



Landulph Parish Neighbourhood Development Plan

2018 – 2030



Produced by the Landulph Parish Neighbourhood Development Plan Steering Group

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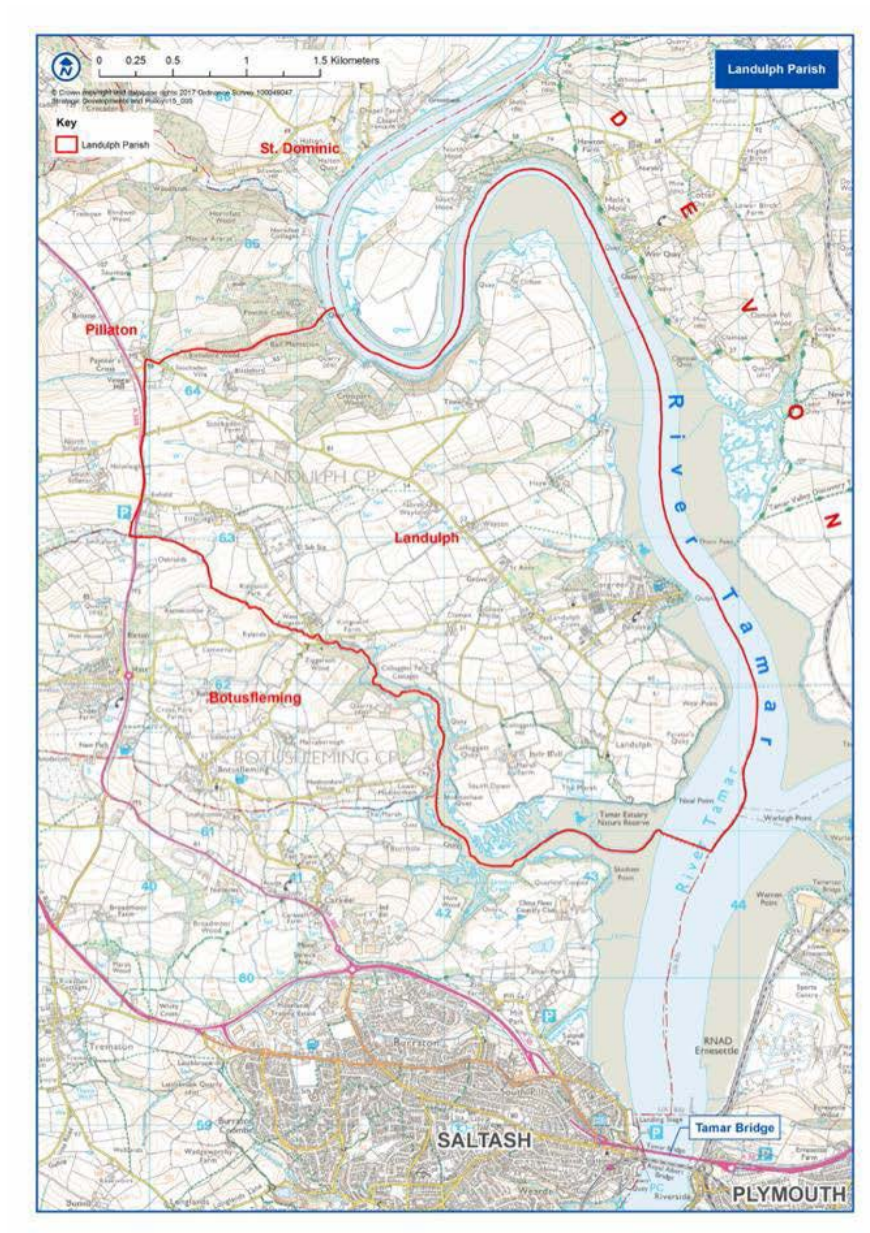
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Introduction

- 1.1 This document is the draft Landulph Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for Landulph Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Landulph NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3 Landulph NDP runs in tandem with the Cornwall Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant an earlier review.
- 1.4 This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at www.landulphplan.org.uk.
- 1.5 Landulph NDP applies to the area is that covered by Landulph Parish Council and as shown in Figure 1.
- 1.6 Landulph Parish is situated in the South East of Cornwall and is part of the Cornwall Gateway Community Network Area (CNA).
- 1.7 The community of Landulph Parish have decided to develop an NDP in order to sustain the community for those who live and work here now and for future generations.
- 1.8 The planning policies presented in this NDP seek to plan positively for the future of Landulph Parish and will be used and acted upon by Cornwall Council (CC) planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.

Figure 1. Designated NDP Area for Landulph Parish NDP.



2. Landulph Parish NDP – The Preparation Process

Getting this far

- 2.1 The preparation of the NDP has been led by the Landulph Parish NDP Steering Group. This group comprises Parish Council representatives and members of the Community.
- 2.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation which has been taking place over the last three years. A dedicated website, (www.landulphplan.org.uk) contains the evidence of all the consultations referred to in this document.
- 2.3 The outcomes of the various consultations have highlighted the key priorities:
- Delivering high quality housing in Landulph Parish, in keeping with the essential rural character of the Parish, with no large-scale (i.e. greater than five) developments.
 - Housing priced to attract young families to sustain the community.
 - Exterior lighting should be low level to protect the dark skies.
 - New development should be small scale (i.e. five or fewer) and complement its surroundings, in accordance with the policies of the Tamar Valley Management Plan (MP) and those of Natural England.
 - To conserve and enhance the natural beauty of Landulph Parish.
 - It is clear that the community wishes to protect the Waterfronts and Quaysides by having in place strict controls relating to development.
 - There is some support for commercial developments alongside the A388 at Ellbridge. There is support for small scale business or home workers in the Parish but the impact of any expansion should be considered in tandem with the road access which is poor after turning off the A388, particularly into Cargreen.
 - There is a desire to protect facilities and amenities within the Parish.

What next?

- 2.4 Once adopted, the policies contained within the Landulph Parish NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.



Landulph Memorial Hall



St Leonard and St Dilpe



Landulph Primary School showing the World War One Memorial Clock



Cargreen Village looking towards the Tamar river

3. Landulph Parish NDP - Supporting Documentation

3.1 Landulph Parish NDP is supported by a variety of documents and information, which are often referred to in this document. The key supporting document referred to throughout this NDP is the 'Summary of Evidence' Document.

3.2 The 'Summary of Evidence' Document presents summary outcomes from studies and the various consultation exercises and is detailed within three themed sections:

- Housing;
- Natural and Historic Environment; and
- Community Facilities.

It also refers the reader to the actual evidence documents.

3.3 All supporting documents and evidence base (including the Summary of Evidence Document) are made available at www.landulphplan.org.uk.

4. Landulph Parish: Background

4.1 Landulph Parish lies 5 road miles from Saltash, on the banks of the Tamar River (see Figure 1) with the parishes of Botus Fleming and Pillaton forming its other borders. The parish is rural with one large settlement at Cargreen village that accommodates a substantial majority of the total Parish population of approximately 500 people in some 226 households.

4.2 Landulph Parish dates back to Saxon times and the arrival by boat of a celtic missionary. "Lan" meaning Celtic missionary site and Dulph being a corruption of the saint Delech or Dilpe. It is mentioned in the Domesday Book as Landelech.

4.3 By the 15th century there was a busy port and shipbuilding settlement on Kingsmill Lake, near the present parish church. Ships from here carried pilgrims to St James of Compostela in Spain. Later the stone quays were built at Cargreen on the bank of the Tamar, the main artery for travel.

4.4 The area remained largely focussed on farming with the majority of the land owned either by The Duchy of Cornwall or the Pentillie estate. In the 20th century the advent of mechanised farming, changing markets and the opening of the Tamar Bridge reduced the Parish reliance on agriculture.

4.5 Many farmhouses and barns have since been converted into homes, many cottages and workshops in Cargreen have also been renovated, and around 100 new homes added since the 1970s. The Parish is predominantly farmland, pasture for sheep, cattle and horses together with some arable farming. Currently there are nine farms/equine businesses, six horticultural businesses,

two kennels and a number of small, individual businesses some working from industrial units and others from home.

- 4.6 The building of the Tamar Bridge in 1961, proximity to Plymouth, the village primary school, beautiful scenery, thriving community spirit and the moorings on the Tamar have attracted more people to Landulph. Much of the parish is within the Tamar Valley Area of Outstanding Natural Beauty and has areas designated as Sites of Special Scientific Interest, a County Wildlife Site, Cargreen Conservation area, Plymouth Sound and Estuaries Special Areas for Conservation and the whole Parish is within a Zone of Influence Natura 2000. All these areas are shown as maps in Appendix A1 – A13.



