

Landrake & St Erney Neighbourhood Plan

Summary of Evidence
and Documentation
as at
Nov 17

DRAFT

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1.0 Introduction

This report presents summary results of the evidence and documentation gathered during the process of forming Landrake with St Erney's Neighbourhood Plan (NP). This document is structured thematically into sections e.g. Housing, Economy, Design etc.

A number of sources of evidence have contributed to the formation of Landrake with St Erney NP. The sources of evidence are briefly set out in Section 2: Evidence Gathering. Work carried out by the NP Group or other working group members is then listed in Section 3. The results and conclusions drawn from these sources are then presented within Sections 5–11, with any additional comments in Section 12.

It should also be noted that due to the variable nature of how the evidence has been gathered and presented (e.g. not all evidence is statistical or necessarily recorded in the same format) it has not been possible to present the data consistently.

2.0 Evidence gathering

This section briefly outlines the key sources of evidence that have been referred to and which form the basis of this report.

2.1 Cornwall Council Documentation

2.1.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

The Cornwall Local Plan is a key evidence document as neighbourhood plans must be in 'general conformity' with this as well as the National Planning Policy Framework (NPPF). The Cornwall Local Plan was adopted in 2016. It additionally shows the direction of travel of the Council in relation to planning policy, it makes sense to develop the Neighbourhood Plan in conformity with the emerging Local Plan policies.

The Cornwall Local Plan Document is organised into the county's network areas: in this instance the relevant section is: PP17 Cornwall Gateway Community Network, Community Network Area, covering the parishes of Antony, Botusfleming, Landulph, Maker-with-Rame, Millbrook, Saltash, Shevioc, St Germans, St John and Torpoint.

2.1.2 Local Insight Profile (February 2017)

The local insight profile contains general statistics and facts about the Community Network Area based on the 2011 Census to 2016 data.

2.1.3 Caradon Local Plan (adopted 2007)

Despite its date which was intended to cover the period 2001-2011 the 'saved policies' from the Caradon Local Plan at present constitute the development plan for the area. Predominately the evidence base

behind this document, which is now over 10 years old, has little relevance to the emergence of the Neighbourhood Plan and as a result this document is not referred to in any detail in this report. It should be noted that a number of 'saved policies' are taken forward into Cornwall's (Emerging) Local Plan (referred to above).

2.1.4 The Cornwall Employment Land Review

This is a further evidence based document to support the development of the emerging Cornwall Local Plan. It provided analysis of some of the key employment land issues across Cornwall prior to the specific planning or economic development policies being developed for the Local Plan.

As expected the focus is on the main towns and settlements within Cornwall and as such is not referred to in detail in this document. However the ELR does provide some context for the Parish in terms of commuting and travel to work areas.

2.1.5 The Strategic Housing Land Availability Assessment (SHLAA) January 2016

The Strategic Housing Land Availability Assessment (SHLAA) is essentially a study, carried out by Cornwall Council, of potential housing sites in Cornwall. It is important to understand that the SHLAA does not allocate land but is an important piece of evidence that helps inform decisions over how to meet our housing need in the most sustainable way. Please see www.cornwall.gov.uk for further details.

The Cornwall SHLAA is not a planning decision making document. It makes broad assumptions in terms of site suitability in order to bring forward a wide range of sites for consideration of housing potential. Sites that are identified in the Cornwall SHLAA would be required to be further tested by the planning application or allocation processes including consideration of sustainability and planning criteria, development plan policies and consultation before they could be deemed suitable in planning terms.

2.1.6 The Strategic Housing Market Needs Assessment (SHMNA) (2013)

Cornwall Council undertook a Strategic Housing Market Needs Assessment (SHMNA) in collaboration with neighbouring councils in Devon to better understand housing need in the wider housing market area. GVA working with Edge Analytics were the consultants appointed by Cornwall Council to carry out this work.

This evidence base was developed to support the development of the emerging Cornwall Local Plan. A detailed analysis of demographic, market and economic drivers was undertaken in order to identify a proposed dwelling requirement for Cornwall over the period 2011 to 2031. Information presented relates to CNA levels.

2.1.7 Settlements: Hierarchy and Settlement Categories (Feb 2011)

This document is part of the evidence base relating to the Cornwall Local Plan and uses a methodology to 'rank' all settlements/clusters of settlements in a sustainability matrix to allocate these to a category. This category can then be used to give an initial indication of the level of growth that is appropriate for each settlement before constraints and characteristics are considered.

2.1.8 Tamar Valley AONB Management Plan (2014-2019)

The purpose of the AONB Management Plan is to guide and inform authorities in the application of their duty to have regard to the purposes of the AONB; to encourage coordination and liaison between all stakeholders concerning their activities within the AONB and its wider setting, and to deliver the purposes of the AONB. The Plan defines the 'special qualities' of the Tamar Valley AONB. These are the aspects of its natural beauty that set it apart as being nationally important and so worthy of designation as an Area of Outstanding Natural Beauty.

Statutory duties in relation to AONBs are provided for in Section 85 of the Countryside and Rights of Way (CRoW) Act 2000. Specifically, the Act states that, "in exercising or performing any functions in relation to, or s as to affect, land in these areas, relevant authorities "shall have regard" to their purposes". Natural England has set out the following three aims for AONBs:

1. The primary purpose of AONB designation is to conserve and enhance natural beauty.

2. In pursuing the primary purpose, account should be taken of the needs of agriculture, forestry, other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.

3. Recreation is not an objective of designation, but the demand for recreation should be met so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses¹.

Sections 88 and 89 of the Act state that each Local Authority shall prepare and publish a Management Plan for their AONB which should then be reviewed at intervals of no more than five years. Management Plans are adopted statutory policy of the Local Authority(s).

The purpose of the AONB Management Plan is to guide and inform authorities in the application of their duty to have regard to the purposes of the AONB; to encourage coordination and liaison between all stakeholders concerning their activities within the AONB and its wider setting, and to deliver the purposes of the AONB.

2.1.9 The Cornwall and Isles of Scilly Landscape Character Study (2007)

This document defines 45 Landscape Character Areas (LCAs) within Cornwall and the Isles of Scilly. Information about the natural, historic and visual environment is available for each of the LCAs, as well as planning and land management guidelines.

Landrake and St Erney Parish falls within two Landscape Character Areas; the CA22 South East Cornwall Plateau and CA25 Lynher and Tiddy River Valleys.

2.1.10 Cornwall Wildlife Trust – Land Survey

Cornwall Wildlife Trust carried out a land survey and have provided a map (see appendix x of NDP) that shows Statutory Nature Conservation Designations, Non Statutory Nature Conservation Designations, Semi natural habitat, and owned and or managed by Nature Conservation Organisations.

