

ST SAMPSON PARISH  
NEIGHBOURHOOD  
DEVELOPMENT  
PLAN



2021 - 2030

*“Taclow da a wher yn Golans”*

“Good things happen in Golant”

Produced by NDP Steering Group

April 2021

**St Sampson Parish**  
**Neighbourhood Development Plan**  
**2021-2030**

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## 1. Introduction

- 1.1. The creation of a Neighbourhood Development Plan (NDP) is part of the government’s revised approach to planning, contained in the Localism Act 2011 (the Act). This Act is designed to give local people more say in the development of the area in which they live.
- 1.2. St Sampson Parish Council applied to Cornwall Council to designate the Parish as a “Neighbourhood Area.” Cornwall Council formally designated the Neighbourhood Area on 13<sup>th</sup> April 2015 in accordance with the Neighbourhood Planning (General) Regulations 2012. A map of the Neighbourhood Area (St Sampson Parish) is shown in Fig 1.

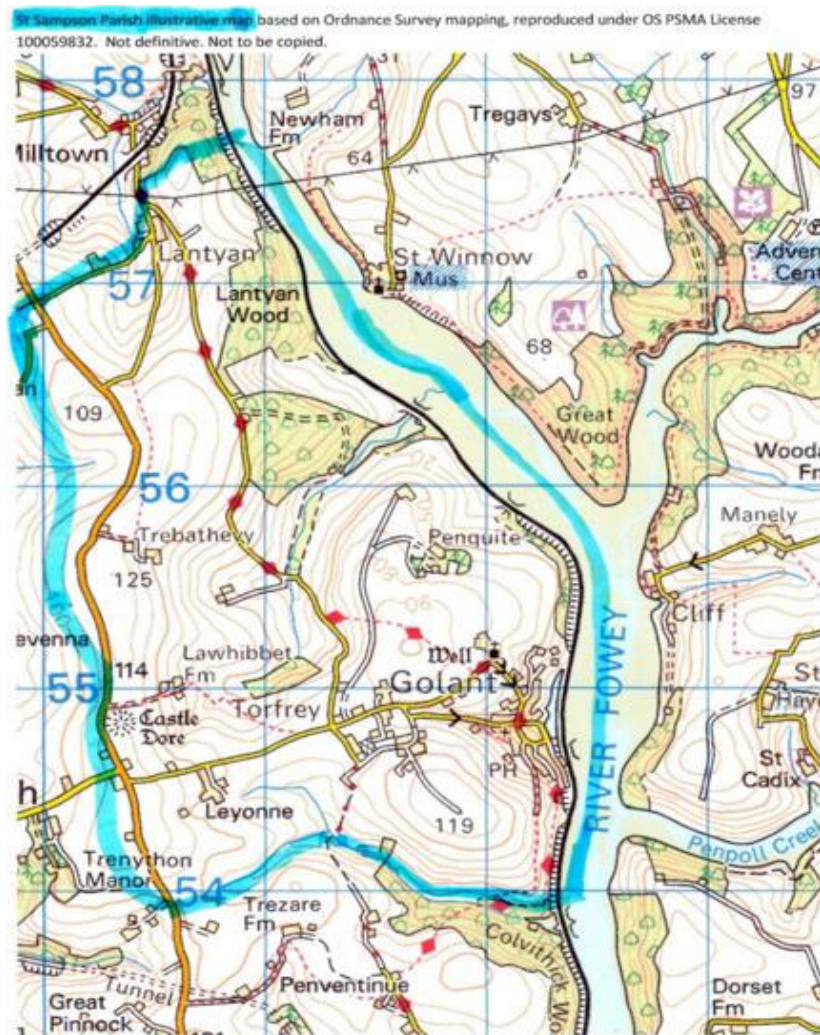


Fig 1 St Sampson Parish Neighbourhood Area

- 1.3. The aim of the St Sampson Parish (The Parish) NDP is to put forward the wishes of the local community, within National and County guidelines and in accordance with the Cornwall AONB Management Plan, with regard to any future development. In order to do this, a core NDP Team was created, this team included members of the Parish Council and also other local residents, all of whom volunteered their services for this process.

