

# Landrake with St Erney Neighbourhood Plan

**Summary of Evidence  
and Documentation  
as at  
February 2018**

**FINAL VERSION**

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# 1.0 Introduction

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

A number of sources of evidence have contributed to the formation of the Landrake with St Erney NP. The sources of evidence are briefly set out in Section 2: Evidence Gathering. Any work that has been carried out by the NP Group or other working group members is then listed in Section 3. Followed by the results and conclusions drawn from these sources in the relevant sections.

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.

## 1.1 History of Landrake with St Erney Parish

The following pages provide a summary of the parish and 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 with 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 447 (households with at least one usual resident).

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 Cornwall CLP through policy 23 as key guidance for understanding landscape character, sensitivity and capacity in Cornwall (see the Landscape Character Assessment, appendix 7 of the Neighbourhood Development Plan).

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 with St Erney Parish had a population of 1,115 persons in 447 dwellings (households with at least one usual resident) 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 with St Erney.

### Transport and Congestion

Currently in 2018, 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 Lynher at Coombe cottage, to the north by this same stream from Coombe cottages to Blunts, to the west from Blunts and in a generally 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 Burwhold 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 Cuttivet 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.

## 2.0 Evidence gathering

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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 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, Sheviock, 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 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 Cornwall Local Plan. It has 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 Landrake with St Erney 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](http://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 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 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 uses.

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).

#### **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 with 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**

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

Cornwall Wildlife Trust carried out a land survey and has provided a map (see section 11 of the ER) 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 CNA), however it is important to understand the schedule with its close proximity to Landrake with 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 Landscape Capacity Assessment**

This report has been created by James Evans BA(Hons) AssocRTPI. It provides conclusions on the landscape capacity of 3 sites within Landrake Parish, of the development proposed in accordance with the Judging Landscape Capacity: a development management toolkit 2014 (Cornwall Council). The 3 sites assessed are:

- ❖ West Lane
- ❖ Pound Hill
- ❖ Mera Park

#### **2.1.14 Cornwall Design Guide 2013**

This document has been created by Cornwall Council and was adopted in March 2013. It will help inform the design of new development and ensure all factors of good design are recognised and incorporated by setting out key principles to assess development proposals.

The Cornwall Design Guide aims to create sustainable and safe neighbourhoods where people can work and socialise, and to improve people's wellbeing, health and security.

#### **2.1.15 Landrake with St Erney Neighbourhood Development Plan, SUPPLEMENTARY DOCUMENTS, Parish Design Guide (Sept 2017)**

This document identifies a number of design tasks for future development to respond to as directed through Policy 7 of the Landrake with St Erney Neighbourhood Development Plan.

#### **2.1.16 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'.

#### **2.1.17 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**

The Parish Council website has been used as the online vehicle to promote the NDP and provide full copies of evidence, emerging themes coming from consultation activities; the emerging NDP versions as the document has progressed; as well as carrying information about events and how to feed in to the process.

In addition to the website, regular updates on progress, events and how to participate were submitted to the Parish newsletter; Crosstalk. This provided the regular communication and supplemented direct engagement via household leaflet; the survey drop and public events. At a later stage in the process, the draft NDP was, in addition, available to view at the village shop.

### **2.2.1 Community Engagement, Consultation Events & Surveys**

Following consideration and resolution to embark on a Neighbourhood Plan the Steering Group arranged a presentation at the Parish Council AGM in April 2014 in order to engage the community and confirm public support. It consisted of:

- ❖ Raising awareness of the process, what this would entail and what it could achieve;
- ❖ Explaining what impact this might have; and
- ❖ Attracting volunteers and interest.

Following this, an initial consultation event was held at St Erney Fair in June 2014 where Neighbourhood Plan was promoted and comments invited from the community.

In the summer of 2014, the Steering Group reviewed evidence & comments from the public meetings, statutory documents behind the Cornwall Local Plan and the Landrake with St Erney Parish Plan 2005 to develop an in depth household questionnaire, which was distributed in September 2014. 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. 185 surveys were returned. The results from this and other sources were used to compile an emerging themes document. These were then presented to residents in November 2014 at the Christmas fair.

A specific neighbourhood plan consultation event was held in January 2015 where approximately 50 residents attended. Following this, a second short survey relating to housing need was developed. This survey was delivered to all households and advertised in the parish magazine. 68 surveys were returned.

