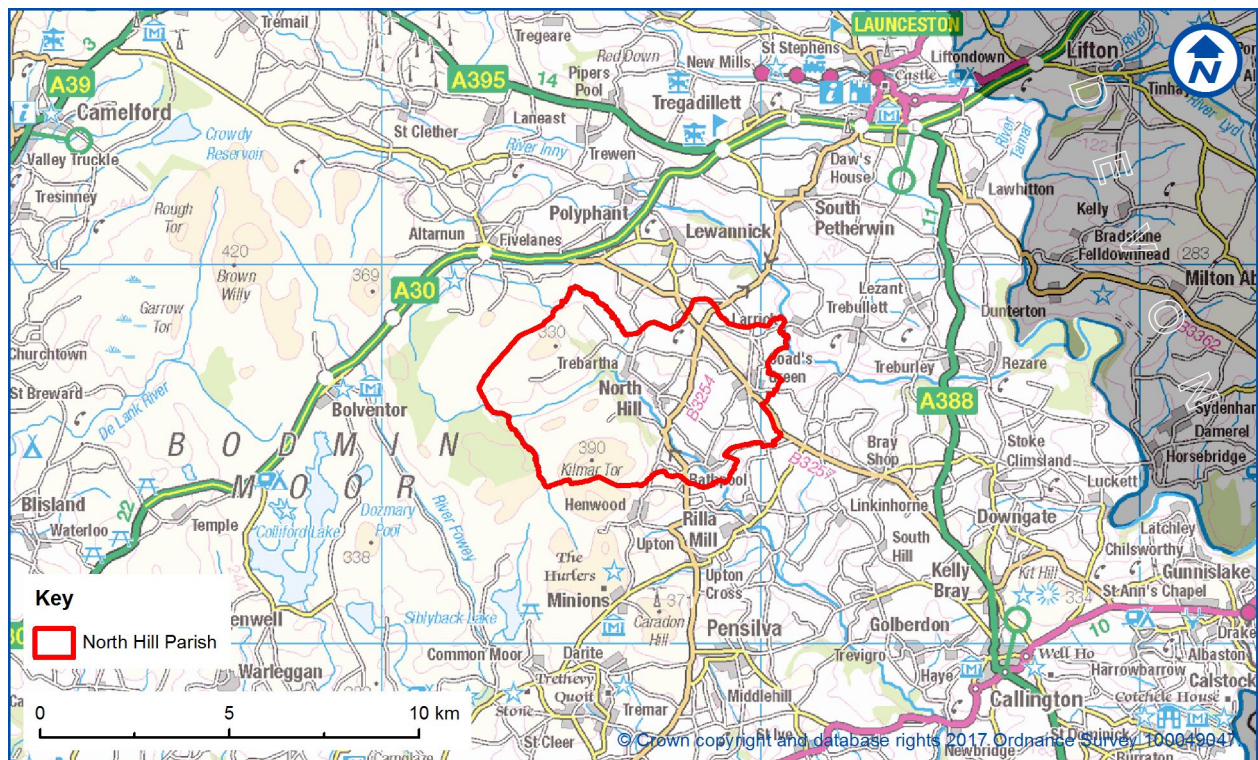


# NORTH HILL NEIGHBOURHOOD DEVELOPMENT PLAN 2010 – 2030



Prepared by the North Hill Neighbourhood Development Group

July 2017

## **NORTH HILL NEIGHBOURHOOD DEVELOPMENT PLAN**

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**NOTE: There are two separate documents to support the NDP -**

**BASIC CONDITIONS STATEMENT**

**CONSULTATION STATEMENT**

# NORTH HILL PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2010-2030

## **VISION**

***North Hill Parish values its natural environment and built heritage which should be conserved as part of a sustainable future. The community also values social stability, welcomes economic opportunities and would wish progress to be in keeping with the scale and nature of the Parish.***

## **1. INTRODUCTION**

North Hill is a rural parish situated on the fringes of Bodmin Moor in East Cornwall. Nearly half of the Parish is within the Bodmin Moor Area of Outstanding Natural Beauty (AONB). The remainder of the Parish consists of two broad landscape types, i.e. the Lynher Valley which fringes the Moor and undulating farmland. There are two main villages of around one hundred dwellings Coads Green and North Hill, a smaller village/hamlet of Bathpool and a number of other hamlets, small settlements and farms.

