



# LANDRAKE WITH ST ERNEY NEIGHBOURHOOD DEVELOPMENT PLAN 2016-2030

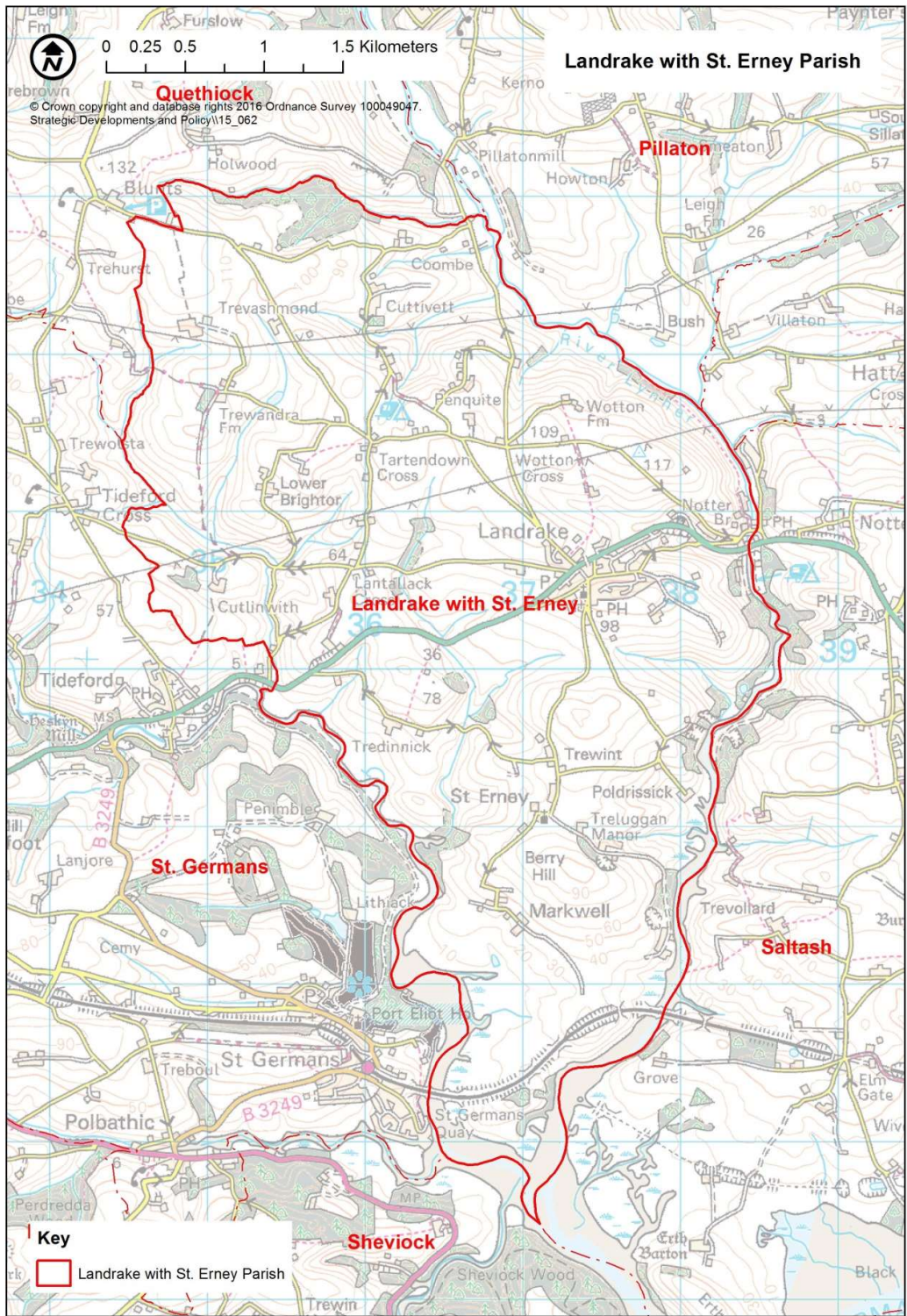
This Plan is an outline for how the community of Landrake with St Erney wishes to shape the future development of this beautiful and historic area.

Produced by the Landrake with St Erney Neighbourhood Development Plan Steering Group

## Contents Page (TO BE UPDATED)

1	Introduction .....	5
2	Background to the Parish .....	5
3	Neighbourhood Development Plan (NDP) .....	6
3.1	The National Perspective - The Localism Act 2011 .....	6
3.2	The Local Perspective .....	6
4	Preparation of the Neighbourhood Development Plan .....	6
4.1	Initial Interest .....	6
4.2	The Process (to be updated as plan progresses) .....	7
5	Supporting Documents (Draft list) .....	8
5.1	Evidence Documents for the LNDP .....	8
6	Limitation of the NDP .....	8
7	What Happens Next? .....	8
8	The Community's Vision for Landrake .....	9
8.1	Developing the Vision .....	9
8.2	The Vision .....	9
8.3	The Objectives .....	10
9	About the Policies .....	11
9.1	Overview .....	11
9.2	Policy Areas .....	11
10	HOUSING .....	12
10.1	Policy 1 .....	12
10.1.1	<i>Intention</i> .....	12
10.1.2	<i>Justification</i> .....	12
10.2	Policy 2 .....	15
10.2.1	<i>Intention</i> .....	15
10.2.2	<i>Justification</i> .....	16
10.3	Policy 3 .....	18
10.3.1	<i>Intention</i> .....	18
10.3.2	<i>Justification</i> .....	18
11	ECONOMY .....	19
11.1	Policy 4 .....	19
11.1.1	<i>Intention</i> .....	19
11.1.2	<i>Justification</i> .....	19
12	TRANSPORT & TRAFFIC .....	20

<b>12.1</b>	<b>Policy 5 .....</b>	<b>20</b>
12.1.1	<i>Intention</i>	20
12.1.2	<i>Justification</i>	20
<b>12.2</b>	<b>Policy 6 .....</b>	<b>20</b>
12.2.1	<i>Intention</i>	21
12.2.2	<i>Justification</i>	21
<b>13</b>	<b>DESIGN.....</b>	<b>22</b>
<b>13.1</b>	<b>Policy 7 .....</b>	<b>22</b>
13.1.1	<i>Intention</i>	22
13.1.2	<i>Justification</i>	22
<b>14</b>	<b>COMMUNITY.....</b>	<b>23</b>
<b>14.1</b>	<b>Policy 8 .....</b>	<b>23</b>
<b>14.2</b>	<b>Policy 9 .....</b>	<b>23</b>
14.2.1	<i>Intention</i>	23
14.2.2	<i>Justification</i>	23
<b>15</b>	<b>LANDSCAPE.....</b>	<b>24</b>
<b>15.1</b>	<b>Policy 10.....</b>	<b>24</b>
15.1.1	<i>Intention</i>	24
15.1.2	<i>Justification</i>	24
<b>16</b>	<b>HERITAGE.....</b>	<b>25</b>
<b>16.1</b>	<b>Policy 11.....</b>	<b>25</b>
16.1.1	<i>Intention</i>	25
16.1.2	<i>Justification</i>	25
<b>17</b>	<b>WILDLIFE.....</b>	<b>25</b>
<b>17.1</b>	<b>Policy 12.....</b>	<b>25</b>
17.1.1	<i>Intention</i>	25
17.1.2	<i>Justification</i>	26
<b>18</b>	<b>APPENDICES .....</b>	<b>27</b>



# Landrake with St Erney

## Neighbourhood Development Plan (LNDP)

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### **1 Introduction**

This document is the draft Landrake with St Erney Neighbourhood Development Plan (LNDP). It presents the Vision and Objectives for the Parish until 2030 whilst working under planning guidelines.