## 2. The NDP Process

- 2.1. The process for the creation of the St Sampson NDP included:
- 2.1.1. An initial meeting of the development team was held on 4<sup>th</sup> March 2015. This team consisted of full and part time residents of the Parish who owned residential properties.
  - 2.1.2. Public meetings were held in April, July and August 2015 and February 2020 in the Village Hall.
- 2.2. The NPD team put together an initial questionnaire and a young person's questionnaire. These were distributed by hand to all households within the Parish inviting them to make comments and observations on a number of different topics. The survey questions were largely based on themes in the St Sampson Parish Plan 2003 (document Evidence 1 on Parish website). Based on the responses to this initial survey a second questionnaire was designed and circulated. Two hundred copies were distributed, and it had been previously "advertised" in the Golant Pill newsletter. The responses were dealt with anonymously and the closing date was 14 October 2015. The response rate was 52%
- 2.3. The Parish NDP contains a number of policies that have been put together on the back of these survey results in conjunction with the policies and guidelines set out in the other relevant national and local plans. These policies can be seen in Section 7. Once these policies have been agreed and accepted, they will form part of Cornwall Council's Development Plan and they will become a "Planning Consideration" which will ensure that the voice of the Parish is heard in any future developments.
- 2.4. The Parish NDP 6-week consultation process started on the 1<sup>st</sup> February 2020 and finished on the 14<sup>th</sup> March 2020. This consultation produced several comments and suggestions via the consultation meeting on 15<sup>th</sup> February 2020 and the email/hard copy feedback format. In addition to comments and suggestions all respondents were positive in their comment on the general direction and focus of the NDP. The suggestions were reviewed by the Parish Council and agreed changes incorporated in the plan.

2.5. As part of the consultation the Parish NDP was also sent to Cornwall County Council, Homes England, The Regulator of Social Housing, Natural England, The Environment Agency, Historic England, Network Rail Infrastructure Ltd, The Highways Agency, Marine Management Organisation, South West Water, St Sampson Church, Fowey Parish Council, Lostwithiel Parish Council, Tywardreath & Par Parish Council, Fowey Harbour Authority, Village Hall Committee, St Veep Parish Council, St Winnow Parish Council, Lanlivery Parish Council, Lanteglos Parish Council, Three, O2, Vodaphone, EE, Ofcom, Royal Cornwall Hospital Trust, Kernow Clinical Commissioning Group, Healthwatch Cornwall, National Grid, Western Power Distribution and EDF Energy. None of these organisations lodged any concerns regarding the plan. Where any comments were made regarding points that two of these bodies wished included in the NDP they have been added. Details are included in the Consultation Statement.

### 3. Guidelines

3.1. There are two senior tiers of planning legislation and guidance that it will be necessary for any NDP to follow:

3.1.1. The National Planning Policy Framework (NPPF) – This is national legislation that any Local and Neighbourhood Plans must follow. It states:

3.1.2. *‘Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan, Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans and Orders should not promote less development than set out in the Local Plan or undermine its strategic policies’*

3.2. The Cornwall Local Plan: Strategic Policies 2010-2030 (LP:SP) – This is the plan for the County which was adopted in late 2016.

3.3. This NDP has been prepared in accordance with the NPPF from March 2012; The Cornwall LP:SP (adopted 2016); Neighbourhood Planning Regulations 2012 and the European Directive on Strategic Environmental Assessment 2004.



- 3.4. In line with Cornwall LP:SP, this NDP will cover the period from its acceptance by the Council to 2030.
- 3.5. Once an NDP is submitted it will then be subject to an independent examination. It must demonstrate that the policies contained are consistent with the basic conditions of all of these guides.

## 4. Description of the Parish

- 4.1. St Sampson is a small rural parish in Mid Cornwall. It 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.
- 4.2. The essential characteristics of this area are as follow:
- 4.2.1. Small scale: one of the smallest Parishes in the Country.
  - 4.2.2. 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.
  - 4.2.3. An Area of Outstanding Natural Beauty (AONB).
  - 4.2.4. Marine Conservation Zone (MCZ).
  - 4.2.5. An area with significant bio-diversity including tidal river and ancient woodland. (<https://magic.defra.gov.uk>)
  - 4.2.6. A mix of full time and second home ownership.
  - 4.2.7. Limited business/commercial enterprise: no shop, one pub, no fast food, a Seasonal Café, a kayaking business, farms, cider making, holidays lets, bed and breakfasts, a stand-up paddle boarding business and an art gallery.
  - 4.2.8. Active community life: throughout the year enjoying community assets including the Village Green, Village Hall, Playground, St Sampson Church, Rowing and Canoe Clubs, Quay and Slipways: although many residents are retired, not many are idle in this Parish.
  - 4.2.9. River based activities: respecting our peaceful river, activities are a feature of Parish life both for residents and visitors.
  - 4.2.10. An informed and engaged local population: close family and friendship ties between residents and the visiting seasonal population.

