

SOUTH HILL
PARISH
NEIGHBOURHOOD
DEVELOPMENT
PLAN



2016 - 2030

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South Hill Parish Neighbourhood Development Plan 2016-2030

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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. South Hill Parish Council applied to Cornwall Council, on 3rd December 2013, to designate the Parish as a “Neighbourhood Area.” Cornwall Council formally designated the Neighbourhood Area on 14th April 2014 in accordance with the Neighbourhood Planning (General) Regulations 2012. A map of the Neighbourhood Area (South Hill Parish) is shown in Fig 1.

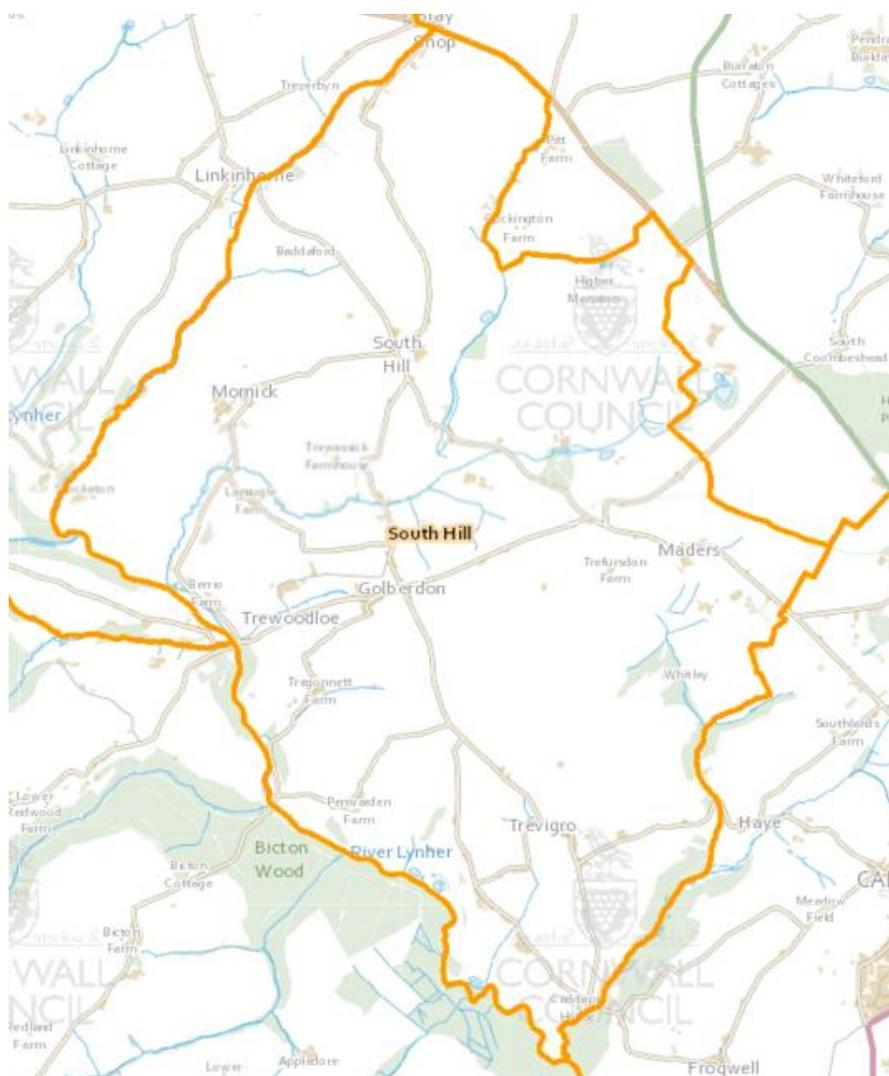


Fig 1. South Hill Parish Neighbourhood Area

- 1.3. The aim of the South Hill Parish (The Parish) NDP is to put forward the wishes of the local community 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 South Hill NDP included

- An initial meeting to form a development team on the 14th April 2014
- A public meeting in May 2014 where representatives from Cornwall Council were present to answer questions about Neighbourhood Planning and give advice.
- A community day in September 2014 to which all local residents were invited

- 2.2. From these initial discussions the team put together a survey which was then distributed by hand to all households within the Parish during December 2014. Inviting them to make comments and observations on a number of different topics. The responses to the survey were very encouraging with a return rate of 81.23%.

