of each other. An even pattern of development is essential given the geographical and physical constraints. Any likely future infrastructure in the area could not sustain significant unbalanced concentration. There is one minor road leading down through steep hillsides to a dead end at the river and servicing almost the entire Parish. A large concentration of new homes, out of proportion to the existing total number of buildings would totally change the character of the Parish and exceed the capacity of the infrastructure for all. Development impact on the existing or any likely future infrastructure is a recurring theme in the questionnaire replies

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

Policy 3

Intention - A presumption in favour of Affordable Housing provision in the area

Justification

The NDP 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 will not be second or third homes. 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 two thirds rule. Therefore, on 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 recognise however that this more onerous obligation on developers would probably 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. We expect the Planning Authority to enforce the current affordability provisions contained in the Local Plan and help preserve balance in the local housing mix. We wish to ensure that developments are sympathetic to the needs of the Parish demographics and, in that respect, include provision for downsizing and accessibility for less mobile individuals.

Whilst no sites have been identified the Parish will take a favorable view of development applications which support the needs of the Parish in terms of size of properties, affordability and accessibility.

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 development which is sympathetic to this Parish

Justification

Development in sympathy with our desired Built Environment Profile for the area. Simply put, the following are the parts of planning law and the National Planning Policy Framework which we want most attention paid to. There is considerable local research feedback that the Planning Authority have not given proper weight to local views on development.

Material planning considerations must be closely adhered to if this small neighbourhood is to remain a great place to live in and visit. The local planning authority and any reviewing judicial body is requested to give weight to the following material considerations, adherence to which will help prevent site over-exploitation.

- 1. Overbearing nature of a proposed development: does a proposed development retain the balance of the area?*
- 2. Layout and density of buildings: is a proposal the most appropriate for such a small and constrained area?*
- 3. Public visual amenity: everyone wants the broad views to remain free from unsympathetic or overbearing developments that may obscure the views of existing properties.*
- 4. 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.*
- 5. Overshadowing, overlooking and loss of privacy are particularly relevant quality of life factors where the main housing stock is on steep hillsides.*
- 6. Developments must not only be well designed and of high quality but must evidence how they take account of and are appropriate for the characteristics and future needs of the Parish.*

Development must comply with our Built Environment Profile Development proposals should be of an appropriate scale and density. They should not adversely impact neighbours and other aspects of the proposed build must all be sympathetic to the characteristics of this Parish.

Policy 5

Intention - A policy to support entrepreneurial effort and encourage sympathetic economic growth

Justification

The presumption is in favour of projects that: encourage local enterprise, contribute to local earnings and income generation, enhance the skills base, enhance mobile phone signal and internet connectivity, improve infrastructure. These were all broadly supported in questionnaire replies by either in direct answers or in free text comments.

We will support appropriately scaled local enterprise and utility and infrastructure improvements which bring economic benefit to the area and promote local wealth creation. We will work with communication providers to secure improved communication access within the Parish.

Policy 6

Intention - A policy to safeguard the natural environment.

Justification

The following are aspect of our environment which must take priority as we are custodians of this Parish for future generations. All the questionnaire evidence indicates agreement of this focus.

The Natural Environment Profile of our Area.

- 1. The basic presumption is that green spaces should remain green. An example would be that an existing orchard should remain green rather than be subject to new build unless there are exceptional reasons linked to the Parish Neighbourhood Development Plan.*
- 2. Public access to existing public space, footpaths, the Downs, the River and its frontage and the Pill must remain a right for all and not limited by development. Respect for public visual amenity takes precedence over site development.*
- 3. 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 village should not fundamentally alter this balance.*
- 4. Development must respect the tranquility of the quiet riverside setting and the existing balance between the built and natural environment. There is a presumption against development which will have an adverse impact on light and noise pollution levels, habitats, trees and wildlife in the AONB and MCZ.*

Development should meet our Natural Environment Profile and should not have an adverse impact on our green spaces, gardens, fields, orchards, river accessibility, wildlife, habitats, Area of Outstanding Natural Beauty and the Marine Conservation Zone.

Policy 7

Intention - A policy to secure on-going environmental benefits through renewables

Justification

The presumption is positive regarding environmentally sound developments but is 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, community assets 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, individuals or community assets.

Policy 8

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 borne 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 Torfrey area) must provide a minimum of one new dedicated off-street car parking space per bedroom created or per single occupancy commercial unit formed.