#### 1 What is a Neighbourhood Development Plan (NDP)?

It is the opportunity for the community to influence and shape land use and development in their area (Localism Act 2011). It builds on National Planning Policy Framework (NPPF) and the Cornwall Local Plan 2010-2030 (CLP) at a local level.

It runs in tandem with the CLP and the LNDP can be reviewed and updated in 2030. The Parish Council may wish to review and update sooner should circumstances change. The LNDP is supported by other documents, evidence and background information which can be accessed (<http://www.landrakeparishcouncil.gov.uk>) and are summarised in **Appendix 5**.

### **2 Background to the Parish**

Landrake with St Erney Parish is a small Parish in South-East Cornwall. It lies about 3.5 miles (5km) west of Saltash and the river Tamar, and is bisected east - west by the A38 trunk road.

Landrake village is the main population centre with the remainder of the Parish being mainly agricultural land and woodland, with small hamlets and farmsteads linked by narrow Cornish lanes. The Parish covers almost 3600 acres (1450 hectares), and has a population of about 1,115 people (2011 census) in 414 households.

The centre of Landrake village is a Conservation Area (Appendix 4) and throughout the Parish there are about 40 listed buildings and monuments. There are also a number of other buildings that have architectural and historic merit.

The picturesque natural landscape to the southern side of the Parish falls within the designated Tamar Valley Area of Outstanding Natural Beauty. The far southern edge of the Parish is a designated Site of Special Scientific Interest (SSSI). The north-eastern side of the Parish has a local Area of Great Landscape Value (AGLV) designation.

This is truly a beautiful and environmentally vital part of Great Britain.

## **3 Neighbourhood Development Plan (NDP)**

### **3.1 The National Perspective - The Localism Act 2011**

This Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. A NDP is a statutory document and has considerable weight, informing planning decisions within the area. LNDP builds upon the Parish Plan developed in 2005 and is the culmination of extensive research, opinion gathering and consultation within the Community. A copy of the Parish Plan can be found in the appendices.

A NDP must relate to the development and use of land within the designated neighbourhood area and must comply with National and European legislation. It must have appropriate regard to national policy, for example the NPPF 2012, and be in general conformity with planning policy such as the CLP. A NDP is not a way to stop development; it cannot promote less development than that proposed by the CLP.

It can, however, shape and influence any future proposed development, identify where it could go and the manner and scale in which it is delivered.

### **3.2 The Local Perspective**

Over recent years there has been a growing concern in the community that the serenity of the area is being adversely affected by increased traffic and parking congestion in the village centre. Development is sometimes out of keeping with the qualities and characteristics that make the Parish so special and unique. The adoption of the CLP and its strategic focus has also resulted in the more localised policies contained within the former District CLP, the Caradon Local Plan (2007) to additionally be lost. The advent of NDPs enables the community to influence planning decisions that impact upon its area with a localised dimension.

## **4 Preparation of the Neighbourhood Development Plan**

### **4.1 Initial Interest**

In February 2014 the Landrake with St Erney Parish Council considered creating a NDP and invited representatives from Cornwall Rural Community Charity (CRCC) to speak at a public meeting on this topic. The Parish Council took the decision in April 2014 to proceed and work towards a NDP, adding vital finer local detail.

## **4.2 The Process (to be updated as plan progresses)**

## **5 Supporting Documents (Draft list)**

### **5.1 Evidence Documents for the LNDP**

- Housing Need and Supply Assessment (tbc)
- Community Network Area
- Cornwall Employment Land Review

(Note there will be more added)

## **6 Limitation of the NDP**

NDP is a planning policy and as such expresses the views of the local community with regard to land use and development, based upon evidence. For example they can guide the location and appearance development. Some of the points of concern or interest cannot be achieved through planning policies alone but, instead, require separate community engagement to consider those areas being in need of improvement, as highlighted in the consultation survey.

In order for the community to achieve success with their NDP, their policies must be robustly evidenced and clear, and must be 'in general conformity' with the NPPF and CLP. Therefore the NDP sits within a hierarchy of planning documentation and provides vital, finer, local detail that will be part of the planning system once 'made'.

## **7 What Happens Next?**

This LNDP is being presented to the community as a further consultation exercise prior to finalisation and submission to Cornwall Council as the Planning Authority. This allows further comments and ideas to come forward, allows the Steering Group to ensure that they have interpreted the community's view correctly and also enables the group to explain how some policies have been formed. The Authority will then check the NDP for 'soundness' and publicise a final, formal 6 week consultation process to gather any further comments.

The LNDP is then submitted to the independent examiner (selected by Cornwall Council and the LNDP Steering Group) who will check that it conforms to current legislation, policies, designations and any other relevant documents. Following examination, recommendation will be either that

- 1 the LNDP progress to the referendum stage;
- 2 it be amended to address any issues identified during examination
- 3 or it is not in conformity and cannot proceed.

Success at examination means that a referendum will be called by the Local Authority, inviting all registered voters within the Parish to take part. A 50% 'yes' vote from the

turnout of voters means that the NDP is 'made' and will be taken into account by Planning Officers when planning is applied for within the Parish.

## **8      The Community's Vision for Landrake**

### **8.1      Developing the Vision**

The Steering Group has identified the following vision which is considered to reflect the emphasis of feeling established from the early consultation exercises (See Appendix 5).

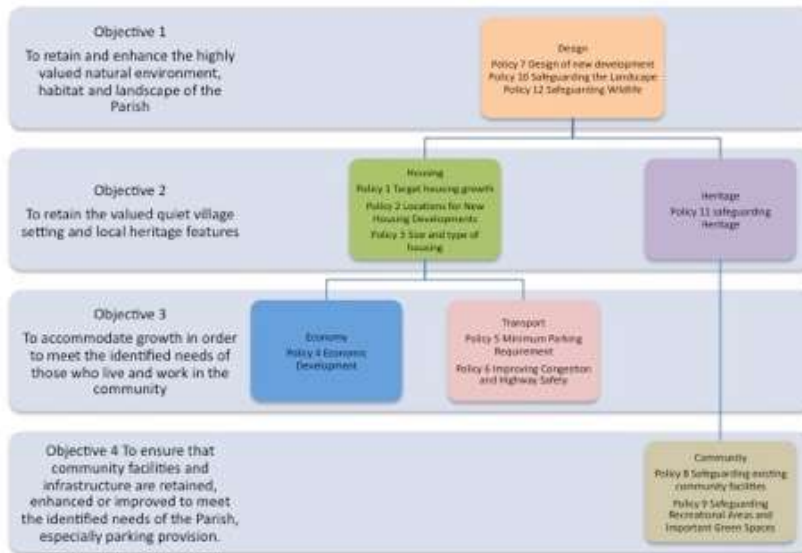
In developing this Vision for the NDP, it has been conscious of the statutory requirements for Neighbourhood Planning. Principally, the NDP has to relate to land-use planning and conform to other key planning documents covering the area.