2.1.11 Cornwall Infrastructure Needs Assessment, Cornwall Gateway Schedule

This schedule contains the infrastructure requirements for the Cornwall Gateway Community Network area. The main focus throughout this document is Saltash; being one of the bigger settlements in the CAN, however it is important to understand the schedule with its close proximity to Landrake & St Erney. Development should: Support the regeneration of Saltash and Torpoint town centres; Improve the provision of and access to jobs and services (including public services), considering the influence of Plymouth; Enable the provision of affordable housing; Support the improvement of public transport between the rural and urban areas; Improve Saltash as a tourism destination through the promotion of its heritage and regeneration of the waterfront.

2.1.12 Cornwall Community Gateway Network

This document sets out headline figures for the Cornwall Gateway Community Network Area (CNA) highlighting how it compares to Cornwall across a variety of topics. Community network figures have been built from neighbourhood data. Although this document doesn't give individual parish data, it is still important to take into consideration.

2.1.13 Local Insight profile for Landrake with St Erney (2017)

This report provides more in-depth facts and figures relating to various themes within the parish 'Landrake with St Erney'.

2.1.14 Cornwall Interactive Map

The Cornwall Council Interactive map is a useful tool to help identify areas within parishes that are of specific interest.

2.2 Parish Consultation

2.2.1 June 2014 - Initial Community Engagement

(insert detail).

2.2.2 October 2014 – Community Drop In Events

2.2.3 Sept/Oct 2014 – Whole Parish Survey

In September and October 2014 the NP Group carried out a whole parish survey (surveys delivered to every household) to gather information intended to support & evidence the development of policies for the Neighbourhood Plan.

The survey covered subjects including housing, development location preferences, what people value most about the local area, what the economic priorities should be and traffic and transport.

2.2.4 November 2014 – Emerging Themes Consultation

2.2.5 January 2015 – Public Consultation

2.2.6 March 2015 – xxx

2.2.7 Consultation with Statutory Bodies

As part of the consultation approaches were made to both South West Water and Highways Agency to comment on any issues associated with development in and around the parish. This was triggered by previous planning applications and pertain to sewage and transport issues.

2.3 Landrake with St Erney Parish Plan (2005)

Work on the parish plan began in 2003 and was finalised in 2005. The plan was developed in order that the community could comment on what the parish would need in the coming 5-10 years. Through wide consultation this vision & action document was formed, focussing on the identified areas of 'Village Facilities', 'Housing', 'Emergency Services', 'Crime', 'Roads, Transport & Parking', 'Education', 'Health Services', 'Countryside and Environment', 'Young People'.

3.0 Housing

3.1 Cornwall Council Documentation

3.1.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

The Cornwall Local Plan is set to provide a minimum of 52,500 homes across the plan period, with the apportionment for the Cornwall Gateway CNA residual being 350. Of these there have been 84 completions (between 2010 and 2016); 74 are agreed or already under construction; and there is a further 45 windfall provision for period 2021-2030.

Landrake with St Erney is not mentioned within Policy 3, therefore can meet the remaining housing requirement through the following methods; existing sites with planning permission, infill, small scale rounding, the development of previously developed land within or adjoining settlements, rural exception sites.

Policy 6 relates to housing mix. It suggests that new housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities.

In particular, Policy 8 of the Cornwall Local Plan (including the preliminary findings of the Inspector from the hearing in May 2015), states that sites where there is a net increase of more than 10 dwellings or where dwellings would have a combined floorspace more than 1,000 square meters must contribute towards affordable housing need. It also suggests that sites within Landrake & St Erney's built-up area should provide 30% affordable housing, as the parish falls within a Zone 4 area. This effectively applies to any site that is not considered to be a rural exception site (as per the definition within the NPPF).

In relation to rural exception sites, Policy 9 of the Local Plan outlines that development proposals on sites outside of but adjacent to the existing built up area of smaller towns, 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 purpose of such developments is that a scheme will provide 100% affordable housing. In circumstances where this would not be viable without recourse to public subsidy, provision of open market housing may be supported, subject to meeting the criteria outlined within Policy 9, and capped at a maximum of 50%.

In the community network section of the Local Plan; PP17 Cornwall gateway CNA focuses almost exclusively on Saltash as the main settlement within the area, but it is important to understand as background information. A key objective is affordable housing; "to enable the provision of affordable housing." The total population for the area as of 2014 is 33,280 and number of dwellings is 14,958. Housing need within the area with a local connection is 430 (band A-D) plus 492 (band E) which equals 3.9% and 3.8% of Cornwall total respectively. The total of housing completions and commitments as of 2016 were 434. Past building rates in the Community Network Area (1991 – 2010) stands at 1,553.

Although the AGLV & AONB designation does not cover the main settlement of Landrake the saved Caradon policy (CL9); the former district for the area, should be noted in terms of housing development and potential impact.

CL9 – Areas of Great Landscape Value: *Proposed development in the Areas of Great Landscape Value identified on the proposals map [in the Carradon Local plan 2007] will not be permitted if it would materially harm the character of the particular area and if it does not*

closely reflect the traditional buildings styles and local materials or the characteristic pattern of settlement in the particular area.

Whilst the Local Plan does not provide a figure for the Parish, Policy 3 of the plan states that at a starting point this should be based on a pro-rata distribution based upon population. On a purely pro rata basis this would equate to 28? dwellings for the parish for the lifetime of the plan.

3.1.2 Local Insight Profile (February 2017)

Landrake & St Erney is within the Cornwall Gateway CNA, this document identifies headline figures highlighting how it compares to Cornwall across a variety of topics.

In terms of housing related evidence it notes the following:

- ❖ There are 33,040 residents living within this CNA.
- ❖ The network area has a higher number of households that are owner occupied; owner occupied: owned outright; owner occupied owned: with mortgage or loan compared to the England average. There is a lower percent of households in socially rented housing (12.6%) compared to the England average (17.7%).
- ❖ The housing prices within this area tend to be substantially lower than the England average.
- ❖ 825 houses lack central heating, which is about 3% higher than the England average and there are more vacant dwellings in the area.
- ❖ There is a lower number of housing benefit claimants (13.4%) compared to the England average of 17.3%. The barriers to housing and services domain is quite high at 20.7%, however it still lower than the England average (21.2%).
- ❖ There are a higher number of pensioner households and married households within the area and a lower amount of one person households and lone parent families with dependent children.
- ❖ Housing targets and completions

Comment [CH1]: Need latest form LP when ready

3.1.3 The Strategic Housing Land Availability Assessment (SHLAA) January 2016

"Within the SHLAA sites are not shown as commencing until at least Phase 2 as they do not have the benefit of planning permission for residential use. For the expected housing delivery for 2015/16 to 2019/20, please refer to the Five Year Supply Housing Statement dated December 2015."

