

**BOTUS FLEMING NDP**

2018 – 2030

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**GUIDING PRINCIPLES**

- Must represent the views of the residents and other stakeholders.
- Must conform to national and local planning policies.
- Must have a strong evidence base

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## **AIMS**

- To deliver sustainable development.
- To deliver development that will have Social, Economic and Environmental benefits.

## **MAJOR FACTORS TO CONSIDER**

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

## Policy LS1 Landscape

- Proposals for development shall be supported where they have demonstrated that:
  1. they respond appropriately to local character and;
  2. reflect the identity of the local surroundings based on the assessment of the Botus Fleming Local Landscape Character Assessment (BFLCA).
  3. Where necessary, to mitigate against the landscape impact of the proposed development, landscaping shall be sought and implemented proportionate to the nature and scale of the development proposed.
  4. Where development is proposed that will detract from, or have an adverse impact on, important characteristics identified in the BFLCA, and appropriate landscaping fails to provide appropriate mitigation, such development shall be refused.

## Policy LS2 Sense of place

- Proposals for development shall be supported within the historic settlement boundary of Hatt. For Botus Fleming, they will be supported where they accord with other relevant policies in the Neighbourhood Plan and Cornwall Local Plan.
- Proposals for the re-use, conversion and extension of existing buildings inside and outside of the settlement boundaries shall be supported where they accord with the other relevant policies in the Neighbourhood Plan and Cornwall Local Plan and do not detract from, or have an adverse impact on important characteristics identified in the BFLCA.
- Proposals for development shall only be supported outside of the settlement boundaries of Hatt and Botus Fleming where they accord with other relevant policies.

## Policy LS3 Fauna & Flora

- Proposals for development or maintenance contracts shall be supported where they have demonstrated that they respond to the need to conserve and enhance the biodiversity in our parish. The PC shall seek to obtain devolved funding for such maintenance and, where practicable, shall have direct oversight of contract compliance.
- Contractors shall have due regard to the bird nesting season when proposing works affecting potential bird nesting areas.

## Policy LS4 Tamar Valley AONB

- Great weight shall be given to conserving landscape and scenic beauty within the Tamar Valley Area of Outstanding Natural Beauty. Any proposals within the AONB must clearly demonstrate how they have considered and responded to the AONB Management Plan

## **Policy LS5 Wildlife corridor**

- Proposals for development of land adjacent to FML shall only be supported where they have clearly demonstrated that they both;
- - appropriately mitigate the impact of the development and;
- - enhance the overall ecological value of the site.

## **Policy LGS1 Local Green Space**

- The Recreation Field in Hatt shall be designated as a Local Green Space under the provisions established by paragraph 76 of the NPPF. No development will be permitted on this site except in very exceptional circumstances including development whose sole purpose is to improve and enhance the recreational value of the site.

## ***Policy A/F 1: Services, facilities and amenities***

- Proposals for the development of the site occupied by the shop, petrol station and car servicing and valeting businesses shall be supported where the redevelopment of the site consists of:
- 1) Affordable and open market residential (within use class C2 and/or C3)

and at least one of the following:

- 2) A1 retail (convenience goods)
- 3) Flexible and adaptable internal area to provide commercial space with the ability to enable businesses to occupy and facilitate a community cafe
- 4) Suitable re-provision of existing commercial uses;

## ***Policy A/F 2: Traffic and transport and road safety***

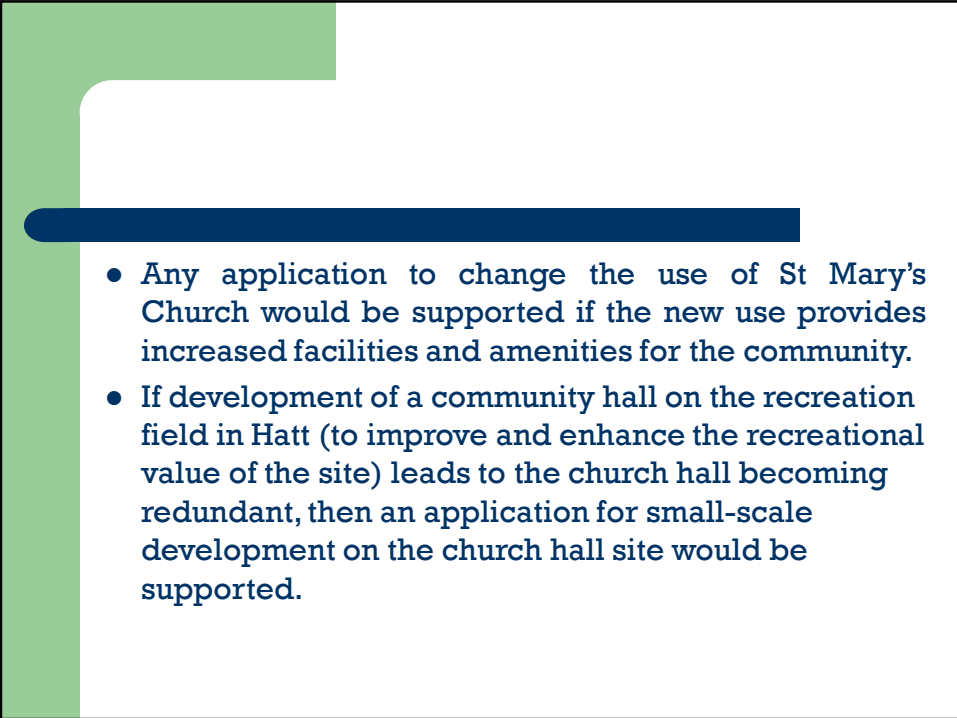
- The Parish Council shall seek to promote and encourage sustainable modes of transport above the private car wherever possible. Where appropriate and proportionate, development proposals shall have regard to the existing and proposed provision for walking, cycling and public transport and explore opportunities for their enhancement.
- The Parish Council will actively engage with relevant stakeholders and shall support any new traffic calming measures, including but not limited to a Traffic Regulation Order, along Vollarads Lane, where it passes through the settlement of Hatt, that reduce traffic speeds and increase pedestrian and cyclist activity

## Policy SD1 – promoting sustainability in Hatt

- Residential development in the settlement of Hatt shall be permitted only where it occurs within the historic development boundary or “rounding off sites” as defined in Policy 3 of the CLP. Development that also provides amenities and facilities contributing to the sustainability of the community shall be supported.
- The development of Rural Exception Sites shall be supported only if there is demonstrable local need evidenced by an up to date housing needs survey.

## Policy SD2: Sustainability Botus Fleming settlement

- Small scale development within the settlement shall be supported if it meets the criteria of Policy 3 of the CLP for infill development or if it involves the replacement of agricultural buildings within the settlement. Any new development should be sympathetic to the style of surrounding properties and should be enclosed within traditional Cornish stone walls or hedges.

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- Any application to change the use of St Mary's Church would be supported if the new use provides increased facilities and amenities for the community.
  - If development of a community hall on the recreation field in Hatt (to improve and enhance the recreational value of the site) leads to the church hall becoming redundant, then an application for small-scale development on the church hall site would be supported.