### **8.2      The Vision**

The overall Vision for the NDP is as follows:

**In 2030 Landrake with St Erney will continue to be a beautiful rural Parish, proud of its special landscape, natural environment and quiet, historic village setting. The community will be content that they have the levels of housing, employment and infrastructure that they require.**

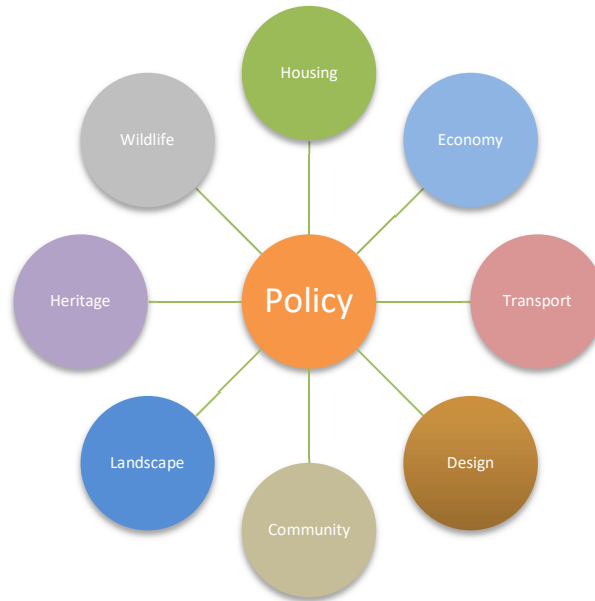
## 8.3 The Objectives



## 9 About the Policies

### 9.1 Overview

The following pages outline the specific policies for Landrake with St Erney over the NDP period. Whilst these policies refer to specific areas they should not be read in isolation from each other. For example, the policy covering design is applicable to all developments in the Parish.



### 9.2 Policy Areas

<b>Housing</b>	Policy 1: Target Housing Growth for the Plan Period Policy 2: Locations for New Housing Developments Policy 3: Size and Type of Housing
<b>Economy</b>	Policy 4: Economic Development
<b>Transport</b>	Policy 5: Minimum Parking Requirements Policy 6: Improving Congestion and Highway Safety
<b>Design</b>	Policy 7: Design of New Development
<b>Community</b>	Policy 8: Safeguarding existing Community Facilities Policy 9: Safeguarding Recreational Area and Important Green Spaces
<b>Landscape</b>	Policy 10: Safeguarding the Landscape
<b>Heritage</b>	Policy 11: Safeguarding Heritage
<b>Wildlife</b>	Policy 12: Safeguarding Wildlife

## **10      HOUSING**

### **10.1 Policy 1**

#### **Policy 1: Target Housing Growth for the NDP Period**

*Over the plan period (2017-2030), housing developments will be supported that achieves the approximate cumulative housing need for the Parish of 25-30 dwellings in total. Any development that exceeds this figure will need to be supported by a robust evidence base demonstrating that it responds directly to the local needs of Landrake and St Erney Parish in order for it to be viewed as acceptable in principle.*

#### **10.1.1 Intention**

To encourage an appropriate target of new housing for the Parish that addresses the needs of the community, whilst ensuring that the rural and agricultural setting of the Parish is maintained.

#### **10.1.2 Justification**

##### **10.1.2.1 Community Viewpoint:**

The residents of Landrake with St Erney recognise that some modest future development within and directly adjoining the settlement of Landrake is necessary to provide the future housing that the Parish needs and to ensure a sustainable community for future generations.

##### **10.1.2.2 The Cornwall Local Plan 2010-2030 (the CLP)**

This outlines a “broad distribution of new dwellings” with housing targets for Community Network Areas; it does not break these targets down to Parish level.

Landrake and St Erney is one of eleven towns and Parishes which fall within the Cornwall Gateway Community Network Area. This Community Network Area has a housing residual target of 350 outside of the main towns of Saltash and Torpoint over the lifetime of the CLP, being 2010-2030. As 84 dwellings have been completed in the Community Network Area since 2010, and a further 74 have commenced or have planning permission (up to April 2016), the remaining residual target from April 2016 is for a further 192 homes across the Community Network Area. (Appendix 8)

Since 1st April 2010 up until 31st March 2016 Cornwall Council has confirmed there have been 20 completions of housing development within the Parish.

##### **10.1.2.3 Caradon Local Plan 1999 (CaLP)**

Landrake was identified as a village in the CaLP that was suitable for limited residential development within its settlement boundary of typically one or two dwellings (policy HO6).

Through Policy HO13, small residential developments solely for affordable housing that meets identified local needs were permitted directly adjoining the settlement boundary in the Parish.

#### **10.1.2.4 Levels of Growth**

Between 1st April 2001 and 31st March 2010, Cornwall Council has advised that there were 17 development completions in the Parish. Since 2010, 25 further dwellings have been built or are being built at present (April 2016). Thus over the 15 years since 2001, 42 houses will have been completed at an average of approximately 2.8 per year. However past build rates, do not necessarily dictate what is needed or is suitable in the future.

Following an approach of a pro-rata distribution based upon household numbers for the remaining housing target for the Community Network Area across the Parishes that do not contain an AONB, then, as outlined in policy 3 of the CLP, the target growth over the next 13 years would equate to 27 more dwellings in the Parish. This is based upon 52 homes for 2010-2030 CLP period minus the 25 which already have planning and commitments in the Parish since 2010. This approach to calculating the housing apportionment down to a Parish level has been informed by the advice from and agreed with Cornwall Council.

Therefore the proposed policy has provided an indicative target for growth in the Parish during the lifetime of the LNDP. This provides an important local indicator that the CLP does not provide. The intention of the policy is not to provide a barrier to growth beyond that level, but to provide the further level of detail through an indicator of 25-30 homes that Cornwall Council have suggested that the CLP directs to the Parish based upon housing need. The policy allows further growth beyond this level where justified in terms of meeting an identified local need, thus providing beyond the indicative target if a localised need is demonstrated.

From a review of the settlement as present and as previously defined through the CaLP, it is considered that there is some potential for growth within the existing built boundary of the village.

However, such organic growth will be relatively small scale, relating to individual plots or the conversion of existing buildings, following discussions with Cornwall Council it was recommended that the LNDP will be required to demonstrate how our identified housing need is to be met through an extension to the settlement boundary from the CaLP.

As a result the Group reviews a number of locations around the village and based upon local knowledge selected three possible options to take forward for more detailed assessment through a landscape Capacity Assessment, an approach agreed by Cornwall Council.

The Landscape Character Assessment accompanies this document and identifies the capacity of the landscape to accommodate the identified three sites. The conclusions of this report have been reviewed LNDP Group and following further investigation, the site at West Lane has been agreed to be the location for the enlargement of the settlement boundary. This is based upon advice that the site at Pound Hill will not be supported by the land owner and the site at Mera Park scored poorly with regard to landscape capacity in the report.

In conclusion it is considered that the majority of the housing target for the Parish can be met within the enlarged settlement boundary with the opportunity for West Lane to deliver

a percentage of affordable housing. Any remainder of the target is proposed to delivered through exception sites well-related to the settlement.

## 10.2 Policy 2

### Policy 2: Locations for New Housing Development

*A settlement boundary for Landrake village is shown on the proposals map. New housing development within the parish of Landrake and St Erney will be provided through:*

*1. Infill within Landrake Village*

*New housing development will be supported within the Settlement Boundary of Landrake Village shown on the proposals map*

*2. Rural exception sites adjoining Landrake Village*

*New housing developments of up to around 10 dwellings, with a presumption for 100% affordable housing provision, will be supported where they address local housing need and adjoin the settlement of Landrake as defined on the proposals map. Where it is necessary to ensure the viability of the development, a minority of market housing will be allowed on such sites; such provision may not comprise more than 50% of the land area of the site or total dwellings.*

#### 10.2.1 Intention

To direct where new housing growth will go through either infill or rural exception sites relating to Landrake village and that the infill is defined clearly through a designated settlement boundary (see Appendix 1).



**Figure 1 Affordable housing built in XXXX** showing use of appropriate number, materials and building style to compliment existing dwellings.

### **10.2.2 Justification**

To ensure that new housing development is directed to possible locations that would help to conserve and enhance the sustainability of the Parish. The Parish has only one principle settlement, Landrake, which contains the level of facilities and accessibility which is considered sustainable. It contains a school, shop, public house and playing fields. There are public transport links direct to Plymouth and Saltash. It is therefore the focus for housing growth.