Village of Cargreen

5. Landulph Parish NDP: The Vision

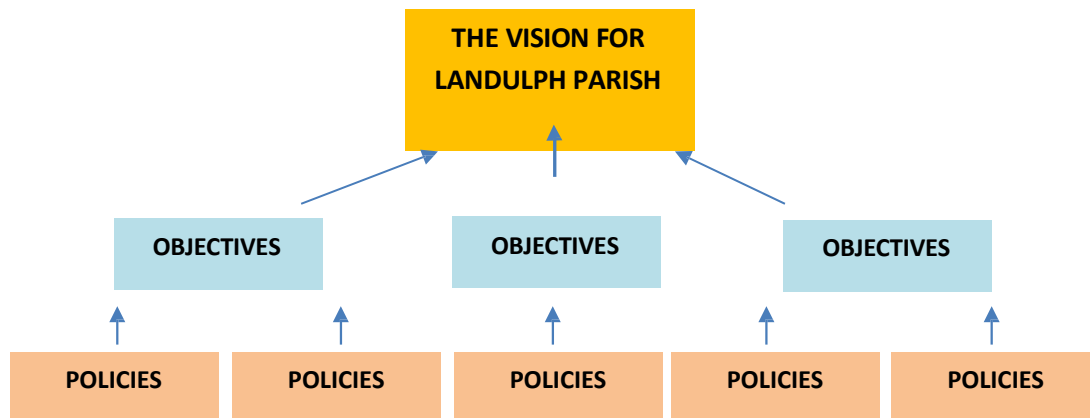
- 5.1 Every plan has an aim and for the Landulph Parish NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Landulph Parish by 2030. The Vision for Landulph Parish is as follows:

THE VISION FOR LANDULPH PARISH

"In 2030 Landulph Parish will be a vibrant rural community comprising heritage, built and natural environments. Within this envelope, farms and small businesses will thrive, producing a balanced economic and social community.

5.2 In order to achieve this Vision a number of 'Objectives' are set and then, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

Figure 2: Landulph Parish NDP: Links between Vision, Objectives and Policies



6. Landulph Parish NDP: Objectives

The Objectives of Landulph Parish NDP are as follows:

6.1. Development Objective

- 6.1.1 To make provision of approximately 20 new dwellings over the lifetime of the Plan in order to allow the existing, flourishing Parish to meet local needs, in groups of no more than five dwellings.
- 6.1.2 To encourage healthy and sustainable communities with energy efficient development, located in harmony with the environment and with adequate provision of parking and safe road access.
- 6.1.3 Ensure that the design, style, density and scale of new housing is in keeping and integrates with the local character and the rural environment, as well as contributing positively to the visual character of its surroundings. It should also facilitate new housing with energy efficient, sustainable development.

6.2. Natural and Historic Environment Objective

- 6.2.1 To protect and enhance the unique landscape character, in particular the AONB and other designations such as waterfronts, footpaths and historic features.
- 6.2.2 Ensure the protection and retention of features of importance to the visual appearance and character of the area, including its built heritage, Conservation Area, hedgerows, rural habitats, footpaths, bridleways and river waterfronts.

6.3. Community Facilities Objective

- 6.3.1 To provide a high quality of life in our Parish by protecting current community facilities whilst allowing for provision to meet changing needs.
- 6.3.2 Support community organisations' projects to develop recreational facilities whilst encouraging the retention of those features that make our community special by maintaining the excellent community spirit in a safe rural community. Preserving green spaces and access routes such as the network of footpaths and bridleways or to rivers via the waterfront and open spaces owned by the Parish Council. Supporting and encouraging the use of our facilities such as the local school, Landulph Memorial Hall, Church, Sailing Club and the numerous clubs and organisations that operate out of them.
- 6.3.3 Retaining the special qualities of our part of the Tamar Valley AONB.

7. Landulph Parish Housing Statement

NDP Housing Requirement

- 7.1 Cornwall's Local Plan apportions 1500 dwellings to be delivered in the seven parishes that make up the rural area of Cornwall Gateway CNA. Figures supplied by Cornwall Council are presented in Table 1 and show that Landulph Parish needs to deliver no new dwellings between 2018 and 2030, to be considered in general conformity with the Local Plan.
- 7.2 Research carried out during the formation of the NDP (available within the Landulph Parish NDP Evidence Base Report) has demonstrated that, in order to satisfy local housing demand, approximately 20 dwellings should be delivered. Landulph Parish NDP therefore seeks to deliver approximately 20 dwellings in the period 2018-2030.

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan

CNA	Local Plan Housing Figure	CNA Commitments April 2010 to March 2018	CNA Completions April 2010 to March 2018	Remainder of Local Plan Housing Figure
Cornwall Gateway Rural	350	74	123	153
Parish	Adjusted pro rata rate	Parish Commitments April 2010 to March 2018	CNA Completions April 2010 to March 2018	Parish baseline figure (pro rata of CNA remainder)
Landulph	0%	9	15	0

Delivering Landulph Parish Housing

- 7.3 The Landulph Parish NDP seeks to facilitate the delivery of approximately 20 new dwellings of individual and small developments of five dwellings or less. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement pattern of dispersed houses, farms and hamlets and contributes to preserving and enhancing the identity of Landulph Parish. Table 2 sets out an estimation of the number of dwellings that the Landulph Parish NDP policies provide for.

Table 2: Estimated housing provision resulting from the policies of Landulph NDP

Policy	Estimated number of dwellings
Policy 1: Parish Boundary	20
Total number of houses planned for:	20

Constraints on development

- 7.4 The Tamar Valley AONB management plan requires any development to be considered within the context of sustaining the area's landscape character while maintaining a vibrant, living countryside. Key considerations are whether the proposal would impact on the significant views up and down the River Tamar; the extensive ancient and mixed broadleaved and coniferous woodlands; improved grassland and pasture on lower lying areas; the pockets of arable or horticultural land on the higher valley edges; the variety of field boundaries; features associated with the mining heritage and its associated industries; county wildlife sites on the valley sides, floor and wetlands; the built environment with its

combination of stone, slate hanging and pastel coloured render or painted buildings; enclosed and sunken paths and lanes which give the area a particular feeling of remoteness and unchanged landscape.

- 7.5 The Conservation Area designation includes the central historic parts of Cargreen village. There are also 12 listed buildings and structures within the Parish (Appendix A7). These include examples of period buildings from the 19th, 18th and 17th centuries, mostly reflecting its agricultural and mining history. The Landulph Parish National Record of the Historic Environment and a map of the Landulph Parish Historical Sites and Monuments (Appendix A8 and A9) add further information. Any development needs to respond positively and creatively to conserve and enhance these historical assets.
- 7.6 In addition, all of Landulph Parish waterfronts are designated as Sites of Special Scientific Interest (SSSI), including mudflats, reed beds and salt marshes that are host to important wildlife communities and need to be protected.
- 7.7 Landulph Parish is a rural community with a basic road infrastructure of medieval origins and, with designations such as AONB and Sites of Special Scientific Interest, it seems unlikely that approval for significant investment in modernisation will be forthcoming to change the current road system from its winding, sunken, narrow lanes hemmed in by high banks. This road network typifies rural Cornwall, contributes greatly to what differentiates our countryside from other UK regions and is a key part of the overall attraction of our county to visitors from all over the world. Thus, it is unlikely that there will be anything other than modest, piecemeal additions or improvements to the existing network within the Plan period. There is little, if any, scope for creating additional, off-street car parking areas in close proximity to existing village housing.

8. Landulph Parish NDP: Policies

- 8.1 Landulph Parish NDP sets out four Policies to help achieve the Objectives and the Vision for the area. Table 3 illustrates how each Policy contributes to each Objective.

Table 3: Landulph Parish NDP: Links between Policies and Objectives

LANDULPH NDP POLICIES	LANDULPH PARISH NDP OBJECTIVES		
	Objective A	Objective B	Objective C
	Development	Natural and Historic Environment	Community Facilities
Policy 1: Housing	✓	✓	✓
Policy 2: Roads	✓		✓
Policy 3: Dark Skies	✓	✓	✓
Policy 4: Environment	✓	✓	✓

9. Policy 1: New Development

9.1 Policy 1 Justification

9.1.1 Public consultation feedback has indicated that there is a desire for a limited amount of new housing in the parish and that development should allow for approximately 20 new dwellings over the period of this Plan (2018-2030). The limited development of unallocated sites is supported by the NDP, recognising that some development will inevitably come forward in response to specific local demand, as well as reflecting the preference by a majority of respondents to community engagement for the development of individual plots.

9.1.2 This is seen as a Policy which will:

- help sustain thriving local communities and,
- sustain local facilities, including the school, into the future.

9.1.3 Whilst it is recognised that development options may impact to a greater or lesser extent on the area's special landscape character, this needs to be balanced against the potential requirement to provide for local housing needs in the most sustainable way to ensure the area remains a vibrant, living community.