"Phase 2: Years 6-10(2020/21– 2024/25)

Sites placed in Phase 2 are those with a limited level of constraints. These

'developable' sites are suitable for development, depending on their individual circumstances and on specific measures being proposed to overcome any minor constraints. It should be noted that although the results show a potentially large capacity capable of coming forward it is not envisaged that all will come forward during this phase and sites could contribute to yield in another phase instead."

"Phase 3: Years 11-15 (2025/26– 2029/30)

Sites allocated to Phase 3 include those which have more significant constraints. These sites are still considered appropriate for development

but have a longer lead-in time in which to deal with constraints which could relate to suitability, availability and/or achievability factors. This phase also includes overspill from sites in Phase 2 (based on the build out rates set out at section 3.6.8) or where the consultee has advised delivery will occur in this timeframe".

"Phase 4: Years 16-20(2030/31onwards)

Sites contained within Phase 4 are typically large sites where overall capacity exceeds delivery during the previous timeframes based on the build out rates set out at section 3.6.8. Phase 4 also includes sites where the consultee has stated units will be delivered in this timeframe."

The SHLAA has identified these sites in Landrake:

Phase 2: 2020/21 – 2024/25 identified:

❖ Land At Landrake (S495)	32
❖ New Barton Farm (S391)	175

Phase 3: 2025/26 – 2029/30 identified

❖ Lowertown Farm	175
❖ New Barton Farm	70

Phase 4: 2030/31 onwards
Lowertown Farm

3.1.4 The Strategic Housing Market Needs Assessment (SHMNA) (2013)

The SHMNA makes no direct reference to Landrake as a settlement as the report focuses on major urban settlements in Devon & Cornwall. However it does not that:

"Professional occupation groups show concentrations proximate to the employment markets of Plymouth (for example the evident concentration in Saltash and Torpoint) as well as notable concentrations in Truro and Roseland and St Agnes and Perranporth".

3.1.5 Settlements: Hierarchy and Settlement Categories (Feb 2011)

Landrake is identified as a category E settlement. This is defined as; *in the sustainability matrix in Appendix 2, category E settlements are those that score 29 points or more but less than 50, and include either a primary school or a general store, and those settlements that score less than 29 but do include a primary school. Category E would contain all those settlements that are considered important in their local area.*

3.1.6 Tamar Valley AONB Management Plan (2014-2019)

The TamarValley AONB Management Plan notes that “development proposals have the potential to impact on a range of values as well as the landscape”. As a partnership the AONB supports communities carrying out a Neighbourhood Plan that reflects the significance of the special landscape of the AONB.

The NPPF carries the presumption in favour of sustainable development however paragraph 115 of the NPPF states that in assessing development within the AONB, weight must be given to conserving landscape and scenic beauty.

The AONB has set out several guiding principles as to what sustainable development means in the context of AONB. In terms of housing the most relevant of these policies is that development should “meet the economic and social needs of local communities whilst conserving and enhancing the AONB landscape.”

3.1.7 Cornwall Gateway Community Network

This document shows a snapshot of the social housing need in the CNA as of July 2014.

Homechoice housing register category	No. of house-holds on the register	No. wishing to remain in the CNA	No. who wish to be housed outside CNA
Homechoice band A-D (highest need)	596	540	56
Band E (lowest need)	731	670	61

3.1.8 Local Insight profile for Landrake with St Erney (2017)

The total population for the parish is 1,120, almost all of these are living in the most deprived 20% of England in relation to the living environment.

The average price of housing in the parish is considerably lower than the rest of England. 36 houses lack central heating, almost 4 times more than the England average and the proportion of vacant dwellings is almost double the rest of England.

3.2 Parish Consultation

3.2.1 June 2014 - Initial Community Engagement (insert detail).

3.2.2 October 2014 – Community Drop In Events

3.2.3 Sept/Oct 2014 – Whole Parish Survey

The community were asked questions regarding potential aspects of the NDP with several questions focusing on housing.

Asked what size of housing should be supplied the majority if people responded that houses should be medium (2/3 bedrooms) or small (1/2 bedrooms). Fewest respondents were in favour of large houses (5+ bedrooms) or large flats.

Asked about the type of houses the majority of respondents supported affordable housing.

In terms of numbers of housing 33.3% respondents selected 'fewer than 10' over the lifetime of the plan, with 26.79% selecting 11-20 and 21.43 selecting over 30.

In terms of housing location a majority of respondents 40.78% selected 'north of the A38 as the most suitable location for housing development to go compared to 13.11% selecting 'south of the A38'.

3.2.4 November 2014 – Emerging Themes Consultation

3.2.5 January 2015 – Public Consultation

3.2.6 Consultation Event – December 2015

3.3 Landrake with St Erney Parish Plan 2005

The 2005 parish/town plan states that:

Respondents to the questionnaire indicated that there were 17 families in the Parish seeking accommodation and that it was likely the figure would rise to 41 in the next 5 years.

It was highlighted that 32 families who have moved out of the area for want of affordable housing would move back if such accommodation became available.

3.4 Housing Theme Conclusions

1. The Neighbourhood Plan should allow for the delivery of affordable housing
2. The Neighbourhood Plan should make allowances for housing delivery of a proportion of the 350 for the remainder of the network area.
3. The AONB status (of part of the parish) should be considered in terms of locating development and the potential impact it can have.
4. There is a clear community view that housing developments are preferred to be located on the north of the A38.

3.5 Other Key Points

A number of issues have been raised when looking at housing development.

- There is some concern within the community regarding additional development and how this could negatively impact the rural village nature of the parish and traffic congestion.
- The location of housing development has been raised during consultations with a preference expressed for the north of the A38 that bisects the settlement of Landrake.

4.0 Economy

4.1 Cornwall Council Documentation

4.1.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

According to the Cornwall Local Plan, Cornwall has to plan for 359,583 sq.m of B1a and B1b office floorspace and 344,427 sq.m of other B employment space. The Cornwall Gateway CNA target up till 2030 is 6,917m² for office space, and 10,583m² for industrial.

Policy 5 (1) of the Local Plan, 'Business and Tourism' states that: To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:

- ❖ well integrated with our city, towns and villages
- ❖ within areas that are well served by public transport and communications infrastructure
- ❖ in the countryside and smaller rural settlements be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification
- ❖ an extension to an existing business where re-location would be impractical or not viable.

Policy 5 (4) of the Local Plan, 'Business and Tourism' states that: Site Allocations Development Plan Documents and Neighbourhood Plans should identify new land, and safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. These allocations should be based on an assessment that considers the ability of the quantity, nature and quality of existing space and any commitments to meet the space requirements set out in Policy 2a and the needs of particular sectors. The assessment should:

- ❖ assess the ability of vacant sites and buildings identified in the Employment Land Review to meet that need
- ❖ consider if any shortfall can be reasonably met through windfall sites coming forward
- ❖ Identify sites for further employment space, where necessary, to address the targets set out in the policy 2a
- ❖ Identify existing employment land and/or buildings that are considered to be of strategic, and where appropriate, local significance for safeguarding.