The CLP through its policy 3 outlines that outside of the main towns in Cornwall the housing requirement will be met through two principle methods infill schemes, including rounding off that does not visually extend the settlement, and rural exception sites.

Infill is required to '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.'

Infill schemes of more than ten dwellings or where dwellings would have a combined gross floor space more than 1,000 metres are required through policy 8 of the CLP to provide for up to 30% affordable housing provision. Any developments between 6 and 10 dwellings will be required to provide a financial contribution in lieu of on site provision for affordable housing.

Rural exception sites relate to all development outside, but adjacent to, existing built areas of villages to provide for a majority of affordable housing as required through policy 9 of the CLP. Due to the small scale nature of the settlement, the small housing target for the lifetime of the plan and typical pattern of growth in past, it is suggested that schemes should provide for around 10 dwellings.

Paragraph 1.37 of the CLP explains that 'Neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate'.

In defining the settlement boundary attached at Appendix 1 to this document we are exactly that. The parameters have followed closely the definitions in the CLP which ultimately distinguish the circumstances in which either policy 8 or policy 9 of the CLP applies.

For clarity the settlement boundary includes sites clearly within the established settlement including the infilling of small gaps. However it also draws within it the following the circumstances which are termed infill within the LNDP and thus policy 8 of the CLP applies:

**Rounding off:** This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth ( such as a road). It should not visually extend building into the open countryside.

Previously developed land: In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.

### **10.3 Policy 3**

#### **Policy 3: Size and Type of Housing of New Housing Development**

*The size and type of all new housing will respond appropriately to the identified needs in the Parish as evidenced in Cornwall Council's Home Choice Register and as identified through the consultation responses.*

##### **10.3.1 Intention**

To ensure that new housing development provides the right size and type housing for the population of the Parish as required at the time of the proposals.

##### **10.3.2 Justification**

To ensure that all new housing development provides the size and type of accommodation that the community actual needs. Too often development that is proposed does not directly seek to respond to what the community have outlined as being wanted in the area.

The public consultation through question 1 asked specifically 'what size of homes should we be providing?'

There was a clear indication by the community that a mixture of medium houses (3-4 bedrooms) and small houses (1-2 bedrooms) which included bungalows would be considered appropriate to meet demand (See Appendix 5)

## **11**      **ECONOMY**

### **11.1 Policy 4**

#### **Policy 4: Economic development**

*New economic development will be supported within or on the edge of the settlement of Landrake as defined on the Settlement Boundary of Landrake Village attached at Appendix 1 to this document. Any economic development proposals not in accordance with the above will be required to adequately demonstrate an appropriate justification for an alternative location to be acceptable in principle.*

##### **11.1.1 Intention**

To support enterprise and employment opportunities for the local community without negatively impacting upon the attractive rural and agricultural characteristics of the Parish. It is important that any economic development is sustainable and does not damage the quiet, rural setting which is popular with local walkers in the community.

##### **11.1.2 Justification**

The majority of residents in the village commute to Plymouth or nearby towns for employment. As part of the consultation process, the community expressed a wish to support employment in rural enterprises such as farming.

Health, Community and Education have been identified as the second most popular areas for employment that the community considered should be encouraged. As a result, consideration will be given to development that will increase employment opportunities particularly in these sectors.

Any development that encourages employment will also need to ensure that it positively contributes to existing businesses in the area; it should not negatively impact upon existing businesses and support the community's wish to improve the congestion and parking issues in the village where possible.

## **12**      **TRANSPORT & TRAFFIC**

### **12.1 Policy 5**

#### **Policy 5: Minimum Parking Requirements for New Housing Development**

*New housing developments will be required to provide off-road parking spaces to ensure that pressure on limited existing parking is not increased. 1 bed properties should have a minimum 1 parking space; 2 or more bedrooms should have a minimum of 2 spaces. Developments of 5 or more dwellings will be required to provide for a sufficient level of visitor parking.*

*Any exception to the above policy will be required to demonstrate that it will not increase the existing congestion problems within the village.*

*Other uses beyond housing will be required to demonstrate that they have provided adequate parking provision relating to the number and nature of users of the development proposed.*

#### **12.1.1 Intention**

To avoid increased congestion on the roads in Landrake village by stipulating minimum off street parking requirements for new development.

#### **12.1.2 Justification**

The most pressing problem faced by local residents is related to parking and congestion caused by limited off street parking opportunities and narrow roads. The majority of roads through Landrake village are considered single track roads and suffer significant congestion at peak times with the existing levels of traffic.

By seeking a minimum off road parking provision for new developments this will ensure that the existing problems are not increased.

### **12.2 Policy 6**

#### **Policy 6: Improving congestion and highway safety**

*There will be support in principle for development proposals that are likely to alleviate the existing congestion and parking problems in Landrake village.*

### **12.2.1 Intention**

To encourage development that helps the community move safely around the village and connects them to the areas they value and use, including safe access on and off the A38.

### **12.2.2 Justification**

A strong theme that was identified in the responses to the questionnaire was the problem that the village suffers through traffic congestion and parking issues. The roads are narrow and most of the houses in the village centre do not have off-street parking due to their age of build. Traffic through the village is particularly bad around school drop off/pick up times. The majority of roads through the village are considered single track roads.

Support for proposals that will directly assist with resolving traffic and parking congestion in Landrake village with particular regard to traffic associated with the school will be provided in principle.

There are few pavements for the use of residents around the village due to the narrow lanes and streets of the village. This reduces safe access and limits connectivity to key recreational and attractive amenity areas.

## 13 DESIGN

### 13.1 Policy 7

#### Policy 7: Design of New Development:

*New development should be in keeping with the communal aesthetic and historical values of the Parish in terms of:*

- 1 quality of materials (respecting and complementing the materials, form and detailing used);*
- 2 their location on a site;*
- 3 their relationship with existing development.*

*Buildings should be no more than two storeys in height unless special circumstances can be demonstrated to prove that there will be no adverse impact on the character and appearance of the area.*

*All development proposals will be required to demonstrate how they have taken into account and appropriately responded to the Landrake and St Erney Design Guide by completing the Design Guide Checklist.*

#### 13.1.1 Intention

To ensure new development is acceptable in its context and preserves or enhances the characteristics of its setting.

#### 13.1.2 Justification

The Parish has over the recent past seen both good and bad examples of development in terms of how to integrate appropriately into its setting. Designs that stand out and look out of place are considerable undesirable as they harm the attractive characteristics of the Parish.

It is not wished to stifle innovation, but to expect development to respond appropriately to its setting through choice of materials, form, scale or detailing.

## 14 COMMUNITY

### 14.1 Policy 8

#### Policy 8: Safeguarding existing Community Facilities

*The change of use or redevelopment of an existing community facility (e.g. shop, public house, village hall) to a non-community use will only be permitted if the community facility:*

- 1. is incorporated or replaced within the new development; or*
- 2. is relocated to a more appropriate building or to a location which improves its accessibility to potential users; or*
- 3. is no longer required because there are easily accessible alternatives in the locality which are able to meet the needs of the local community.*

### 14.2 Policy 9

#### Policy 9: Safeguarding Recreational Area and Important Green Spaces

*The redevelopment of the recreational areas and important green spaces as identified on plan reference attached at Appendix 3 will only be permitted where:*

- 4. the development would enhance the use of the area or space by for example providing play or sports equipment; or*
- 5. the development would provide a building with community facilities such as a clubhouse or changing rooms, subject to approval of the scale, siting and design of the proposal; and it can be shown that the area or space affected is surplus to requirements; or*
- 6. the loss resulting from the development would be replaced by equivalent or better provision in a suitable location within the Parish.*

#### 14.2.1 Intention

To protect the existing community facilities, recreational areas and important green spaces that are considered of value to the community and to provide support for new community facilities when and where these are required.