The Parish has one church, one chapel, one public house, a primary school, a garage operation, a small quarry business, a residential home, an agricultural machinery outlet and a horticultural nursery. There are two thriving Village Halls in North Hill and Coads Green and a number of B & B s. Farming is the main activity and there is a mix of people including a retired community, some local and home employment and many who work outside the Parish.

The process of creating the North Hill Parish Development Plan (NDP) has been led by members of the community and guided by the North Hill Parish Council (as described in the Consultation Statement). The NDP conforms with the Government approach to planning contained within the Localism Act of 2011, ie local people having more say in what happens within the area in which they live.

The statutory contents of the NDP are contained within this document and also within the Basic Conditions Statement which contains all regulatory matters.

The NDP has been prepared in conformity with the strategic policies in the adopted Cornwall Local Plan (2016) and the saved North Cornwall District Council policy ENV1 Protecting the countryside and the landscape character.

## **2. THE PLAN**

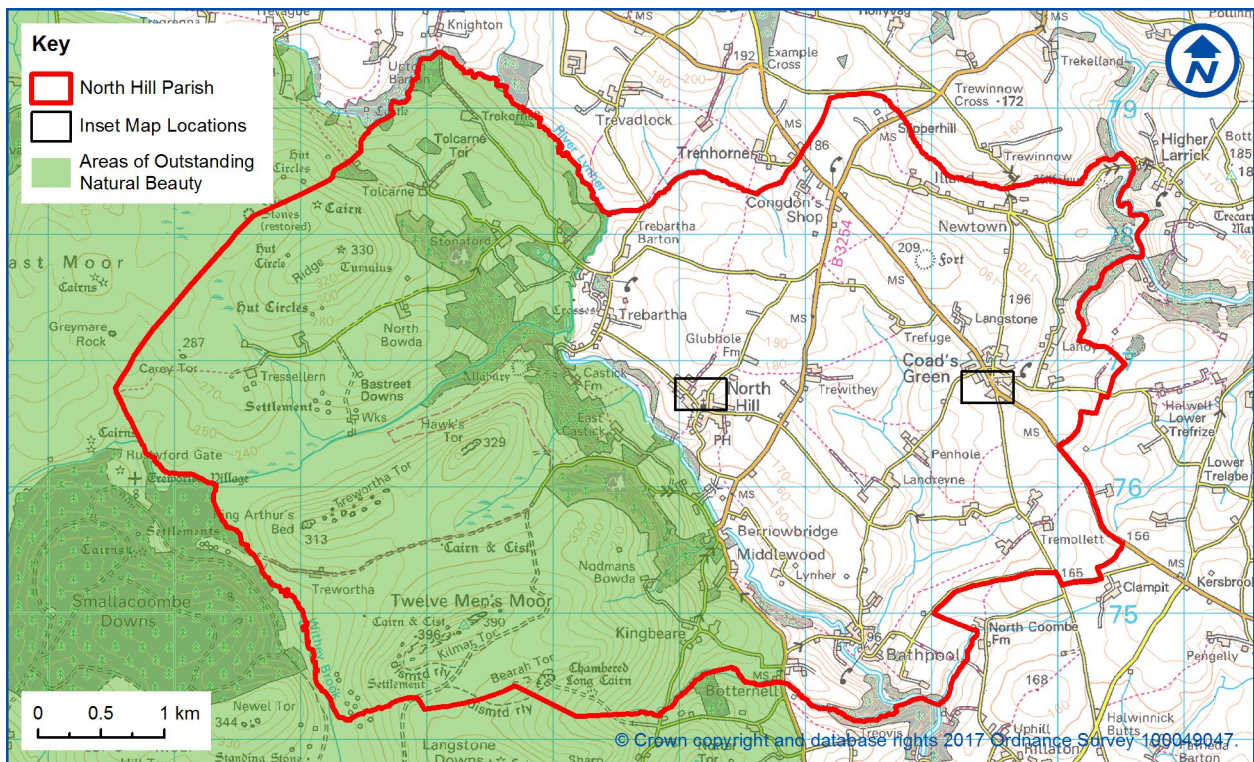
The vision for the future of the Parish up to 2030 is derived from initial consultation and the first questionnaire survey. This open ended survey was issued to all householders and returned by 100 out of about 400. Although there are a few more houses within the Parish some are empty and others are infrequently visited second/holiday houses.