In relation to the individual community network areas, the focus in economy terms again centres on Saltash and more specifically in relation to retail and regeneration of the Saltash and Torpoint town centres. One of the main objectives for the area is "jobs and services; *Improve the provision of and access to jobs and services (including public services), considering the influence of Plymouth*".

In terms of the remainder of the CNA the most relevant policies are:

“Development should help rebalance the communities by providing facilities, economic development or housing for local needs of scale that is appropriate to the settlement and reduces the need to travel”.

4.1.2 Local Insight Profile (February 2017)

There are 16,689 out of 33,040 economically active people within this community network area, just below the England average. 9,002 people are in full time employment and 3,918 are in part time work (above the England average). There are a higher number of self-employed people and economically inactive people.

The largest employment sector is Retail with 2,445 employees. Health and social work is second with 2,115 and education is the third biggest sector with 1,875 employees. The unemployment to available jobs ratio is 6.45 compared to the 3.43 England average.

12.4% of all local businesses are in the construction sector, followed by 11.4% in the professional, scientific & technical services. The third biggest sector of local businesses is retail.

There is less out of work benefit claimants with the network than the England average and the number of children living in out of work households is 735.

4.1.3 The Cornwall Employment Land Review

The Cornwall ELR focuses on the main urban settlements of Cornwall, however the Parishes proximity to Plymouth, Saltash and Torpoint and the indication that many commute out of the parish for work is a significant context to be taken into account when considering economic development.

The ELR notes: “Plymouth is the only adjoining area which is likely to have any significant impact on the County’s commercial property market, with the other adjoining districts lacking significant centres of population and employment sites. The 100+ ha of land which is allocated for employment development in Plymouth could potentially divert some demand from parts of east Cornwall such as Saltash. However, access to the large Plymouth economy supports demand for commercial space in parts of South East Cornwall, particularly Saltash”.

4.1.4 Tamar Valley AONB Management Plan (2014-2019)

The AONB Partnership will actively promote land management systems that are environmentally sustainable, economically viable and compatible with the purposes of the AONB designation.

The management plan itself makes no dedicated reference to economic development within the AONB but instead this is covered under the guiding principles of all development in AONBs and how this should “meet the economic and social needs of local communities whilst conserving and enhancing the AONB landscape.

4.1.5 Local Insight profile for Landrake with St Erney (2017)

The average weekly household income for the parish is £750, only £16 less than the England average and income after housing costs is about £50 more than the England average. 40 households (9%) in the parish are living in 'fuel poverty' compared to 11% EA.

There are 646 economically active and 195 economically inactive people in the parish, 331 in full time employment, 122 part time and 138 are self-employed.

The three biggest employment sectors are as follows; retail, health & social work and education. The three biggest local businesses are agriculture, construction and professional, scientific and technical services.

4.2 Parish Consultations

4.2.1 June 2014 - Initial Community Engagement

(insert detail).

4.2.2 October 2014 – Community Drop In Events

4.2.3 Sept/Oct 2014 – Whole Parish Survey

The Parish survey asked residents to consider what types of economic development should be encouraged in the village.

- ❖ 26.74% of respondents selected agricultural industry and farming
- ❖ 18.98% of respondents selected health community and education
- ❖ 13.90% selected tourism
- ❖ 13.90 selected homeworking
- ❖ The remainder responses were split between restaurants, bars café, shopping and retail with the fewest (1.60%) supporting industrial.

Qualitative responses indicate that farming and agriculture is supported as it adds rather than detracts from the rural nature of the village and that additional development in the village should not compromise existing services and should positively contribute to existing employment.

Locally identified barriers to sustainable growth and existing business within the settlement all centres on traffic – including volume and parking.

4.2.4 November 2014 – Emerging Themes Consultation

4.2.5 January 2015 – Public Consultation

4.2.6 Consultation Event – December 2015

4.3 Landrake with St Erney parish Plan 2005

The Parish plan doesn't make any specific reference to Economy however the plan does note that some respondents would like to see additional shops in the villages (butcher, bakery, greengrocer). However other respondents felt that additional shops might impact the viability of existing.

4.4 Economy Theme Conclusions

1. The main economic development for the CNA is supported for the main towns of Torpoint and Saltash, which accords with the views of the community.
2. Whilst some small developments in terms of local shops could potentially be supported, overall the community generally support the farming and agriculture industry as the key economic activities in the parish.
3. Development should not increase issues relating to traffic and parking.

4.5 Other Key Points

- The proximity of the village to Plymouth (although outside the CNA) is an important context. Many people commute to Plymouth as a key employment area.
- The impact on traffic and parking within the village is a concern for residents which is relevant for all development.

5.0 Transport & Traffic

5.1 Cornwall Council Documentation

5.1.1 Cornwall Local Plan 2010-2030 Strategic Policies (2016)

Policy 27 'Transport and accessibility' is set out below.

All developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

For major developments to ensure a resilient and reliable transport system for people, goods and services, development proposals should:

1. Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's Local Transport Plan or any subsequent LTPs.
2. Locate development and / or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by walking, cycling and public transport to minimise car travel
3. Locate larger developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport. Any proposals which do not accord with this will require significant justification and provide clear transport benefits
4. Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development
5. Be accompanied by an effective travel plan that delivers hard and soft measures to support new occupants in adopting sustainable travel habits
6. Safeguard land for the delivery of strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines and links to the Isles of Scilly.
7. Provide public transport solutions including park and ride where there is evidence that it will remove traffic from the highway network, is economically viable and that which accord with the appropriate transport strategy for the area.

Objective 4 of the Community Network Area: Transport notes that development should "support the improvement of public transport between the rural and urban areas".

5.1.2 Local Insight Profile (February 2017)

This document highlights access to transport within the Cornwall Gateway CNA. 16.7% of 14,215 households do not have access to a car compared to 25.8% England average. However, a higher percentage of people do have access to one, two, three or four+ cars.

5.1.3 Tamar Valley AONB Management Plan 2014-2019

There is scope to reinvest in the area, improve facilities and help sustain local services. The emphasis should be on year-round visitors, who will support the local accommodation providers and local food producers. However, much care is needed to ensure that the impacts are managed so that facilities and services complement the landscape and reflect the carrying capacity of the Valley, especially in relation to increased road traffic and congestion. The river and the Tamar Valley branch railway line provide important opportunities for travel by public transport, and the increasing popularity of cycling could be exploited through improved cycling routes.

