

**SOUTH HILL**  
**PARISH**  
**NEIGHBOURHOOD**  
**DEVELOPMENT**  
**PLAN**



**2016 - 2030**

**February 2017**

# **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 3<sup>rd</sup> December 2013, to designate the Parish as a “Neighbourhood Area.” Cornwall Council formally designated the Neighbourhood Area on 14<sup>th</sup> 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.

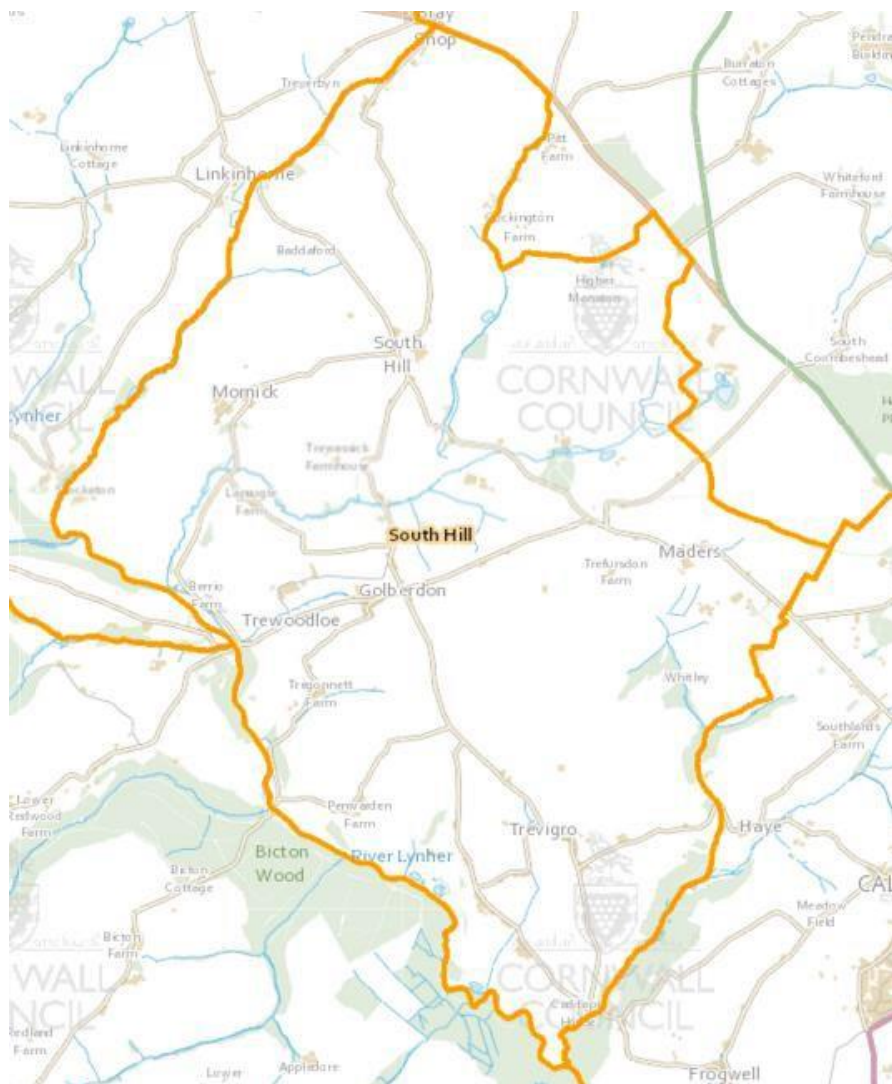


Fig 1. South Hill Parish Neighbourhood Area

- 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 14<sup>th</sup> 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 21<sup>st</sup> 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.

- 2.5. Another online survey was carried out in November 2016 to confirm resident's support for the business and renewable energy policies. Full results can be seen in the EBD.

## 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 plan for the county which was adopted in late 2016

3.2. 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.

3.3. 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 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 traditional 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 encourage energy conservation and reduction in the carbon footprint of the Parish. (Policy E1)
- 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 CNA 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 31<sup>st</sup> 2016 there were 150 completions and 304 dwellings with the benefit of planning permission or under construction, that contribute to the CNA target.
- 3) **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.
- 4) 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.
- 5) 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.

- 6) 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.
- 7) 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. 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 roofs 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.
- 8) In order to retain the rural character of the Parish, it is important that trees be planted to minimise the visual impact of any new development.
- 9) As on street parking is 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.