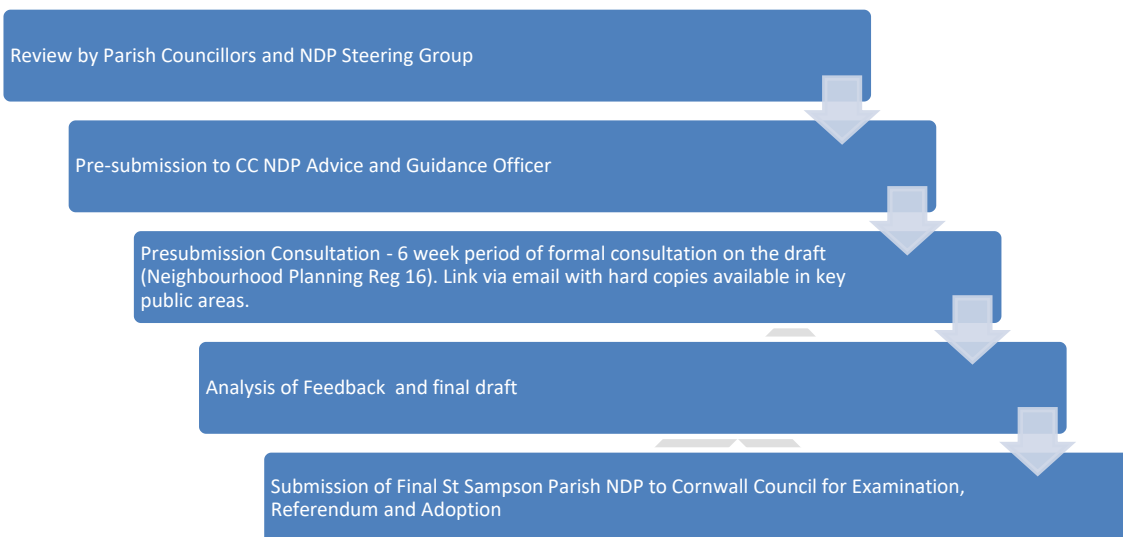
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Policy impacts

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

| | Objective 1.1 Respect for place and space | Objective 1.2 Maintain quality of community life | Objective 1.3 Balanced and viable housing mix | Objective 2.1 Encourage economic well being | Objective 2.2 Improve infrastructure | Objective 3.1 Care for the environment, peace and tranquility |
|--|---|--|---|---|--|---|
| NDP Policy | | | | | | |
| Policy 1 Cap on total new Homes | ⚙️ | ⚙️ | | | | |
| Policy 2 Cap on density | ⚙️ | ⚙️ | ⚙️ | | | |
| Policy 3 Affordables | | ⚙️ | ⚙️ | | | |
| Policy 4 Sympathetic development | ⚙️ | ⚙️ | | ⚙️ | ⚙️ | |
| Policy 5 Enable enterprise and improvement | | | | ⚙️ | ⚙️ | |
| Policy 6 Respect the environmental profile | ⚙️ | ⚙️ | | | | ⚙️ |
| Policy 7 Encourage renewable energy use | ⚙️ | | | | | ⚙️ |
| Policy 8 Car parking space | | ⚙️ | | ⚙️ | ⚙️ | |

Section 8. Next steps



Monitoring and Review

Following the Adoption of the St Sampson Neighbourhood Development Plan the Plan will be reviewed on an Annual basis to ensure that it remains relevant. In addition, where specific exceptional circumstances arise, the Plan will be reviewed to ensure continuing relevance.

“Taclow da a wher yn Golans”

“Good things happen in Golant”

Golant from Penpol Creek. This photo shows more than half of the total housing stock in the Parish



Section 9: Glossary and Abbreviations

| | |
|------------------------------|------------------------------------|
| AONB | Area of Outstanding Natural Beauty |
| CC | Cornwall Council |
| CNA | Community Network Area |
| EU | European Union |
| FHC | Fowey Harbour Commissioners |
| GHG | GHG – Golant Heritage Group |
| GQUA | Golant Quay Users Association |
| MCZ | Marine Conservation Zone |
| NDP | Neighbourhood Development Plan |
| PROW | Public Right of Way |
| St Sampson Parish Council | St Sampson Parish Council |
| SWW | South West Water |