#### 14.2.2 Justification

The consultation with the local community revealed that people greatly value local amenities such as the Geoffrey Hall and feel that recreation facilities such as the children's playground need further development. People wished for further community amenities such as improved Youth Services, allotments and adult leisure facilities.

These facilities need to be safeguarded from alternative uses to ensure that the community remains sustainable for future generations to enjoy.

## **15**      **LANDSCAPE**

### **15.1 Policy 10**

#### **Policy 10: Safeguarding the Landscape**

*Proposals for development will be supported where they have demonstrated that they respond to local landscape character and reflect the identity of the local surroundings.*

*Any developments affecting the setting of the AONB will be additionally required to demonstrate that they have responded appropriately to the policies and guiding principles contained within the Tamar Valley Area of Outstanding Natural Beauty Management Plan.*

#### **15.1.1 Intention**

The purpose of this policy is to ensure any proposed developments within the Parish safeguard the characteristics of the attractive landscape and its enjoyment for future generations.

#### **15.1.2 Justification**

The landscape of the Parish is a particularly treasured resource and does so much to enhance the quality of life for residents and visitors alike. This was clearly apparent from the conclusions of the public consultation.

It is therefore crucial that future development does not compromise the landscape character and scenic beauty. Whilst parts of the Parish have a national landscape designation through an AONB or or designation of Area of Great Landscape Value, other parts of the Parish have no designations at all (see map at Appendix 2 and 4).

## **16**      **HERITAGE**

### **16.1 Policy 11**

#### **Policy 11: Safeguarding Heritage**

*Proposals for development which would directly or indirectly affect a heritage asset (both listed and unlisted) will not be permitted unless they respect: its intrinsic architectural and historical value; its design and distinct physical features; and its setting and contribution to the local scene.*

##### **16.1.1 Intention**

To protect all historic features in the Parish from inappropriate development.

##### **16.1.2 Justification**

The Parish contains a number of historic buildings and features, some of which are listed or fall within the Landrake Conservation Area and the World Heritage Site. These features contribute significantly to the characteristics of the Parish and are a finite resource. They should as a result be robustly safeguarded wherever possible.

## **17**      **WILDLIFE**

### **17.1 Policy 12**

#### **Policy 12: Safeguarding Wildlife**

*Proposals for development which would significantly harm any of the nature conservation sites identified on Appendix 6 will not be supported. Any development that demonstrates any significant harm will be required to demonstrate appropriate mitigation that results in an overall environmental enhancement within the Parish.*

*Any proposals which would be likely to adversely affect the SSSI will not be permitted unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSI's.*

##### **17.1.1 Intention**

To safeguard the nature conservation sites identified by The Cornwall Wildlife Trust (CWT).

### **17.1.2 Justification**

CWT is an agency concerned with the conservation of the County's wildlife and the natural environment that supports it.

On behalf of the Parish, CWT undertook a survey (see Appendix 6) of the Parish area to identify the local designations which represent important areas of natural and semi-natural habitats such as heathlands, wetlands, open water, dunes and woodland and which are indicative of the sites of countywide importance.

In studying specific properties and gardens in the Parish, CWT identified that a huge variety of birds and mammals abound in the area whether in the village itself or in more isolated properties. It is vital that the habitat corridors are preserved. They provide links, or stepping stones, from one habitat to another form a network of protected sites across the area which are necessary to preserve the current range and diversity of the flora and fauna and assist in the survival of important species. Examples of such corridors are rivers and their banks, traditional field boundary systems such as Cornish hedges, ponds and small woods, Designated Sites and other, semi-natural, habitats.

## **18      APPENDICES**

**Appendix 1 - Settlement Boundary**

**Appendix 2 – Landscape Character Assessments**

**Appendix 3 – Identified Green Spaces (to follow)**

**Appendix 4 – Designations; AONB, AGLV**

**Appendix 5 – Evidence Summary**

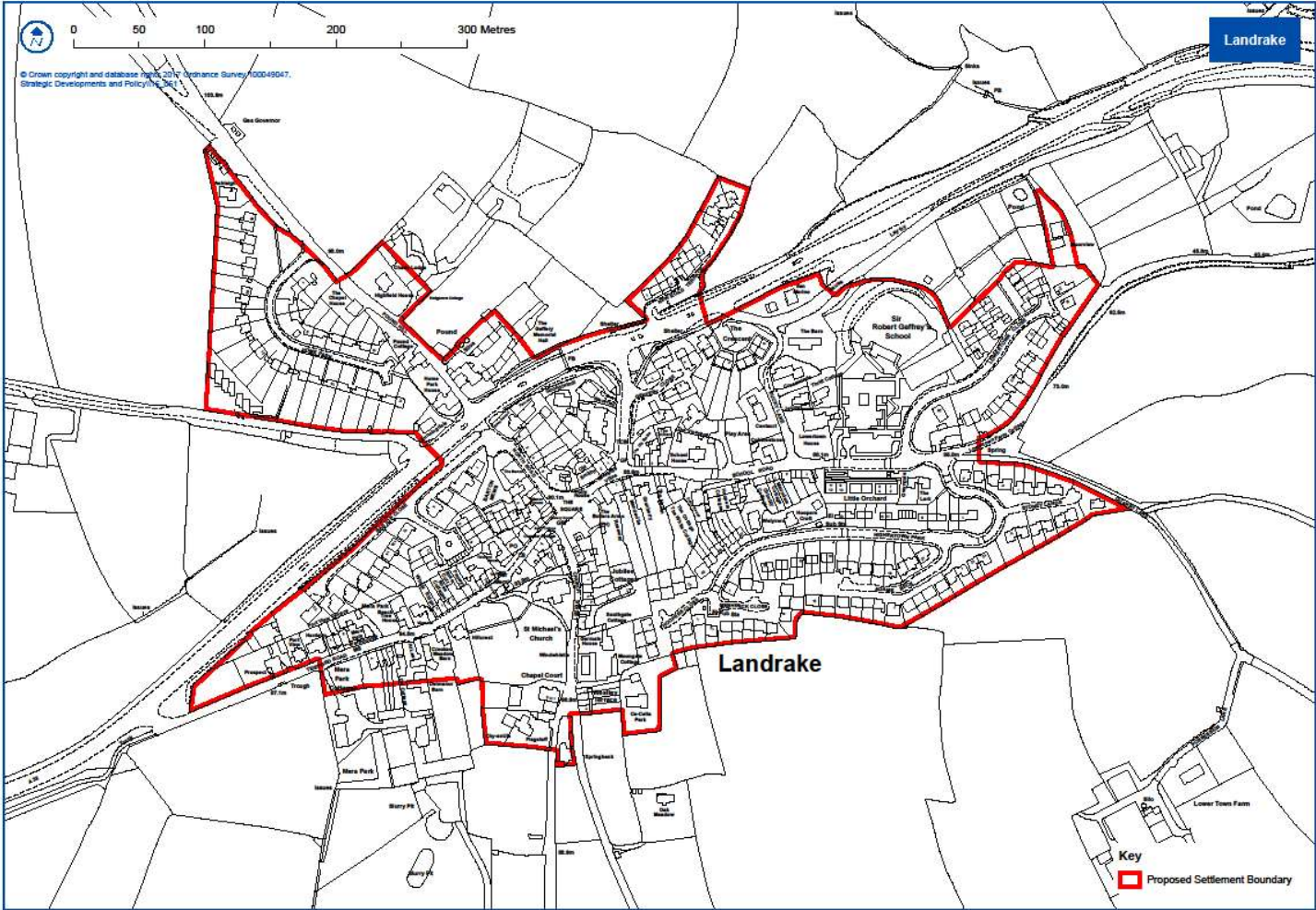
**Appendix 6 – Cornwall Wildlife Trust Land Survey & Designations**