## 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% of the current housing stock (214 dwellings) over the period of the plan. This shall be developed through:**
- i. Infill development of typically one or two dwellings in the village, hamlets and small settlements.**
  - ii. Small-scale affordable housing on the edge of existing settlements where there is a demonstrated local need. In accordance with the Cornwall LP:SP Policy 9; The number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the Cornwall Housing Register.**
  - iii. The conversion of redundant buildings.**
  - iv. Housing for a rural worker; where there is an essential need to the business for a rural worker to live permanently at or near their place of work in the countryside.**
- b. Any new development proposal should demonstrate how it reflects and complements the locally distinctive character of the site and its immediate context. They should, where possible, have pitched roofs orientated to allow for the efficient use of solar panels and should incorporate off-road parking. All new homes should 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 also be planted to replace any trees that were felled during construction**
- d. For any new homes, or where buildings are converted for residential use, measures should be included which protect and enhance the habitat for wildlife, such as the installation of bat, bird and owl boxes, hedgehog friendly fences and bee bricks.**

## BUSINESS POLICIES

### Business Development

#### 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, 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. The development of new businesses should not require major road improvements involving road widening and the loss of hedgerows.
- 4) 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.

## Policy B1: Business Development

- a) **New business and commercial development, including change of use of existing buildings will be supported in the Parish subject to the following criteria:**
- i. **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.**
  - ii. **No development should 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. **Where possible any roofs for new business premises should be orientated to allow for the efficient use of solar panels.**
  - iv. **Priority will be given to the conversion of existing buildings or the use of brownfield sites. Plans for new buildings on greenfield sites will be required to provide evidence as to why a conversion or use of an existing brownfield site is not possible.**
  - v. **Where possible, existing trees and hedgerows should be retained and proposals should include details of additional planting and future landscape management.**
  - vi. **Outside storage areas should be adequately screened from public view, including from neighbouring residential properties**
  - vii. **Proposals must include details of appropriate treatment of boundaries and means of enclosure and surfacing within the site.**
  - viii. **Any development should incorporate an area of off-road parking large enough to accommodate all owners', employees' and any site visitors' vehicles**
- 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**
- c) **For any new business development, or where buildings are converted for commercial use, measures should be included which protect and enhance the habitat for wildlife, such as the installation of bat, bird and owl boxes, hedgehog friendly fences and bee bricks.**

## 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 generations.
- 2) Both the Annual Harvest Supper and the Horticultural Show are held at the Parish Hall in Golberdon. The Parish Council and South Hill Women's Institute hold their monthly meetings at the hall. There are also regular bookings from other community groups ensuring that the facility is patronised by all ages within the Parish.

#### 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, recreational and educational reasons will be supported.**
- b) **The change of use or redevelopment of the Parish Hall to a non-community use will only be permitted where the facility is:**
  - a. **Incorporated or replaced i.e. of the same quality or better within the new development; or**
  - b. **Relocated to a more appropriate building or to a location which improves its accessibility to potential users; or**
  - c. **Is no longer required because there are easily accessible alternatives in the locality which can offer the same facility**



Fig 2: South Hill Parish Hall at Golberdon

## Local Green Spaces

### Supporting Text

- 1) In line with Paragraph 76 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 77 of the NPPF
- 2) Both the children's play area, as shown in Fig 3, and the Recreation Field, as shown in Fig 4, at Golberdon are used regularly by the local residents and it is important that these facilities are protected for future generations. The play area is adjacent to the Parish Hall and the recreation field lies to the west.
- 3) The central location and recreational value of both of these areas allow for their designation as a Local Green Space

## Policy C2: Local Green Space Designations

- a) The areas outlined in Fig. 3: Children's Play Area at Golberdon and in Fig. 4: Golberdon Recreational Field are formally designated as Local Green Spaces in accordance with Paragraph 77 of the NPPF. These areas shall be safeguarded as public open spaces and amenity areas and any development impacting upon these areas will be required to conform with the requirements or paragraph 78 of the NPPF.
- b) Development of the Golberdon Recreation Field will only be permitted in very special circumstances for uses that are ancillary to the sport and recreational use of the land, provided that the openness of the site is preserved.

