



5 Day Protocol Planning response

BOTUS FLEMING PARISH COUNCIL – PUBLIC MEETING – WEDNESDAY 22ND JULY 2020

RE. PA19/05565 – HECKBERRY BARN, VOLLARDS LANE, HATT, PL12 6PT – RESPONSE TO PROPOSAL

Botus Fleming Parish Council are of the opinion that this application does not satisfy the requirements for development under Policy 9 of the Local Plan and does not accord with the intentions of the evolving Neighbourhood Development Plan (NDP).

We note that this development is supported by the Affordable Housing Team, but we are unable to comment as we cannot find any reference to these on the Planning Portal.

We note the comment that there is no Neighbourhood Development Plan (NDP) in place. We agree that our evolving NDP has not yet been submitted. However, a great deal of consultation has taken place and that evidence should not be ignored or dismissed.

In 2018 Cornwall Council announced that the housing development target to be built by 2030 for the villages of Botus Fleming and Hatt was reduced to nil (0). This was due to the parish's very poor infrastructure and amenities being taken into account.

The National Planning Policy Framework (NPPF) confirms that the village of Hatt does not meet the conditions as a sustainable community in the areas of economic, social or environment.

Cornwall Council's Sustainability Appraisal also confirms that Hatt does not meet the standards for sustainability. The village of Hatt has very little in the way of services for the existing residents and anything claimed to the contrary would be disingenuous and could be considered to be partisan. Cornwall Council's Local Plan also supports this stance.

Private vehicles would be required to travel to and from Hatt, as there are little or no employment opportunities. There are no schools in the immediate area, no doctors' surgery or any other meaningful services.

The proposed development would not add anything to the infrastructure or sustainability of Hatt and indeed would only add to the strain on the very limited resources and also add to the parish's carbon footprint.

Botus Fleming Parish Council announced a Climate Emergency in May 2019. Due to the poor public transport links and the complete lack of footpaths or cycling paths linking the two villages to our nearest towns, a development that would introduce the potential of a further 8 plus vehicles into the community should not be supported.

We cannot see how the design of the development respects our environment. The dwellings on the western half of the village are bungalows, presenting a low profile on the horizon. With only two exceptions these dwellings are two storeys, and will impinge on the horizon. The proposed housing development proposes traditional 20th century structures that do not rely on sustainable and renewable energy that would limit the carbon footprint on the village's environment. Sustainability is an inherent factor in the NPPF and Cornwall Local Plan.

The proposed development is not adjacent to the evolving Neighbourhood Development Plan (NDP) proposed development boundary and therefore should **not be** considered to be a Rural Exception Site. It is outside the village boundary and would allow further 'planning creep' development in neighbouring fields encroaching on the rural environment. The majority of residents when consulted through the NDP confirmed that they do not want the village to extend outside of the historical developmental area of the village. Heckberry Barn is outside of this area, and the proposed development is not adjoining the development area.

Our village is quite unusual in that it has all the characteristics of a suburban development, but it is located in a rural environment. For the majority of the village population there is very limited access to the countryside and the natural world and the proposed development would also limit residents' access to the open countryside. A public right of way (Parish path : 603/1/1 (priority Gold)) traverses the applicant's development and forms part of a circular route extremely popular with local walkers. It is one of the few amenities in the village and it provides the only opportunity for many residents to momentarily escape the roads and the 21st century and walk across peaceful open countryside. The proposed development would seriously diminish this important amenity and affect many residents' enjoyment of nature and the countryside. Alternative walking routes are accessible, but only by utilising motor vehicles and again adding to the environments carbon footprint.

TREES & HEDGES – We note the following – “Approximately 30 metres of Cornish hedge bank habitat is to be removed, with another 25 metres realigned. Approximately 120 metres in total of new hedge bank with hedgerow habitat will be rebuilt/replanted, using a mix of native shrubs and trees of local provenance. The existing hedgerow would qualify as Ecologically Important for the purposes of the Hedgerow Regulations 1997. Its removal would require permission of the competent authority.” We believe that this an attempt to "manage" nature in order to urbanise the village. We believe that the development would lead to further urbanisation, disruption of hedgerow habitats and consume and damage undeveloped land with a negative and irreversible effect on our biodiversity.

In conclusion we believe that this development is not a Rural Exception Site, it would lead to a very real potential of further urbanisation, it does not demonstrate that it will have a beneficial or minimal adverse impact on the surrounding countryside and its occupants, and on the wider environment. This development if permitted would seriously affect our biodiversity and contribute to the village's carbon footprint through additional motor vehicles and non-sustainable or renewable energy. Additionally it would add to the problems of sustainability and lack of amenities and services in the village and negatively affect the lives of our parishioners through urbanisation. The proposed development does not reflect the stated wishes of the local population, does not reflect the intentions of the evolving NDP and does not provide for the sustainability that is an inherent factor in the NPPF and Cornwall Local Plan.

Councillors voted to support option 3 of the 5 day protocol as follows:-

Votes in favour of option 3 = 6

Votes against option 3 = 0

No other votes or abstentions were made or recorded.

Kind regards

Dave Edwards

dave.edwards@botusfleming.org.uk

Christopher Cook – Parish Clerk & RFO

24 Rashleigh Avenue Saltash PL12 4NS Tel 07523 005414

clerk@botusfleming.org.uk | www.botusfleming.org.uk