A follow up event took place in March 2016 and a flyer was sent to all households to come along. At this event, the draft NDP was exhibited in poster form. 61 people attended and the feedback was positive and supportive, and fed into the NDP development process.

### **2.2.2 Youth Consultation**

Information and opinions from young people in the area were obtained by Steering Group members from the Young Farmers group, and informal discussion with other young people.

### **2.2.3 Stakeholder Consultation**

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 pertained to sewage and transport issues.

As part of the pre-submission consultation, 56 identified stakeholders were contacted directly with the Pre-submission consultation Draft Nov 17 version of the Neighbourhood Plan.

The Neighbourhood Development Plan went for pre-submission consultation on the 6<sup>th</sup> November 2017. For all comments received, please see the consultation statement.

## **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, focusing on the identified areas of 'Village Facilities', 'Housing', 'Emergency Services', 'Crime', 'Roads, Transport & Parking', 'Education', 'Health Services', 'Countryside and Environment', 'Young People'.

## 3.0 Themes & Topics

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The following Themes and Topics were identified using the evidence gathered:

- **Housing**
- **Economy**
- **Transport & Traffic**
- **Design**
- **Community**
- **Landscape**
- **Heritage**
- **Wildlife**



# 4.0 Housing

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## 4.1 Cornwall Council Documentation

### 4.1.1 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 100 completions (between 2010 and 2017); 77 are agreed or already under construction. As at 2017 the remaining residual target for the CNA is 173 homes.

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 floor space more than 1,000 square meters must contribute towards affordable housing need. It also suggests that sites within Landrake with 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.

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 24 dwellings for the parish for the lifetime of the plan.

#### **4.1.2 Local Insight Profile (February 2017)**

Landrake with 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 loancompared to the England average.
- ❖ There is a lower percentage 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.

#### **4.1.3 Caradon Local Plan (adopted 2007)**

##### POLICY HO6: Housing in Villages

Planning permission will be granted for residential development within village development limits in the form of infilling. Such development will be limited to one or two dwellings unless it accords with Policy HO13 or the village has a good range of community facilities and with good access to jobs, key services and infrastructure thereby avoiding

undue reliance on the need to travel to other centres, especially by car.

#### POLICY HO13: Rural Exception Housing

Small residential developments solely for affordable housing will be permitted provided that:

- the site is within or immediately adjoining a settlement for which development limits are defined on the Proposals Map;
- there is an identified local housing need within the local community;
- the number, type and size of dwellings proposed will meet (wholly or in part) the identified local housing need;
- the size, layout and design of the development is appropriate in scale and character to the environment of the village concerned;
- the development would not reduce an already narrow rural gap between settlements or harm the landscape setting of a village;

If more than 6 affordable dwellings are to be permitted during the plan period, the settlement must have sufficient community facilities and services to avoid undue dependence on the need to travel, especially by car.

Affordable dwellings for sale will be limited to a maximum gross floor space of 90 sq. m. (internal measurement) of living accommodation. The Council will allow one single garage of not more than 17 sq. m. (internal measurement) of gross floor space.

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 Caradon 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.*

#### **4.1.4 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 |  |
|------------------|--|

#### **4.1.5 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 note 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, Roseland, St Agnes and Perranporth".

#### 4.1.6 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.*

#### 4.1.7 Tamar Valley AONB Management Plan (2014-2019)

The Tamar Valley 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.”

#### 4.1.8 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 households 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

#### 4.1.9 Landscape Capacity Assessment

##### Site A – West Lane

##### Character Vulnerability

Moderate - Ultimately the biggest change will be from undeveloped land to residential.

- ❖ It is assumed that the scale of development will be 2 storeys, the quantum will be around 20 (as per the Neighbourhood Plan’s housing figure for growth outside of the settlement).
- ❖ Access will be via West Lane as a new connection from the A38 will not be supported by the Highways Agency.
- ❖ Orientation will be likely to face southwards, due to the direction of the sun, and the outlook.

*The site would benefit from a sensitive development that retains the existing tree and boundary coverage, further planting to the roadside edge, north-eastern corner would be beneficial for future residents alongside providing visual screening. The development should follow the existing contours on the site and relate well to its physical boundaries. The size of the site can enable a well thought out development.*

#### Site B – Pound Hill

##### Character Vulnerability

Scale of development will be 2 storeys, and will be representative of the character of development in the immediate locality (high density and follow traditional Cornish vernacular). It appears possible that a scheme of potential 10-15 homes could be accommodated on the site.