5.1.4 Cornwall Infrastructure Needs Assessment, Cornwall Gateway Schedule

There are a few road improvements happening on the A38 Carkeel roundabout and the A38 Liskeard Road. The A38 is the main road that runs through Landrake & St Erney, so any changes could have a potential impact on the parish and is therefore important to note the changes.

- ❖ 11082220 A38 Carkeel Roundabout Phase 1 – safety and capacity enhancement scheme – to improve safety at a key junction.
- ❖ 14397993 A38 Carkeel Roundabout Phase 2 – larger scheme with signalisation to address capacity issues – to improve traffic flow.
- ❖ 143991046 A38/B3271 Liskeard Road, Saltash – widening on slip road – to improve traffic flow.

5.1.5 Local Insight profile for Landrake with St Erney (2017)

The proportion of people in the parish who have access to one or more cars is considerably bigger than the England average. The average road distance from a job centre, secondary school, GP and pub is all much higher than the England average.

5.2 Parish Consultations

5.2.1 June 2014 - Initial Community Engagement

(insert detail).

5.2.2 October 2014 – Community Drop In Events

5.2.3 Sept/Oct 2014 – Whole Parish Survey

The parish survey asked respondents to comment on how travel and traffic could be improved. Responses included:

- ❖ 29.78% of respondents would welcome more buses into the main towns.
- ❖ 28.05% of respondents would welcome a greater spread of bus times (earlier and later)

- ❖ 31.70% of respondents believe that more parking should be provided
- ❖ 28.43% of respondents believe that parking should be restricted in problem areas.
- ❖ 23.78% of respondents believe that parking issues should be addressed as a means to help alleviate problems to getting around
- ❖ 22.87% of respondents believe that better public transport should help alleviate problems getting around.

Qualitative responses show that parking and congestion is a significant concern for the community. This includes access onto the main highway (A38), parking issues and lack of pedestrian access around the village.

5.2.4 November 2014 – Emerging Themes Consultation

5.2.5 January 2015 – Public Consultation

5.2.6 Consultation Event – December 2015

5.2.7 Consultation with Statutory Bodies: Highways Agency Communication

Based on comments raised during community consultation relating to proposed development scheme brought forward in 2013 to be located on the south side of the A38, the Highways Agency was contacted to clarify comments.

The Highways Agency advised that they raised no objections in principle to the 30 house scheme to the south of the A38 in 2013 subject to modelling being undertaken with regard to the capacity of the road junctions.

Whilst there was no absolute objection from the Highways Agency they did comment that the existing junction may need upgrading. This in turn will have cost implications for a development scheme and as such could make schemes unviable. It is important to note that this is not to be taken as an official position from the HA as each development would be considered on its own merits.

5.3 Landrake with St Erney Parish Plan 2005

The Parish Plan refers to roads and transport and notes that the majority of respondents highlighted the A38 between Notter Bridge and the Village as being dangerous, together with the junction of the Village entrance and exit joining the A38.

Within the village sections of road were described as dangerous due to driving speed and parking.

Public transport was also highlighted as an issue with fewer than half respondents using the main service and those that do noting that they were unable to catch a bus to Landrake from Plymouth or Saltash after 6pm. Many said they would be more likely to use public transport if there was a better service.

5.4 Transport and Traffic Theme Conclusions

1. There is support for better public transport as a means to alleviate traffic and transport issues in the parish.
2. Parking is perceived as an issue in the parish and future development should positively plan for not increasing pressure on existing limited parking.
3. Developments on the south side of the A38 could be considered in terms of impact on the existing junction, which may not have sufficient capacity to deal with certain levels of development.

5.5 Other Key Points

- The A38 bisects the main settlement of the parish. This is locally considered a 'black spot' for congestion and speeding issues as well as local residents experiencing difficulties exiting the village to join the A38.

6.0 Design

6.1 Cornwall Council Documentation

6.1.1 Cornwall Local Plan 2010-2030 Strategic Policies (2016)

Policy 12 of the Cornwall Local Plan addresses design in terms of character, layout, movement and adaptability. It notes that the impact of new development on Cornwall's distinctiveness should be carefully managed with an expectation that proposals demonstrate how local distinctiveness and landscape character have informed and shaped the design of schemes.

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments across Cornwall and ensuring its distinctive natural and historic character is maintained and enhanced. Development proposals must be of high quality design and layout of buildings and places and demonstrate a design process that has clearly considered the existing context, and how the development contributes to social, economic and environmental elements of sustainability.

1. *As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:*
 1. *character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*
 2. *layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and*
 3. *movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and*
 4. *adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses; and*
 5. *engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.*

2. *In addition development proposals should protect individuals and property from:*
 - a. *overlooking and unreasonable loss of privacy; and*
 - b. *overshadowing and overbearing impact; and,*
 - c. *unreasonable noise and disturbance.*

Policy 13: development standards states that all new developments will be expected to achieve the following provisions.

1. *Sufficient internal space in housing*
2. *Public open space on-site*
3. *An appropriate level of off street parking and cycle parking*
4. *Sufficient and convenient space for storage of waste, recycling and compostables*
5. *Avoidance of adverse impacts, individually or cumulatively resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects*
6. *Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation*
7. *Where feasible and viable, connection to an existing or planned heat network*

6.2 Parish Consultation

6.2.1 June 2014 - Initial Community Engagement

(insert detail).

6.2.2 October 2014 – Community Drop In Events

6.2.3 Sept/Oct 2014 – Whole Parish Survey

The parish survey covered some design elements in terms of housing scale and size referred to above.

Also relevant to design (in terms of linking to the Cornwall Local Plan) are the comments that highlight the current nature of the parish as a rural settlement (character) and how this is highly valued by the community.

This includes:

- ❖ 28.41% of respondents valuing views and vistas
- ❖ 22.37% of respondents valuing escaping the built environment

6.2.4 November 2014 – Emerging Themes Consultation

6.2.5 January 2015 – Public Consultation

6.2.6 March 2015 – Household Survey

6.2.7 Consultation Event – December 2015

6.3 Design Theme Conclusions

1. Design should be taken into account in terms of the distinctiveness of the parish as a rural area with a main settlement that is a 'quiet'

village setting.

7.0 Community

7.1 Cornwall Council Documentation

7.1.1 Cornwall Local Plan 2010-2030 Strategic Policies (2016)

The Cornwall Local Plan policy 4 deals with community facilities. It states that “community facilities and village shops should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposals show; no need for the facility or service; it is not viable; adequate facilities or services exist or the service can be provided in locations that are accessible by walking, cycling or public transport”.

In relation to the CNA sections, one of the objectives for the area is ‘jobs and services’; to improve the provision of and access to jobs and services (including public services), considering the influence of Plymouth.