9.1.4 In promoting a positive approach to meeting development needs, while ensuring that due consideration is given to conserving and enhancing the special qualities and features of the Tamar Valley AONB and other designations, it is recognised that some small residential developments may be required, for example in response to particular housing needs such as housing for young families or bungalows for older people and also to support the retention of a heritage asset,

enable the re-use of redundant or disused buildings, or because of the exceptional quality or innovative nature of the dwelling's design. Policy 1 sets out a locally-distinctive policy context within which new development can come forward. At its heart is an approach to ensure that the strategic housing requirement is met by a series of standalone smaller sites which respect the rural character of the neighbourhood area. Whilst all planning applications would need to be assessed on their merits against the policies in the development plan, potential larger developments which would be developed in a series of smaller phases are not supported in this Plan. This reflects both the character of the neighbourhood area and community feedback as the Plan has been prepared.

- 9.1.5 The NPPF requires plans to take into account specific national policies that indicate where development should be restricted. This is highlighted in the Cornwall Local Plan Policy 23. As Landulph Parish falls within the Tamar Valley AONB the NPPF (para.172) goes on to require that: "Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty...". The adopted AONB Management Plan emphasises the need for good design as the way to maintain or enhance the special features of the area, and these objectives are reflected in Policy 1 of this NDP.
- 9.1.6 The NPPF also requires that design issues are addressed by the planning system (Section 12). Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should also address the connections between people and places and the integration of new development into the natural, built and historic environment, as provided for in Cornwall Local Plan Policy 12.
- 9.1.7 This requirement for high quality design has frequently been expressed as a high priority by local residents and their requirement to meet local needs by integrating new housing into the local community, while maintaining the area's special character and environment, has been carried through into Policy 1 of the Neighbourhood Plan.
- 9.1.8 The use of domestic sprinkler or misting systems greatly reduces the risk of fire developing to a stage where it becomes life threatening (Fire Service, Cornwall Recommendation). The inclusion of fire sprinklers in housing for the elderly and people with disabilities is strongly recommended. In any event the safety of all dwellings and means of escape are addressed separately in the Building Regulations.
- 9.1.9 The limited development of unallocated sites is supported by the NDP, recognising that some development will inevitably come forward in response to specific local demand. It also reflects the preference of a majority of respondents

during the consultations for the development of single plots and small developments, which may include infill and individual self-build. Some of these may fulfil conditions in Local Plan Policy 9, Rural Exception Sites. Policy 1 provides a positive context for the development of additional dwellings in the neighbourhood area. Whilst it does not identify specific sites it provides a positive policy basis against which development proposals can be assessed. The work on the housing requirements in the neighbourhood area identifies a need for around 20 dwellings in the Plan period. A variety of proposals may come forward within the Plan period including those for the development of existing brownfield sites.

- 9.1.10 Policy 1 reflects the above views and reinforces provisions set out under Cornwall Local Plan Policies 1 (Presumption in favour of sustainable development), 7 (Housing in the Countryside), 12 (Design), 13 (Development standards), 21 (Best use of land and existing buildings) and 23 (Natural environment).

9.2 Policy 1 Intention

- 9.2.1 The intention of Policy 1 is to provide a context within which new housing can come forward which respects the character of the Parish. It reinforces and strengthens the provisions of the Cornwall Local Plan regarding design and character of the local landscape and built environment. It has been designed to make it easier to decide whether planning applications comply with local priorities.

Landulph NDP Policy 1: New Development

1. Proposals for new housing development of five dwellings or less that meet the criteria set out within Policy 3.4 of the Local Plan will be supported where:
 - i. the total number of housing permissions, through the course of the NDP period, facilitate the delivery of approximately 20 dwellings; and where,
 - ii. proposals for all new housing developments are on 'standalone' sites which respect the scale and location of the sites concerned.
 - iii. The development preserves open views and protect the residential amenity of neighbours, minimise any loss of trees, hedges or other natural features that form part of the character of the parish, and maintain or enhance biodiversity, in acknowledgement of the Tamar Valley AONB Management Plan.
 - iv. Building styles, height, design, materials and roof scape are in keeping with the individual character, reflect the local distinctiveness of Landulph parish, including its Conservation Area, to make a contribution to the rural nature of the Tamar Valley AONB. Development should also conserve, enhance and promote the existing nature of the buildings found in the immediate vicinity of its location, to avoid an excessive variety of building form.
2. Proposals for affordable and low-cost housing will be supported.

10. Policy 2: Roads and Parking

10.1 Policy 2 Justification

- 10.1.1 Landulph Parish has seen development over the years without any significant improvement to the local highway infrastructure. This can lead to unreliable journey times and friction that affects residents and, more particularly, businesses requiring deliveries by larger vehicles. This reduces the quality of life for residents and restricts economic development.
- 10.1.2 Public Consultations have revealed the concerns of residents about the amount of traffic using the narrow access roads to the Parish and the delays sometimes caused. In addition, some parts of the Parish experience issues with parking, such as Fore Street, Cargreen.
- 10.1.3 Policy 2 reflects the above views and reinforces provisions set out under Cornwall Local Plan Policies 1 (Presumption in favour of sustainable development), 12 (Design), 13 (Development standards), 21 (Best use of land and existing buildings) and 23 (Natural environment).

10.2 Policy 2 Intention

- 10.2.1 The intention of Landulph Parish NDP Policy 2 is to ensure that additional traffic brought about by new housing and business development can be accommodated within the existing road network, lacking in access to public transport.
- 10.2.2 This Plan seeks to maintain quality of life for residents by ensuring all new developments have adequate off-road parking with the aim of reducing on-road parking.

Landulph Parish NDP Policy 2: Roads and Parking

1. Development, including affordable housing and business use, will be supported where off-road parking is provided which must be commensurate with the size of the development and results in no significant reduction in pre-existing parking provision.
2. Proposals that enable opportunities for walking, cycling and the use of public transport will be supported, in view of the poor road access in most parts of the Parish.

11. Policy 3: Street Lighting

11.1 Policy 3 Justification

- 11.1.1 Community engagement has shown that protecting dark skies is regarded as important in an area where there is little street lighting. This policy adds detail to Local Plan Policy 23 in strengthening the provisions of the Cornwall Local Plan with respect to “dark skies and tranquillity in relatively undisturbed areas”.

11.2 Policy 3 Intention

- 11.2.1 To preserve the tranquillity and dark skies quality of the landscape for current and future generations.

Landulph NDP Policy 3: Street Lighting

Proposals for development will be supported where it is demonstrated that if external lighting is required it protects the night sky as far as possible in terms of:

1. Number, design specification and position of lamps.
2. Full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls, and
3. Correlated colour temperature limit of 3000 Kelvins or less.

12. Policy 4: Landulph and Cargreen Waterfronts, Quays and Public Spaces

12.1 Policy 4 Justification

- 12.1.1 This Neighbourhood Plan recognises the special blend of rich heritage and scenic qualities that makes Landulph Parish such a special area. The community has expressed, throughout the consultation process, how much they value and appreciate these special qualities and the need to preserve and protect them. The local need for further development must be balanced accordingly.

- 12.1.2 The following Waterfront, Quays and Public Spaces Policy seeks to protect and enhance the area's facilities, as well as foster a strong community spirit. An important message from the various consultations undertaken was that the vast majority of residents identified the sense of community and the facilities of the parish as being important to their lives.
- 12.1.3 Consultation with the community has made it clear there is a strong desire to protect the assets of the waterfront and village of Cargreen. The waterfront and the surrounding area is a very popular and well used amenity in the village. Local people take great enjoyment in walking beside the River Tamar. Observing the wildlife in the area; boating, dog walking and jogging are just a few of the activities enjoyed. The riverside is a greatly prized amenity and locals are protective of this space (see Figure 1, Appendix A10 Footpaths and Appendix A11 Tree Preservation Area). The quay has been pivotal in the historic development of the parish, and particularly Cargreen village.
- 12.1.4 The areas and features for which the Landulph Parish NDP seeks to afford protection include those that have been recognised as being special through some form of designation, such as the Historical Landscape Characterisation, and the Landscape Character Study (as shown in Appendices A12 and A13). They also include those areas that do not have a statutory designation but have been recognised by Cornwall Council as being of local importance and given a local designation. Policy 4 addresses these particular matters. It has been designed to operate in combination with Policy 1 which sets the wider scene for new residential development in the neighbourhood area.
- 12.1.5 In particular, a major concern of residents (expressed in the consultations informing the NDP) was a desire to protect the Cargreen quayside from inappropriate development. Since 2003, there have been seven applications to develop the quayside at Cargreen, two of these were pre-planning, five were development applications. Six of these were rejected by the Planning Authorities and one was approved with conditions i.e. only if a new acceptable development plan was provided. Over the seven applications, the Council received 436 public comments. 369 of these were opposed to the application in question with 38 (mostly from non-residents) in favour.
- 12.1.6 An application in 2012 (PA12/02859) went to appeal; 120 Landulph residents endorsed a submission to the Planning Inspector to reject the appeal on the grounds that it conflicted with several key policies within the Caradon Local Plan (adopted in 2007), the Landulph Parish Plan (2010) and the principles that underpin the then recently published National Planning Policy Framework (NPPF). The Inspector's decision to reject the appeal was based on the negative impact of such quayside development on the historic pub (now an Asset of Community Value), on the AONB and on the Conservation area. In particular, he ruled against a development that would: "dominate the quayside and the small village of Cargreen"; be "out of scale with the domestic and tightly knit character and appearance of the Conservation Area"; "detract from the views from the surrounding AONB" or "screen the views of the historic core and verdant

backdrop of the village”. His ruling was in line with residents’ responses to these previous planning applications.