**Appendix 7 – Summary History and Description of Landrake with St Erney Parish**

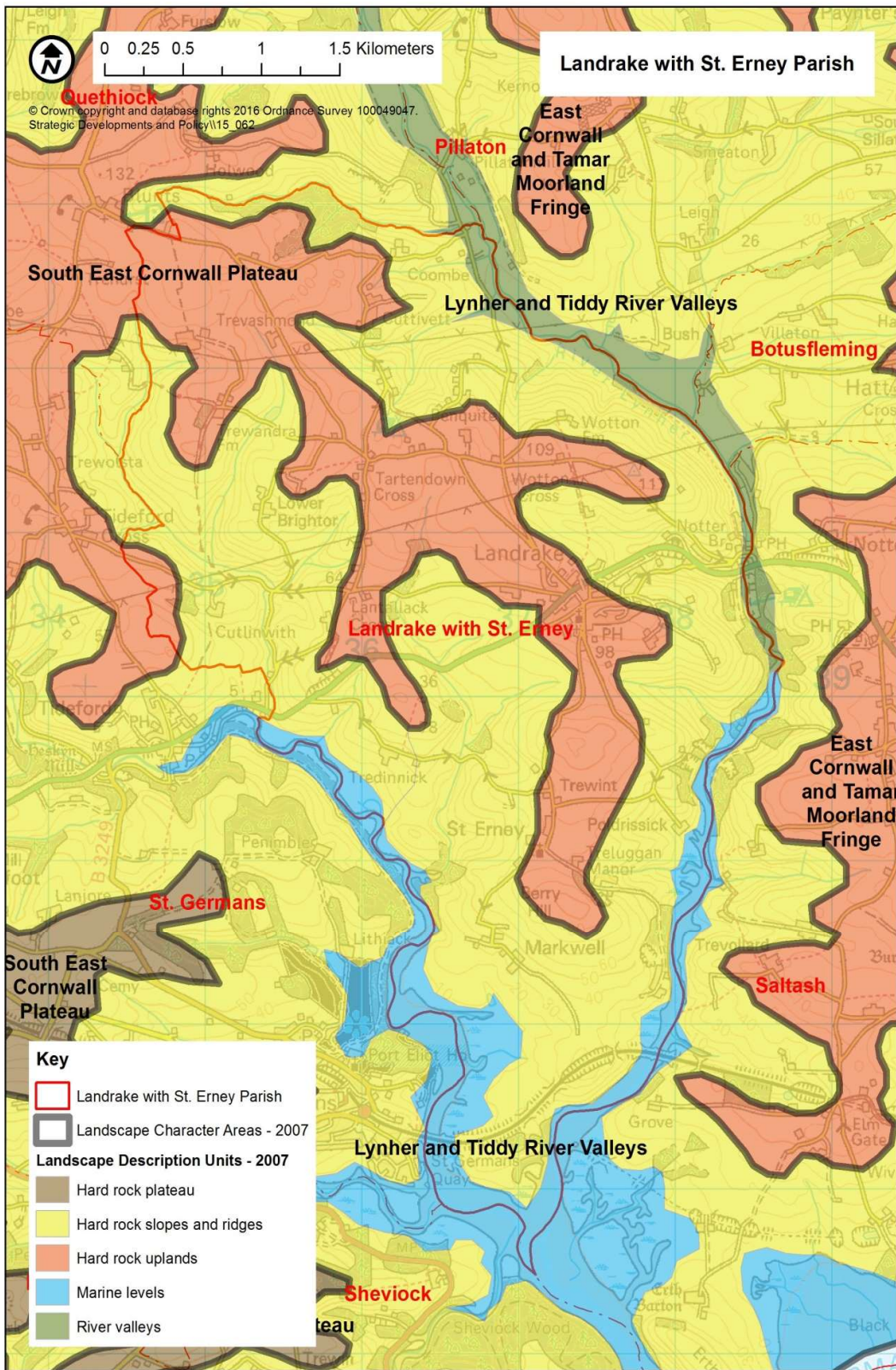
**Appendix 8- Map of Cornwall Gateway Community Network Area**