7.1.2 Local Insight Profile (February 2017)

The Community Network area, Cornwall Gateway, has a lower percentage of crime compared to the England average. There is a total population of 33,040; 5,720 are aged 0-15, 19,785 are of working age and 7,535 are 65+.

Access to key services; job centre; secondary school; GP surgeries; pubs and post offices are higher than the England average within the community network area.

7.1.3 Tamar Valley AONB Management Plan (2014-2019)

The Tamar Valley AONB management plan covers community in broad terms including cultural identity as well as recreation and access. The management plan notes that:

“Recreation is not an objective of designation, but the demand for recreation should be met so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses”.

“The AONB Partnership will promote the development of integrated access, recreation and tourism facilities and services which are compatible with the purposes of the AONB designation, and that contribute effectively to the local economy”.

7.1.4 Local Insight profile for Landrake with St Erney (2017)

413 residents of the parish are considered to be rural residents, 376 are suburbanites and 326 are hard pressed living.

7.2 Parish Consultation

7.2.1 June 2014 - Initial Community Engagement

7.2.2 October 2014 – Community Drop In Events

7.2.3 Sept/Oct 2014 – Whole Parish Survey

The parish survey has indicated views on community in broad terms such as community facilities and infrastructure.

- ❖ Childrens play areas, walking routes and rural spaces were most highly valued
- ❖ Allotments and village green spaces were indicated more frequently as 'inadequate'.
- ❖ The most important community facilities were identified as the community hall, the pub and places of worship.

7.2.4 November 2014 – Emerging Themes Consultation

7.2.5 January 2015 – Public Consultation

7.2.6 Consultation Event – December 2015

7.3 Landrake with St Erney Parish Plan 2005

The Parish Plan has a significant focus on village / community in terms of facilities, services and recreation including support for the following:

- ❖ Additional shops
- ❖ Football / recreation ground
- ❖ Memorial Hall
- ❖ The playground

The parish plan concludes with several community based projects (based on the above) to be progressed for the period 2005-2015.

7.4 Community Theme Conclusions

1. Existing community facilities are valued by the community and should be safeguarded
2. Recreation and green spaces and should be safeguarded and enhanced by development.

7.5 Other Key Points

- There are concerns that development could impact the viability of community facilities (eg the shop) therefore development should be carefully considered in terms of impact it could have in terms of reducing viability of other existing facilities.

8.0 Landscape

8.1 Cornwall Council Documentation

8.1.1 Cornwall Local Plan 2010-2030 Strategic Policies (2016)

Policy 23 of the emerging Local Plan requires that 'development proposals should sustain local distinctiveness and character, and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance'.

In relation to Cornish Landscapes it specifically outlines that 'development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated & undesignated landscapes. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value. In areas of undeveloped coast, outside main towns, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable'.

Point 2a explains that 'Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB; and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity. Proposals should be informed by and assist the delivery of the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and / or work in them. Major developments will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy'.

Point 2b states that 'development within the Heritage Coast and/or Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas'.

Although the AGLV & AONB designation does not cover the main settlement of Landrake the saved Caradon policy (CL9); the former district for the area, should be noted in terms of development and the potential impact.

CL9 – Areas of Great Landscape Value: Proposed development in the Areas of Great Landscape Value identified on the proposals map [in the Carradon Local plan 2007] will not be permitted if it would materially harm the character of the particular area and if it does not

closely reflect the traditional buildings styles and local materials or the characteristic pattern of settlement in the particular area.

8.1.2 Tamar Valley AONB Management Plan (2014-2019)

Landscape is a consistent theme for the management plan and makes reference to National Character Areas (the parish being with The Cornish Killas)

The AONB policies relating to landscape include:

1. Advocate the use of Landscape, Historic and Seascape Characterisation in development and land use planning and management decisions.
2. Favour developments that are sustainable and respect, maintain and where possible enhance AONB special qualities, distinctive features and any important heritage sites.
3. Strengthen landscape character by improving the condition of existing landscape features identified as being in poor condition reinstating landscape features identified as missing or fragmented, and by seeking low impact solutions to visually intrusive (type of) developments and activities (including the influence of light pollution).
4. Maintain, and where possible increase, levels of tranquillity throughout the AONB to ensure this special quality is sustained. Seek to reduce and minimise the impact of light pollution.

8.1.3 The Cornwall and Isles of Scilly Landscape Character Study (2007)

This study outlines the diversity of the landscape within Cornwall and the Isles of Scilly. The Landrake & St Erney Parish boundary is within two landscape character areas; CA22 South East Cornwall Plateau and CA25 Lynher and Tiddy River Valleys.

The landscape character area CA22 falls within the middle of the Landrake & St Erney parish boundary. The key landscape characteristics for this area are:

- ❖ Open, medium to large scale level high ground with a pattern of low irregular hedges with hedgerows and sparse tree cover.
- ❖ A mix of improved pasture, some arable.
- ❖ Gently sloping and undulating stream valleys with small patches of woodland in lower areas.
- ❖ Coastline with steep sloping coast zone ending at incised low cliffs with reef and small sandy coves.
- ❖ Small peninsula at south-eastern end, forming narrow open farmed ridge with regular field pattern of low hedges, lightly settled.

Planning and land management guidelines

- ❖ Develop Village Plans to ensure that in new rural/village development curtilages are of appropriate materials and planting echoes locally indigenous species.
- ❖ Develop a Tourism Management plan for the coast linking it to the AONB management plan.
- ❖ Support appropriate management and restoration of parkland and historic landscapes.

CA25 surrounds the outer parts of the parish; around CA22. Key landscape characteristics are:

- ❖ Estuarine landscape of winding inlets, extensive intertidal zones, with intertidal Mudflats, large areas of Coastal Saltmarsh and a Saline Lagoon; very well used by watersport enthusiasts.
- ❖ Tidal river valleys with Coastal Saltmarsh and wetlands, grading to mixed farming; many hedgerow trees and tree lines along watercourse.
- ❖ Small steep - sided upper river valleys inland with mix of farmland and woodland, with mature trees on network of Cornish hedges adding to wooded feel.
- ❖ Farmland is a mix of pasture, arable, fruit and flower growing, with estate land with deer park and much beech.
- ❖ Maze of narrow enclosed winding lanes throughout, with many trees on boundaries.
- ❖ Visual prominence of Torpoint and major conurbations in neighbouring LCAs: Plymouth and Saltash.

Planning and management guidelines for the area include:

- ❖ Strengthen local distinctiveness by preparing and implementing design guidance for development around settlements.
- ❖ Strengthen landscape pattern by good agricultural management supporting the development of agrienvironmental schemes.
- ❖ Provide guidelines on good management of hedges to farmers and highways authorities.
- ❖ Support measures for the good management of the rivers and the water environment of the estuary.
- ❖ Introduce a woodland strategy and guidelines on scrub management and coppicing of river fringe trees/woodland.
- ❖ Support measures for the conservation, restoration and management of historic parks and gardens together with historic features and landscape.