12.1.7 NDP Policy 4 reflects these views and reinforces provisions set out under Cornwall Local Plan Policies 2 (Respecting and enhancing the quality of place), 12 (Design), 13 (Development standards), 16 (Health and Well-being), 23 (Natural environment) and 24 (Historic environment) which highlights the importance of Conservation Areas.

12.1.8 This policy supports the Tamar Valley AONB Management Plan requiring that ‘great weight should be given to conserving the area's landscape and scenic beauty, as well as its wildlife and cultural heritage’. This policy supports the current and subsequent guidance of the Tamar Valley AONB (MP) and other relevant guidance e.g. s.85 of the CRoW Act (2000). Landscape Character Study CA 27 (see Evidence Base) highlights the need to “Conserve former quays” as part of the Planning and Land Management Guidelines.

12.2 Policy 4 Intention

12.2.1 To retain the much loved local scenery and, in keeping with responses from community engagement, this includes the waterfront and quay in the village of Cargreen which has a wealth of history attached to it and provides the visual context for the location of Cargreen on the River Tamar.

12.2.2 Landulph’s unique environment and heritage is already afforded a considerable degree of protection by Cornwall Council's Local Plan, as well as the designations for the Tamar Valley Area of Outstanding Natural Beauty, Conservation Areas and Sites of Special Scientific Interest. It is very important that great weight is given to conserving and enhancing the features, character and heritage encompassed by these designations. However, in order to effectively cherish the area's special qualities, it is also important to safeguard the social and economic wellbeing of local residents so as to maintain a vibrant, living countryside. To this end any development proposal must have regard to the following policy. The map in appendix A5 shows the extent of the Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA.

Landulph NDP Policy 4: Waterfront, Quays, Beaches, Slipways and Pathways

Where appropriate the location and the design of development proposals should respect the waterfronts, quays, beaches, slipways and pathways in the neighbourhood area.

Development proposals will be supported subject to the following criteria:

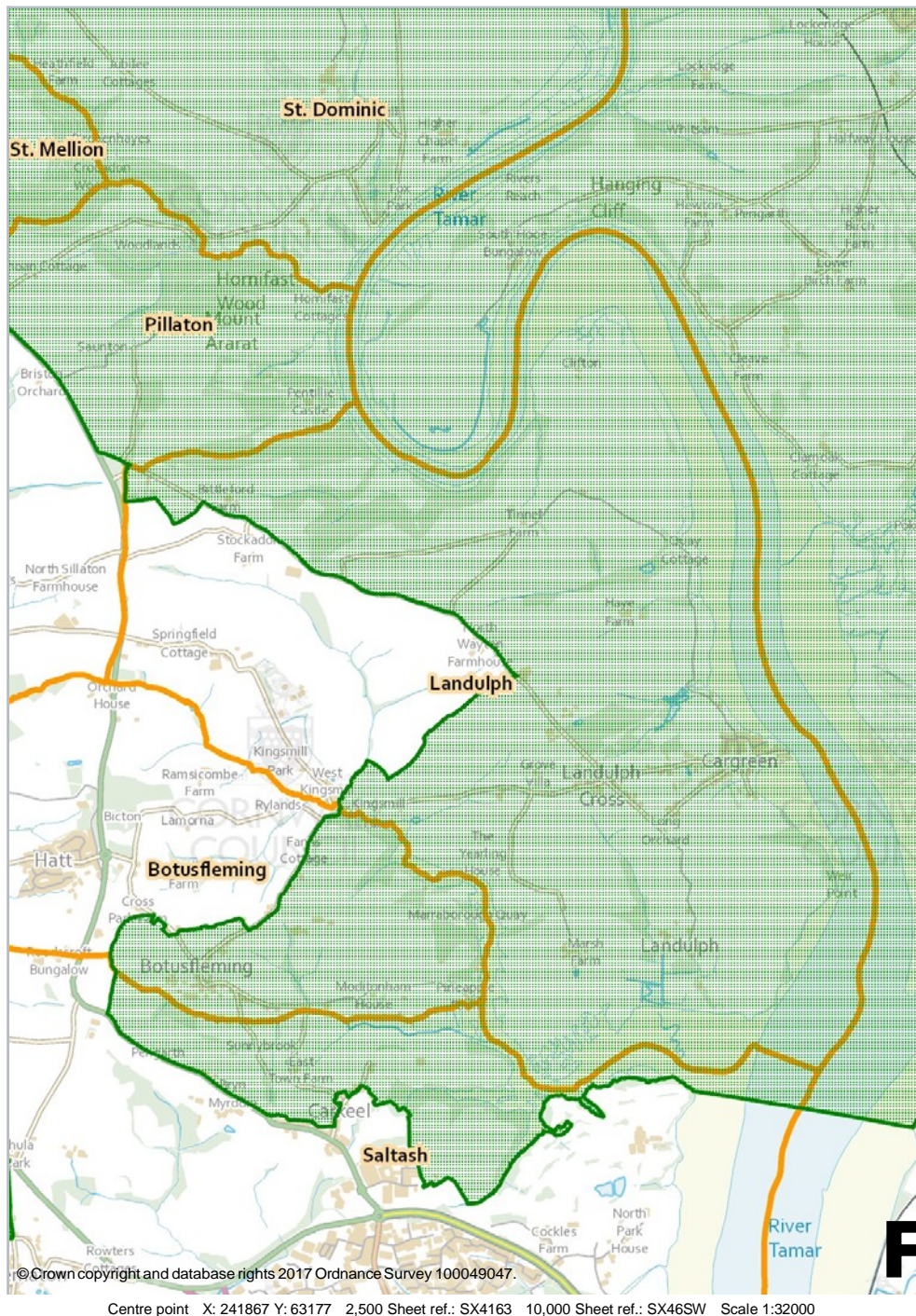
1. they would not encroach upon nor inhibit existing public access to, or enjoyment of, the River Tamar, its beaches, quays, slipways and pathways, having regard to current and subsequent guidance of the Tamar Valley AONB (MP), Cornwall and Isles of Scilly Landscape Character Study, other relevant guidance and the historic features of Cargreen.
2. they are designed and located to conserve and enhance specific landscapes of the Tamar Valley AONB, biodiversity corridors areas of tranquility and historic features that contribute to the local character and quality of the area of the Tamar Valley AONB.
3. they acknowledge the local importance of valued green and open spaces, and makes provision for the long-term maintenance of any green infrastructure directly related to the development.
4. they have no adverse impact on the integrity of Plymouth Sound and Estuary SAC and Tamar Estuaries Complex SPA.




Footpath in the Parish

Appendices A1 – A13

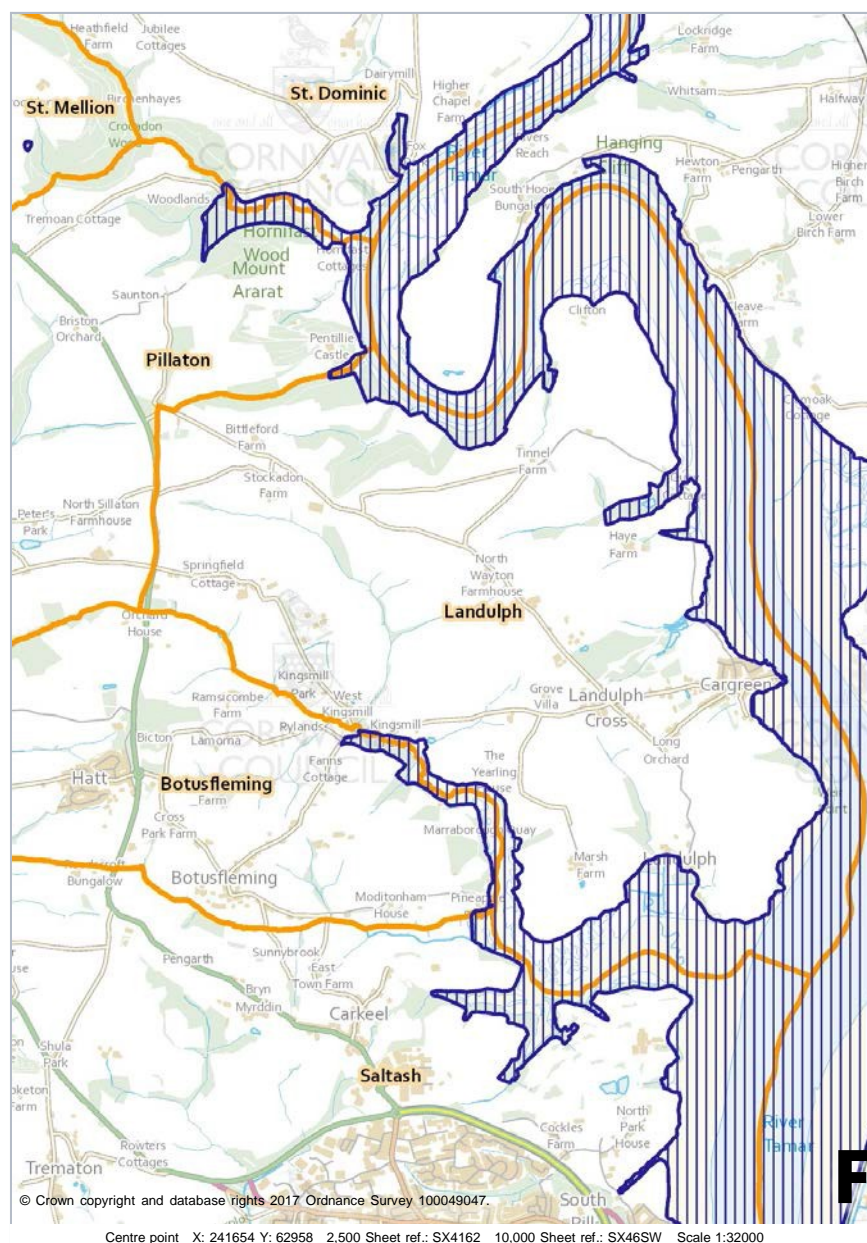
Appendix A1: Landulph Parish Area of Outstanding Natural Beauty



 AONB

Area of Outstanding Natural Beauty: The Cornwall Area of Outstanding Natural Beauty is Cornwall's Protected Landscape and has the same status and level of protection as a National Park.

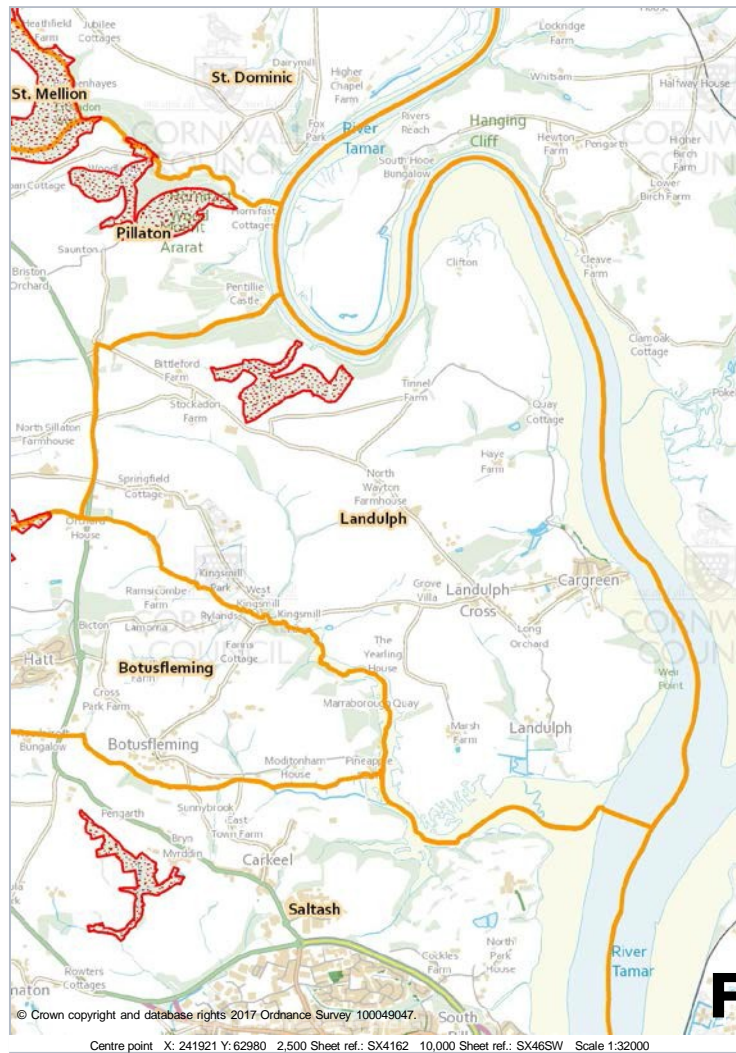
Appendix A2: Landulph Parish Sites of Special Scientific Interest



Sites of Special Scientific Interest

The SSSI series has been developed over the last 50 years as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features.

Appendix A3: Landulph Parish County Wildlife Sites



County Wildlife Sites:

- provide a comprehensive suite of sites that complements other site networks;
- provide wildlife refuges for most of the UK's fauna and flora;
- have a significant role to play in meeting overall national biodiversity targets;
- represent local character and distinctiveness;
- contribute to the quality of life and the well-being of the community, with many sites providing opportunities for research and education.

It is important to note that the presence of a County Wildlife Site does not necessarily imply there is public access to the site.

Appendix A4: Cargreen Conservation Area

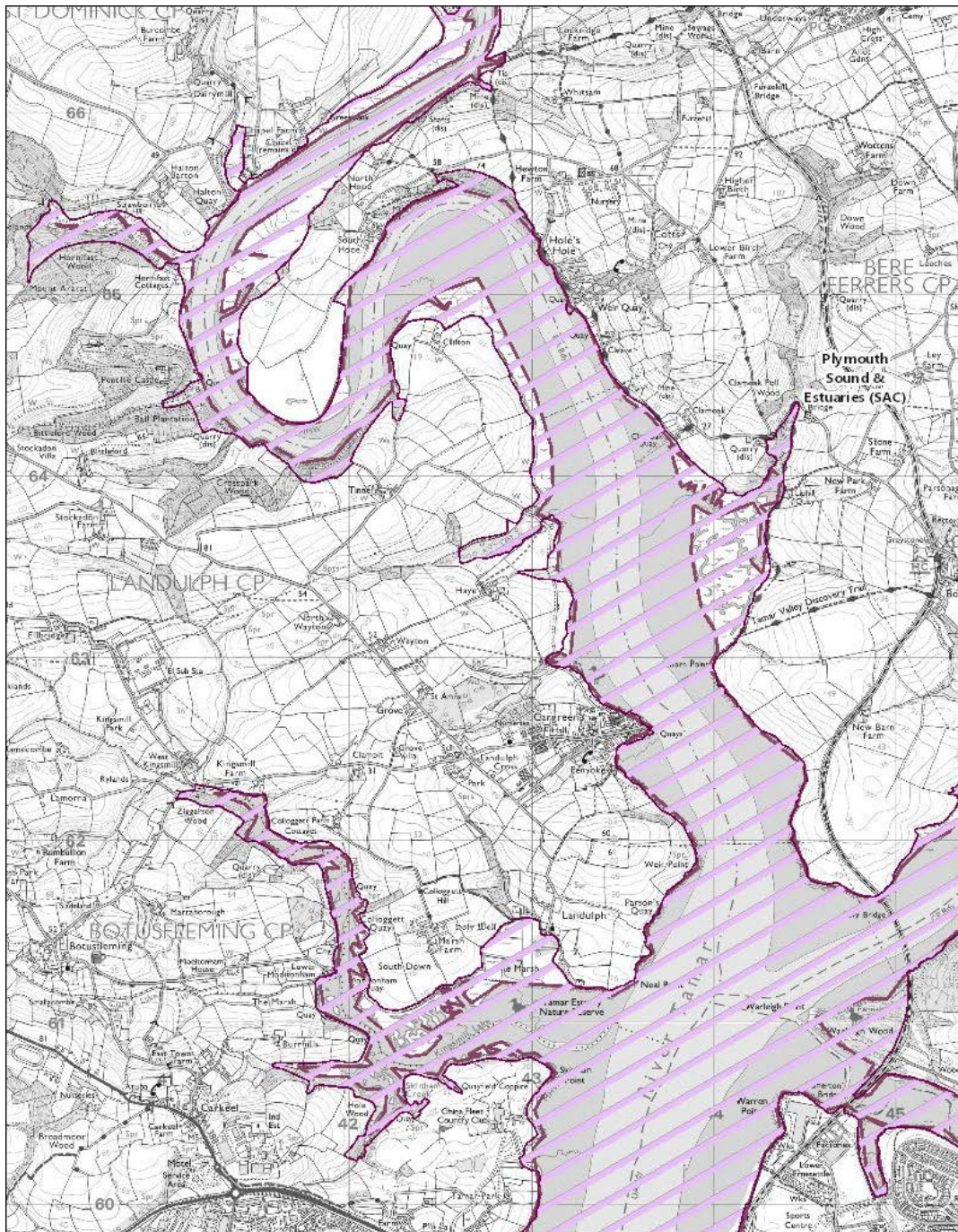


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Centre point X: 243463 Y: 62593 2,500 Sheet ref.: SX4362 10,000 Sheet ref.: SX46SW Scale 1:4000

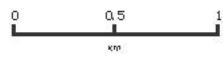
Conservation Area in Cargreen

Conservation areas are places which have a special character - they are usually at the heart of towns or villages. If you live in one there may be extra restrictions on what you are allowed to do to the outside of your property.