Impact is noted as 'low' because:

- ❖ Adverse effects on the character of the site and/or its setting will be small in magnitude ie. size, scale, limited duration and reversible
- ❖ Extremely limited character change as a result of surrounding dominating characteristics
- ❖ The principle impact would be the creation of a new vehicular access

#### Site C – Mera Park

##### Character Vulnerability

- ❖ Assumed that the scale of development will be 2 storeys, and will be representative of the character of development in the immediate locality.
- ❖ High density and follow traditional Cornish vernacular predominately in a terraced manner and fronting towards Tideford Road on the north-western site boundary, and facing out to the wider views further into the site.
- ❖ The character will change from a farm complex to residential. Whilst the site is in the context of the settlement it also has a similar character relationship with the wider rural landscape. The replacement of the existing farm buildings could reduce the scale of built form, but will nevertheless result in a domestic replacement to rural buildings that are typical across the rural Cornish landscape.

It is described as having moderate character vulnerability because the development will create adverse effects on one or more elements and features which contribute very strongly to the character of the site and its setting. Reduction of the effects on character through mitigation will be limited. The development will result in a character change that will be negative.

#### **4.1.10 Local Insight profile for Landrake with St Erney (2017)**

The total population for the parish is indicated as being 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.

## **4.2 Parish Consultation**

### **4.2.1 Community Engagement, Consultation Events & Surveys**

Throughout all engagement methods, household surveys and events the following information has been highlighted as particularly important to local residents.

The majority of people when asked what size of housing should be supplied within the parish, stated medium (2/3 bedrooms) or small (1/2 bedrooms). Fewer respondents were in favour of large houses (5+ bedrooms) or large flats. Affordable housing was seen as the most favoured option when asked about the type of housing needed in the parish.

When asked about housing numbers, 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'.

A housing need survey was conducted and has indicated that 6 respondents felt someone in their house would like separate accommodation and 8 stated their accommodation is currently not suitable for their needs.

### **4.2.2 Youth Consultation**

One of their main concerns is the affordability of houses in the area; none of them envisaged being able to afford to live in the area in the future.

## **4.3 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.

## **4.4 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.

#### **4.5 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.



# 5.0 Economy

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## 5.1 Cornwall Council Documentation

### 5.1.1 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 6,917m<sup>2</sup> for office space, and 10,583m<sup>2</sup> 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, for the delivery of the economic strategies for Cornwall. These necessary 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".*

### **5.1.2 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.

### **5.1.3 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".

### **5.1.4 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."

### **5.1.5 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. 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.

## **5.2 Parish Consultations**

### **5.2.1 Community Engagement, Consultation Events & Surveys**

Throughout all engagement methods, household surveys and events, the following information has been highlighted as particularly important to local residents.

The Parish household 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 cafés, 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 that have been highlighted impacting on sustainable growth, existing businesses within the settlement and the 'village centre' all centre on traffic issues – including volume and parking problems.

## **5.3 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 village (butcher, bakery, greengrocer). However other respondents felt that additional shops might impact the viability of existing.

## **5.4 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.

## **5.5 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.

# 6.0 Transport & Traffic

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## 6.1 Cornwall Council Documentation

### 6.1.1 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 through 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".

### 6.1.2 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.

### **6.1.3 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.

### **6.1.4 Cornwall Infrastructure Needs Assessment, Cornwall Gateway Schedule**

There are a few road improvements occurring on the A38 Carkeel roundabout and the A38 Liskeard Road. The A38 is the main road that runs through Landrake with 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.

### **6.1.5 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.

## **6.2 Parish Consultations**

### **6.2.1 Community Engagement, Consultation Events & Surveys**

Throughout all engagement methods, household surveys and events, the following information has been highlighted as particularly important to local residents.

The main priorities for the residents are tackling parking problems, by providing more and restricting parking in problem areas, it will help alleviate problems of getting around the parish.

There was also a huge amount of support to encourage the use of public transport. Residents would welcome more buses into main towns and would like to see a greater spread of bus times (both earlier

and later). The general consensus is that this would impact on the amount of traffic and congestion around the parish.