**Appendix 9 - Glossary**

**Appendix Settlement Boundary**

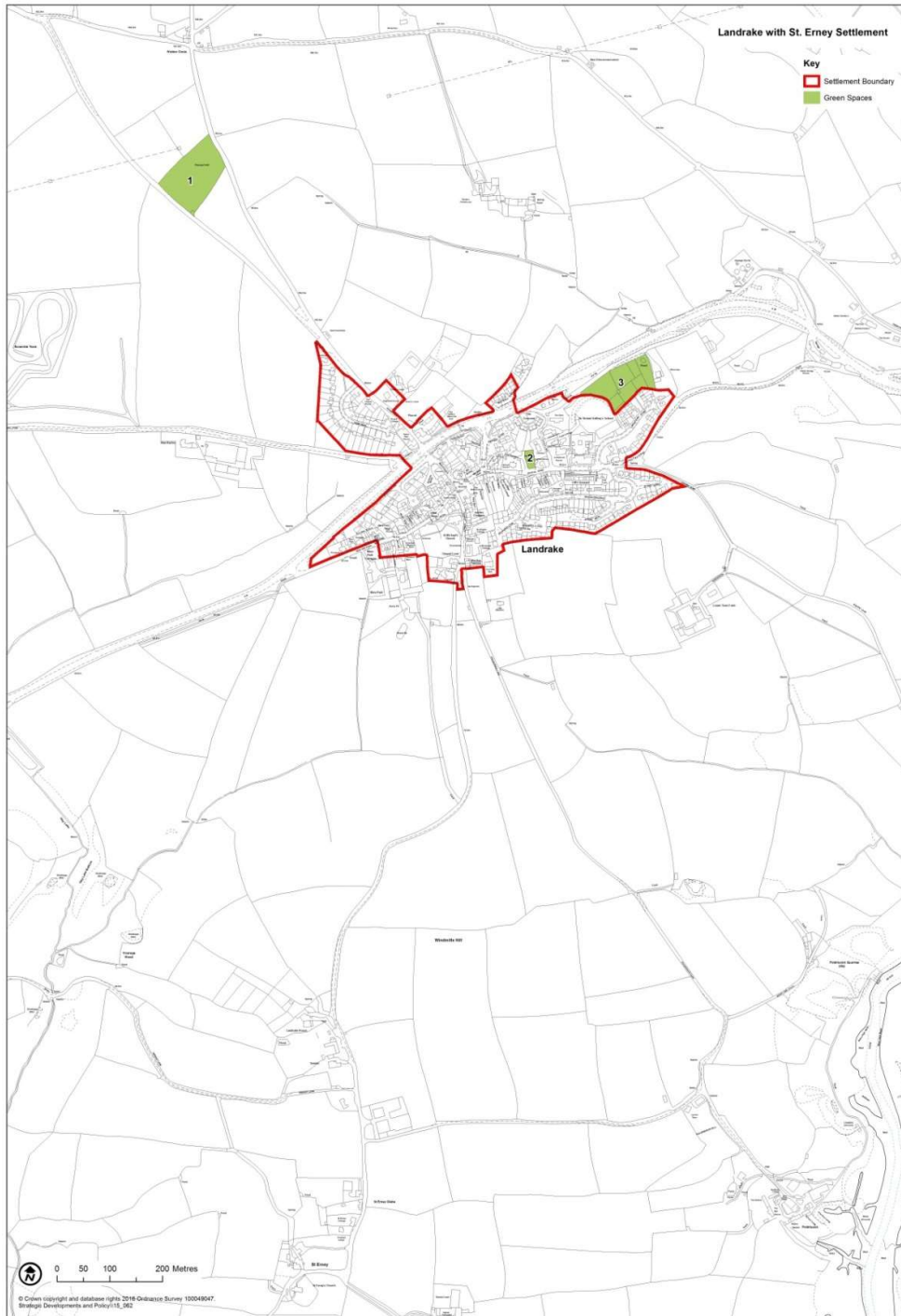


## Appendix 2 – Landscape Character Assessment

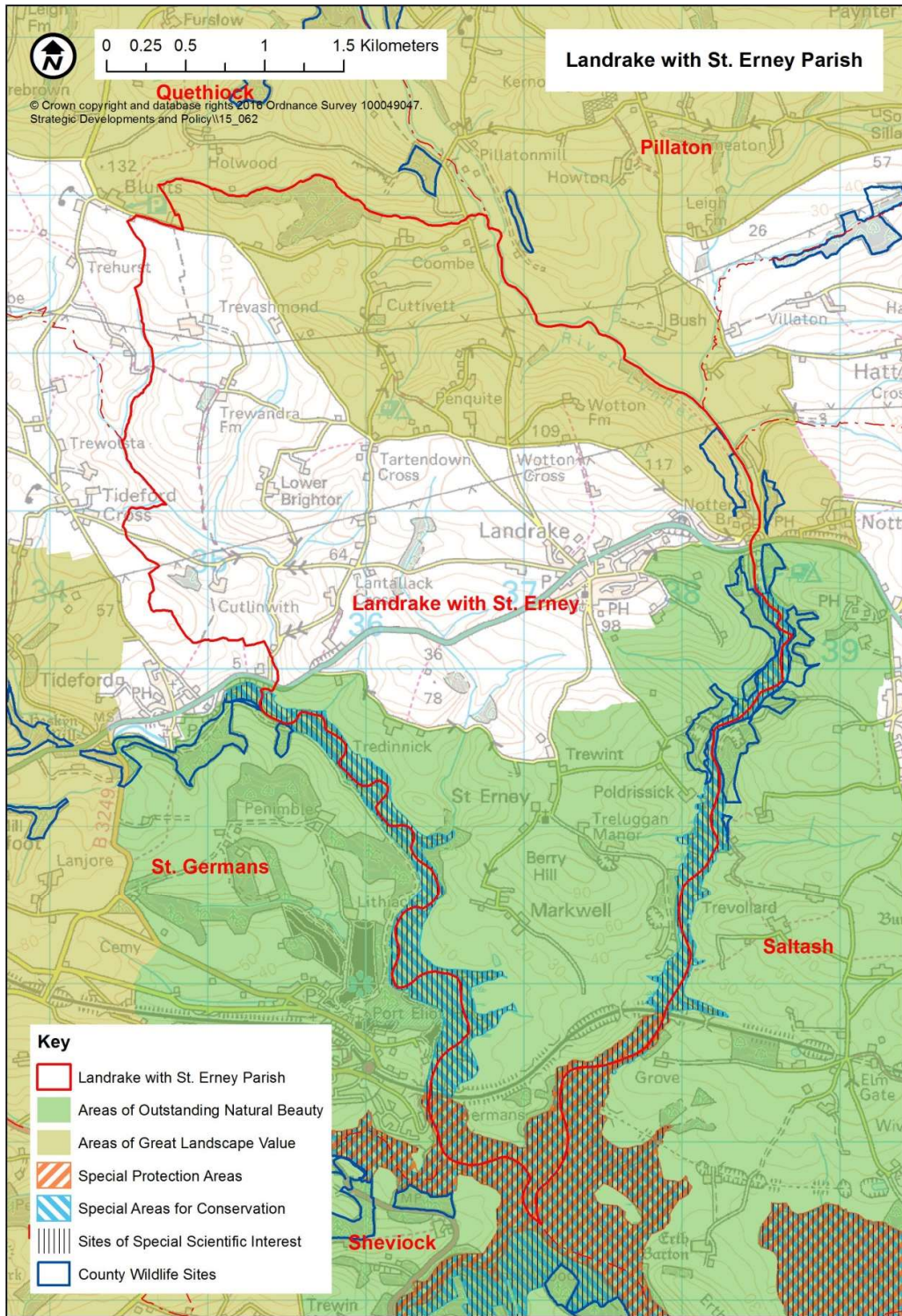


## Appendix 3 – Identified Green Spaces

1. Sports Field      2. Sports Field      3. School Playing Field and Farm



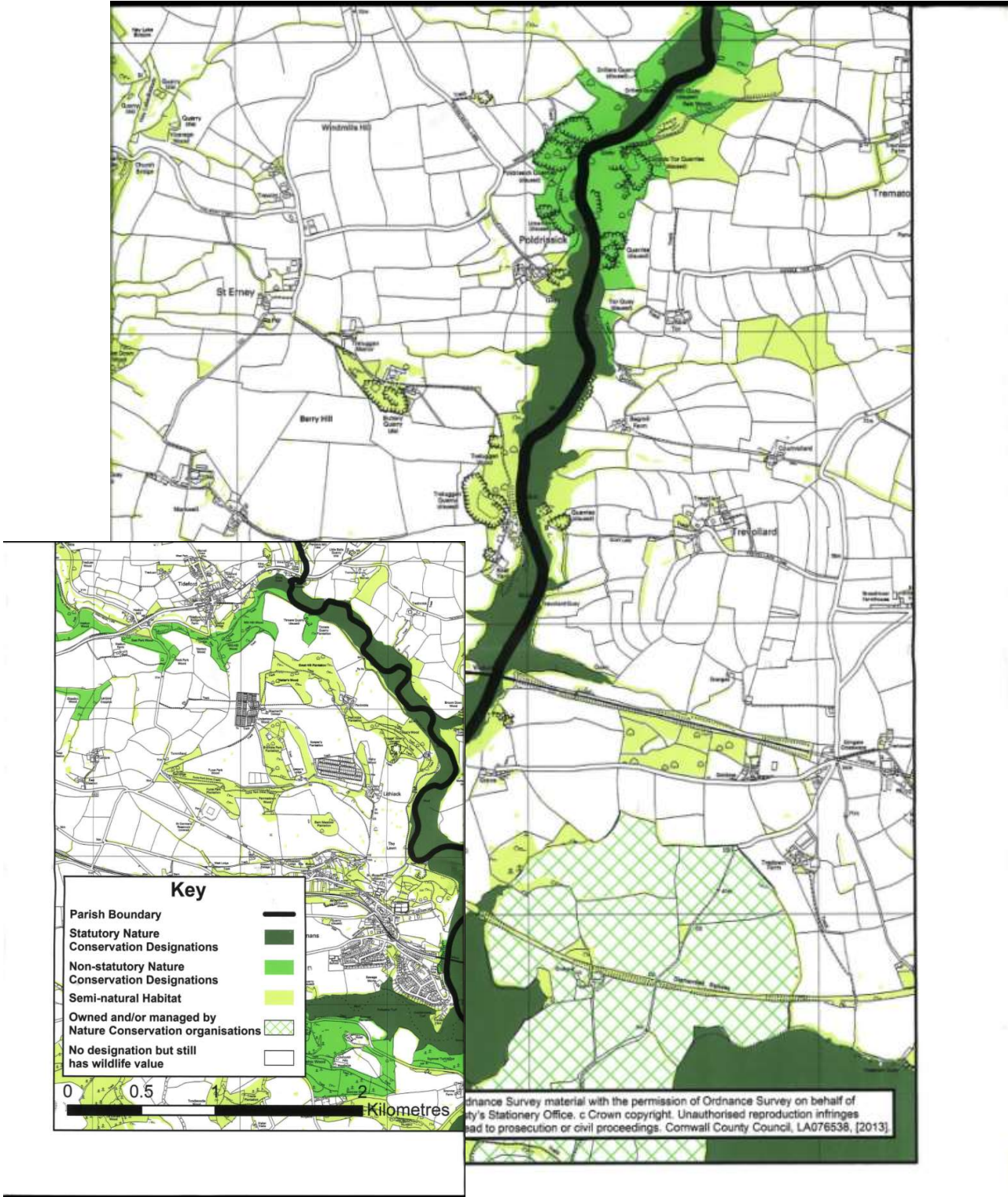
# Appendix 4 – Designations; AONB, AGLV



**Appendix 5 – Evidence Summary**

(To follow) Full evidence report to be in Supplementary Documents

# Appendix 6 – Cornwall Wildlife Trust Land Survey & Designations



## **Appendix 7 – Summary History and Description of Landrake with St Erney Parish**

Landrake and St Erney Parish in 2017

Over the following pages we have provided a summary of the Parish at the start of Plan period. This details the factors, whether good or bad, that have influenced the comments received from the community and the development of the policies contained within the plan.

The information provided here is intended to be factual and descriptive.

### **Our Landscape**

Apart from Landrake village, which is the main population centre, the Parish of Landrake and St Erney is mainly agricultural land and woodland, with small hamlets and farmsteads linked by narrow Cornish lanes. The Parish covers almost 3600 acres (1450 hectares), and has a population of about 1,115 people (2011 census) in 414 households.

The Parish is covered by two of the 2005-2007 Landscape Character Assessments undertaken on behalf of Cornwall Council and are referred to in the emerging Cornwall CLP through policy 23 as key guidance for understanding landscape character, sensitivity and capacity in Cornwall (see plan of the Landscape Character Assessment boundaries at Appendix 2).

Landscape Character Area CA22 (South East Cornwall Plateau) runs from the north east into the central part of the Parish and, as the area's title suggests, captures the higher ground including the majority of the settlement of Landrake.

Landscape Character Area CA25 (Lynher and Tiddy River Valleys) covers the land that slopes down to the river valley system flowing south east from Pensilva (River Tiddy) and North Hill (River Lynher), skirting the foothills of the Caradon mining district, down to St Germans and the confluence of St Germans River and Tamar. The Parish is also covered by 5 Landscape Description Units (LDUs).

In landscape terms, the Parish divides informally into three, roughly equal parts. In the north is an Area of Great Landscape Value, in the south an Area of Outstanding Natural Beauty and between them is a more developed area focused around Landrake village and the A38 trunk road running through it. Across the Parish as a whole one finds mixed farmland with scattered farmsteads, and four Priority Habitats namely coastal saltmarsh, intertidal mudflats, lowland mixed deciduous woodland and traditional orchards.

### **Our Historic Environment**

The centre of Landrake village is a Conservation Area and throughout the Parish there are about 40 listed buildings and monuments. There are also a number of other buildings that whilst are not afforded the above designations have architectural and historic merit. This is truly a beautiful and environmentally vital part of Great Britain.



### Our Natural Environment and its Wildlife

Residents' opinions gathered in the 2014 Survey reveal that the rural location is a prime reason for living here.

An analysis of the Parish undertaken by Cornwall Wildlife Trust in 2015 outlined the wide range of animal and plant species in South East Cornwall protected under national and international legislation. These include bats, dormice, otters, badgers, various birds, amphibians and other invertebrates, flowering plants, fungi, lichens, liverworts, mosses and stoneworts.

### Our Population and Housing Need

The 2011 Census (Office of National Statistics) recorded that Landrake and St Erney Parish had a population of 1,115 persons in 474 dwellings with 5% of these recorded as second homes. The 2011 Census identified per household that the average household size (persons) is 2.5, the average number of rooms is 6 and the average number of bedrooms is 3.