- 4.3. The Parish has a population of 230 (2011 census). There is a total of 114 dwellings within the parish, approximately 40% of the dwellings in the parish are second homes or holiday lets. 35 of the dwellings are known to be at least 200 years old. Most of the houses are two storey buildings.
- 4.4. St Sampson Parish is home to two key sites of historic interest. Located in the Parish is St Sampson Parish Church. The life of St Sampson is one of the earliest recorded and relates how the saint travelled to Cornwall after studying in Dublin. He established himself in Golant, where the church now stands, having erected a temporary shelter by the holy well, which can be seen from the south door. The church follows a traditional Celtic design, with some parts said to date from 1200, although the present building was consecrated in 1509 and restored in 1842. The Church is a key focus for village life and in addition to its weekly services the Church is the location of many community activities including bell ringing, choir and handbell ringing. The second site is the Castledore, a small multivallate hillfort which was first listed as a scheduled monument in December 1929 and was constructed between the 5<sup>th</sup> and 4<sup>th</sup> Centuries BC.
- 4.5. St Sampson Parish is home to ancient woodland with Ancient/Veteran trees listed in The Ancient Woodland Registry, Evidence 13. This woodland, on private land, forms an integral park to the landscape. The woodland at Penquite is also a County wildlife site.



Area of Outstanding Natural Beauty and Marine Conservation Zone

## 5. View of the Community

- 5.1. From the results of the 2014 Survey, it was deduced that any development within the parish would be limited by the lack of infrastructure, most significantly very small road systems and very limited parking in the Village. Therefore, only small-scale development can be considered.

5.2. The following is a summary of some of the areas covered within the survey.

- 5.2.1. Small size, small developments (meeting Parish needs) are favoured, which are sympathetic to the characteristics of the Parish and its surrounds
- 5.2.2. Some divergence of opinion on the case for or against development
- 5.2.3. Respect for our natural environment and importance of AONB issues
- 5.2.4. Key assets are treasured
- 5.2.5. Character of the Parish can be defined and will be regarded in Planning considerations
- 5.2.6. Support for Localism and importance of the Planning Authority respecting local views
- 5.2.7. Inadequacy of infrastructure to support large scale development anywhere in the Parish
- 5.2.8. Capacity for infilling growth in Golant is constrained by geography, topography and available space
- 5.2.9. Community Levy Infrastructure (CIL) monies to be spent on projects to maintain and enhance community facilities.

## 6. Vision and Objectives

**By 2031 we will have fully understood and preserved what is good about living and working in St Sampson Parish. We retained these characteristics to meet the needs of the present generation and have developed and improved them for the enjoyment of future generations.**

6.1. The vision for St Sampson Parish by 2031 is that:

- 6.1.1. The Parish of St Sampson has established appropriate new housing to meet the Parish's needs for accessible and affordable homes by utilising any suitable sites within the Parish.
- 6.1.2. The introduction of improved communications has contributed towards the increase in the number of small businesses including a number based in homes.
- 6.1.3. All development has positively impacted this Area of Outstanding Natural Beauty and helped reduce the carbon footprint.

6.2. To meet the vision several objectives have been identified and are outlined within the policies:

6.2.1. **Housing:** To meet future housing needs of the Parish. (Policy H1)

- To support very small-scale development that ensures respect for the size, scale, and character of this unique place and supports the housing needs of elderly residents.



- Ensure that the neighbourhood remains balanced in terms of housing mix and that local community life remains viable throughout the year.
- Ensure that all new developments are as energy efficient as possible to support the Parish's Climate Change initiatives.

**6.2.2.Economic:** To encourage appropriate Economic development through improved infrastructure for small businesses. (Policy E1)

**6.2.3.Environmental:** To protect and, where possible, enhance this Area of Outstanding Natural Beauty and Marine Conservation Zone. (Policy V1)

- Preserve access to, and views, of the river.
- To preserve vehicular access to, and around, the village by ensuring all development has provision for adequate parking.
- Encourage energy conservation and reduction in the carbon footprint of the Parish by supporting renewable energy proposals that are sympathetic to the size and scale of the Parish and do not adversely impact the AONB.

**6.2.4.Community:** To protect and enhance community facilities, assets and social cohesion. (Policies C1 & C2)

- Maintain the quality of established community life with development proposals benefiting the community and the protection and enhancement of community facilities.
- To protect, and where appropriate, enhance assets valuable to the community.