It has also been identified that there needs to be improved pedestrian access around the village, reducing the need for people to use their cars all the time.

### **6.2.2 Stakeholder Consultation**

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 Highways Agency, as each development would be considered on its own merits.

### **6.3 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 roads 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.

### **6.4 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.

## **6.5 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.



# 7.0 Design

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## 7.1 Cornwall Council Documentation

### 7.1.1 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*

### **7.1.2 Cornwall Design Guide 2013**

The Cornwall design guide sets out guidelines specifically relevant to Cornwall.

#### Design Principles:

- ❖ Where connections can and should be made and how the new development can integrate into the existing neighbourhood; how it will provide communal paths for people; ensure these are safe, attractive, easy to navigate and well lit.
- ❖ Ensure all new developments have the appropriate facilities and services in close proximity.
- ❖ Must ensure access to public transport for journeys to work, education and other public amenities have been considered.
- ❖ The housing mix should create a broad-based community that meets local needs.

#### Creating a place:

- ❖ New developments should make the best out of existing topography, archaeology, landscape features, wildlife habitats, existing buildings, site orientation, historic character and microclimate.
- ❖ Developments should create well defined streets and spaces that are easy to find your way around.
- ❖ Ensure all development proposals have the appropriate green infrastructure.

#### Design and details:

- ❖ New developments should identify architectural, landscape or other features that are associated with the surrounding place and use these as a starting point for design or explore new ways to give a place a locally inspired identity.
- ❖ They should show high quality architecture, materials and detailing.
- ❖ Ensure spaces between buildings are thought about; public art; street furniture; street lighting; boundaries and edges.

### Streets and home:

- ❖ Developments should incorporate how they can be designed for social and play spaces, where pedestrians and cyclists come first.
- ❖ Whether the design of developments offers something to the streets; detail, craftsmanship and build quality.
- ❖ Developments should take into account location, availability and frequency of public transport and provide sufficient parking for residents and visitors, ensuring there is a visual balance of street parking and planting.
- ❖ Proposals should incorporate features for movement and connections, ensuring they have incorporated new technologies e.g. Electric charging points.
- ❖ Ensure there are clearly defined private and public spaces available.

### Sustainable neighbourhoods and homes:

- ❖ Ensure buildings comply with the Equality Act 2010
- ❖ Research available methods and materials and prioritise cost effective measures to deliver an easier build and a more sustainable and durable building.
- ❖ Take into consideration building materials that will maximise energy conservation; insulation, solar panels, new appliances and systems that minimise usage.

### **7.1.3 Landrake with St Erney Neighbourhood Development Plan, SUPPLEMENTARY DOCUMENTS, Parish Design Guide (Sept 2017)**

This document contains 17 design tasks for future developments. Developers will be required to explain how it takes into account these tasks.

*Task 1: Making a positive contribution towards character.*

Buildings must relate well to the site and its surroundings.

*Task 2: Appropriate building style*

Buildings should draw inspiration from local building traditions.

*Task 3: Complementing and enhancing character*

Central role of the design and access statement.

*Task 4: Visual impact*

Emphasis on creating, maintaining and enhancing open views towards and from the countryside.

*Task 5: A pleasant place to be*

Streets and roads to be recognised as social spaces as well as channels for movement. Equal emphasis on all modes of transport.

*Task 6: A sense of place*

Discourage standardised built 'products' in favour of individual buildings based on traditional styles and working with the grain of landscape e.g. trees, natural water, wildlife habitats.

*Task 7: New building design*

Emphasis on high quality design and features sympathetic to the surroundings, good quality open space and gardens.

*Task 8: Complementary materials*

Preference to use natural and indigenous materials which will improve with age and weathering.

*Task 9: A varied skyline*

Roofs should contribute to a varied and individual skyline.

*Task 10: Traditional roofing materials*

Preference to use materials complementary to the style of roofing in the surrounding area.

*Task 11: Appropriate building scale and setting*

Building size, height and massing should be appropriate to the built environment and not overwhelm surroundings.

*Task 12: Density of buildings*

Need for adequate amenity space, sufficient garden size, tree cover and space between buildings.

*Task 13: Sustainable development*

Positioning of buildings to take advantage of solar gain, landscape and water features, and natural drainage systems.

*Task 14: Design of boundaries*

Clear definition of boundaries between private and public space, avoidance of open frontage. Encouragement of hedges and traditional walling materials.