The population for the Parish between the 2001 and 2011 Census increased from 1,001 to 1,115 individuals. The number of dwellings during the same timescale increased from 427 to 447.

Cornwall Council's Homechoice housing register as of January 2016 has identified 43 applicants on the register who have a recognised local connection to the Parish of Landrake and St Erney.

### Transport and Congestion

Currently in 2016, the village is experiencing a lot of congestion in the centre of the village due to the narrow, pinched nature of the road and severe lack of parking provision off the highway.



#### An Outline of the History of Landrake with St Erney

Landrake with St Erney is a rural sanctuary that we wish to preserve whilst moving forward with the future needs of the inhabitants.

The results of our first Consultation survey highlighted how much residents love and appreciate the rural setting of the village and the enjoyment obtained by walking in the surrounding countryside and observing the activities on the farms.

Its location is commanding with the parish church visible for miles around. The parish boundary is delineated to the east by the river Lynher as far north as the West East stream joining the liner at Coombe cottage, to the north by this same stream from Combe cottages to, Blunts to the west from Blunts and in a generally south south east direction to the river Tiddy just east of Morval Quay and from there to where the Tiddy and the Lynher meet.

The parish has two distinct Geographical parts. The Southern part which is largely St Erney, is bounded by tidal rivers on both East and West as far as Notter and Tideford where bridges were built before or during the 16th Century. The Northern part is not so accessible and is quite hilly in parts. Here, both rivers are flooded valleys which have been silted up over the years producing an area of salt marsh.

Evidence of settlement in prehistoric times is scarce, although a number of archaeological finds such as flints and a spindle whorl have been found near St Erney with a possible dating of Neolithic and Iron Age. Both local and field names and some place names suggest the area may once have had rounds or hill forts.

The earliest known written record of this Parish comes in the 1018 Charter when King Cnut confirmed the gift of land in Landrake with Saint Erney to Bishop Burwold by King Edmund. After the Bishop died the lands passed to the Priory of St Germans and remained with it

until the Dissolution of the Monasteries in 1539. It was said in 1272 that the Manor of Landrake was one of the most valuable in the County. After Dissolution, the Priory lands were sold.

In past centuries farming and quarrying involved many. Tartan Down Quarry in the North produced a special volcanic type of stone which was ideal for buildings e.g. our own parish church of St Michael. Beside the river Lynher were a number of quarries, and alongside both the Lynher and Tiddy rivers you can still find old quays where the barges plied their trade.

Quicklime was produced locally in small kilns mainly by the river. A good example can be seen at Poldrissick Quay.

Cider and Beer were made locally. Poldrissick farm has a complete cider mill and press. Lower Cattivett and Markwell also have original cider mills. Cider was also made on local farms and at the Vicarage. In 1840 Landrake had 135 acres of Orchards and gardens. There were two Inns in the Village the Old Inn now Manor House and the New Inn which became the Bullers Arms.

Around the village square were a number of shops and craftsman, grocers, bakers, butchers, drapers, tailors, saddle re, smiths, wheels rights, shoe and clog makers, carpenters and masons.

In the 1980's there were two butchers shops in Landrake and the village shop and post office. Now there is only the Village shop and post office which provide a marvellous service much appreciated by all residents.

## Appendix 8 Cornwall Gateway CNA



## **Appendix 9**

### **Glossary**

CLP	emerging Cornwall CLP
LNDP	draft Landrake with St Erney Development Plan 2016
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework