



LANDRAKE WITH ST ERNEY NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2030

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

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

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Landrake with St Erney

Neighbourhood Development Plan (LNDP)

1 Introduction

This document is the Landrake with St Erney Neighbourhood Development Plan (LNDP). It presents the Vision and Objectives, together with Planning Policies to help deliver these for the Parish until 2030.

1.1 What is a Neighbourhood Development Plan (NDP)?

An NDP presents planning policies in relation to the development and use of land at a local level. It is an opportunity for the community to influence and shape land use and development in their area (Localism Act 2011). It builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan 2010-2030 (CLP) at a local level. It runs in tandem with the CLP and can be reviewed and updated in 2030. The Parish Council may wish to review and update sooner should circumstances change.

In order for the community to achieve success with their NDP, their policies must be robustly evidenced and clear, and must be 'in general conformity' with the NPPF and CLP. NDPs are supported by other documents, evidence and background information.

In the case of the LNDP these can be accessed at (<http://www.landrakeparishcouncil.gov.uk/documents.php>) and are summarised in the Evidence Report section of this report (see page 5).

Therefore the LNDP sits within a hierarchy of planning documentation and provides vital, finer, local detail that will be part of the planning system once 'made'.

2 Background to the Parish

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

Landrake village is the main population centre with the remainder of the Parish being mainly agricultural land and woodland, with small hamlets and farmsteads linked by narrow Cornish lanes. The Parish covers almost 3600 acres (1450 hectares), and the 2011 census indicates a population of about 1,115 people and 487 dwellings/household spaces (447 of these are household spaces with at least one usual resident / 40 of these are those household spaces with no usual residents) – as detailed at:

<https://www.nomisweb.co.uk/reports/localarea?compare=1170220564>

The centre of Landrake village is a Conservation Area (Appendix 1) and throughout the Parish there are about 40 listed buildings and monuments. There are also a number of other buildings that have architectural and historic merit.

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

3 Neighbourhood Development Plan

3.1 The National Perspective - The Localism Act 2011

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

http://www.cau.org.uk/media/3627534/Landrake_with_St_Erney.pdf.

A Neighbourhood Development Plan must relate to the development and use of land within the designated neighbourhood area and must comply with National and European legislation. It must have appropriate regard to national policy, for example the NPPF 2012, and be in general conformity with planning policy such as the CLP. A Neighbourhood Development Plan is not a way to stop development; it cannot promote less development than that proposed by the CLP. It can, however, shape and influence any future proposed development, identify where it could go and the manner and scale in which it is delivered.

3.2 The Local Perspective

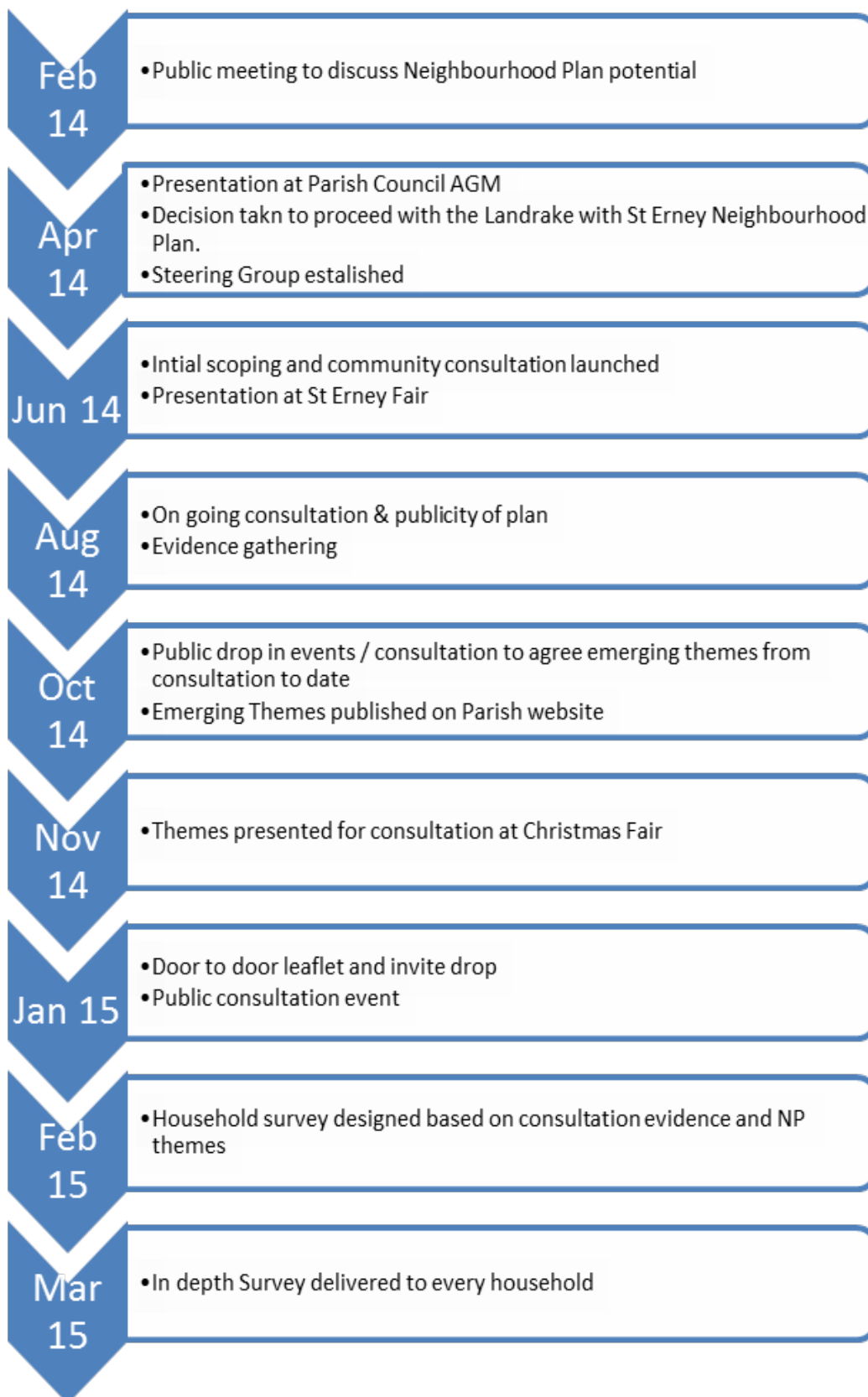
Over recent years there has been a growing concern in the community that the serenity of the area is being adversely affected by increased traffic and parking congestion in the village centre. Development is sometimes out of keeping with the qualities and characteristics that make the Parish so special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

4 Preparation of the Neighbourhood Development Plan

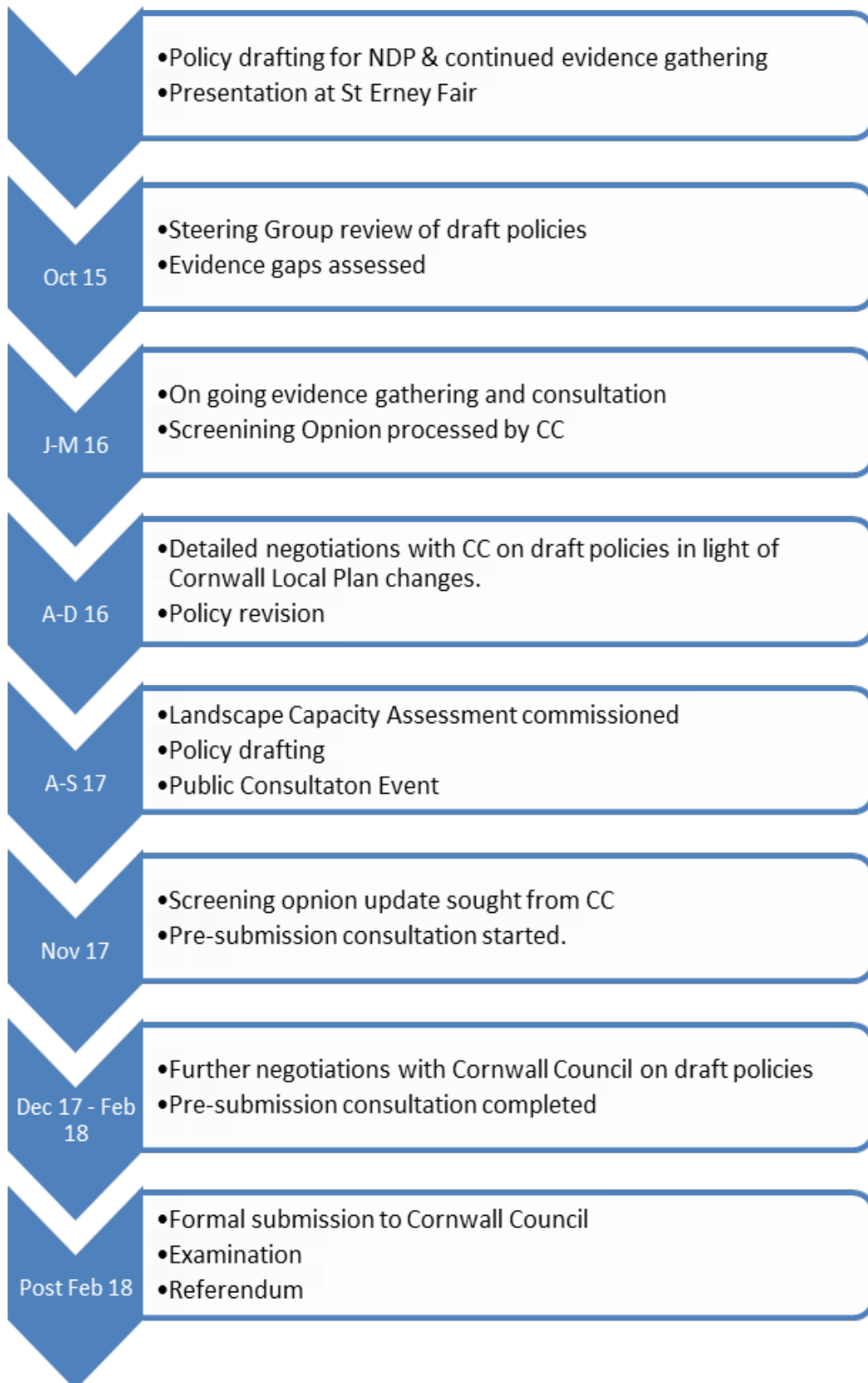
4.1 Initial Interest

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

4.2 Process Chart



Process Chart continued



5 Supporting Documents

5.1 Evidence Documents for the LNDP

- Cornwall Local Plan Strategic Policies (2010-2030) 2016
- Local Insight Profile
- Cornwall Employment Land Review
- Caradon Local Plan
- The Strategic Housing Land Availability Assessment (SHLAA) January 2016
- The Strategic Housing Market Needs Assessment (SHMNA) 2013
- Tamar Valley AONB Management Plan
- Cornwall and Isles of Scilly Landscape Character Study
- Cornwall Wildlife Trust Land Survey
- Landrake with St Erney Parish Plan 2005
- Parish Community Consultation Results
- Landscape Capacity Assessment 2017

Evidence that has influenced the shape and content of policies includes from statutory documentation such as the Cornwall Local Plan and the Tamar Valley AONB (Area of Outstanding Natural Beauty) to locally sourced first-hand information from the parish residents and businesses. The Parish Council and LNDP Steering Group also commissioned specific pieces of work to support investigation and evidence gathering of issues raised by local residents that were not otherwise addressed in statutory documents, for example a Local Landscape Capacity Assessment and production of a Design Guide.

This is a large document and subject to update until submission. The latest version is available at: <http://www.landrakeparishcouncil.gov.uk/documents.php>

6 Limitation of the LNDP

LNDP presents a number of planning policies and as such expresses the views of the local community with regard to land use and development, based upon evidence. For example they can guide the location and appearance of development. Some of the points of concern (e.g. traffic speeds, access to A38 and broadband) cannot be achieved through planning policies alone but, instead, require separate community engagement to consider those areas being in need of improvement, as highlighted in the consultation survey.

7 What Happens Next?

This LNDP is being presented to the community as a further consultation exercise prior to finalisation and submission to Cornwall Council as the Planning Authority. This allows further comments and ideas to come forward, allows the Steering Group to ensure that they have interpreted the community's view correctly and also enables the group to explain how some policies have been formed. When submitted to Cornwall Council, the LNDP will be checked

for soundness and then will be published for a final, formal 6 week consultation process to gather any further comments.

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

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

Success at examination means that a referendum will be called by the Local Authority, inviting all registered voters within the Parish to take part. A 50% 'yes' vote from the turnout of voters means that the LNDP is 'made' and will be taken into account by Planning Officers when planning is applied for within the Parish.

8 The Community's Vision for Landrake

8.1 Developing the Vision

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

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

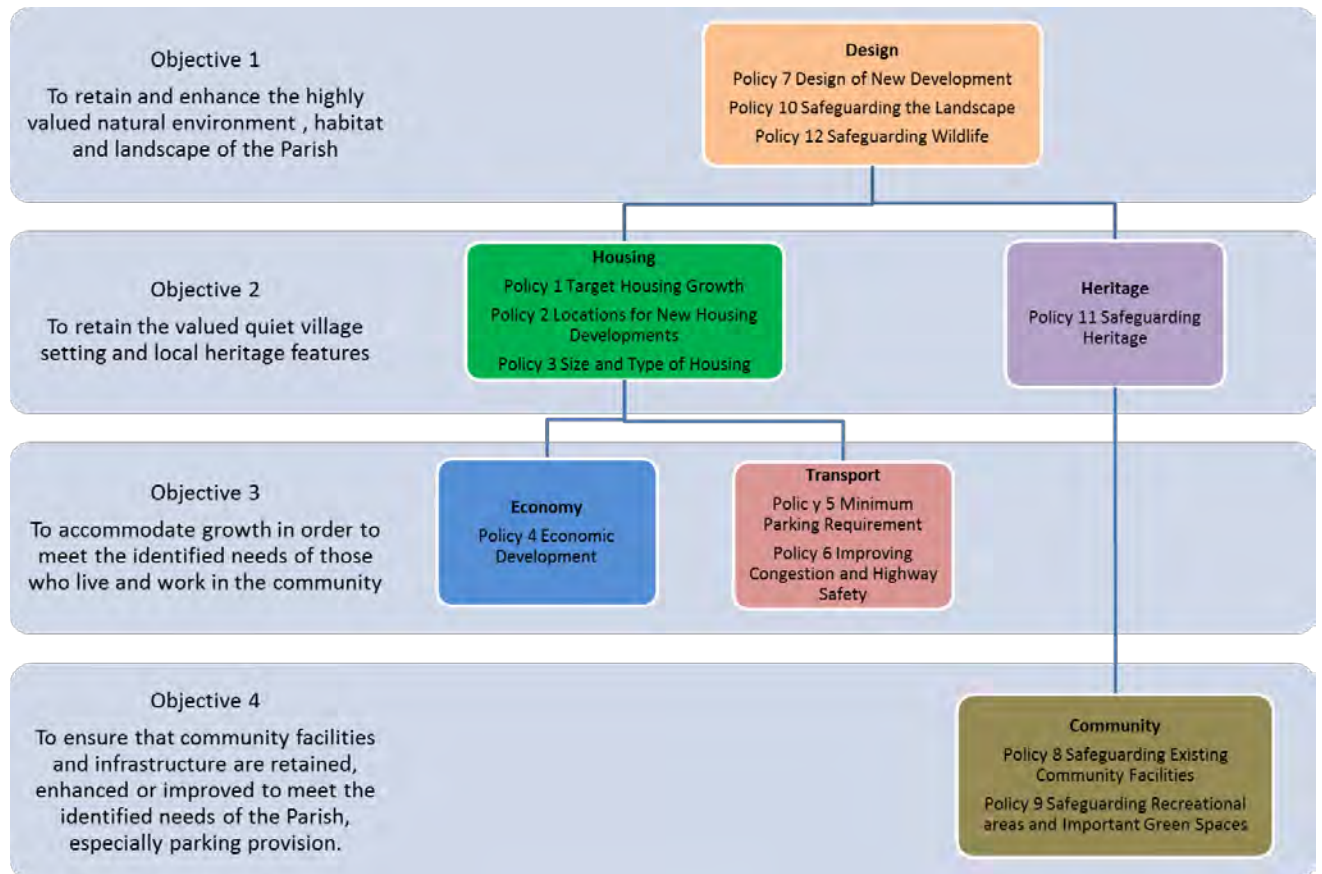
8.2 The Vision

The overall Vision for the LNDP is as follows:

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

8.3 The Objectives

To achieve the vision, a number of local ‘objectives’ have been developed and in turn policies developed to help achieve these objectives. The objectives and the links to policies (which are outlined in more detail in the following section), are set out below.



9 About the Policies

9.1 Overview

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

9.2 Policy Areas



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

10 HOUSING

10.1 Policy 1

Policy 1: Target Housing Growth for the LNDP Period

1. *Over the plan period (2018-2030), housing developments will be supported to deliver the cumulative housing need for the Parish of 24 dwellings in total. Any development that exceeds this figure will need to be supported by;*
 - a) *a robust evidence base demonstrating that it responds directly to the local needs of Landrake with St Erney Parish in order for it to be viewed as acceptable in principle; and,*
 - b) *evidence of an assessment and a clear understanding of the local landscape, built and natural environments and wildlife habitats in order to demonstrate that the proposed development:*
 - i. will not detract from their significance and character, and,*
 - ii. will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping.*

10.1.1 Intention

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

10.1.2 Justification

Community Viewpoint:

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

The Cornwall Local Plan 2010-2030 (the CLP)

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

Landrake with St Erney is one of eleven towns and Parishes which fall within the Cornwall Gateway Community Network Area (CNA) (Appendix 2). This CNA has a housing residual target of 350 outside of the main towns of Saltash and Torpoint over the lifetime of the CLP (2010-2030). As 100 dwellings have been completed in the CNA since 2010, and a further 77

have commenced or have planning permission (up to April 2017), the remaining residual target from April 2017 is for a further 173 homes across the CNA (see the Table 1).

Levels of Growth

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

Following an approach of a pro-rata distribution, based upon household numbers for the remaining housing target for the CNA across the Parishes that do not contain an AONB, then, as outlined in Policy 3 of the CLP, the target growth over the next 12 years would equate to 24 more dwellings in the Parish as set out in Table 1. This is based upon 46 homes for 2010-2030 CLP period, minus the 22 which already have planning and commitments in the Parish since 2010. This approach to calculating the housing apportionment down to a Parish level has been informed by the advice from and agreed with Cornwall Council.

Table 1: The Housing Target for the Parish

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Cornwall Gateway CNA (Rural)	350	77	100	173
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish's share of the remaining Local Plan Target ((e÷100)xd)
Landrake With St. Erney Parish	14%	4	18	24

*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

Therefore Policy 1 has provided an indicative target for growth in the Parish during the lifetime of the LNDP of 24 dwellings, in accordance with these figures. This provides an important local indicator that the CLP does not provide.

The intention of the policy is not to provide a barrier to growth beyond that level, but to provide the further level of detail, through an indicator of up to 24 homes, that Cornwall Council have suggested is required to meet the CLP CNA target in the parish, based upon housing need. The policy allows further growth beyond this level where justified in terms of

meeting an identified local need (and where this does not have a negative impact on the local setting), thus allowing for housing provision beyond the indicative target if a localised need is demonstrated.

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

However, such organic growth will be relatively small scale, relating to individual plots or the conversion of existing buildings. Following discussions with Cornwall Council it was recommended that the LNDP will be required to demonstrate how our identified housing need is to be met through an extension to the current physical boundary of the settlement. The advice from on-going dialogue with Cornwall Council was that this would be best met through a single site extension. The basis for this being that any such extension to the settlement is likely to require unlocking infrastructure such as roads and services and thus would require a certain level of growth to ensure development viability. Secondly, piecemeal growth would encroach into fields on the edge of the settlement but not to the point of existing field boundaries and would as a result visually appear as awkward physical extensions into the undeveloped landscape. Both of these conclusions therefore led to a desire to identify a single extension to the village that followed natural landscape features and helped to secure development viability.

As a result the Group have reviewed a number of locations around the village and based upon local knowledge selected three possible options to take forward for more detailed assessment. Following further discussions with Cornwall Council the advice was that the principle of the village extension was driven by the requirements of the CLP and following dialogue with Highways England and South West Water there was no in principle objections from their perspective as to the location of the settlement growth. As a result the direction for the location of the extension to the settlement should be driven by the capacity of the landscape to accommodate the change and the in principle deliverability of the development.

In agreement with Cornwall Council three sites were chosen, on the basis that other areas for growth were too small, undeliverable and/or heavily constrained (noting the location of the AONB to the south of the village).

These three sites were subject to a Landscape Capacity Assessment (at Appendix 3), which identifies the capacity of the landscape to accommodate housing growth. The conclusions of this report have been reviewed by Cornwall Council and the LNDP Group and following further investigation, the site at West Lane (site ref A) has been agreed to be the location for the enlargement of the development boundary. This is based upon advice that the site at Pound Hill will not be supported by the land owner and the site at Mera Park scored poorly with regard to landscape capacity in the report. All documents relating to the Landscape Capacity Assessment can be accessed at:

<http://www.landrakeparishcouncil.gov.uk/documents.php>

In conclusion it is considered that the majority of the housing target for the Parish can be met within the enlarged development boundary with the opportunity for West Lane to deliver a percentage of affordable housing. Any remainder of the target is proposed to be delivered through exception sites well-related to the settlement.

10.2 Policy 2

Policy 2: Locations for New Housing Development

A development boundary for Landrake village is delineated at Appendix 4. New housing development within the parish of Landrake with St Erney will be provided through:

1. *Infill within Landrake Village*

New housing development will be supported within the Development boundary of Landrake Village shown on the development boundary map in Appendix 4.

2. *Rural exception sites adjoining Landrake Village*

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

10.2.1 Intention

To direct where new housing growth will go through either infill or rural exception sites relating to Landrake village and that the infill is defined clearly through a designated development boundary (see Appendix 4).



Figure 1 Affordable housing built in 2010 showing use of appropriate number, materials and building style to complement existing dwellings.

10.2.2 Justification

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

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

Infill is required to 'be proportionate to the scale of the settlement and within its boundaries, respect the settlement and landscape character of the locality and not physically extend the settlement. It must clearly relate to part of an established settlement and not isolated dwellings.'

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

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

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

In defining the development boundary attached at Appendix 4, we are doing exactly that. The parameters have followed closely the definitions in the CLP which ultimately distinguish the circumstances in which either policy 8 or policy 9 of the CLP applies.

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

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

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

10.3 Policy 3

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

The size and type of all new housing will respond appropriately to the identified needs in the Parish as evidenced in Cornwall Council's Homechoice Register.

10.3.1 Intention

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

10.3.2 Justification

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

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

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

11 **ECONOMY**

11.1 Policy 4

Policy 4: Economic development

New economic development will be supported within or on the edge of the settlement of Landrake as defined on the Development boundary of Landrake Village attached at Appendix 4 to this document. Any economic development proposals not in accordance with the above will be required to adequately demonstrate an appropriate justification for an alternative location to be acceptable in principle.

11.1.1 Intention

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

11.1.2 Justification

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

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

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

12 **TRANSPORT & TRAFFIC**

12.1 Policy 5

Policy 5: Minimum Parking Requirements for New Housing Development

- 1. New housing developments will be required to provide off-road parking spaces to ensure that pressure on limited existing parking is not increased.
 - I. 1 bed properties should have a minimum 1 parking space*
 - II. 2 or more bedrooms should have a minimum of 2 spaces*
 - III. Developments of 5 or more dwellings will be required to provide for a sufficient level of visitor parking.**
- 2. Any exception to the above policy will be required to demonstrate that it will not increase the existing congestion problems within the village.*
- 3. Other uses beyond housing will be required to demonstrate that they have provided adequate parking provision relating to the number and nature of users of the development proposed.*

12.1.1 Intention

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

12.1.2 Justification

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

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

12.2 Policy 6

Policy 6: Improving congestion and highway safety

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

12.2.1 Intention

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

12.2.2 Justification

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

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

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

13 **DESIGN**

13.1 Policy 7

Policy 7: Design of New Development:

1. *New development should be in keeping with the communal aesthetic and historical values of the Parish in terms of:
 - I. *quality of materials (respecting and complementing the materials, form and detailing used);*
 - II. *their location on a site;*
 - III. *their relationship with existing development.**

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

3. *All development proposals will be required to demonstrate how they have taken into account and appropriately responded to the Landrake with St Erney Design Guide by completing the Design Guide Checklist (see Appendix 5).*

4. *All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion*

13.1.1 Intention

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

13.1.2 Justification

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

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

14 **COMMUNITY**

14.1 Policy 8

Policy 8: Safeguarding existing Community Facilities

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

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

14.2 Policy 9

Policy 9: Safeguarding Recreational Area and Important Green Spaces

The recreational areas and important green spaces as identified on plan reference attached at Appendix 6 as designated as Local Green Spaces in line with paragraph 76- 78 of the NPPF. Development of these spaces will only be permitted where:

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

14.2.1 Intention

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

14.2.2 Justification

The CLP states 'Community facilities are essential for local residents. They also impact on the health and wellbeing of communities. Any growth in jobs and homes needs to be supported by adequate infrastructure provision, this includes community facilities. It is important that these facilities and services are accessible to all.'

Paragraph 1.81 of the CLP explains that 'The definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres, allotments, playing fields, social care facilities including day centres, places of worship and services provided by the community and voluntary sector.'

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

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

With references to Policy 9, paragraph 76 of the NPPF allows 'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.'

Paragraph 77 of the NPPF explains that the designation should be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

Paragraph 78 of the NPPF highlights that 'Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.'

15 **LANDSCAPE**

15.1 Policy 10

Policy 10: Safeguarding the Landscape

- 1. Proposals for development will be supported where they have demonstrated that they respond to local landscape character and reflect the identity of the local surroundings.*
- 2. Any developments affecting the AONB and its setting will be additionally required to demonstrate that they have responded appropriately to the policies and guiding principles contained within the Tamar Valley Area of Outstanding Natural Beauty Management Plan.*

15.1.1 Intention

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

15.1.2 Justification

The landscape of the Parish, including natural features such as hedgerows and tree cover, is a particularly treasured resource and does so much to enhance the quality of life for residents and visitors alike. This was clearly apparent from the conclusions of the public consultation.

It is therefore crucial that future development does not compromise the landscape character and scenic beauty. Whilst parts of the Parish have a national landscape designation through an AONB or designation of Area of Great Landscape Value, other parts of the Parish have no designations at all (see map at Appendix 7 and 1).

The Tamar Valley AONB Management Plan can be found at -

<http://www.tamarvalley.org.uk/wp-content/uploads/2014/07/TVAONB-Management-Plan-2014-20191.pdf>

16 **HERITAGE**

16.1 Policy 11

Policy 11: Safeguarding Heritage

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

16.1.1 Intention

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

16.1.2 Justification

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

17 **WILDLIFE**

17.1 Policy 12

Policy 12: Safeguarding Wildlife

1. *Proposals for development which would significantly harm any of the nature conservation designations identified on Appendix 8 will not be supported.*
 1. *Any development that demonstrates any significant harm will be required to demonstrate appropriate mitigation that results in an overall environmental enhancement within the Parish.*
2. *Any proposals which would be likely to adversely affect the SSSI will not be permitted unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSI's.*

17.1.1 Intention

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

17.1.2 Justification

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

On behalf of the Parish, CWT undertook a survey of the Parish area (Appendix 8) to identify the local designations which represent important areas of natural and semi-natural habitats such as heathlands, wetlands, open water, dunes and woodland and which are indicative of the sites of countywide importance.

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

18 GLOSSARY

LNDP	Landrake with St Erney Neighbourhood Development Plan
NPPF	National Planning Policy Framework
CLP	Cornwall Local Plan
SSSI	Site of Special Scientific Interest
AGLV	Area of Great Landscape Value
NDP	Neighbourhood Development Plan
AONB	Area of Outstanding Natural Beauty
CWT	Cornwall Wildlife Trust

19 APPENDICES

Appendix 1 – Designations; AONB, AGLV

Appendix 2 - Map of Cornwall Gateway Community Network Area

Appendix 3 – Landscape Capacity Assessment

Appendix 4 - Development Boundary

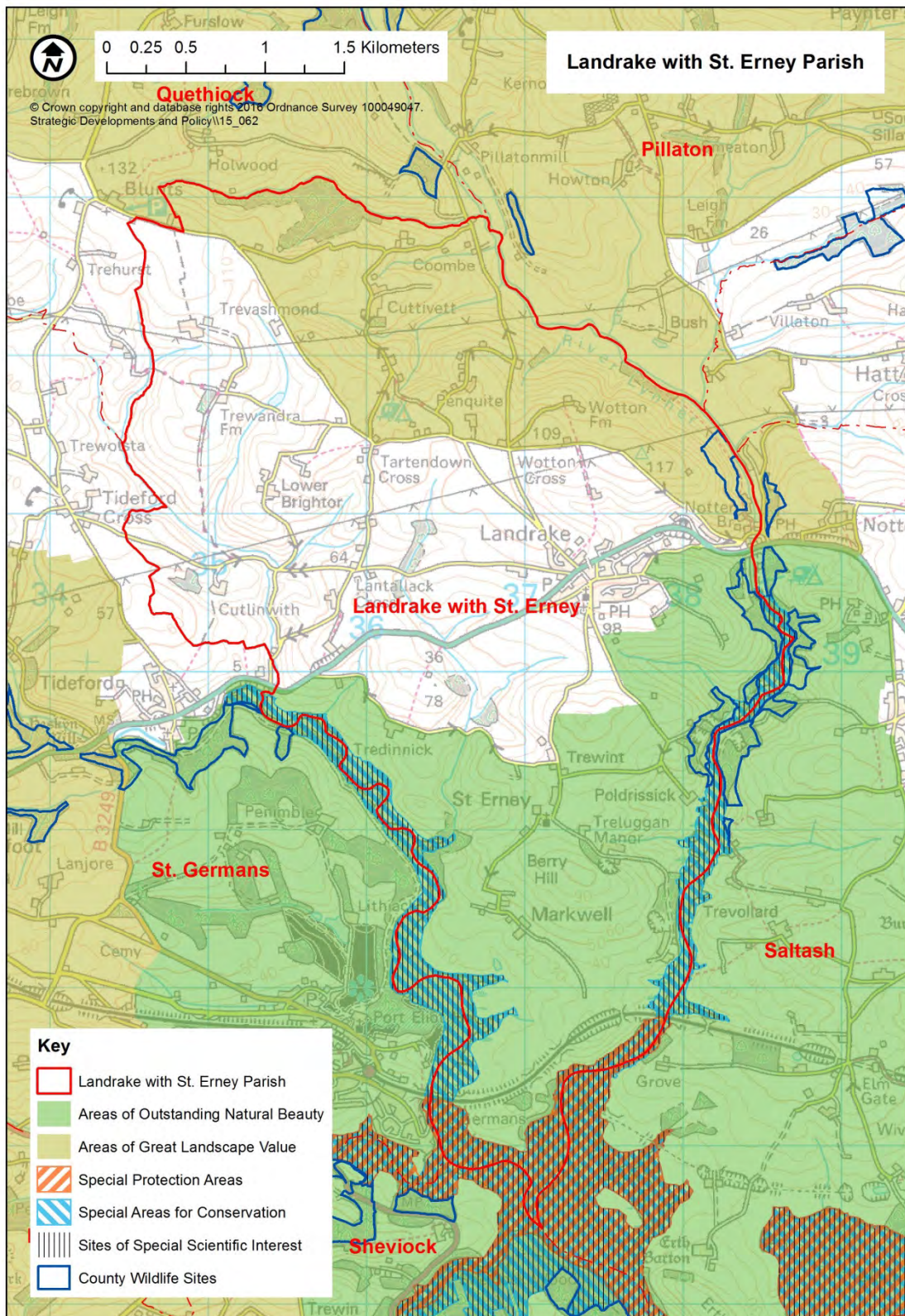
Appendix 5 – Landrake with St Erney Design Guide

Appendix 6 – Identified Green Spaces (to follow)

Appendix 7 – Landscape Character Assessments

Appendix 8 – Cornwall Wildlife Trust Land Survey & Designations

Appendix 1 – Designations; AONB, AGLV



Appendix 2 Cornwall Gateway CNA



Appendix 3 Landscape Capacity Assessment

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LANDSCAPE CHARACTER ASSESSMENT OF POTENTIAL SETTLEMENT GROWTH OPTIONS IDENTIFIED IN THE LANDRAKE WITH ST ERNEY NEIGHBOURHOOD DEVELOPMENT PLAN



By James Evans BA (Hons) AssocRTPI

Introduction

This report has been prepared on behalf of the Landrake with St Erney Neighbourhood Planning Steering Group to assess three sites on the edge of the existing settlement with specific regard to their landscape capacity to accommodate housing growth.

The report provides conclusions on the landscape capacity for each site in accordance with the methodology developed by Cornwall Council contained within the Judging Landscape Capacity: a development management toolkit 2014 (Cornwall Council) which was endorsed by Cornwall Council's Environment Heritage and Planning Portfolio Advisory Committee on 16th October 2014 and is intended to form part of a Landscape Supplementary Planning Document in support of the recently adopted Cornwall Local Plan.

As the author of this document, I have over 17 years planning experience in Cornwall. During that time, I have obtained extensive knowledge of the Cornish natural landscape, including provided the principal planning role for the Cornwall Area of Outstanding Natural Beauty (AONB) Unit over a 2 ½ year period providing a number of assessments of the landscape capacity of proposed developments, including attendance at Planning Appeals. I also attended the Cornwall Local Plan Examination providing specific response to the robustness of supporting evidence base and policy wording with regard to the designated landscape. I additionally provided support to Neighbourhood Planning Groups with regard to their landscape evidence base.

The report follows the principles established within the Guidelines for Landscape and Visual Impact Assessment 3rd edition 2013 (Landscape Institute) and as outlined above follows the methodology contained within the Judging Landscape Capacity: a development management toolkit 2014 (Cornwall Council).

The Sites for Assessment

The sites/ parcels of land for assessment are identified at Appendix A to this report and have been provided by the Landrake with St Erney Neighbourhood Planning Steering Group.

This assessment is specific to the three land parcels which are summarised below:

Map Ref	Name	Approximate Size in Square metres (SqM)	Number of Dwellings at 35 dwellings per hectare (dph) density	Report Appendix	Photo Appendix
A	West Lane	9100	32	B	C
B	Pound Hill	4400	15	D	E
C	Mera Park	8600	30	F	G

In determining the area to be assessed for each land parcel, a clear landscape boundary for each has been established as well as seeking to ensure that the three land parcels are as comparative as possible in size and quantity of development capacity.

Two of the three land parcels have clearly defined physical boundaries which then directly abuts open countryside and are apparent landscape cells. The one exception is the West Lane site, which due to the fields overall size would be over double the size of either of the other two land parcels subject to assessment, and would additionally accommodate a level of development far beyond the requirements of the NDP. The field does however have a subdivision as a result of a tree line which runs into its centre. Taking the point where this line stops as a landscape marker enables an assessment area of a similar size to the other two sites, and ultimately result in a relative assessment of the three.

The Assessment Methodology

The methodology for assessing the three sites has been agreed with Rob Lacey, Principal Development Officer (Planning Strategy) of Cornwall Council who has been providing direct support to the Landrake with St Erney Neighbourhood Planning Steering Group in the development of their emerging Neighbourhood Development Plan.

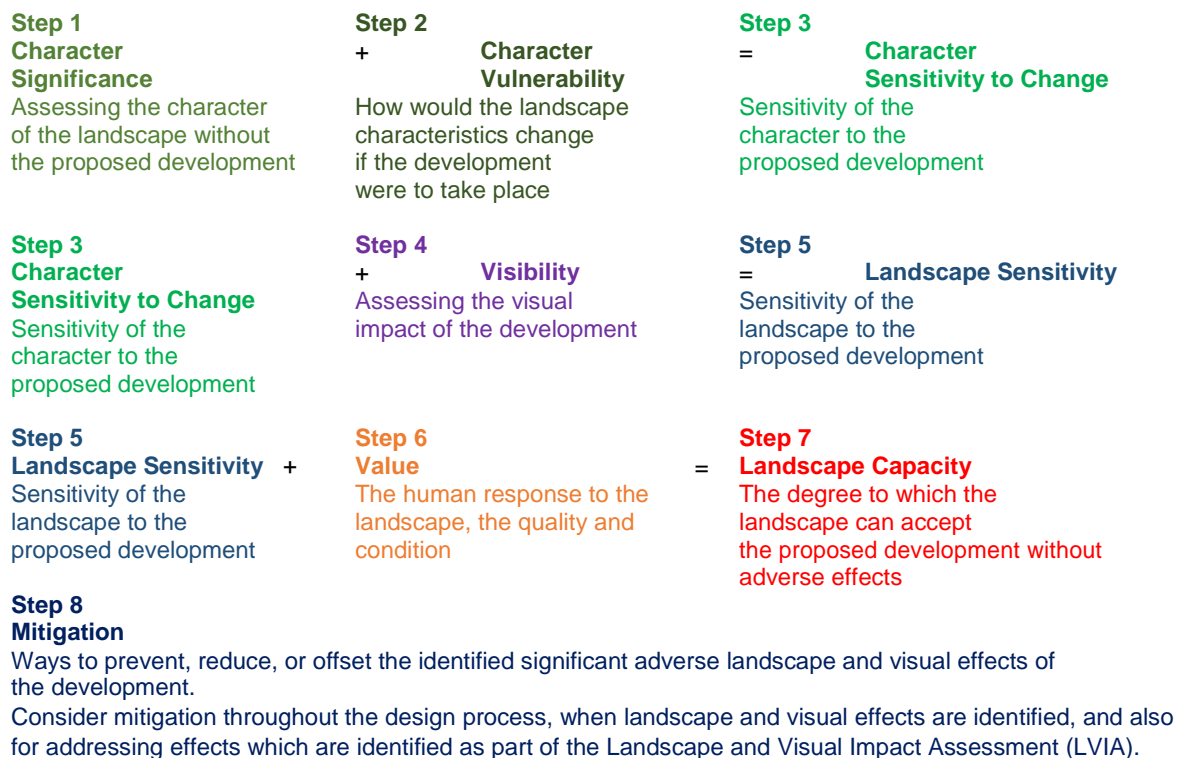
The methodology for assessment links directly to the Judging Landscape Capacity: a development management toolkit 2014 (Cornwall Council). The entirety of the toolkit can be found at

<https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/judging-landscape-sensitivity-and-capacity-a-development-management-toolkit/>

The toolkit provides a step by step methodology to identify the landscape capacity of a site and to identify what mitigation measures could be required to address capacity issues that arise.

A summary of the steps contained in the toolkit is outlined overleaf. Each of the three sites have been assessed in detail against the toolkit and are provided as Appendices as highlighted in the table on page 2 of this Report.

Overview of the Methodology Assessment



Assessment Assumptions

In assessing each of the three land parcels no specific schemes are before me. Simply the land is outlined with a defined landscape boundary to enable an comparative landscape cell to be assessed.

In each case a conclusion has been reached as to the likely manner of development proposals to enable an assessment to be made.

Key assumptions for all sites are as follows:

- 1 The land use is residential
- 2 The maximum quantum of development will be around 20 units in line with the housing policies contained within the draft Landrake with St Erney Neighbourhood Development Plan (25-30 of the remainder of the Plan period with an assumption that a number of these units can be met as infill to the settlement)
- 3 The scale of the development will be two storey and of typical Cornish form, ie pitched roof design.
- 4 Density and siting will be required to follow the manner of surrounding development whilst responding to the context of the site.

A more detailed summary of the assumptions made for each site is contained in the accompanying reports at Appendices B, D and F. For example, the density of

development on site A is suggested as being lower than the other two site due to the nature of the location and surrounding built form.

Assessment Conclusions

The table overleaf provides the conclusions made at each stage of the use of the toolkit for which culminates in the conclusion at Step 7 as to the Landscape Capacity for the land parcel/ site – ie the ability of the landscape to accommodate the development.

Toolkit Step	Site A – West Lane				Site B – Pound Hill				Site C – Mera Park						
Step 1	N	L	M	H	N	L	M	H	N	L	M	H			
Character significance	Low				Low				Low						
Step 2	N	L	M	H	N	L	M	H	N	L	M	H			
Character vulnerability to the type of change	Moderate				Low				Moderate						
Step 1 + Step 2 =	L	LM	M	MH	H	L	LM	M	MH	H	L	LM	M	MH	H
Step 3	Low Moderate				Low				Low Moderate						
Character Sensitivity to change	Low Moderate				Low				Low Moderate						
Step 4	L	LM	M	MH	H	L	LM	M	MH	H	L	LM	M	MH	H
Visibility Assessment	Moderate				Low				Moderate						
Step 3 + Step 4 =	L	LM	M	MH	H	L	LM	M	MH	H	L	LM	M	MH	H
Step 5	Moderate				Low				Moderate						
Landscape Sensitivity	Moderate				Low				Moderate						
Step 6	L	LM	M	MH	H	L	LM	M	MH	H	L	LM	M	MH	H
Value Assessment	Low				Low				Moderate						
Step 5 + Step 6 =	H	MH	M	ML	L	H	MH	M	ML	L	H	MH	M	ML	L
Step 7	Moderate High				High				Moderate						
Landscape Capacity	Moderate High				High				Moderate						

Key (as applied against the relevant step assessment):

N – No value; L – Low; LM – Low Moderate; M – Moderate; MH – Moderate High; H – High

Suggested Step 8 Mitigation measures

At each stage of the assessment assumptions have been made as to how the development of each site will be proposed, ie the type of design, the siting, the retention of boundary features.

For each land parcel, these have been listed as mitigation measures at Step 8 in the respective reports. It needs to be highlighted that these are measures to achieve the scoring at Step 7 and are not measures to reduce the conclusion reached at that stage unless specified.

Conclusions and Caution

The report provides conclusions on the landscape capacity of each site to accommodate the development as described.

As highlighted in the table on page 5 of this report, the site with the highest landscape capacity to accommodate the detail detailed is Pound Hill, with West Lane having a moderate high landscape capacity and Mera Park a moderate landscape capacity.

It has to be stressed that these conclusions are specific to landscape capacity. They make no analysis of other matters, such as the willingness of the land owner to the development the site, or other matters that may make the development unsuitable or unviable.

Caution needs to be taken as to the application of these conclusions in the wider planning assessment of development proposals.

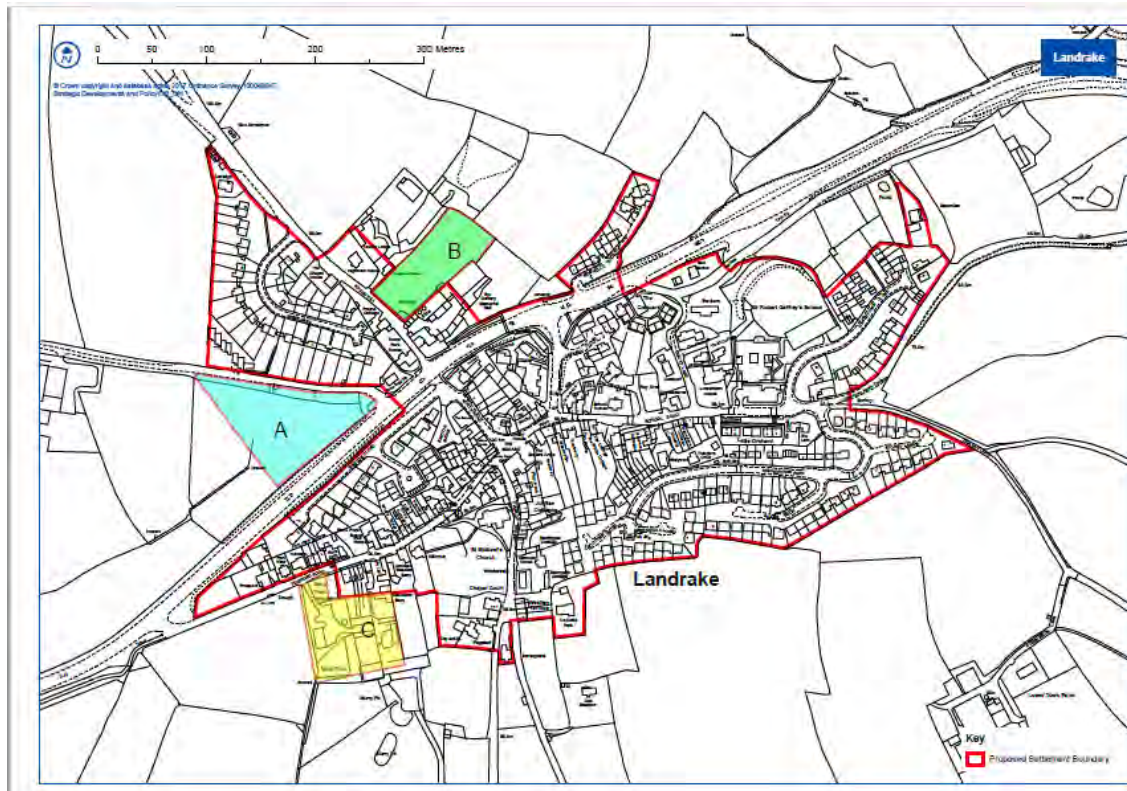
Decision and plan making in planning is often a finely balanced appraisal of the issues that arise on a case by case basis. There are often conflicts with one objective of sustainable development against another.

Sustainable development consists of three dimensions: economic, social and environmental. Paragraph 8 of the National Planning Policy Framework explains that these roles should not be undertaken in isolation, because they are mutually dependent.

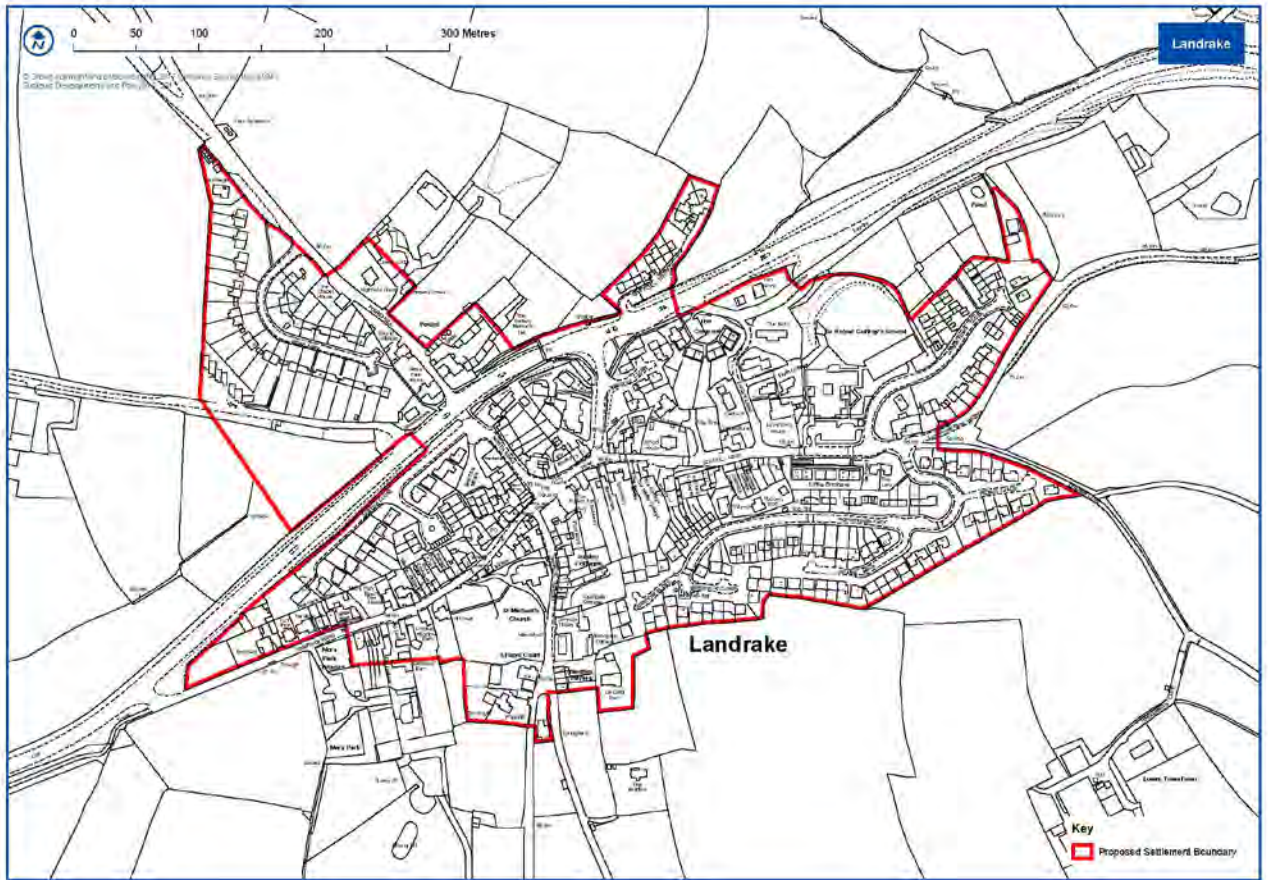
Where there is a conflict of one dimension with another, a balance relative to applicable weight needs to be drawn. For example, a development could result in environmental harm, if the social and economic benefits outweigh the harm, likewise environmental harm to a designated asset (such as the national designation of the AONB) will predominately outweigh positive local benefits such as providing local houses and/or jobs.

Ultimately each decision is a balance, and is treated on its individual merits. This report provides conclusions against a robust and agreed methodology on the landscape impact, representing a strand of the environmental dimension of sustainable development.

Appendix A Site Map



Appendix 4 Development boundary



Appendix 5 – Landrake with St Erney Design Guide

Landrake with St Erney Neighbourhood Development Plan

SUPPLEMENTARY DOCUMENTS

Parish Design Guide



September 2017

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SECTION 1: INTRODUCTION

OVERVIEW

The overarching principle guiding our approach to design issues is embodied in Cornwall Council's *A Design Statement for Cornwall, 2001*:

"Good design enhances existing places and reinforces the underlying character of a place. It makes a positive contribution to its setting, whether landscape or townscape. While there are a wide range of building and landscape typologies in Cornwall, each is distinctive. Good design reflects this diversity. Distinctiveness in part is about under-standing the tradition, learning from it, and reinterpreting it for today."

In practical terms, the starting point for any neighbourhood development plan design guide is the Cornwall Council's Design Guide, adopted in March 2013. This states as its central objectives to:

- 5 set out a design process to inform and improve the quality of design and development;
- 6 set out principles of design which act as a set of criteria to design and assess development proposals;
- 7 ensure sustainable development through the promotion and use of a sustainability checklist;
- 8 encourage design and access statements which are submitted with planning applications to demonstrate a clear process for achieving good design;
- 9 encourage and support early and proactive engagement between development teams, Cornwall Council, communities and funding agencies in achieving good design; and
- 10 provide signposting to further relevant information and guidance.

The people of Landrake with St Erney Parish have expressed their view that the parish should stay as far as possible as it is and have raised concerns about the quality of modern design in the village.

Both national and local planning policy recognise the importance of high quality design that responds to the specific characteristics of the site, area and wider settings.



Figure 1.1 - The community is concerned that new development fails to respond to context and the character and special qualities that make the Parish distinctive, See recent infill dwelling with dormers, windows proportions, form and scale paying little attention to the properties on either side.



Figure 1.2 – Aerial image showing the plot for the dwelling in figure 1.1 before it was developed. See gap to the left side of the image opposite the Church..

Through sensitive design, and taking into account the local context, new development can be sympathetic to the 'grain' of the landscape and most importantly inspired by, and expressive of, the best elements of local architecture traditions.

In order to fit in, new development should respond to the local pattern of streets and spaces, follow the natural topography and take account of traditional settlement form.

New buildings should be neighbourly in terms of their scale, height, volume, how much of the site they occupy and the distance from, and effect upon, adjacent buildings and landscape features.

Landrake with St Erney Parish DESIGN GUIDE

Section 1:

The plot coverage of buildings should be appropriate to their scale and provide adequate garden space, while distances from other buildings should maintain adequate standards of privacy and daylight.



Figure 1.3 new build development that respects the neighboring buildings in terms of form and general detailing. However, the stonework is lighter in colour and has an uncharacteristic smooth finish. The garage door is out of kilter with the appearance of the street scene and that of the new dwelling which has been well executed.

New buildings should express locally distinctive building traditions, materials, character and identity. That is not to say that all buildings should be the same or traditional in character but, by reference to these local details, new buildings should fit in and make a positive contribution to their surroundings.



Figure 1.4 - New development should use locally distinctive building materials and be designed to 'fit in' and complement the traditional character and identity of its older neighbours

Community engagement is also important. Fitting in is not simply about the physical character and structure of new build. Development that has involved the public and engendered a sense of 'ownership' is more likely to be respected and cared for by the community.

The Guide follows Government advice and supports strategic and local planning policies which seek to encourage new development that has regard to the character and appeal of its locality and provides a good quality environment for those who live and

work in the area.

The objectives and arising tasks and policies detailed in this design guide provide direction and guidance to owners, developers and all involved in the planning, design and development of sites contained within the Neighbourhood Plan Area.

They should be read with the policies and guidance contained in the Cornwall Local Plan and other related policies, to inform design that complements and enhances the character, form and qualities of the Parish. It is not intended to be restrictive, but to inform the design process.



Figure 1.5 – An example of the variation of traditional building styles in the main village. This property fronting onto and responding to the tight street pattern running through the central historic core.



Figure 1.6
The traditional core of the village is dominated by more recent 20th Century developments that whilst following some core design principles are visually over dominant due to their failure to respond to the topography of the area.

Figure 1.7 - The same development has crept over the ridgeline and is openly viewed on the skyline from the designated AONB. Again poor response to the topography of the site and context.



SECTION 2: HOW TO USE THE GUIDE

The Landrake with St Erney Parish Design Guide contains 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.

It will be expected that each application submitted in the parish explains how it has been developed taking into account the following the design tasks highlighted in this guide by utilising the checklist at Appendix A.

This is not intended to be a complicated requirement, but simply a method by which projects are worked up and influenced by the local distinctiveness of the parish to ensure that good design is achieved.

A summary of the design tasks contained in this Guide are provided below:

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 from the outset.

Task 16: Appropriate car parking design.

Provision for parking should ensure that cars should not 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.

SECTION 3: DESIGN TASKS

KEY REQUIREMENTS OF THE DESIGN GUIDE

Development complements and enhances the character, form and qualities of Landrake with St Erney Parish.

TASK 1

Making a positive contribution towards character

Development must make a positive contribution towards the distinctive character and form of the parish as a whole, Landrake village in particular, especially the older parts of the village, and relate well to its site and its surroundings, views from and to Landrake Parish Church, important physical and landscape features in the parish should not be adversely impacted.



Figure 3.1 -The Parish Church is dominating physical feature that can be seen from a number of different locations across the Parish.



Figure 3.2: The Parish Church from within Landrake village

Landrake village, where most development will be centred, is an ancient community with a distinct character, form and qualities. The design of new development must be framed within the context

of the community's unique setting and history and supporting Landrake's evident sense of community.

The same applies throughout the parish, design of any new development must be complementary to its surroundings, drawing upon, and inspired by, its unique assets but importantly neighbouring poor quality development should not be an excuse for further extending poor quality and unsympathetic development approaches.

Development must contribute to the character of Landrake with St Erney Parish as a whole, incorporating design principles that reflect the historic and landscape character of the area. In Landrake this should especially reflect the historic core of the Village.

This task does not seek to impose a particular architectural style, instead it aims to ensure that new development relates to its specific local context, character and form.

Different areas within the Village and the parish have different characteristics, each with their own local strengths and weaknesses, with the historic areas being the most cherished for their character and form of development.

Therefore, development proposals must respond to the unique character of the site and its surroundings, maintaining or enhancing its strengths, and seeking to address its weaknesses.

TASK 2

Appropriate building style

Building style must be appropriate to the context, but not use poorer development as an excuse not to achieve excellent design quality drawing on the best of the Parish as a whole.

Buildings within the Parish historically were typically simple, of good proportion and in harmony with their environment, built to withstand the extremes of climate or ground conditions. In general, building forms should

be simple and draw inspiration from local building traditions.

The historic character of the parish is rich and varied, particularly reflecting the incremental development of the area. The design of new buildings should reflect the richness of character and form of the historic areas.

The quality of design must, therefore, ensure that new buildings contribute positively to the form, historic and landscape character a of the parish.



Figure 3.3- Buildings within the Parish historically were constructed from local materials and were of simple design

When a traditional design is followed it must be correctly proportioned and detailed and seek when possible to use historically correct materials.

Any development proposal that may affect a listed building or its setting must be discussed with heritage officers at Cornwall Council and with the Parish Council at an early stage of the planning and design process. Layout design should follow historic patterns of development rather than modern ‘estate’ layouts responding to the topography of the site and context.

Contemporary, innovative design solutions that offer a fresh interpretation of local distinctiveness are also encouraged. The use of modern materials and finishes can be an acceptable alternative to traditional ones if they achieve the same degree of sensitivity and responsiveness to their setting.

TASK 3

Complementing and enhancing character
Developers must demonstrate through a

Design and Access Statement and accompanying documents how any proposed development complements and enhances the character, form and qualities of the Parish. The Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood.

The Design and Access Statement must include an appraisal of the site in its immediate surroundings and identify the opportunities and constraints for development and design. Applications must explain clearly and concisely how the proposals have been informed and influenced by this appraisal.

The layout of buildings and access needs to reflect local patterns in order to ‘fit in’ effectively and to be responsive to the characteristics of the site and its setting.

For small scale development pre-application engagement should be sought with the Parish Council and Cornwall Council. For new large scale developments, comments should be sought at an early stage from an approved design review body (e.g. Design Council CABE) as well as with the Parish Council and Cornwall Council, and the community.

The Design and Access Statement must explain the design thinking and aspirations inherent in any development proposal. It provides an opportunity for the applicant to demonstrate commitment to achieving good and accessible design. Importantly it must also include reference to how the proposed development addresses the context on a community-wide scale, not just the immediate context.

ENSURE POSITIVE RELATIONSHIPS BETWEEN VILLAGE AND COUNTRYSIDE

TASK 4

Visual impact

The visual impact of new development on the countryside, and on views from the countryside, must be enhancing.⁷

Landrake with St Erney Parish DESIGN GUIDE

Section 3: Design Tasks

ACHIEVE HIGH QUALITY PUBLIC SPACES

TASK 5

A pleasant place to be

connections with the countryside are intrinsic to the character and setting of settlements in Landrake with St Erney Parish, their growth patterns, economic raison d'être and the quality of life people enjoy throughout the Parish.

Streets within new development must be designed as pleasant places to be, recognising that they can be social spaces in the own right, as well as channels for movement.

This sense of connection, in its historic form through to how people appreciate it today, is defined by a combination of views (into and out from the settlements), and from pedestrian and cycle access to the countryside.

New residential streets must be designed with an equal emphasis on all modes of transport, i.e. pedestrians and cyclists as well as vehicles. Pedestrian and cycle routes should share the same network as vehicular routes. Quieter streets should be designed to be suitable for a range of social activities, such as children's play. Buildings should be positioned and orientated to articulate, over-look and present active facades (provide 'eyes on the street') to public spaces and thorough-fares.

Where possible, open views towards the countryside, or across open spaces, must be maintained from key existing routes. For example, a view along an existing street can be maintained by continuing a new street along the same alignment.

Views along streets and/or open spaces to the surrounding countryside must be created within new developments where there are opportunities to do so. Both panoramas and even glimpses of the countryside through buildings are defining features throughout Landrake with St Erney Parish and should be embedded in any design approach to new development.



Figure 3.4 - Wherever possible children's play areas should be incorporated into new developments. It is important that play areas are clearly separated from vehicular and pedestrian traffic whilst remaining visible so that children can play safely

New agricultural buildings are permitted in the countryside, and modern farming techniques means older buildings and styles are often no longer appropriate. However, new agricultural buildings should respect traditional influences and most importantly respect their landscape setting and be sited and designed sensitively to their wider landscape impact. The siting next to existing built structures commonly is the best solution to achieving this goal.

Traditional communities like Landrake with St Erney have grown up historically with clear, understandable routes and connectivity. Cul-de-sacs and tortuous routes should be avoided in preference to direct links and connections.

An assessment of views to and from the proposed development must be included in the Design and Access Statement. Visual impact should be enhanced through the design of the site layout, buildings and landscape. The approach to enhancing visual impact may include the positioning of open space and soft landscape boundaries between development and the countryside.

There should be clear links between new development and the existing settlement.

20mph will generally be the maximum design speed that is considered appropriate for new streets within residential developments.

Traffic calming features/measures may include the following:

Street dimensions – street widths and distance between junctions

Reduced visibility – research has identified that a reduction in forward visibility can have an effect on speed

Psychology and perception – street features and human activity can have an influence on speed.

REALISE HIGH QUALITY PLACE MAKING AND DESIGN

TASK 6

A sense of place

The form and structure of new development must ensure that a sense of place is retained and created, demonstrating the highest standards of design which respects its context, setting, local village scape and landscape character

Landrake with St Erney Parish has a rich legacy of high-quality development that reflects traditional Cornish vernacular. Patterns of development were historically informed by the evolution of agricultural, industrial, social and religious needs and the landscape.



Figure 3.5 - High quality building design abounds in Landrake village and surrounding parish.

More recent development too often lacks both physical and visual connections to their historic landscape and is composed of largely standardised house builder 'products'. There is now the aspiration for a reassessment of this approach, not only in the siting of development but also in its character, form and quality, towards an alternative based upon and

reflecting the timeless elements found locally to create a sense of place and character that is in harmony with the historic settlement pattern and character.

Development should work with the 'grain' of the landscape, rather than against it. Existing landscape features such as trees, shrubs, hedges, natural water features and other wildlife habitats are valuable assets that should be accurately surveyed and incorporated into the design of new development wherever possible. Of particular importance is the successful sustainable incorporation of Cornish hedges into development layouts'

TASK 7

New building design

Design of new buildings should draw from and enhance the character, form and identity of the parish through high quality bespoke responses which are specific to the site

The Parish has a diverse palette of quality design inspirations to draw upon, across a range of sizes and types of buildings. The pre- dominant type of house historically is terraced cottages, detached houses of traditional Cornish vernacular with a number of more modern post war developments.

Many properties have good sized gardens, often including walled front gardens.

No stylistic preference is given in the design of new buildings but the range of buildings and materials incorporated in cottages through to larger, more formal houses provides references to achieve a quality within new design and development that is commensurate with the best of the community.

The rhythm of the buildings and houses in the parish, in terms

of frontages and at a more detailed level, the ratio of solid (wall) to void (windows and door), materials, pre- dominance of pitched roofs and vertical emphasis to windows should be used to inform the way in which elevations are handled within new development.



The above is not intended to invoke stylistic preferences, merely to ensure that the design of new buildings is consistent with the quality of form and character in the best of the Parish.

The design of windows is one of the most important factors influencing the character and appearance of new buildings. Certain styles suit certain types of houses and traditional window designs will not be appropriate in all cases.

However, many of the typical proportions, details and means of opening which are characteristic of older properties can be adapted to suit new buildings and help them to fit in with their surroundings.

In general, window and door styles should be kept simple, well proportioned, and of a style that suits the character of the building, normally with a strong vertical emphasis to the openings and a deep (at least 50mm) reveal (i.e. the setback of windows and doors from the outer face of the wall).

TASK 8

Complementary materials

Materials within new development must complement the best architectural character and quality of the historic development styles of Landrake with St Erney Parish

There is a preference for the design of new buildings to use natural and indigenous materials which have a natural harmony with the best buildings in the parish. Use of materials should be selected with care to ensure they improve with age and weathering.

The following are predominant materials in the parish and should be incorporated in the design of new buildings:

Local Stone – care should be taken to use it in ways that reflect traditional usage and appearance. In Landrake Parish the majority of older dwellings were constructed from slatestone, rubble and/or cob. Mix stonework and render only where these distinct finishes are applied to distinct elements of the building, avoiding small or token areas of stonework.

Artificial/reconstituted stone – avoid these materials, as they are usually a poor match to local material

Landrake with St Erney Parish DESIGN GUIDE

Section 3: Design Tasks

Render – there is evidence rough and smooth finishes within the parish and the application of each should be considered as specific to the nature and character of each structure. Render, unless self-coloured, should be painted.

Brick – brick buildings are not typical of the Parish and are discouraged. Brick dressings, string or band courses etc. are equally discouraged.

Timber Cladding – might be considered on a site specific basis, especially if used in a contemporary style building within a self-build area, on the outer edges of the settlement or for garages, outbuildings, rear or side single storey ‘extensions’.

including using slate or stone for window sills in preference to timber.

A materials palette must be included and illustrated within any Design and Access Statement and should be the subject of a design review.

Colour variation should re-inforce local distinctiveness through adherence to the palette of colours already evidenced within the historic buildings. The colour and tone of painted woodwork, especially window frames needs to be carefully considered in conjunction with the walling materials selected. The colour any Design and Access Statement and should be the subject of a design review.



Figure 3.7 Examples of the type of materials commonly found in traditional buildings in the Parish
Slate hanging is traditional as a way to prevent damp, especially on northern exposed walls.

- Wherever possible, consider using traditional materials and finishes for doors and windows,

TASK 9

A varied skyline

Subtle variations in the roofline of new development enhance its visual appeal and reflect the rich local design and building traditions. Designers and developers should adhere to local traditions to inform the creation of an interesting and varied skyline.

Variation may be achieved by incorporating a variety of building types within a street composition in new development.



Figure 3.8 – Varied rooflines add visual interest. The use of chimneys stacks reflects features seen in many historic properties

Gables which break the eave line also help to articulate the roof-scape and add visual interest

as does the use of chimney stacks. Designs should include roof pitches similar to those found locally.

TASK 10

Traditional roofing materials

Design of new buildings should incorporate roofing materials and patterns that complement traditional roofing materials in the Parish

Roof shapes on traditional buildings within the Parish are typically simple, with long, relatively low, pitched forms (30-35 degrees) and uncomplicated ridge lines on individual buildings.

Silver grey natural slate in diminishing courses is typical of roofs in the Parish and contribute greatly to its character. Thus, there is a preference for natural slate to be incorporated within new development.

Alternatives which might be considered include artificial slate only if this has a similar colour, texture, variety of unit sizes and diminishing coursing per local slate roofs.

Avoid dark coloured slates as the effect can be very austere, and avoid cement fibre slates that create a dark, brittle and shiny effect and bland appearance. Ridge tiles are typically red or grey.

Figure 3.9
natural slate is typical of roofs in the Parish and contribute greatly to its character



Lead and zinc may be appropriate in exceptional situations for shallow pitched

roofs which may be incorporated within an overall design methodology. An approach to roofing materials must be included and illustrated within any Design and Access Statement.

TASK 11

Appropriate building scale and setting

The scale and massing of all new buildings must be informed by and sensitive to traditional local built character, and the wider setting of the development within the community.

The silhouette of buildings, local settlements, and views into and out from them rely upon sensitively scaled buildings. Proposed building heights should be guided by traditional building scale, form and grain locally, and the scale and massing of buildings should also be informed by the nature of the street or position they occupy and neighbouring development. As a general rule new buildings in Landrake with St Erney Parish should not exceed 2 storeys.

TASK 12

Density of building

The residential density of new development must be informed by and be sensitive to local character, form and quality of the surrounding context as well as its site specific characteristics.

Landrake with St Erney Parish, is typically low density, with houses usually provided with well sized gardens reflecting the agricultural traditions of the Parish.

The exception to this is Landrake village, particularly in the historic core where buildings are terraced fronting directly onto the highway, nevertheless, most of these properties have well proportioned rear gardens.



Figure 3.10 -
Traditionally even terraced properties have been provided with decent rear garden space

A private outdoor garden amenity space or (where that is not possible) a shared amenity area must be provided for all new dwellings.

Densities and spacing should reflect these traditional forms – even terraced cottages should have well-proportioned gardens. Tree cover is also important in older areas of development, and provision for new tree cover will be welcomed.

TASK 13

Sustainable development

The design of new development must reflect the increasing importance of the principles of sustainable development

The design of new development should contribute positively towards supporting sustainable design and construction techniques. For example, buildings and spaces within new development should be designed to be integrated with existing landforms to maximise the opportunities for solar gain and provide shelter in exposed areas, and sustainable urban drainage systems used to reduce run-off.

Wind can also be an important factor in the orientation of buildings. Traditionally buildings have been positioned to take advantage of any natural shelter and to avoid funneling effects. Gardens should ideally be south facing.

TASK 14

Design of boundaries

The design of boundaries and edges is critical to the sense of place and ownership

The presence and character of boundaries, especially along the frontage of properties, is an important factor influencing the streetscapes in the parish, which should be considered in new developments.

In general, properties should have a defined boundary which segregates private and public space, instead of the open frontage that characterises recent development and which typically becomes dominated by parked cars.

Exceptions to this rule are where houses front onto open space or where set-back is less than 1 metre from the street or road.



Figure 3.11 - Some recent developments in the Parish have made laudable attempts to complement traditional stone wall hedging techniques. Great care should be taken to chose stone that fits in with the local area

The type of boundary should fit in with the character of the location and local traditions. Hedges and hedge-banks are typical in rural locations and edges, and the dispersed settlements in the parish.

The use of timber boarding over hedge-banks should be avoided. In Landrake with St Erney Parish stone of front gardens is especially traditional. Where possible traditional walling techniques should be used with stone.

Close-boarded, larchlap, or woven timber fences and concrete and plastic fencing should generally be avoided where visible from the public realm.

TASK 15

Design in the detail

Design in the 'forgotten' elements from the start of the design process

The following items must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities
- Cycle stores
- Meter boxes
- Lighting
- Flues and ventilation ducts
- Gutters and pipes
- Satellite dishes and telephone lines.

These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents.

Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive, better still incorporate 'smart meters'. Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole.

Guttering and rainwater down pipes should be shown on application drawings (elevations) to ensure they fit into the overall design approach to the building and minimise their visual impact.

Satellite dishes and aerials should be incorporated within the roof where possible, and always sited to minimise visual impact.

Street lighting should be designed to minimise light nuisance and impacts on the night landscape and wildlife.
The significant majority of the parish

outside of Landrake village is unlit at night, and the need for street lighting should be as a justified exception and kept to the minimum necessary to fulfill its function.

- 5 Boundaries should be traditional where possible: Fencing should be carefully designed to complement the rest of the design and materials. Cornish Hedges or low stone or rendered walls are preferred for boundaries impacting the street scene and Cornish Hedges for rural boundaries.

TASK 16

Appropriate car parking design

Design car parking that is not over dominant and that fits in with the character of the proposed development

The way in which car parking is designed into new residential development will have a major effect on the quality of the development. The following are guiding principles to designing parking:

- Accommodate the car within the development without being visually intrusive
- Create a high quality street which incorporates the car without detracting from the sense of place
- Provide carparking arrangements which are convenient and safe to use and are well supervised to benefit from natural surveillance
- Provide a well-balanced and practical design approach to the street scene without cars being a dominating feature

On-street: The provision of on-street parking keeps the space active, and helps with reducing traffic speeds within new residential development. It is recognised that, in most, circumstances, at least some parking demand in residential and mixed-use areas is met with well-designed on-street parking. Visitor parking for cars, small vans and motorcycles should generally use shared public on-street parking (see Manual for Streets, 2007).

However, in some parts of Landrake village, on - street parking is overly dominant and has resulted in congested areas within the village core.

terrace situation will not be acceptable within new development.



Figure 3.12 – An overly dominant presence of cars on the street scene due to limited off- street parking provision.



Figure 3.14 A good example of modern, purpose built garages built using traditional materials



Figure 3.13 – This new dwelling has accommodated in-curtilage parking in a compatible manner. Parking should ideally be provided between houses and well back from the street, however this is not always possible.

In-curtilage: On plot car parking will be considered acceptable only where it does not detract from the sense of place of a new development. For in curtilage parking, the following principles should be incorporated:

- 6 Garages should be designed to be consistent in architectural style and character of the house they serve
- 7 Garages should be set back from the street frontage
- 8 Parking should be tucked discreetly between houses (rather than in front) so that it does not dominate the street scene and
- 9 Where parking is located in front of houses, design the street and the landscaping to minimise their visual impact, e.g. incorporate planting between front gardens. In order to support the overarching design aims, garage(s) linking two separate properties, especially in a

TASK 17

Enhancing biodiversity

Opportunities to incorporate biodiversity in and around developments should be taken.

This could include:



Provision for bird nesting and bat roosting in all new buildings in line with the RIBA publication; Biodiversity for low and zero carbon buildings. A technical guide for new build. Swifts, swallows, house sparrows, house martins and starlings are particularly relevant for new developments, and also barn owls in rural building conversions.



Where new developments require street lighting it should be designed in consultation with a bat ecologist to minimise impacts on light-sensitive species.



Cornish Hedges should be retained as part of new developments and buffered where possible. Ideally they should not be left in the curtilage of gardens as this leads to over management and loss of function as wildlife corridors. Any loss of hedge should be replaced elsewhere on the development by twice the length to ensure net-gain, or where this is not possible, built elsewhere in the Parish.



Fences should be constructed to allow movement of hedgehogs between gardens by leaving occasional small gaps at the base 13cm x 13cm square.



Open space provided as part of developments can be designed to maximise opportunities for wildlife including long grass areas, shrub planting and pond creation. These should be designed with neighbouring habitats in mind to try to connect sites to allow use as wildlife corridors.

Note 1 Extensions

Designing a house extension is not only a matter of adding space for the owner's domestic use. In particular, the effects of the extension on neighbours needs to be carefully considered, as well as the resultant appearance of the extension on the extended home itself and on the street scene.

A suitable design which respects the character of the existing building will not only look better but will also broaden the range of potential purchasers

when the house is sold. Equally, a badly designed extension may not enhance the value of the property.

Particular care should be taken in the case of alterations or extensions to listed buildings, and traditional buildings.

In general, any extension will need to be respectful and subordinate to the parent building in terms of design, scale, siting, materials and finishes.

Many of the tasks described above for new development are also applicable to consider when designing an extension.

Note 2 Building conversions

There will inevitably be traditional buildings within the countryside and settlements of Landrake with St Erney Parish which are no longer used for their original purpose but which make an important contribution to the landscape or settlement. Most commonly, these are farm buildings but they may also include, for example, chapels, buildings associated with mining and processing minerals, school; former community buildings.

Their adaptation and re-use is an important principle of sustainable development, but this must be done with great care to ensure that the essential character of the original building is not lost.

Many of the tasks described above for new development are also applicable to consider when converting traditional buildings.

Acknowledgements:

Landrake with St Erney Neighbourhood Development Plan Group would wish to acknowledge a special thankyou to the Roche Neighbourhood Planning Group in allowing us to use their Design Guide as a template for our Guide.

LANDRAKE WITH ST ERNEY PARISH DESIGN GUIDE CHECKLIST

KEY REQUIREMENTS OF THE DESIGN GUIDE

Development complements and enhances the character, form and qualities of Landrake with St Erney Parish.

This design checklist should be completed and submitted with all development proposals within Landrake with St Erney Parish. It should be used in conjunction with the Design Guide to show how proposals meet the aspirations of the Parish and community. Applicants should use the comments section of this checklist to expand on the way in which development meets each of the criteria.

	Yes	No	NA	Comments
Task 1: Making a positive contribution towards character				
Does the development impinge on views to Landrake Parish Church or other valued physical or natural features in the parish? If yes, how is this mitigated?				
Does the development relate well to its natural surroundings? Please explain.				
Is the development similar in style to adjacent and nearby buildings (e.g. single or double storey, layout of buildings and building styles, etc)? Please explain.				

	Yes	No	NA	Comments
Task 2: Appropriate building style				
Is the development traditional in style and use traditional local materials and finishes?				
Is the building design contemporary, using modern material and finishes?				
If the design affects a listed building, have conservation officers been consulted? Please explain how any comments are being addressed.				
Does the site layout reflect the existing historic settlement pattern?				

	Yes	No	NA	Comments
Task 3: Complementing and enhancing character				
Does your Design and Access Statement include a full appraisal of the site and its immediate surroundings?				
Do site constraints exist? Please explain what these are and how your design addresses these.				
Are there special opportunities/features presented by the site? If so, please explain briefly how your design will make the most of these?				
How will your proposals complement and enhance the best of the character of the immediate area and the wider parish.				

	Yes	No	NA	Comments
Task 4: Visual impact				
Will your proposals be clearly visible from open countryside? If so how will your design help to offset the visual impact?				
Have you addressed the visual impact your proposals may have on other areas such as within hamlets/ settlements, and if so please explain?				
Task 5: A pleasant place to be				
Do your proposals fit in well with the current streetscape? Please comment on how your design will enhance the area's local character.				
Do your proposals cater for all forms of traffic within the area (road traffic, pedestrians, cyclists etc). Please briefly explain.				
Do your designs enhance the experience of children and young adults growing up in the immediate area? Please explain how if yes (e.g. you provided play areas for example?).				

	Yes	No	NA	Comments
Task 6: A sense of place				
Does your design complement or enhance the quality of the immediate built environment? If yes, please explain how you have tried to match or enhance the quality of existing properties in the area.				
Have you retained existing landscape features such as trees, hedge boundaries, wildlife habitats etc and provided an appropriate buffer/margin? If you intend to remove any such features please explain how this loss will be mitigated.				
Have you considered how your development will look in 5 years and 10 years from now? If yes, please explain how will your design is intended to mature and stand the test of time.				

	Yes	No	NA	Comments
Task 7: New building design				
Does your new building/proposals draw from and enhance the character, form and identity of the parish? Please explain your approach.				
How well do the proportions of doors/windows to walls fit in with the best of other buildings in the area? If not traditional, explain how this will be better and enhance the location.				
Task 8: Complementary materials				
Have you completed an assessment of material types within the area of your proposed development? Please explain your material choices in this context.				
Have you considered how the materials you are planning to use compliment the materials used in existing buildings nearby? Please explain.				

	Yes	No	NA	Comments
Task 8: Complementary materials cont...				
Do your proposals include non-traditional materials? If so, please explain why you have chosen them.				
Task 9: A varied skyline				
Does your design incorporate a traditional roof pitch? If not, please explain why you have chosen a different roof form, and for developments in excess of three properties explain how will your proposals complement the traditional varied forms skyline?				
Chimney stacks are prevalent in many historic buildings in the area and help to create an interesting skyline. Will Chimney stacks feature in your design? If not why not?				
Task 10: Traditional roofing materials				
Natural slate is the predominant roofing materials used in historic buildings in Landrake with St Erney parish. Does your design incorporate this traditional material? If not please explain why you feel your choice of materials is better.				

	Yes	No	NA	Comments
Task 10: Traditional roofing materials cont...				
Does your design incorporate ridge tiles? If so what materials are you considering?				
Task 11: Appropriate building scale and setting				
How many stories does your building contain? If more than two storeys (or more than one in an area predominantly currently single storey) how will this fit within local character?				
Have you considered the silhouette of your building/s? Please explain what steps are you taking to ensure neighbouring properties are not overwhelmed by the scale of your design?				
Are you using the natural topography to ensure your proposals work with the landscape rather than against it? Please explain your approach.				

	Yes	No	NA	Comments
Task 12: Density of building				
Do your proposals take into account traditional building density within the immediate historic area? Please indicate the density per hectare. If your design is of a higher density than average in the immediate area, why is this, and how will it compliment local character?				
Does your design incorporate a good sized garden space for each individual property? If not what is the reason?				
Task 13: Sustainable development				
Would you describe your proposals as sustainable development? If so please explain with reference to construction techniques, materials and layout.				
Does your design incorporate energy saving materials/design? If so how does your design do so, including use of the natural topography to maximise energy gains?				

	Yes	No	NA	Comments
Task 14: Design of boundaries				
Does your proposal clearly define the boundary of each individual property? Please explain your approach here. How have you separated public and private outdoor space?				
Have you made efforts to incorporate existing boundaries or other natural features? If you intend to remove such features please explain why.				
New boundaries should be constructed of local materials and traditional forms where ever possible. Are you doing so? Please explain your approach?				

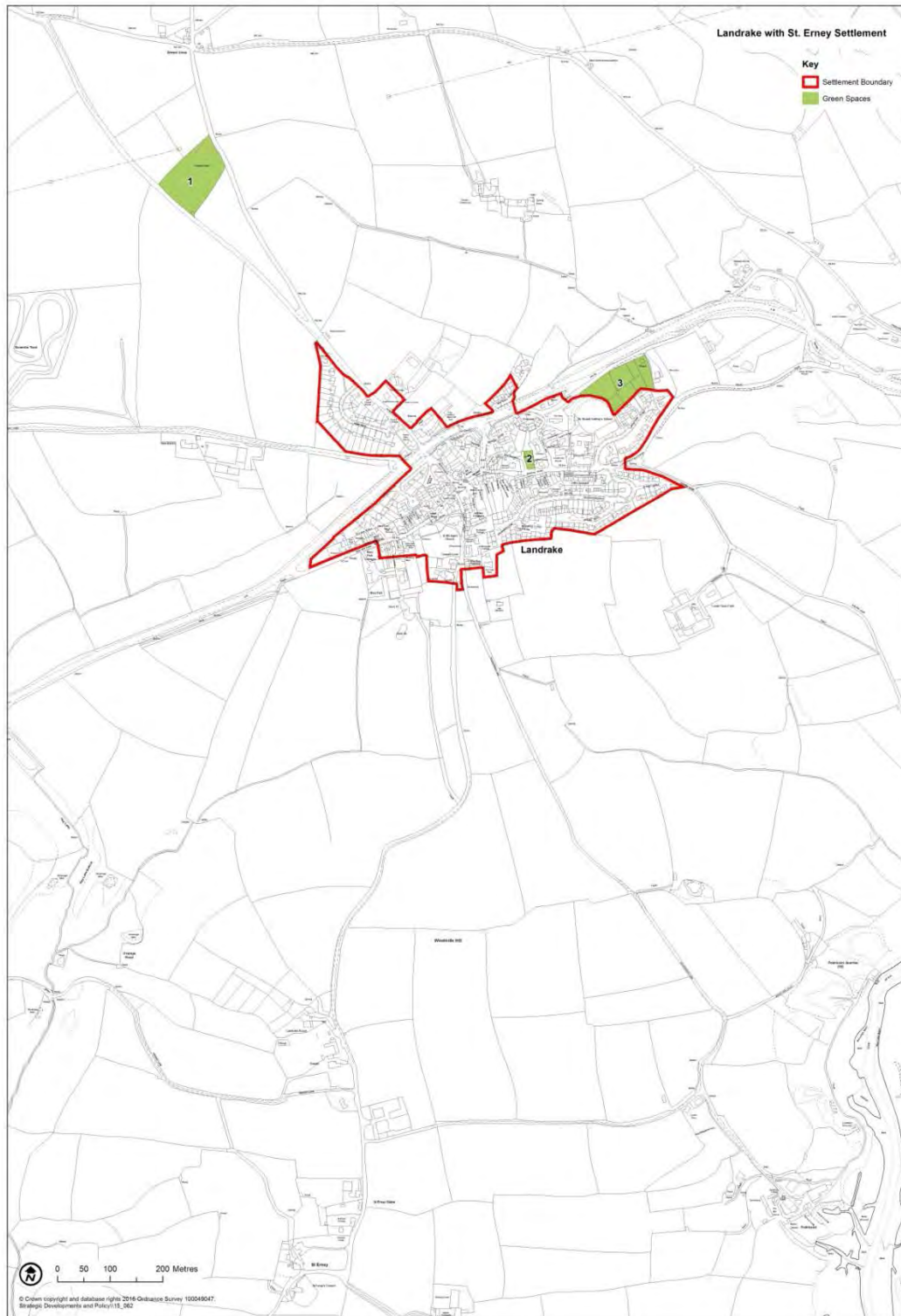
	Yes	No	NA	Comments
Task 15: Design in the detail cont...				
Have you considered design details such as bin screens, meter boxes, flues and ventilation ducts, satellite dishes etc. within your design proposals? Please explain your approach.				
Have the everyday necessities such as those listed above been integrated into the overall design so as to be non-obtrusive? Please explain how.				
Landrake village is nestled within a largely rural setting. Have you eliminated/minimised light pollution from your design? Please explain your approach.				

Landrake with St Erney Parish DESIGN GUIDE

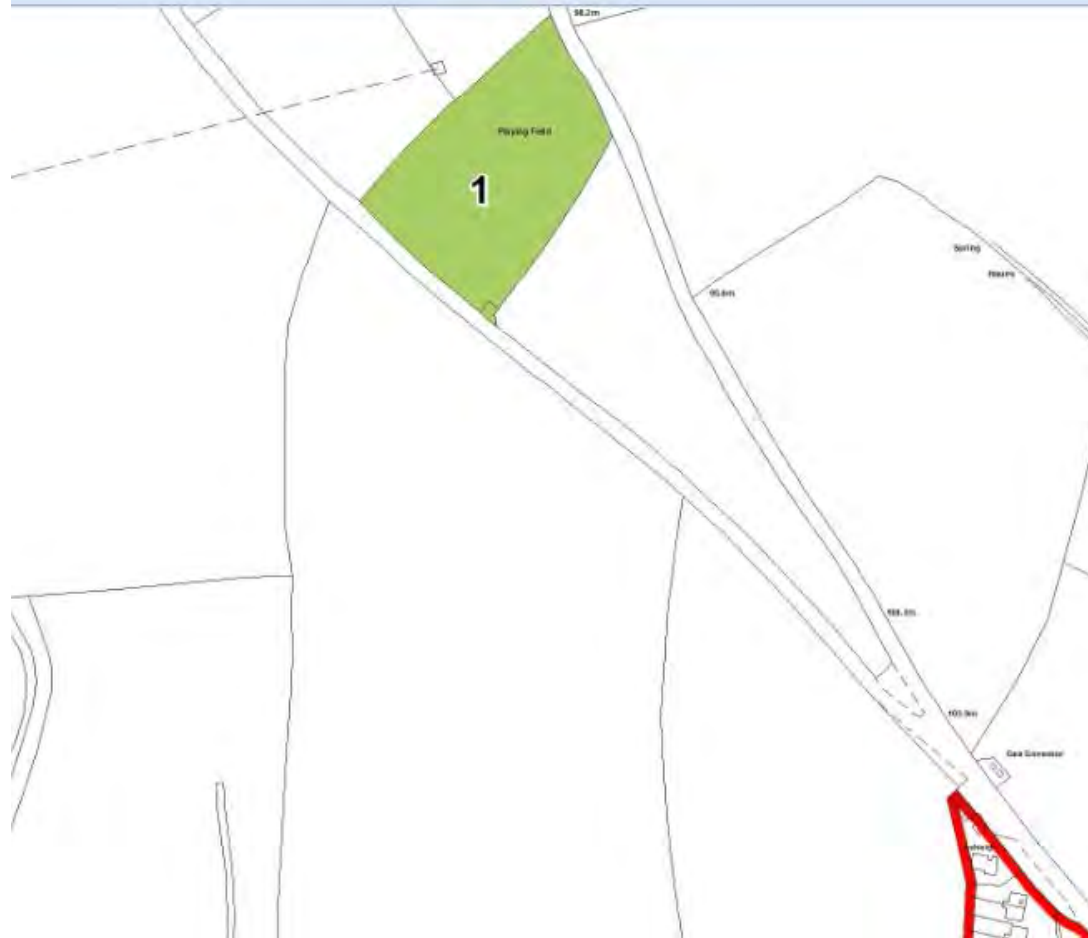
	Yes	No	NA	Comments
Task 16: Appropriate car parking design				
Have you ensured that car parking solutions do not dominate your design and complement the existing character of an area? Please explain your approach to parking.				
Does your design incorporate on-street visitor parking?				
If your parking solutions are off-street have you incorporated design features (planting, boundaries etc) that will help to soften the visual impact? Please explain				
Task 17: Enhancing bio-diversity				
With reference to boundaries, natural features, nesting sites, open spaces etc, does your design enhance opportunities for biodiversity? Please explain.				

Appendix 6 – Maps of Identified Green Spaces

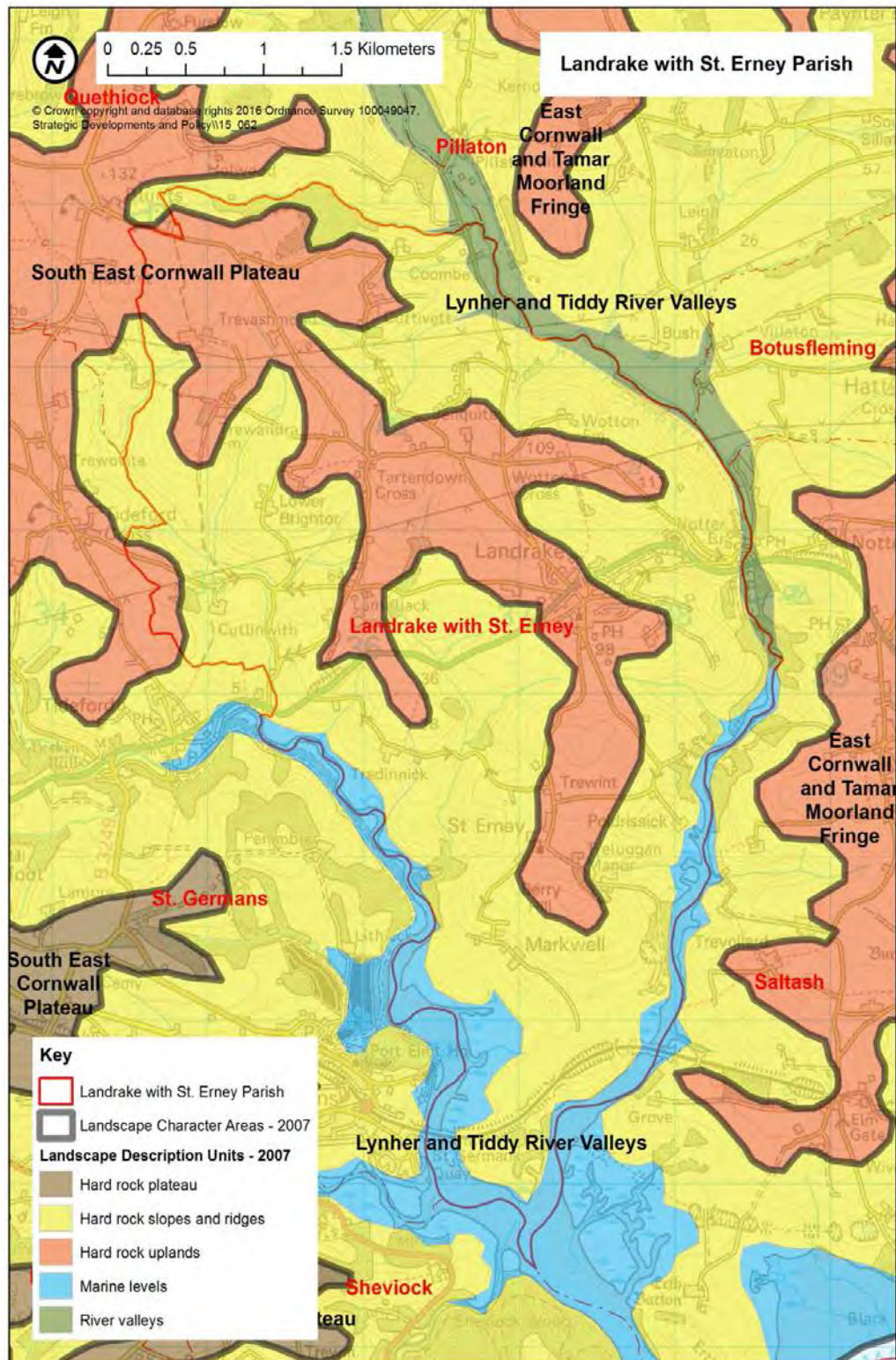
1. Sports Field 2. Sports Field 3. School Playing Field and Farm



Map of identified Green Spaces in more detail



Appendix 7 – Landscape Character Assessment



Appendix 8 – Cornwall Wildlife Trust Land Survey & Designations



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



Please view this map in conjunction with the guidance notes provided