*Task 15: Design in the detail*

Need to ensure additional e.g. bins and recycling boxes, cycles stores, flues and vents, satellite dishes and telephone line, are designed in new developments from the outset.

*Task 16: Appropriate car parking design*

Provision for parking should ensure that cars should not to be visually intrusive.

*Task 17: Enhancing biodiversity*

Provision for birds nesting and bat roosting, maintenance and extension of Cornish hedges, creation of shrubbery, undergrowth and ponds.

## **7.2 Parish Consultation**

### **7.2.1 Community Engagement, Consultation Events & Surveys**

Throughout all engagement methods, household surveys and events, design has been highlighted as particularly important and of great value to local residents. Specifically design related to the character of the area; residents have told us they value the views and vistas and being able to escape the built environment.

## **7.3 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.

# 8.0 Community

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## 8.1 Cornwall Council Documentation

### 8.1.1 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.

### 8.1.2 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.

### 8.1.3 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".

### 8.1.4 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.

## **8.2 Parish Consultation**

### **8.2.1 Community Engagement, Consultation Events & Surveys**

Throughout all engagement methods, household surveys and events, all factors to do with community (community facilities and infrastructure) have been highlighted as particularly important to local residents.

Children's play areas, walking routes and rural spaces were most highly valued by all. The community hall, pub and places of worship have come out on top as the most important community facilities in the parish. Youth services, adult leisure activities and day centres have been identified as being the most in need of improvement.

Allotments and village green spaces were indicated more frequently as 'inadequate' and in need of improvement.

### **8.2.2 Youth Consultation**

The local pub was highlighted as an important facility for the area and was another concern raised among the young people.

## **8.3 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.

## **8.4 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.

## **8.5 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.

# 9.0 Landscape

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## 9.1 Cornwall Council Documentation

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

Policy 23 of the 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.*



### **9.1.2 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 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.

### **9.1.3 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 with 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 with 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 zones 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 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, mixed farming; many hedgerow trees and tree lines along the watercourse.
- ❖ Small steep sided upper river valleys inland with mix of farmland and woodland, with mature trees on a 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 agri-environmental schemes.
- ❖ Provide guidelines on good management of hedges to farmers and highways authorities.
- ❖ Support measures that provide 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.

#### **9.1.4 Landscape Capacity Assessment**

These assessments have been carried out alongside the LCA study areas which have been noted above.

##### Site A – West Lane

The following characteristics have been identified from the undeveloped site.

- ❖ Situated on a prominent ridge line South West of the village - Land steeply rises up to the site from the valley bottom to the south, land continues to rise beyond the site to the north into the settlement.
- ❖ Broadleaf woodland and Cornish Hedgerows to its boundaries.
- ❖ Land is used for agricultural/ small holding use (redundant buildings apparent).

- ❖ Access to the site is from West Lane which quickly turns into a tight incised typical Cornish lane once out of the settlement.

#### Character Significance

Low character significance - The site provides a limited contribution to the landscape character of the area. The predominate relationship is with the settlement. It does not contain many of the components in the relevant LCA descriptions.

#### Character Sensitivity

There is a low to moderate character sensitivity in the proposed area as it is robust to the proposed change, or the site makes a small contribution to the character which is vulnerable to change.

#### Visual Sensitivity

Described as 'moderate' - developments will be partially visible; people viewing the development are more sensitive to the change in the view of the landscape, the nature and scale of the development is much greater with some potential for further mitigation measures to be built into the application design to reduce, or offset visual effects.

#### Landscape Sensitivity

Moderate overall - there will be some negative change in landscape character which will be visible.

#### Landscape Value

Low - This landscape has no national or local designation, but none the less is valued by the local community and demonstrates landscape and visual characteristics which positively contribute to the area's sense of place.

#### Site B – Pound Hill

The following characteristics have been identified:

- ❖ The land is a relatively flat plateau of rectangular shape situated between built development on three sides, to the north is the undeveloped rural landscape.
- ❖ Bounded by Cornish hedgerows to the north, south and western boundaries. To the east the site fronts the farm buildings.
- ❖ The land is used for agricultural use. It is fenced off with electric wire and the footpath is directed around its western boundary.
- ❖ Access to the site is from Pound Hill which quickly turns into a tight incised Cornish lane once out of the settlement.
- ❖ The main built form context is housing development to the west (modern) and south (traditional), existing farm buildings (traditional and modern) to the east, and the rural landscape beyond the field boundary to the north.

#### Character Significance

It is described as 'low' - the site is a small parcel of land positioned between existing built development, it has rural character but is dominated by built form and the presence of the A38. The site does not contain many of the components in the relevant LCA descriptions.

#### Character Sensitivity

The site has been identified as having low character sensitivity as the site makes little contribution to the character of the area and/or is not significantly vulnerable to the proposed change. Restoration and or enhancement of the landscape through the development are likely to be possible.

#### Visual Sensitivity

Low visual impact – it is only visible from a very small number of places, is not considered to be out of scale with the surrounding landscape and will be viewed by people considered to be of lower sensitivity to visual change.

#### Landscape Sensitivity

The landscape has potential to be positively enhanced through the development, and or there will be little discernible landscape impact. Any small changes in landscape character will not be strongly visually expressed.

#### Landscape Value

This landscape has no national or local designation, but none the less is valued by the local community and demonstrates landscape and visual characteristics which positively contribute to the area's sense of place.

#### Site C – Mera Park

The following characteristics have been identified:

- ❖ The site is situated to the Southern side of Tideford Road.
- ❖ The land slopes to the south and west, and contains a number of farm buildings and sections of undeveloped land.
- ❖ The site is bounded by Cornish hedgerows to all of its boundaries.
- ❖ Agricultural use.
- ❖ The main built form context is housing development to the north where a range of traditional Cornish dwellings are located.
- ❖ The existing farm buildings are set away and behind from the residential properties and are sited overlooking the wider rural landscape which slopes to the south circling around to the east.

#### Character Significance

Its characteristics are not reflective of the built form that surrounds it, but additionally differ from the rural undeveloped landscape directly to the south and east. There is transition of character from urban to undeveloped rural through the site.

The site does not contain many of the components in the relevant LCA descriptions.

#### Character Sensitivity

The character of the landscape is robust to the proposed change, or the site makes a small contribution to the character which is vulnerable to change.

#### Visual Sensitivity

Moderate - the development will be partially visible; people viewing the development are more sensitive to the change in the view of the landscape, the nature and scale of the development is much greater.

#### Landscape Sensitivity

Moderate due to there being some negative change in landscape character which will be visible.

#### Landscape Value

Moderate - this landscape is considered to positively contribute to the local distinctiveness, and character of Cornwall; contains quality examples of key characteristics described within the LCA; the proposed development has the potential to adversely affect the aesthetic and perceptual qualities of the existing landscape.

The site is readily apparent from sections of the designated AONB landscape which is safeguarded in the national interest. The development will change a rural character to residential on the settlement edge. It will be openly viewed from the A38 and will block views from Tideford Road.

#### 9.1.5 **Designations**

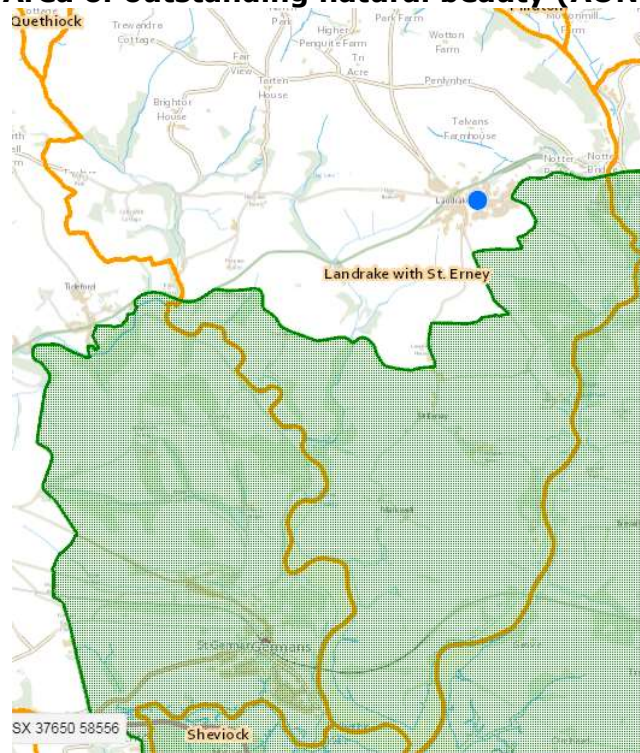
The parish (or parts of it) contain the following designations (please refer to Appendix 1 of the NDP for details).

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

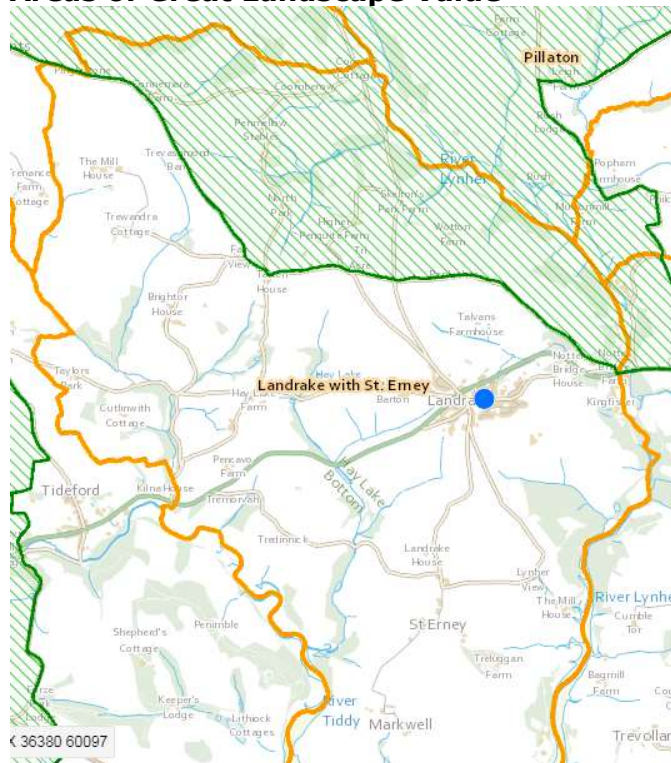
#### 9.1.6 **Cornwall Interactive Map**

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

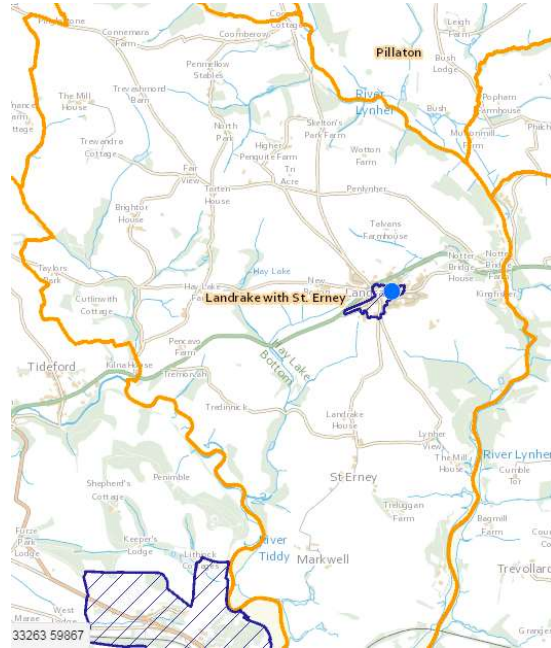
## Area of outstanding natural beauty (AONB)



## Areas of Great Landscape Value



## Conservation Area



## County Wildlife Sites (no implied public access)



## Sites of Special Scientific Interest



## 9.2 Parish Consultation

### 9.2.1 Community Engagement, Consultation Events & Surveys

Throughout all engagement methods, household surveys and events, landscape and environment have been highlighted as particularly important to local residents.

The village is highly valued for its quiet environment, attractive views and vistas, opportunities to escape from the built up area, farming and outdoor leisure facilities (rural spaces and walking routes).

## 9.3 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.



# 10.0 Heritage

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## 10.1 Cornwall Council Documentation

### 10.1.1 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.

### 10.1.2 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 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.

## **10.2 Parish Consultation**

### **10.2.1 Community Engagement, Consultation Events & Surveys**

The historical character and heritage assets has been highlighted as an important feature of the area and something that needs to be considered in all new developments, to keep the rural feel and ensure things don't look out of place.