## 7. Policies

St Sampson Parish NDP contains a series of Policies, the successful delivery of which, during the plan period, will meet the objectives set out in this NDP and, in turn, achieve the Community's vision for the Parish.

The policies are in bold print below. The supporting text below each policy that is not in bold print contains background, explanations, rationales and/or intent of each policy. The text is to be used in the construing, interpreting and resolving any ambiguities in each policy.

## Housing Policy

### **Policy H1: Housing Development**

- H1.1 **Small-scale housing development shall be supported within the existing Settlement at a level that is commensurate with, and that will help to support, social requirements and community facilities available in the Parish. *This shall be developed through:***
- H1.1.1 **Infill development of typically no more than one or two dwellings.**
  - H1.1.2 **The conversion of redundant buildings.**
- H1.2 **Any development will not adversely impact the residential amenity of other neighbouring properties or Public space. Such residential amenities will, due to the unique position of the Parish next to the River Fowey, include views.**
- H1.3 **Any new development proposal will demonstrate how it reflects and complements the locally distinctive character of the site and its immediate context. They will, where possible, have pitched roofs orientated to allow for the efficient use of solar panels and must incorporate off-road parking commensurate with the size of the property (a minimum of two spaces per residence). All new homes will comply with the guidance set out in the Cornwall Council's Design Guide.**
- H1.4 **To preserve and enhance the green infrastructure and biodiversity which helps to give the area its unique character the presumption is that trees will be protected and, in the exceptional situation where trees are felled during construction, they will be replaced on a like for like basis.**
- H1.5 **For any new homes, or where buildings are converted for residential use, measures should be included which protect and enhance the habitat for wildlife, Marine Conservation Zone and Area of Outstanding Natural Beauty.**
- H1.6 **Where relevant, to limit flood and surface water flood risk, development proposals should include suitable flood and surface water management solutions to mitigate flood risk to local properties.**

### Supporting Text

St Sampson has 114 dwellings and recent approval granted for a housing estate of 9 new properties and two other new builds are in progress. These developments are on brown field sites. The Parish is keen to ensure the maintenance of the balance between permanent residences and second homes and thus ensure that all new development is directed towards either affordable housing or housing which is accessible to more elderly residents wishing to downsize to suitable properties.

**Small-scale.** For the purposes of this policy 'small-scale development' is defined as a development that is not detrimental to the character of the area and is commensurate in growth with the existing settlement.

The Cornwall LP:SP definition of infill as: 'infilling is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside (Section 1.65), has been adopted.

The NDP seeks to accommodate the proposed housing growth whilst retaining the essential rural character of the Parish. Further details regarding the nature of this area can be seen in the Cornwall and Isles of Scilly Landscape Character Study (Evidence Document 10 and 11) for Fowey Valley CA21 and St Austell Bay and Luxulyan Valley CA 39 respectively

[https://map.cornwall.gov.uk/reports\\_landscape\\_chr/areaCA21.pdf](https://map.cornwall.gov.uk/reports_landscape_chr/areaCA21.pdf)

[https://map.cornwall.gov.uk/reports\\_landscape\\_chr/areaCA39.pdf](https://map.cornwall.gov.uk/reports_landscape_chr/areaCA39.pdf) .

The enjoyment of a view is an important part of the residential amenity of properties in the Parish and of Public spaces. Loss of views, due to development, would therefore have a significant adverse impact on the residential amenity of existing properties and Public Spaces.

Infill development will be proportionate to the scale of the settlement and within its boundaries, respect the settlement and landscape character of the locality and not physically extend the settlement. It must clearly relate to part of an established settlement and not isolated dwellings.

Within the Parish, there already exists some diversity in the architectural styles of buildings; some residential areas are predominately composed of houses in traditional Cornish style and others are mainly of somewhat more modern bungalows and houses.

The intent of this Policy is that any new building reasonably complements any existing properties in the immediate area and does not look out of place. It is acknowledged that to do this not only requires that the architectural style of any new building not be different from existing properties in the immediate area, but also that the scale, height and green space be within reasonable proportion to other properties in the immediate area. Where possible any pitched roofs for new buildings will be orientated to allow for the efficient use of solar panels. The Cornwall Council Design Guide 2013 sets out further advice on local design considerations.

In order to retain the rural character of the Parish developments will retain, and where possible extend, existing landscape features such as trees, hedges, Cornish hedges and wildlife habitats. Appropriate buffer/margins will also be provided in with the recommendations given in the Cornwall Council Biodiversity Guide.