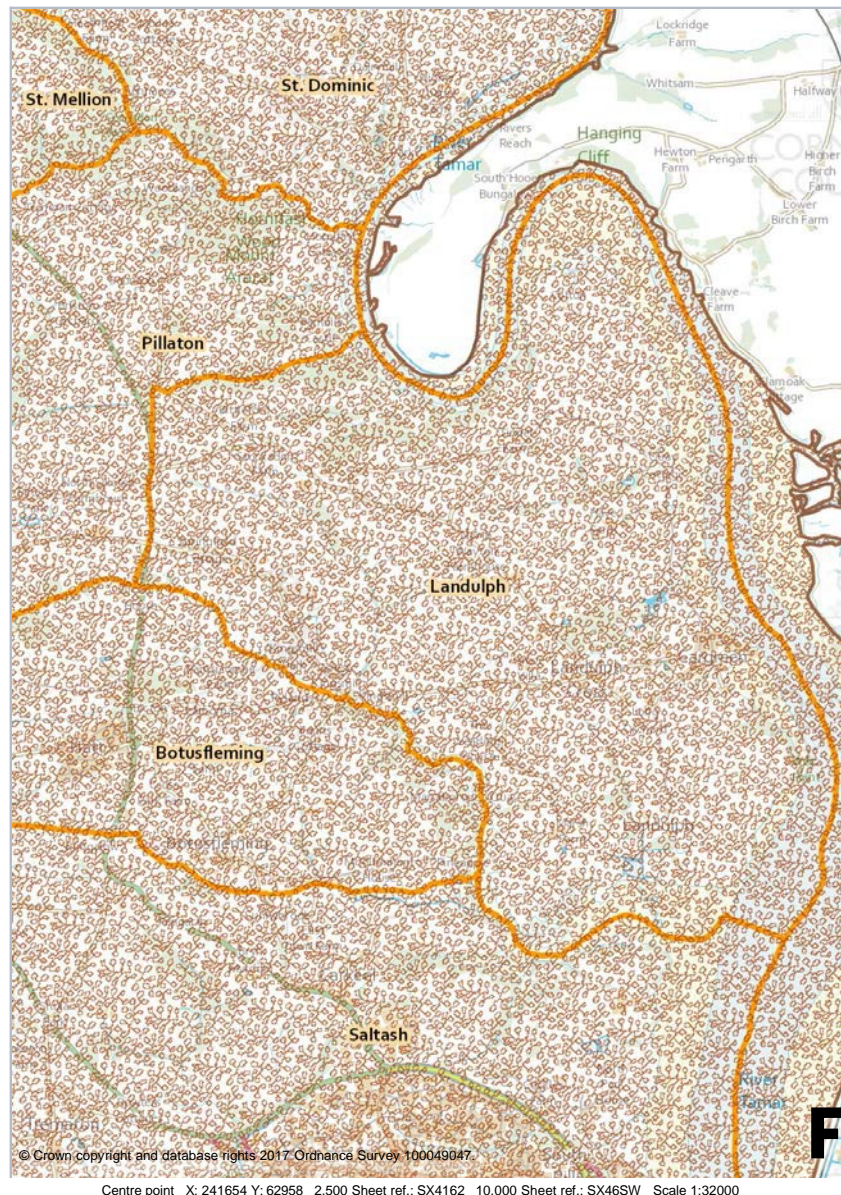
Appendix A5: Plymouth Sound and Estuaries Special Area of Conservation



Map produced by MAGIC on 13 May, 2018.
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Appendix A6: Landulph Parish Zone of Influence Natura 2000



Zones of Influence Natura 2000

Natura 2000 is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive

Appendix A7: Landulph Parish National Heritage – Listed Buildings

Listing - I

CHURCH OF ST LEONARD AND ST DILP, Landulph, Cornwall

Listing - II

HILLER MONUMENT IN THE CHURCHYARD ABOUT 7 METRES EAST OF NORTH AISLE OF CHURCH OF ST LEONARD AND ST DILP, Landulph, Cornwall

CLIFTON FARMHOUSE, Landulph, Cornwall

LIMEKILN AT SX 422 648, Landulph, Cornwall

NORTH WAYTON FARMHOUSE, Landulph,

Cornwall

GRANARY ABOUT 50 METRES NORTH OF STOCKADON FARMHOUSE, Landulph, Cornwall

TINNEL FARMHOUSE, Landulph, Cornwall

LANDULPH HOUSE, Landulph, Cornwall

STOCKADON VILLA, Landulph, Cornwall

ROSE COTTAGE, FORE STREET, CARGREEN, Landulph, Cornwall

BITTLEFORD FARMHOUSE WITH ATTACHED DAIRY, Landulph, Cornwall

SUNDIAL IN THE CHURCHYARD ABOUT 3 METRES SOUTH WEST OF PORCH OF CHURCH OF ST LEONARD AND ST DILP, Landulph, Cornwall GROVE FARMHOUSE, Landulph, Cornwall

LANDULPH METHODIST CHURCH WITH ATTACHED SUNDAY SCHOOL, FRONT WALL AND RAILINGS, Landulph, Cornwall

GATE PIERS AND WALLS AT FORMER NORTH WEST ENTRANCE TO STOCKADON VILLA, Landulph, Cornwall

SOUTHWARK, FORE STREET, CARGREEN, Landulph, Cornwall

Appendix 8A: Landulph Parish National Record of the Historic Environment

LANDULPH QUAY

Mentioned 1434 (disused)

LANDULPH HOUSE

C16th rectory with later alterations

MONUMENT NO. 437870

A cross-shaft, converted for use as a sun-dial base in 1690 (the date is carved in the stone) stand...

CHURCH OF ST LEONARD AND ST DILP

Parish church. Probably 14th century, on earlier foundation; tower probably early 15th century, with aisles of later 15th century. Late 19th century restoration, including raising of the nave roof to form a clerestory. Slate roofs with raised coped verges, ridge tiles and cross finials. Nave and chancel in one. West tower, probably added in the early 15th century. North aisle and south aisle with south porch of later 15th century. 19th century alterations include rebuilding of the roof over the nave to form a clerestory and the addition of a vestry to the east of the south aisle.

MONUMENT NO. 437863

Md Manor House (site)

MONUMENT NO. 437868

Holy well (site)

MONUMENT NO. 437869

Holy well (poss. old mine adit)

ST PETERS CHAPEL

A Chapel of St Peter at Cargrene is mentioned in a deed of circa 1496. The siting is not known but it is suggested that it could have been a chantry chapel in Landulph church (SX46SW8). However, window tracery has been found at Cargreen.

MONUMENT NO. 437872

? Site of Md dye-house at Grove Villa

MONUMENT NO. 437873

A possible Medieval cresset stone found in a hedge wall at Tinnel.

CLIFTON

This was the barton of the Saxon manor of Tinielton (Tinnel), given by Edmund Ironside (989-1016) to Bishop Burwhold of St Germans, and held by the Priory of St Germans until the Dissolution. A small square building close to the modern farm is traditionally known as "the chapel", whilst a few yards away is a paddock known as "the burial ground". The north and south walls of the chapel are three feet thick, and in the east wall is a slit window splayed internally which is probably 13th century. Adams suggests that the building was the royal manorial chapel in the 10th century, and the manorial grange chapel from the 11th to 16th centuries. He further believes that the lack of any Medieval record of the burial ground implies an earlier date, and that there may have been a Celtic oratory here.

SALTER MILLS FARM

Farm complex and associated buildings. These included a tidemill, domestic brewhouse and a malthouse.

KINGS MILL

Site of Mill

CARGREEN

Medieval and later port with a ferry crossing the River Tamar. The ferry was abandoned after World One.

MONUMENT NO. 932732

Deserted settlement near North Wayton

MONUMENT NO. 932735

Bridge below West Kingsmill

MONUMENT NO. 932738

Earthwork and Cropmark remains of an Iron Age or Romano British Round, south of Ellbridge.

KINGSMILL QUAY

Quay

WAYTON

Shrunken settlement

MONUMENT NO. 932751

Walled garden at Wayton

MONUMENT NO. 932754

Window frags. at Wayton

MONUMENT NO. 932758

Poss. tide mill NE of Haye

MONUMENT NO. 932765

Abandoned medieval settlement north east of Cargreen.