The results of this survey showed some clear themes (Consultation Statement Appendix 2). The most striking response is that, as derived from 75% of the comments made, it is clear that overwhelmingly the community value the unspoilt nature of the Parish and that the present situation should remain. Many issues, concerns, and needs were identified and these will be addressed either within the Plan policies or as a supplementary document.

Four main themes were identified from the first survey which form the planning policies. These are Business, Community Space, Housing and Renewable Energy. The second survey focused on these themes. The returns from this second whole Parish questionnaire were greater in number than the previous survey, nearly 300 individual responses from 400 households, and provide strong evidence to support the four planning policies (Consultation Statement Appendix 3). These policies form statutory guidance to the qualified authority, ie North Hill Parish Council

Underlying the four themes which form the policies of the Plan is the wish of the community to maintain the very special nature of the area. This manifests itself in many ways and includes the social fabric of the community which has been underpinned by farming over centuries and which has influenced the creation of the current landscape. The maintenance of the existing character of the natural and built environment is very much a priority. The natural environment is dominated by Bodmin Moor, the moorland fringe, the Lynher, Withy Brook and Inny River valleys and the rolling farmland where the main villages are located. There is statutory protection for the Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV), Ancient Trees and Woodlands and County Wildlife sites. The built environment is varied but dominated by the two main villages and smaller settlements which have a variety of houses in the terms of age, type and character. This variety makes it impossible to define precisely what might be an appropriate development unless the exact site is identified. With the exception of the Community Space policy there are no specific site/area proposals referred to within this Plan, and guidance for what might be termed appropriate development is criteria based.

### 3. PLAN PROPOSAL AREA



The North Hill Neighbourhood Development Plan area covers the parish of North Hill.



#### **4. BUSINESS**

It is recognised that appropriate new businesses can produce employment opportunities and economic gains. However, it is felt that new, or extensions to existing, business ventures should be in keeping with the rural nature of the Parish and its limited infrastructure. Much of the policy is allowed by Permitted Development Rights but the Parish wishes to emphasize the positive contribution businesses may bring.

##### ***POLICY***

##### ***B1. Small business – change of use and new build***

***Proposals for new business development and changes of use of existing businesses will be supported provided that such developments:***

- a) Are well related to an existing settlement or employment site***
- b) Are appropriate in setting, scale, mass, character and appearance in the landscape and in relation to neighbouring residential properties***
- c) Would not result in increased road traffic beyond that which can reasonably be accommodated on the existing road network within the parish***
- d) Any new business development premises should be appropriately landscaped***
- e) Sustainable construction standards are encouraged, in conjunction with innovative designs***
- f) Where appropriate, provision should be made to encourage access to business by sustainable means, e.g. cycle and/or footpaths***

## 5. COMMUNITY SPACE

There are two community owned open spaces which are greatly valued within the Parish. These are part of North Hill and Coads Green Village Hall open areas. These areas are accessibly located and are used by the community for recreation.

### ***POLICY***

#### ***C1. Local Green Space***

***The North Hill and Coads Green recreation areas are designated as Local Green Space. Development of the designated areas 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.***

See appendix 1 for the North Hill and Coads Green recreation area maps.

## 6. HOUSING

The Parish has few facilities and services and a limited infrastructure. The most significant recent development has been an increase in housing. In total the number of houses that have been built and granted permission to build since 2010 is largely sufficient to meet the housing requirement for the parish of the Cornwall Local Plan from 2010-2030. The additional 18 dwellings identified by the pro-rata calculation (see table below) as required to 2030 can be met through community support for further small developments of housing to meet local need, providing the rural nature of the Parish is preserved. It is recognised that the housing character of the area is very mixed in age, style and type, and recommendations with regard to new build cannot be too prescriptive.