As on street and public parking is very limited and, in most places, non-existent due to the narrow rural roads it is important that any new development incorporates spaces for off-road parking.

## Economic Policy

### **Policy E1: Economic Development**

**E1.1 New business and commercial development, including change of use of existing buildings, will be supported in the Parish subject to the following criteria:**

**E1.1.1 Any development is of an appropriate scale to its surroundings, and it is sited, designed and landscaped to be sympathetic to the character and appearance of any neighbouring residential properties.**

**E1.1.2 No development will impact on the amenities of nearby residential properties or the rural environment in terms of its scale and visual appearance, noise, effluent or fumes it would emit, and the traffic it would generate.**

**E1.1.3 Where possible any roofs for new business premises will be orientated to allow for the efficient use of solar panels.**

	<p><b>E1.1.4 Development will be limited to the conversion of existing buildings or the use of brownfield sites.</b></p> <p><b>E1.1.5 Existing trees and hedgerows will be retained, and proposals will include details of additional planting and future landscape management. New plantings should not adversely impact the residential amenities of other properties, including views.</b></p> <p><b>E1.1.6 All development will incorporate an area of off-road parking large enough accommodate all owners', employees' and any site visitors' vehicles.</b></p>
E1.2	<p><b>The retention of existing employment sites will be supported. Proposals which lead to the improvement, modernisation or upgrading of current employment sites will be welcomed and supported, subject to there being no adverse impact on the amenity of its neighbours.</b></p>
E1.3	<p><b>For any new business development, or where buildings are converted for commercial use, measures will be included which protect and enhance the habitat for wildlife, Marine Conservation Zone and the Area of Outstanding Natural Beauty.</b></p>
E1.4	<p><b>Developments and businesses will ensure that access to the River and Public rights of Way are not restricted and will not have an adverse impact on the tranquillity of the Parish.</b></p>
E1.5	<p><b>Developments to support improved infrastructure, such as roads, off street parking and connectivity which are sympathetic to the characteristics of the Parish will be supported.</b></p>

Supporting Text

Economic growth in rural areas will create jobs and prosperity and enhance the community.

Some residents have developed B&B businesses or holiday lets to supplement their income.

Residents in the community greatly value this area for its rural tranquillity. Accordingly, the intent is that, for any change of use or new business development that is considered, great care is taken to ensure that there will be no material negative impact on neighbouring residential properties or the Parish infrastructure.

This policy permits the development of new business premises of a scale and design in keeping with the character of the local area.



## Environmental Policy

### **Policy V1: Environment Preservation and Enhancement**

**To protect and enhance the environment of the parish new development proposals will be supported where they:**

- V1.1 provide adequate parking without reliance on Parish public parking provisions or on-street parking.**
- V1.2 provide renewable energy which is of a scale that is sympathetic to the size and nature of the Parish and do not adversely impact the Area of Outstanding Natural Beauty or the Marine Conservation Zone.**
- V1.3 respect and do not adversely impact the residential amenity of neighbouring properties or public space, including River views.**

### **Supporting Text**

The vehicular access to the village is very limited with narrow, winding roads. On road parking can have a significantly detrimental impact on access and hence all new development must have enough parking allocation for the full range of use of the property i.e. parking for all residents.

Narrow roads mean that it is not viable for large scale machinery to move around the village and any development proposals will include full details of vehicular movement and parking provision to protect access to and around the village and the infrastructure of the narrow lanes e.g. banks, hedges, etc.

Many properties in the Parish have been built to enhance their views of the river. The enjoyment of this view forms an important part of the residential amenity. Its loss would therefore have a significant adverse impact on that residential amenity and will be a key factor when considering any new developments.”

The Parish respects the details of the South West Marine Plan (currently under consultation) which includes its vision “Community wellbeing, cohesion and recognition of natural and cultural heritage is enhanced by increased sustainable access to marine area”. In particular the concepts of community wellbeing and of sustainability will be key factors with regard to any development or environment change proposals linked to access to the marine area. Any development within the Marine area requires a licence from the Marine Management Organisation in accordance with the Marine and Coastal Access Act (MCAA) 2009. A wildlife licence is also required for activities that would affect a UK or European protected marine species. Whilst it is the responsibility of the development applicant to apply for such required licences, St Sampson parish will make decisions in accordance with marine policy documents. Where a decision is taken against these policies clear reasons will be stated.

The implications of global warming for St Sampson Parish are significant. Cornwall Council’s declarations of a Climate Emergency and the targets to restrain global warming and become carbon neutral by 2030 are therefore seen as a significant imperative. The Parish supports Cornwall Council’s declaration of a Climate Emergency and will therefore embed environmentally sustainable practice in the way our community functions and demonstrate local determination to make an effective contribution to the Countrywide response to the challenges faced.

## Community Policies

### **Policy C1: Community Building Assets**

**The following are Community Assets:**

- i. St Sampson Parish Church,**
- ii. Village Hall,**
- iii. Fisherman’s Arms Public House, (Community Asset Transfer registered),**
- iv. Castledore Rowing Club**
- v. Canoe Club**

**Development Proposals which promote the continued improvement of the assets listed above, in line with Policy H1, for use by the local community for social, recreational and educational reasons will be supported.**

**The change of use or redevelopment of the assets listed above to a non-community use will only be permitted where the facility is:**

- a. no longer needed**
- b. it is not viable; or**
- c. adequate facilities or services exist, or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.**

Supporting Text

The assets listed above are regularly used by local residents of all ages, community groups and clubs and are of significant importance linked to the community wellbeing and cohesion. It is important that these facilities are protected for future generations.

**Policy C2: Marine Access Assets; Golant Quay, Slipway (by the Rowing Club)**

**Development Proposals which promote the continued improvement of the assets listed above, in line with Policy H1, for use by the local community for social, recreational and educational reasons will be supported.**

**The change of use or redevelopment of the assets listed above to a non-community use will only be permitted where the facility is:**

**Incorporated or replaced i.e. of the same quality or better within the new development; or relocated to a more appropriate location which improves its accessibility to potential users.**

Supporting Text

The assets listed above are regularly used by local residents of all ages, community groups and clubs and are of significant importance linked to the community wellbeing and cohesion. It is important that these facilities are protected for future generations.

**Policy C3: Local Green Space**

The following areas are designated as Local Green spaced as set out in Figure 2 and Figure 3:

1. The Village Green and playground in Golant,
2. Water's Edge

Inappropriate development will only be acceptable in very special circumstances.

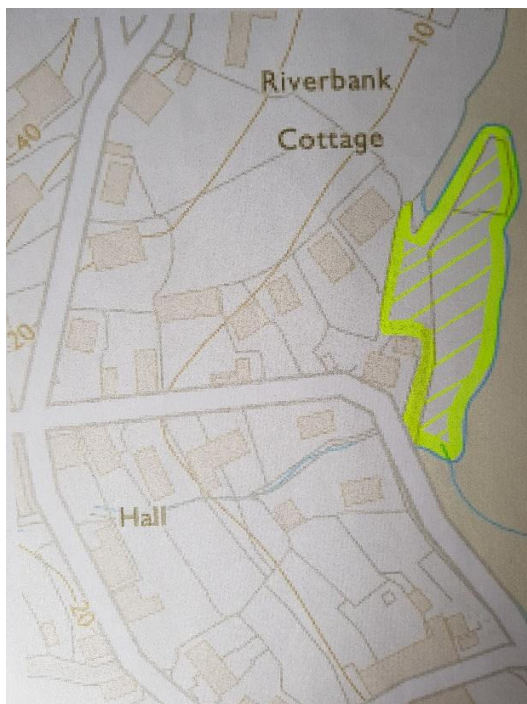


Fig 2: The Village Green and Play Area in Golant



Fig 3: The Water's Edge

## Supporting Text

In line with Paragraph 99 of the NPPF, this policy will give Local Green Space Designation to community sites within the Parish that conform to the criteria stated under Paragraph 100 of the NPPF Feb 2019.

Both the Play Area and the Village Green as shown in Fig 2 and the Water's Edge as shown in Fig 3, at Golant are used regularly by the local residents and it is important that these facilities are protected for future generations.

## Glossary of Terms

AONB – Area of Outstanding Natural Beauty

EBD – Evidence Base Document

CIL – Community Infrastructure Levy

CAN – Community Network Area Cornwall

LP:SP – Cornwall Local Plan: Strategic Policies  
2010 – 2030

NDP – Neighbourhood Development Plan

NPPF – National Planning Policy Framework Feb  
2019

PROW - Public Right of Way

The Act – The Localism Act 2011

MCZ – Marine Conservation Zone



*“Taclow da a wher yn Golans”*

“Good things happen in Golant”