ST ANNS WELL

Holy well

MONUMENT NO. 932776

Cider mill at Grove Villa

MONUMENT NO. 932781

Barrow at Grove Villa

MONUMENT NO. 932785

A ploughed down mound is visible in a field to the south east of Grove Farm. The mound, which is circa 0.4 metres high, appears to be a ploughed down and spread round barrow.

MONUMENT NO. 932788

Earthworks at Grove Farm

MONUMENT NO. 932792

Cider mill at Grove

MONUMENT NO. 932795

Former school near Landulph Cross

MONUMENT NO. 932797

School at Landulph Cross

MONUMENT NO. 932799

Walled garden at Park Farm

MONUMENT NO. 932801

Fishpond at Marsh Farm

MONUMENT NO. 932803

Disused rifle range at The Marsh, Landulph

MONUMENT NO. 932805

Water wheel and remains of mill buildings at Marsh Farm. Probably late C19th.

MONUMENT NO. 932807

Cornwall

Farm buildings at Marsh

MONUMENT NO. 932810

Cornwall

Round or lann at Landulph. A curvilinear enclosure exists in the field above the church and may represent a shifted church site.

MONUMENT NO. 932813

Cornwall

Walled orchard near Landulph Rectory

MONUMENT NO. 932815

Former slipway near Landulph Rectory

MONUMENT NO. 932818

Former summer house at Neal Point

MONUMENT NO. 932821

An OS trig point was situated above Neal Point in the late 19th century. This location, on an elevated ridge with extensive views along the River Tamar also has remains of a ploughed down mound, possibly a prehistoric barrow.

MONUMENT NO. 932825

Adit visible at the base of a cliff. Presumed post medieval.

MONUMENT NO. 932829

Quay NW of Weir Point

MONUMENT NO. 932832

Adit NE of Weir Point

MONUMENT NO. 932836

Industrial building at Penyoke. Possibly a warehouse or a tidemill?

MONUMENT NO. 932840

Former manure works at Cargreen

MONUMENT NO. 932845

Slipway and quay at Cargreen

CARGREEN BAPTIST CHURCH

Church

MONUMENT NO. 932851

Lead pump in Cargreen

MONUMENT NO. 932853

A shaped piece of granite with a tenon at one end has been re-used and incorporated into the wall of a smithy at Cargreen. It is either a fragment of a cross or some kind of architectural fitting.

MONUMENT NO. 932866

Wesleyan Chapel near Cargreen

MONUMENT NO. 932872

Chapel/school building in Cargreen

TAMAR MINE CARGREEN

Tin mine

MONUMENT NO. 932879

Walled orchard at Salter Mill

MONUMENT NO. 932881

? Catchwater leat, E of Clifton

MONUMENT NO. 932891

Possible Medieval settlement earthworks at Clifton

MONUMENT NO. 932932

Lead pump at Clifton

MONUMENT NO. 932934

Walled garden at Clifton

MONUMENT NO. 932936

Cider press base at Clifton

MONUMENT NO. 932938

Rems. of horse engine house at Clifton

MONUMENT NO. 932942

Leat at Tinnel

TINNEL

Shrunken settlement and poss. moated site

MONUMENT NO. 932947

Cider mill at Tinnel

MONUMENT NO. 932950

Two probable ploughed out barrows are visible on an elevated ridge south west of Tinnel. The mounds, at SX 41246362 and SX 41356360 are not more than 0.3 metres high but are still discernable shapes. This is a likely barrow site, with extensive views; there is also intervisibility with other barrow groups.

MONUMENT NO. 932953

Windmill and beacon site SW of Tinnel

MONUMENT NO. 932955

Cider mill at Stockadon

STOCKADON FARM

Small granary with rag slate roof and walls. Part of a complex of farm buildings

MONUMENT NO. 932964

Kennels at Bittleford

MONUMENT NO. 932966

Fishponds at Bittleford

BITTLEFORD FARM

Large 5 storey granary. Built 1898 and extended/rebuilt in 1903 and 1912.

MONUMENT NO. 932974

Cider mill and architectural frags. at Bittleford

MONUMENT NO. 932976

Cider mill at Colloggett

MONUMENT NO. 932988

Farm buildings at Haye

MONUMENT NO. 932992

Cider house at Wayton

STOCKADON VILLA

House built circa 1815 with wings added slightly later in the 19th century. It is constructed from slate stone rubble with a hipped slate roof. The central house is of double depth plan with two rooms to the front and service rooms to the rear. Added to either side of the central house were pavilions. The pavilion to the left contained a coach house and stable linked to the house by a screen wall whilst the pavilion to the right contained service rooms or accommodation linked to the house by a screen wall which conceals later 19th century service rooms.

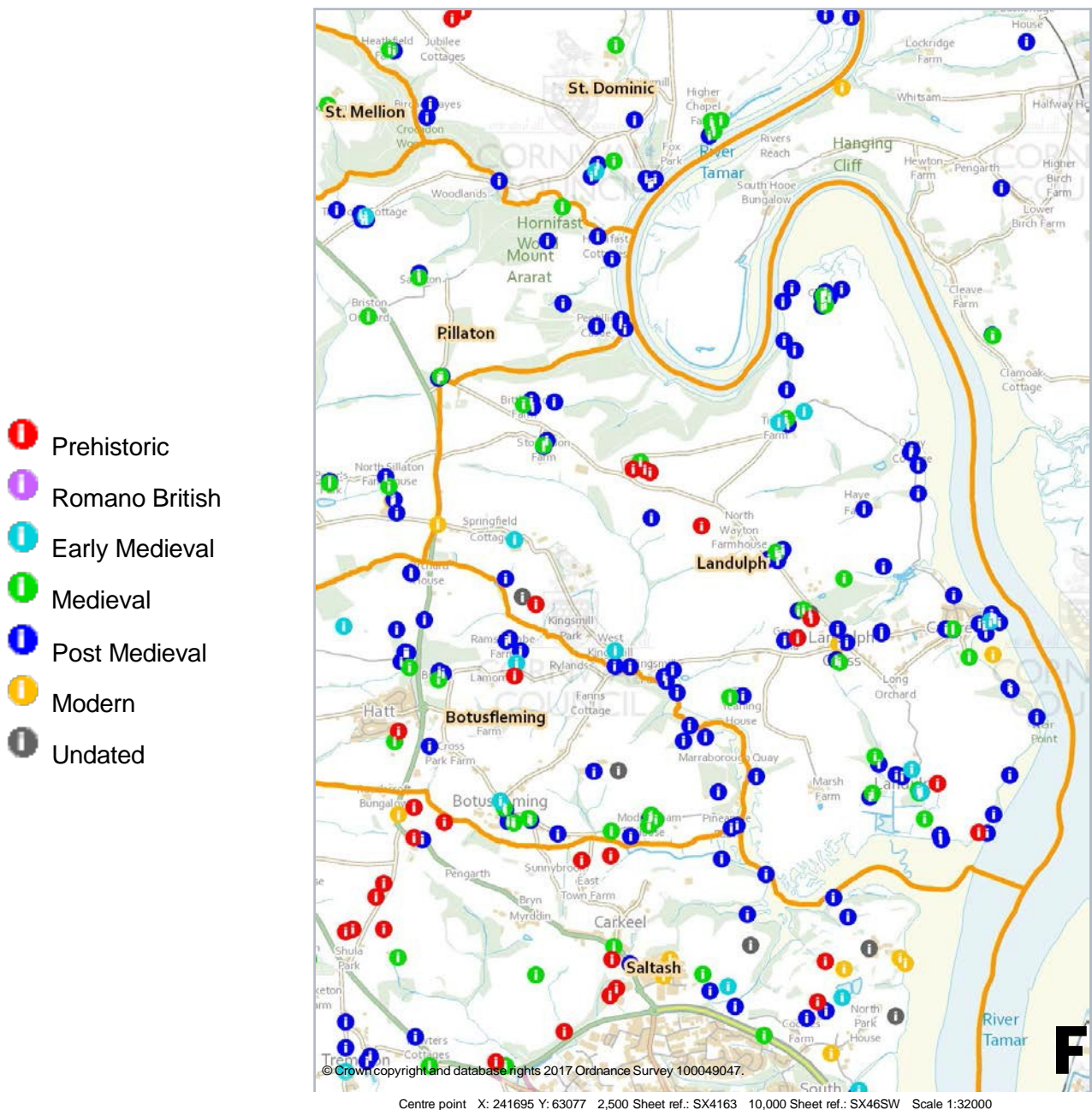
SEARCHLIGHT BATTERY EXA 10

The site of Second World War searchlight battery no. EXA 10 at Clifton. It was manned by 383 Searchlight Battery under the command of 46th Searchlight Regiment. The battery was operational by 9th February 1944. Searchlight sites typically comprised a small ring-ditch to provide the crew with shelter during an air raid, a predictor emplacement for calculating the height and range of targets, a light anti-aircraft machine gun pit, a generator and hutted accommodation for the crew.