### ***POLICY***

***The NDP will support development over the Plan period of:-***

#### ***H1. Location and scale of housing development***

***Small scale housing development, including self-build to meet local needs over the plan period will be permitted through:***

- a) In Coads Green and North Hill, additional infill development and rounding off of up to ten dwellings in each village, on sites each of up to five dwellings in size;***
- b) In the hamlets and smaller settlements, development of no more than five houses, preferably as single dwellings.***

#### ***H2. Rural Exceptions sites***

***Development proposals on sites outside of but adjacent to the existing built up area of villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance. The number, size and tenure of the affordable dwellings should reflect demonstrated local needs.***

***The current (May 2017) level of affordable housing need on the Housing Need Register is 12; this represents a low level of need. Development to meet this need will be provided through affordable housing contributions, in line with policy 8 of the CLP and rural exceptions sites, in line with policy 9 of the CLP and policy H2 of the NDP.***

#### ***H3. Design of new housing and building conversions***

***New housing developments or conversions of existing buildings for residential purposes should be in keeping with the surrounding built form in terms of scale, mass and appearance and should normally be in traditional Cornish style where it is in keeping with other buildings in the immediate surrounding area. Where appropriate, new house building and house conversion schemes should adopt energy saving measures, using innovative design and techniques.***



## Pro Rata housing requirement calculation

| Area                    | Cornwall Local Plan Housing Target<br>(where pro-rata to dwellings in Parish) | Completions<br>(April 2010 – April 2017) | Commitments<br>(-10%)<br>April 2017 | CLP Target<br>(April 2017 – April 2030)<br>(a - (b+c)) |
|-------------------------|---|--|-------------------------------------|--|
| Launceston CNA residual | 500   | 193                                      | 140                                 | 167  |
|                         | Adjusted pro rata   |  |                                     | 11% of 167   |
| North Hill              | 11% = 55 dwellings  | 14                                       | 22                                  | 18   |

The above table shows the breakdown of completions and permissions as at 1<sup>st</sup> April 2017 and shows that in addition to those already built and with permission if one applied a pro rata target to the residual requirement for the whole Community Network Area this would require a further 18 homes to be provided (over and above that already committed) by the end of the plan period.

## 7. RENEWABLE ENERGY

The community accepts that renewable energy is, and will be in the future, a significant contributor to the energy mix. In addition to the production of non-fossil electricity it is recognised that energy saving is of equal importance in moving towards a low-carbon environment. However, the production of renewable energy should be of an appropriate scale and type to conform with the nature of a rural parish, nearly half of which is within the Bodmin Moor AONB and the remainder wholly visible from the AONB. The Parish is within the identified Landscape Character Areas of Bodmin Moor and the East Cornwall and Tamar Moorland Fringe. In addition, with the likelihood of modest and small scale future development, identification of suitable sites and/or areas for renewable energy is inappropriate.

### **POLICY**

#### **R1. Renewable Energy**

***The NDP supports the efficient use of natural resources within the Parish and re-use and re-cycling of resources. It also supports the production and consumption of renewable energy through:***

- a) The adoption of new technologies which lead to low and zero carbon energy within new and existing dwellings***
- b) Community led initiatives e.g for joint heating projects and energy production***
- c) Solar and wind energy developments provided the size and scale are appropriate to the character of the area***

***Any renewable energy developments in and within the setting of Bodmin Moor Area of Outstanding Natural Beauty, will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.***

## 8. CONCLUSION

The above Policies reflect the majority views as expressed through the two Parish surveys and through consultation. It is recognised that there are some strongly felt minority positions. There are differences in opinion on some matters between villages but, in principle, the NDP takes a whole Parish view. Also, many of the issues expressed by the community will be addressed within the Supplementary Guidance for North Hill Parish Council (not submitted as part of the Plan). The NDP supports the Cornwall Environmental Growth Strategy (2015-2065).