8.1.4 Designations

The parish (or parts thereof) contain the following designations (please refer to the xx maps for details).

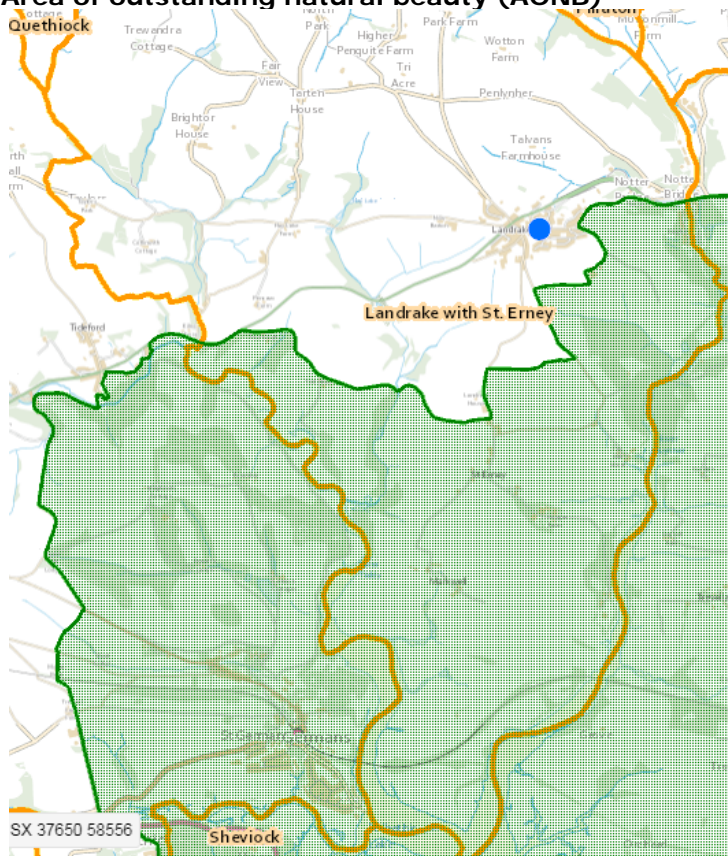
- ❖ Area of Outstanding Natural Beauty (Tamar Valley AONB)
- ❖ Areas of Great Landscape Value
- ❖ Sites of Special Scientific Interest
- ❖ Conservation Area

Comment [CH2]: Ref the correct appendices of NDP once finalised.

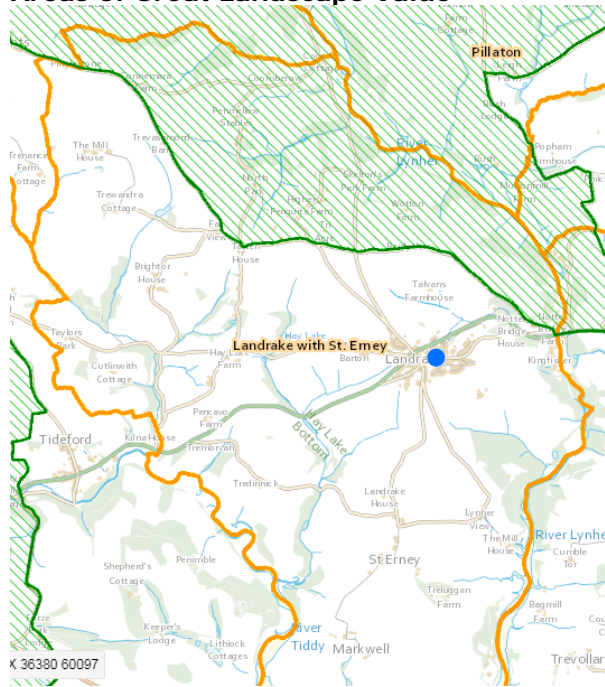
8.1.5 Cornwall Interactive Map

The following screenshots shows the various areas within Landrake parish that have different landscape/wildlife values.

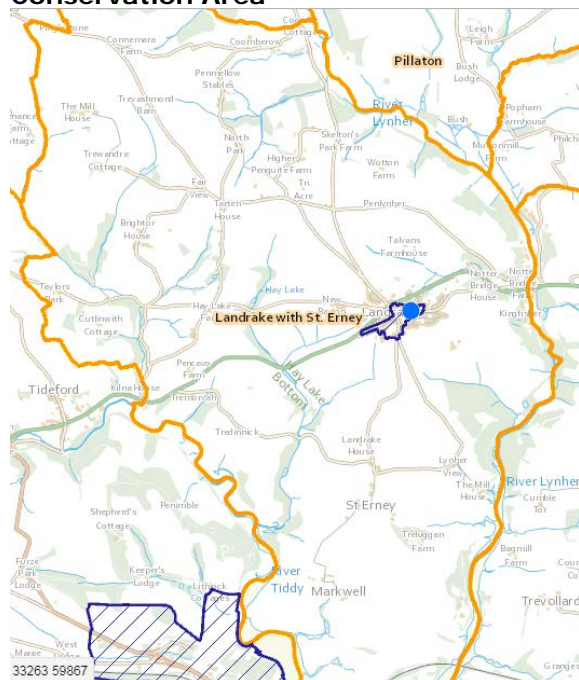
Area of outstanding natural beauty (AONB)