NEAR PENYOKE

Wreck near Penyoke of an abandoned and beached 19th or 20th century river barge or similar-sized vessel, lying in the river mud on the western bank of the Tamar.

Appendix A9: Landulph Parish Historical Sites and Monuments



The archaeological sites database is called the 'Historic, Buildings, Sites and Monuments Record' or HBSMR. This is the most detailed and complex source of site-based information, with the most sophisticated search and retrieval mechanisms. It holds almost 60,000 records of sites, structures, buildings, artefacts, finds and place-names throughout Cornwall and the Isles of Scilly.

Appendix A10: Landulph Parish Footpaths and Bridleways



Appendix A11: Landulph Parish Tree Preservation Area

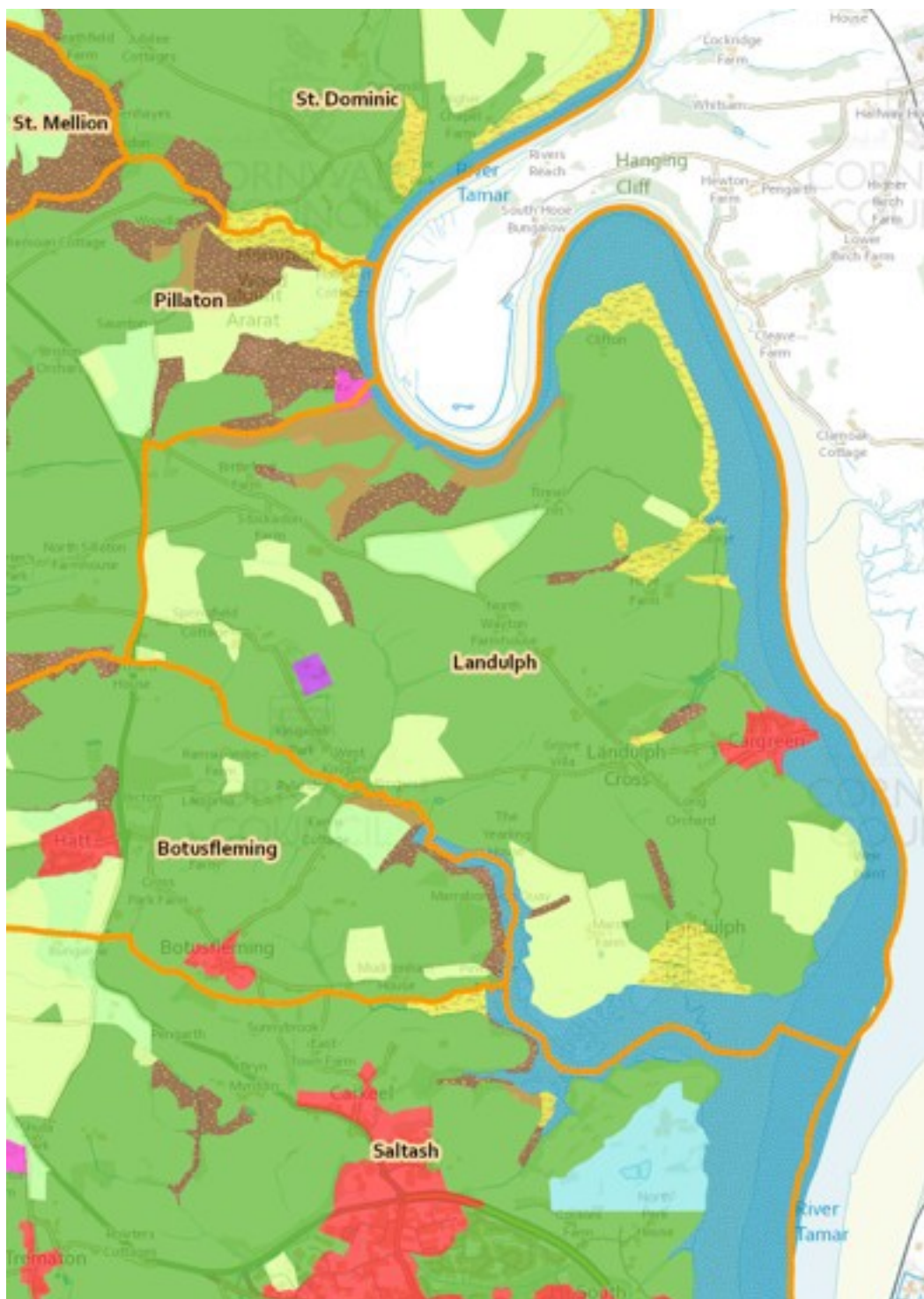


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Tree Preservation Order Area along the waterfront in Cargreen

Appendix A12: Landulph Parish Historical Landscape Characterisation

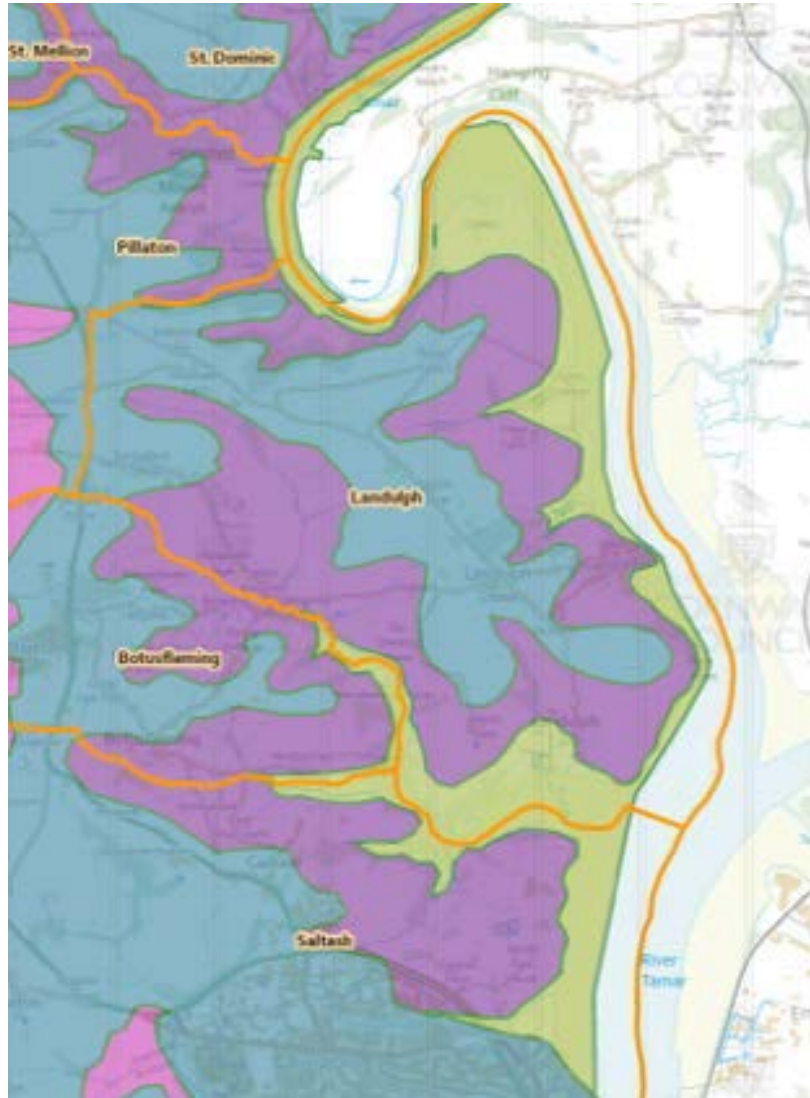


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Centre point X: 241749 Y: 63034 2,500 Sheet ref.: SX4163 10,000
Sheet ref.: SX46SW Scale 1:32000

Historic Landscape Characterisation

-  Coastal Rough Ground
-  Communications
-  Dunes
-  Farmland: Prehistoric
-  Farmland: Medieval
-  Farmland: Post Medieval
-  Farmland: C20
-  Industrial: Disused
-  Industrial: Working
-  Intertidal and inshore water
-  Military
-  Ornamental
-  Plantations and Scrub
-  Recreational
-  Reservoirs
-  Settlement: C20
-  Settlement: older core (pre-1907)
-  Upland Rough Ground
-  Upland Rough Ground (relict industry)
-  Woodland (deciduous)




Appendix A13: Landscape Character Areas



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Centre point X: 242055 Y: 62651 2,500 Sheet ref.: SX4262 10,000 Sheet ref.: SX46SW Scale 1:32000

Cornwall has been divided up into 40 areas which share similar landscape characteristics. These areas represent the next scale down from the large national areas and give us an overview of how landscapes change across the county. The character areas have been constructed by amalgamating Landscape Description Units with shared characteristics.

Landscape Character Areas

-  CA 26 East Cornwall and Tamar Moorland Fringe
-  CA 27 Lower Tamar and Tavy Rivers
-  CA 29 Middle Tamar Valley