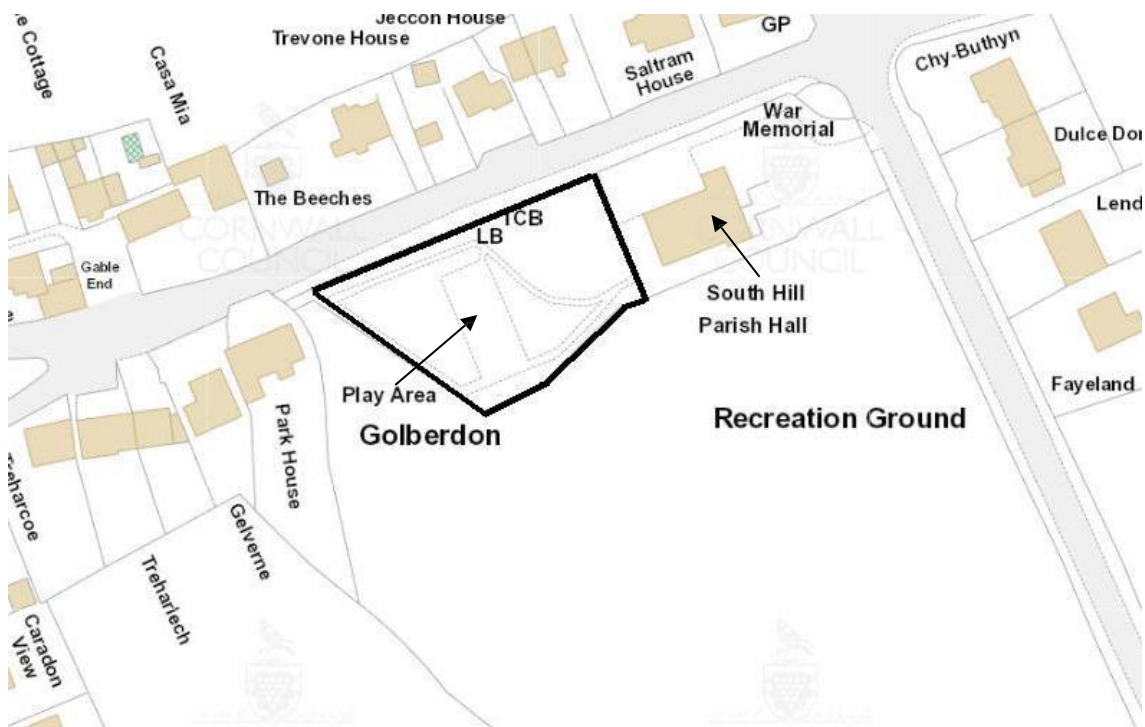


Fig 3: The children's Play Area at Golberdon



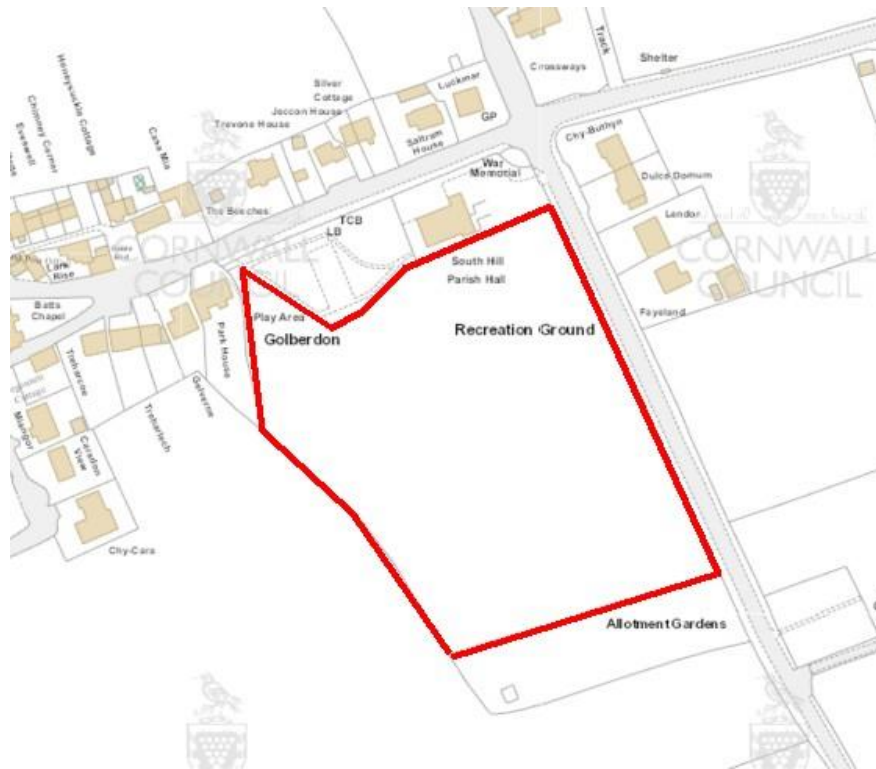


Fig 4: Golberdon Recreation Field

## Community Infrastructure Levy

### Supporting Text

- 1) Cornwall Council is in the process of introducing a Community Infrastructure Levy (CIL). Though administered by Cornwall Council, Parishes with an NDP will benefit from the CIL, in that they will be granted 25% of the income of this for local infrastructure projects.
- 2) South Hill Parish Council will maintain a list of local projects that this income will be put towards

### Policy C3: Community Infrastructure Levy (Local Element)

- a) **The (25%) Local Element of the Community Infrastructure Levy (CIL) income, must be spent in accordance with the list of local projects maintained by the South Hill Parish Council.**

## 8. Glossary of Terms

EBD – Evidence Base Document

CIL – Community Infrastructure Levy

CNA – Community Network Area

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

NDP – Neighbourhood Development Plan

NPPF – National Planning Policy Framework

The Act – The Localism Act 2011

The Parish – South Hill Parish