

LANDULPH PARISH

**Neighbourhood Development
Plan**

AS AT 12.05.18

2018 – 2030

**Regulation 14
of the Neighbourhood Planning
Regulations 2012**

Contents

LANDULPH PARISH NEIGHBOURHOOD PLAN 2018 – 2030

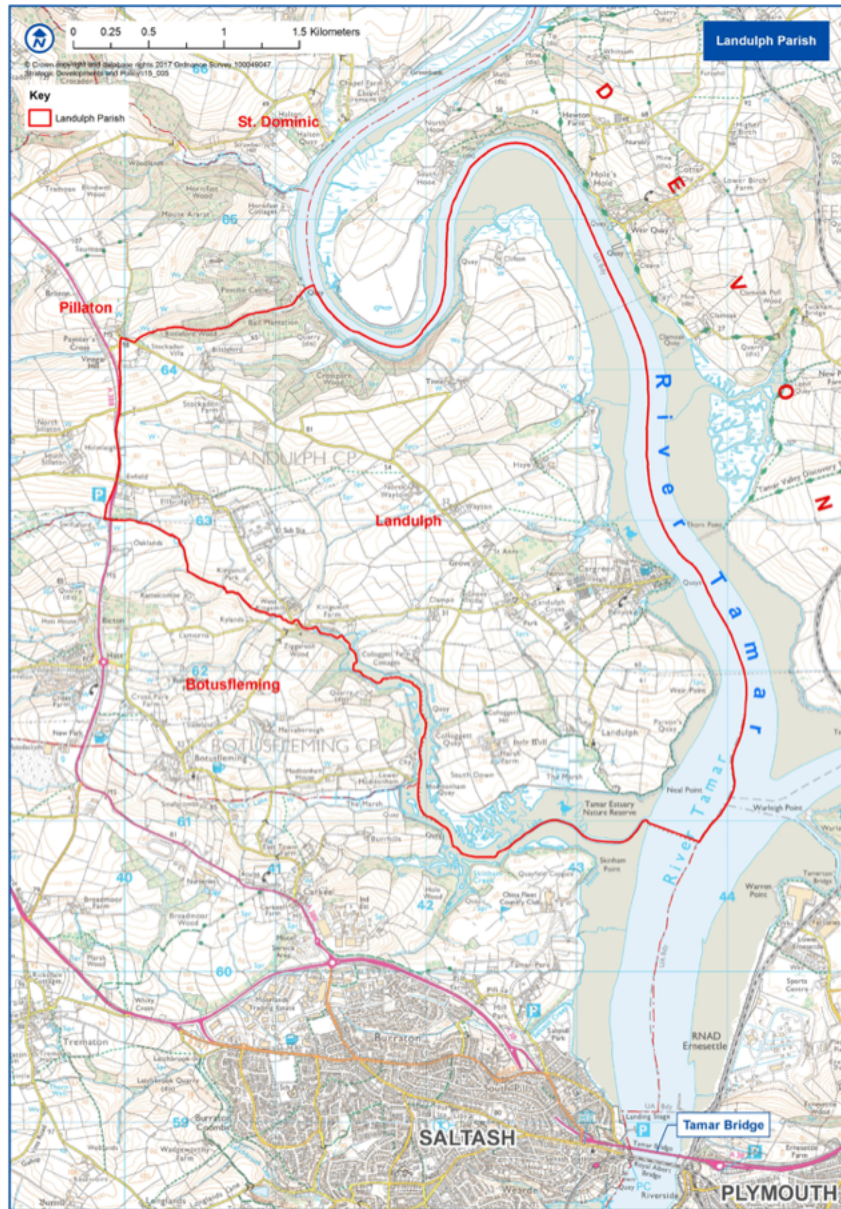
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1. Introduction

- 1.1 This document is the Draft Landulph Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the 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 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 CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.

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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 two years. A dedicated website, (www.landulphplan.org.uk) contains the evidence of all the consultations referred to above.
- 2.3 The outcomes of the various consultations have highlighted the key priorities of:
 - 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 sufficiently priced to attract young families to sustain the community.
 - 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 Natural England.
 - To conserve and enhance the natural beauty of Landulph Parish.
 - It is clear that the community also 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 Elbridge. 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.

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Landulph Memorial Hall



St Leonard and St Dilpe



Landulph Primary School showing the World War One Clock

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.



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 Compostella 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. 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 – A6.