## **10.3 Heritage Theme Conclusions**

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

# 11.0 Wildlife

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## 11.1 Cornwall Council Documentation

### 11.1.1 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.

### 11.1.2 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".

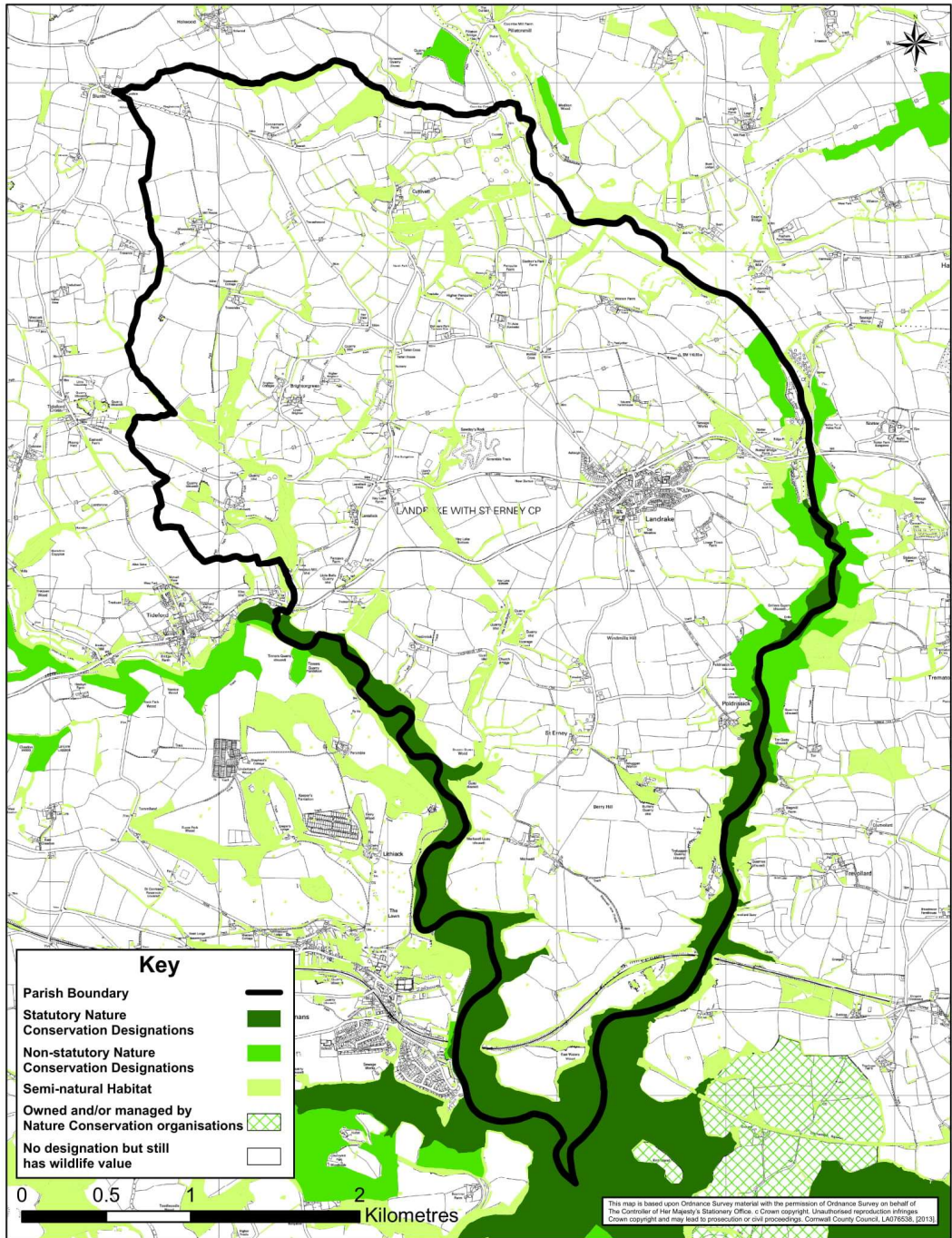
## **11.2 Cornwall Wildlife Trust – Land Survey**

On behalf of the Parish, CWT undertook a survey of the Parish area (see below) 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 from 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.

# Wildlife Resource Map for Neighbourhood Planning - Landrake with St Erney Parish

Please view this map in conjunction with the guidance notes provided



## **11.3 Parish Consultation**

### **11.3.1 Community Engagement, Consultation Events & Surveys**

The rural nature of the village and hence wildlife and nature of the area has been identified by local residents as very important and something that needs to be protected.

## **11.4 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.