Areas of Great Landscape Value

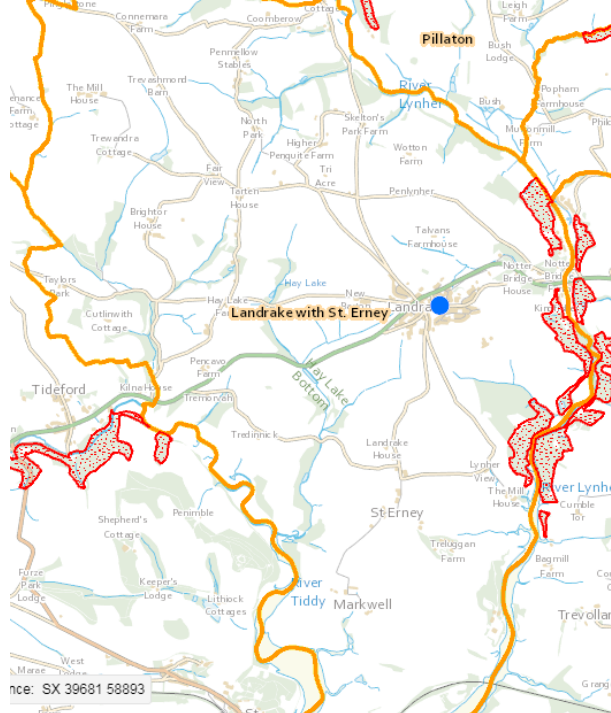


Conservation Area

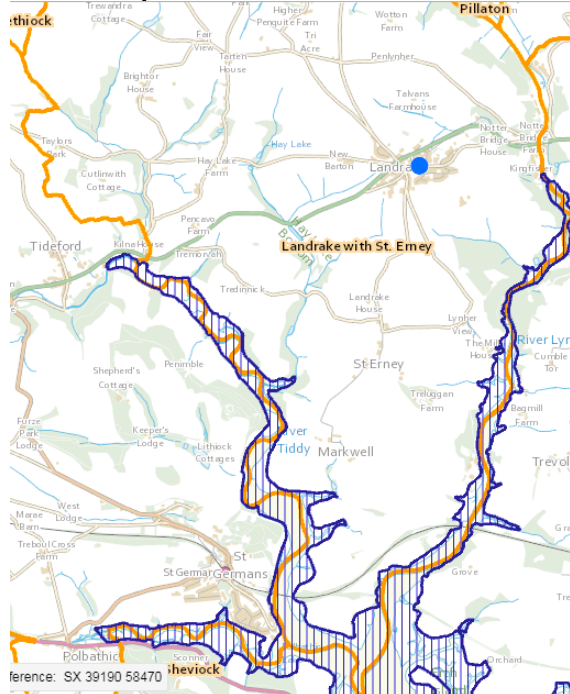


Produced by CRCC in collaboration with
 XXXX NP Steering Group – (date)

County Wildlife Sites (no implied public access)



Sites of Special Scientific Interest



8.2 Parish Consultation

8.2.1 June 2014 - Initial Community Engagement

8.2.2 October 2014 – Community Drop In Events

8.2.3 Sept/Oct 2014 – Whole Parish Survey

The survey asked residents what they value most about the local natural environment. Responses provided a fairly even spread amongst:

❖ Attractive views and vistas	127	28.41
❖ Opportunity to escape from built up area	100	22.37
❖ Leisure pursuits	99	22.15
❖ Farming	91	20.36
❖ Absorption of Carbon emissions	30	6.71

8.2.4 November 2014 – Emerging Themes Consultation

8.2.5 January 2015 – Public Consultation

8.2.6 Consultation Event – December 2015

8.3 Conclusions

1. The landscape is a vital part of the parish distinctiveness and character and should be conserved and enhanced.
2. Landscape as part of the natural environment (ie views & vistas) and how it is used (ie leisure pursuits or farming) is highly valued by the local community.

9.0 Heritage

9.1 Cornwall Council Documentation

9.1.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

Policy 24 relates to the historic environment, it states development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:

- ❖ sustain designated heritage assets
- ❖ take opportunities to better reveal their significance
- ❖ maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal
- ❖ conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens
- ❖ conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage
- ❖ protect the historic maritime environment, including the significant ports, harbours and quays.

9.1.2 Tamar Valley AONB Management Plan 2014-2019

The Tamar Valley has a strong and remarkable heritage, which is intrinsically connected to its special landscape qualities. Many of the Valley's buildings have grown from the very landscape in which they are placed; their materials sourced from local quarries and woodlands, lime mortar burnt at a nearby quay, bricks made in village brickworks, or slate brought in from Mill Hill near Tavistock. The removal of these materials from the landscape has itself created character, for example resulting in wildlife-rich habitats in abandoned quarries.

The non-designated elements of the landscape are often the most locally-cherished and represent the cultural, social and economic history of a particular locality. However, these are perhaps the assets most at threat as they are often offered no protection or are disregarded - but without them the character of the AONB and our understanding of landscape development would be entirely different. Two nationally significant examples of this are the discovery of Calstock Roman fort and the recognition of the medieval silver mining industry on the Bere Peninsula. Dissemination of the importance of these archaeological sites has put the Tamar Valley firmly on the archaeological map, and will help raise their profile for protection.

The Partnership will continue to actively protect and enhance all aspects of the historic environment and its setting, especially in collaboration with local planning authorities.

9.1.3 **XXXX Regeneration Plan**

This document, with guidelines for (insert details)

9.2 Landrake with St Erney Parish Plan 2005

9.3 Parish Consultation

- 9.3.1 **June 2014 - Initial Community Engagement**
- 9.3.2 **October 2014 – Community Drop In Events**
- 9.3.3 **Sept/Oct 2014 – Whole Parish Survey**
- 9.3.4 **November 2014 – Emerging Themes Consultation**
- 9.3.5 **January 2015 – Public Consultation**
- 9.3.6 **March 2015 – Household Survey**
- 9.3.7 **Consultation Event – December 2015**

9.4 Heritage Theme Conclusions

1. The parish contains many historic features that contribute to the character of the setting that is valued by the community.

10.0 Wildlife

10.1 Cornwall Council Documentation

10.1.1 Cornwall Local Plan Strategic Policies 2010-2030 (2016)

Policy 23, point 3 of the Cornwall Local Plan refers specifically to biodiversity. It states that 'development should conserve, protect and where possible enhance biodiversity and geodiversity interests and soils commensurate with their status and giving appropriate weight to their importance. All development must ensure that the importance of habitats and designated sites are taken into account and consider opportunities for the creation of a local and county-wide biodiversity network of wildlife corridors which link county wildlife sites and other areas of biodiversity importance, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan.' Developments should take into account; European sites, National sites; Local sites; Priority species and habitats; Ancient woodland and veteran trees.

10.1.2 Tamar Valley AONB Management Plan 2014-2019

The Tamar AONB contains specific objectives pertaining to biodiversity protection. The management plan states that the AONB partnership will support the identification, protection and positive management of statutory and non-statutory wildlife and geological sites within the AONB, with special regard being given to SACs, MCZ, SSSIs and CWS/CGSs.

"The AONB Partnership will seek to support the conservation and enhancement of biodiversity generally, and will specifically pursue a net increase in the amount and quality of priority habitat within the AONB an increase in the populations of associate priority species, and improvements in ecological connectivity".

10.2 Cornwall Wildlife Trust – Land Survey

Insert map.

10.3 Parish Consultation

10.3.1 June 2014 - Initial Community Engagement

10.3.2 October 2014 – Community Drop In Events

10.3.3 Sept/Oct 2014 – Whole Parish Survey

10.3.4 November 2014 – Emerging Themes Consultation

10.3.5 January 2015 – Public Consultation

10.3.6 Consultation Event – December 2015

10.4 Wildlife Theme Conclusions

1. The parish contains Nature Conservations Sites which are valued by the community and should be safeguarded.
2. Not all areas identified by Cornwall Wildlife Trust have statutory designations.

10.5 Other Key Points

11.0 Next Steps and Evidence Gathering