Village of Cargreen

5. Landulph Parish NDP: The Vision

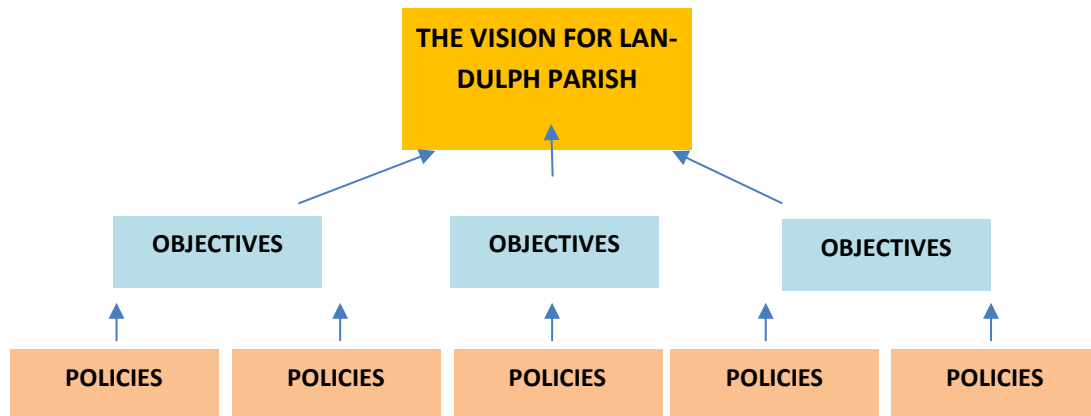
- 5.1 Every plan has an aim and for the Landulph Parish NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Landulph Parish by 2030. The Vision for Landulph Parish is as follows:

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 to support local need in order to allow the existing, flourishing Parish to meet growing needs, in groups of no more than five.
- 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 connect 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 so 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, Churches, 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.

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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.

	(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)	1500	668	632	200
	(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)
Landulph Parish	7%	45	26	0

* 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).

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 no more than 5. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement 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.

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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; extensive ancient and mixed broadleaved and coniferous woodlands; improved grassland and pasture on lower lying areas; pockets of arable or horticultural land on the higher valley edges; variety of field boundaries; features associated with the mining heritage and its associated industries; county wildlife sites on the valley sides, floor and wetlands; 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 A*). 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 A* and A*) 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.

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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 modernization 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 in order 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.
- 9.1.5 The NPPF (paragraph 14) 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.115-116 goes on to require that: Great weight should be given to conserving the area's landscape and scenic

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beauty, as well as its wildlife and cultural heritage. 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 (para.61) states that: '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).
- 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.
- 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 NDP Policy 1 is to encourage new housing in harmony with the scale of the Parish by reinforcing and strengthening the provisions of the Cornwall Local Plan regarding design and character of the local landscape and built environment and to make it easier to decide whether planning applications comply with local priorities.

Landulph NDP Policy 1: New Development

1. Proposals for minor housing development and redevelopment (where minor housing development is defined as 5 or fewer dwellings) that meet the criteria set out within Policy 3 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 'standalone' and do not adjoin sites which are/have been either;
 - a. subject to the determination of a current planning application;
 - b. to an extant planning approval; or,
 - c. developed within the NDP period.
 - iii. The development seeks to preserve open views and protect the residential amenity of neighbours, will minimise any loss of trees, hedges or other natural features that form part of the character of the parish, and that biodiversity is maintained or enhanced, 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 and reflect the local distinctiveness of Landulph parish, including its Conservation Area and making 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. Affordable or low cost housing is especially welcome in order to sustain an evolving community.
3. The inclusion of fire sprinklers in housing specifically for elderly or disabled residents is a requirement.

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 delivery by larger vehicles. This reduces the quality of life for residents and restricts economic development.
- 10.1.2 Public Consultations have revealed concerns by 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 Polices 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, which predominantly lacks 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 encouraged, 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.

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- 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 along the River Tamar, observing the wildlife in the area; boating, dog walking and jogging are just a few of the activities enjoyed. It is a greatly prized amenity and locals are protective over the 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 that the Landulph Parish NDP seeks to afford protection to are 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.
- 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, one approved with conditions i.e. only if a new acceptable development plan was approved. 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.

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- 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).

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.

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

Development will be supported provided that:

i. it does 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.

ii. it is 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.

iii. it acknowledges 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 - see Appendix A.

Footpath in the Parish