- 2.3. After the results from the survey were received there were two further dates where the local residents were invited to make comments; this included a stand at a local business forum and also a formal exhibition and information day on the 21st March 2015, where the results of the survey were presented through a series of posters and charts. These were held at the parish hall in Golberdon and were well attended by: residents; our Member of Parliament, Sherryl Murray; our Cornwall Councillor Stephanie McWilliam; and most of the South Hill parish councillors. Several useful observations and comments were put forward at these events. The results of this survey will be further discussed in Section 5 with the survey results being published as part of the Evidence Base Document (EBD).

- 2.4. 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.

3. Guidelines

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

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

‘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’

- The Cornwall Local Plan: Strategic Policies 2010-2030 (LP:SP) – This is the emerging plan for the county which is at a very advanced stage

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

3.3. In line with Cornwall LP:SP, this NDP will cover the period from its acceptance by the Council to 2030.

3.4. 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.

3.5. The Parish of South Hill lies within the Caradon Community Network Area (CNA), one of 19 CNA's in Cornwall. The Cornwall LP:SP allocates 480 new dwellings to the main town of Callington with the remaining parishes co-ordinating to ensure that the remaining requirement of 510 dwellings is met.

4. Description of the Parish

- 4.1. South Hill is a small rural parish in South East Cornwall. It covers an area of 1,301 hectares. The River Lynher, to the west, forms part of the parish boundary. The town of Callington is 5 km to the east. The main village is Golberdon with smaller settlements at South Hill, Maders, Trevigro, Trewoodloe and Mornick. Part of the village of Bray Shop is also in South Hill Parish. There are several other clusters of houses and individual properties throughout the Parish. Most of the land is farmland which slopes towards the wooded valleys of the River Lynher and its tributaries.
- 4.2. St Sampson's Church is at South Hill; The Parish Hall, Recreation Field and Allotment Field are in Golberdon, where there is also a football pitch and a children's play area.
- 4.3. Within the Parish there is also Council owned land and houses.
- 4.4. The parish has a population of 474 (2011 census), this can be broken down into the following age groups:
 - 17% Under 18
 - 61% Between 18 & 65
 - 22% Over 65
- 4.5. There are a total of 203 dwellings within the parish.
- 4.6. The population density was recorded at 0.4 persons per hectare against an average in Cornwall of 1.5 and 4.1 in England.
- 4.7. The area to the south of the Parish contains the Lynher Valley Area of Great Landscape Value; this is an area of high landscape quality with strong and distinctive characteristics which make it particularly sensitive to development. It also contains three County Wildlife Sites of: Bearlands, Pidgerton Wood and Tregonett Wood and also a number of listed buildings

5. View of the Community

5.1. From the results of the 2014 Survey, which are available within the EBD, it was deduced that any development within the parish would be limited by the lack of infrastructure and therefore only small scale development could be considered.

5.2. The following is a brief summary of the some of the areas covered within the survey. The full results are published separately

- In general , the residents of the parish are in favour of some small scale development and increase in housing in line with the Cornwall LP:SP
- The majority favoured affordable family homes for sale in any appropriate individual site within the parish
- Developments should be single properties which should be of a traditionally nature and blend in with surrounding properties
- The re-development of disused farm buildings for residential use was to be encouraged
- Any benefits provided by a developer should be used to improve the infrastructure
- There was support for domestic solar power, but not for any large scale ground based solar panels or wind turbines.
- The Parish Hall, Recreation Ground, St Sampson's Church and Churchyard should all be designated as 'Assets of the Community' or 'Public Open Spaces' and protected from development
- The Pump at Egypt and the Medieval and Post Medieval Bridges around the Parish should all be designated as 'Historical Structures' and be protected from development.

6. Vision and Objectives

6.1. Vision

The vision for South Hill Parish in 2031 is:

- The Parish of South Hill has established appropriate new housing to meet the Parish's needs for new and affordable homes by utilising any suitable sites within the Parish.
- The Parish Hall has continued to be the hub of the parish, having developed even further into a community centre with social and recreational facilities for all parish residents.
- The introduction of advanced communications has contributed towards the establishment of a number of small businesses including a number based in homes.

6.2. Objectives

To meet the vision a number of objectives have been identified and are outlined within the policies:

- To meet future housing needs of the Parish. (Policy H1)
- To encourage suitable business development. (Policies B1 & B2)
- To protect and enhance community facilities and social cohesion. (Policies C1 & C2)
- To protect assets valuable to the community. (Policy C3)

7. Policies

7.1. South Hill Parish NDP contains a series of policies, the successful delivery of which during the plan period will meet the objectives set out within this NDP and, in turn, achieve the community's vision for the Parish.

7.2. *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. This text is to be used in construing, interpreting and resolving any ambiguities in each policy.*

HOUSING POLICIES

Housing Development

Supporting Text

- 1) At the time of the 2011 census South Hill had 214 dwellings and is amongst the least developed parishes in Cornwall; with an infrastructure largely unchanged since the mid-twentieth century. On a pro rata basis the parish currently has around 7% of the existing dwellings in the CAN excluding Callington, nevertheless, the majority of the residents believe that an increase in housing of approximately 10% within the plan period can support the retention, and even growth, of the very limited public and social facilities currently available without altering the extremely rural character of the Parish.
- 2) The Cornwall LP:SP has not set a specific housing requirement for the parish but has set a minimum target of 520 new dwellings for the remainder of the Caradon CNA excluding Callington. As at March 31st 2016 there were 150 completions and 304 dwellings with the benefit of planning permission or under construction that contribute to the CNA target.
- 3) The NDP seeks to accommodate the proposed housing growth whilst retaining the essential rural character of the Parish. Infill development should 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.
- 4) 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.
- 5) The intent of this Policy is that any new building reasonably blends with existing properties in the immediate area and does not look out of place. It is acknowledged that to make new properties blend in requires; not only that the architectural style of any new building not be different from existing properties in the immediate area, but also requires that the scale, height

and green space be within reasonable proportion to other properties in the immediate area. In addition, new buildings in traditional Cornish style are favoured where they would not be completely out of place with existing buildings in the immediate area. Where possible any pitched rooves for new buildings should 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.

Policy H1: Housing Development

- a. Small-scale housing development shall be permitted at a level that is commensurate with and that will help to support social and community facilities available in the Parish. This would entail a growth of approximately 10% over the period of the plan This shall be developed through:**
 - i. Infill development of one or two dwellings in the village, hamlets and small settlements.**
 - ii. Affordable Housing; where there is a demonstrated local need for affordable homes within the Parish.**
 - iii. The conversion of suitable disused buildings.**
 - iv. Housing for a rural worker; where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.**
- b. New buildings should be designed to blend in with existing dwellings in the immediate area. The design of new housing should normally be in traditional Cornish style where that would be in keeping with existing buildings in the immediate area. All new homes should take steps to comply with the guidance set out in the Cornwall Council's Design Guide.**
- c. To preserve and enhance the green infrastructure which helps to give the area its unique character, all new housing development should include the planting of one or more trees, of species which are native and common in Cornwall. New trees should be planted to replace any trees that were felled during construction**
- d. For any new homes, or when buildings are converted for residential use, the installation of bat and owl boxes to protect and enhance the habitat will be encouraged and supported**

BUSINESS POLICIES

Small Businesses – Change of use

Supporting Text

- 1) Economic growth in rural areas will create jobs and prosperity; however, there are no large businesses in the Parish, farming being at its heart
- 2) Some residents have developed B&B businesses or holiday lets to supplement their income, but this is not the typical Cornish holiday area.
- 3) Many residents in the community greatly value this area for its rural tranquillity. Accordingly, the intent is that in any change of use that is considered great care is taken to ensure that there will be no material negative impact on neighbouring residential properties. The development of new businesses should not require major road improvements involving road widening and the loss of hedgerows.

Policy B1: Small Businesses – Change of use

- a) **The change of use of existing agricultural and residential buildings and outbuildings to A1 (shops), A2 (financial, professional services), A3 (restaurants and cafés), A4 (pubs), B1 (businesses suitable for residential areas without loss of amenity) and C1 (hotels and guest houses) will be permitted provided that the change of use:**
 - i. **Would not have a materially adverse 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.**
 - ii. **Would not give rise to an unacceptable increase of road traffic.**
- b) **When buildings are converted for commercial use, the installation of bat and owl boxes to protect and enhance the habitat will be encouraged and supported.**

Small Businesses – New Build

Supporting Text

- 1) This policy permits the development of new business premises of a scale and design in keeping with the character of the local area. Exceptionally, where larger premises are required, developers will be asked to demonstrate that all the criteria set out in the policy are satisfied and that there is a need to locate the building in the area and that there are no existing buildings in the area that are suitable for conversion to the proposed use.
- 2) The maximum height indicated in the policy is based on a building sufficiently high to accommodate typical light and medium duty equipment associated with construction, highway maintenance and land and forestry management activities whilst not exceeding the typical height of a single storey residential building. The maximum floor area is based on the most common size of new-build, start-up, single bay, industrial units found across the UK.
- 3) As with Policy B1 above, the impact of any potential increase in road traffic arising from the new business on the local highway network will be an important consideration. The development of new businesses should not require major road improvements involving road widening and the unnecessary loss of hedgerows.

Policy B2: Small Businesses – New Build

- a) The construction of new single business premises of up to 150m² floor area and not exceeding 4m in height for A1 (shops), A2 (financial, professional services), A3 (restaurants and cafés), A4 (pubs), B1 (business suitable for residential areas without loss of amenity) and C1 (hotels and guest houses) will be permitted provided that the new building:
- i. Is of an appropriate scale and it is sited, designed and landscaped to be sympathetic to the character and appearance of neighbouring residential properties.
 - ii. Would not have a materially adverse 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.
 - iii. Would not give rise to an unacceptable increase of road traffic.
 - iv. Where possible any rooves for new business premises should be orientated to allow for the efficient use of solar panels.
- b) Exceptionally, new buildings larger than 150m² will be permitted:
- v. Where the above criteria (i to iii) are satisfied.
 - vi. The need for business to be located in the area is demonstrated.
 - vii. There are no buildings suitable for conversion in the area.
- c) Any new commercial development should include the planting of trees, of species which are native and common in Cornwall.

COMMUNITY POLICIES

The Parish Hall, Golberdon

Supporting Text

- 1) The Parish Hall at Golberdon is regularly used by local residents and community clubs. It is important that this facility is protected for future

Policy C1: The Parish Hall, Golberdon

- a) **Applications which promote the continued improvement of the Parish Hall at Golberdon (shown in Fig. 2) for use by the local community for social and educational reasons will be supported.**



Fig 2: South Hill Parish Hall at Golberdon

Children's Play Area.

Supporting Text

- 1) The children's play area at Golberdon is used regularly by the local residents and it is important that this facility is protected for future generations. The play area is adjacent to the Parish Hall

Policy C2: Children's Play Area.

- a) The Children's Play Area at Golberdon (shown in Fig.3) must be protected as a public open space and amenity area.
- b) Applications which enhance the children's play area at Golberdon will be supported.

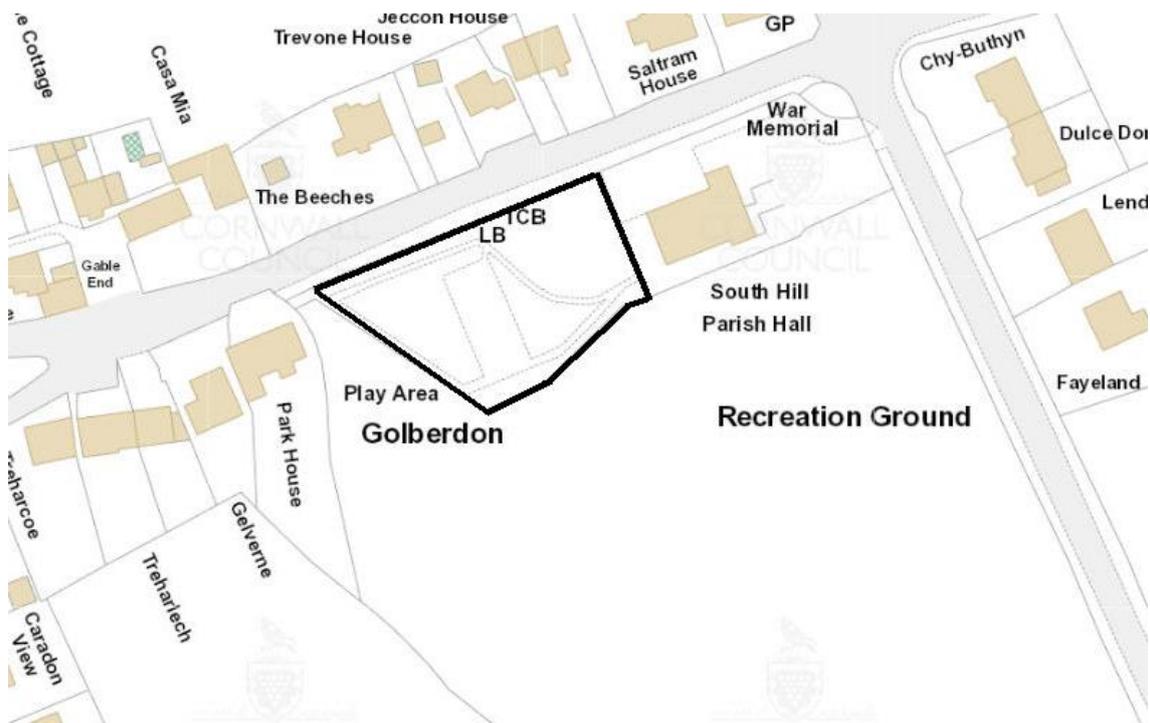


Fig 3: The children's Play Area at Golberdon

Golberdon Recreation Field

Supporting Text

- 1) This policy designates the Recreation field, as shown in Fig 2, as a protected public open space. The aim of this designation is to provide special protection against development for green areas of particular importance to local communities. The recreation field lies to the west of the parish hall.

Policy C3: Golberdon Recreation Field

- a) The Recreation Field at Golberdon (shown in Fig 4) must be protected as a public open space and amenity area.
- b) Development of the Golberdon Recreation Field will only be permitted for uses that are ancillary to the sport and recreational use of the land, provided that the openness of the site is preserved.



Fig 4: Golberdon Recreation Field

8. Glossary of Terms

EBD – Evidence Base Document

CNA – Community Network Area

Cornwall LP:SP – Cornwall Local Plan: Strategic Policies 2010-2030 May 2016 Examination version

NDP – Neighbourhood Development Plan

NPPF – National Planning Policy Framework

The Act – The Localism Act 2011

The Parish – South Hill Parish