The North Hill Neighbourhood Plan policies will be monitored by Cornwall Council against a number of indicators as set out in Appendix 1 of the Cornwall Local Plan (2016) to assess progress against policies of the NDP. These indicators are:

B1 (Small business) – Amount of net additional employment space provided

C1 (Local green space) – amount of green space lost to development

H1 (Location and scale of housing development) – net additional dwellings provided  
number of dwellings per development

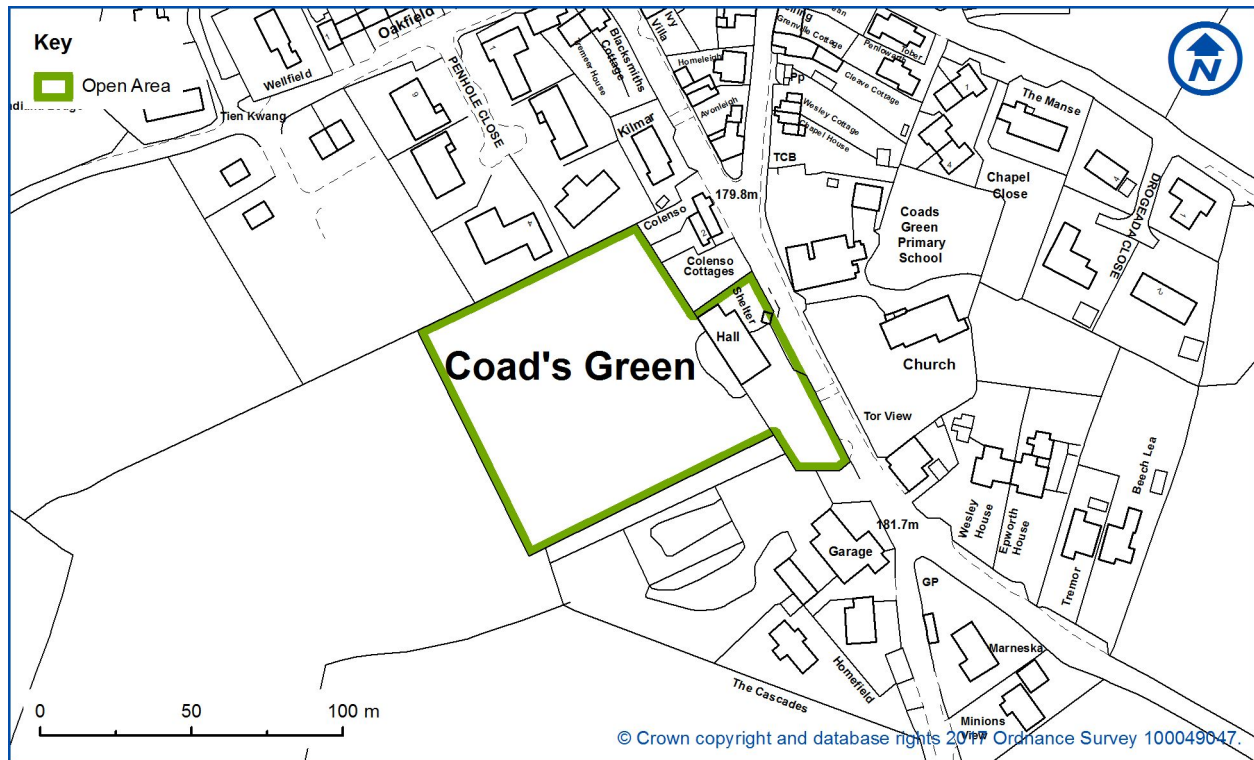
H2 (Rural Exceptions sites) – net additional affordable houses provided

H3 (Design of new housing and building conversions) – number of applications refused  
on design grounds

R1 (Renewables) Amount of renewable energy capacity and low carbon energy  
generation installed

## 9. Appendix 1: Maps to support policy C1

### Map of Coads Green open area to support Policy C1



## Map of North Hill open area to support Policy C1

