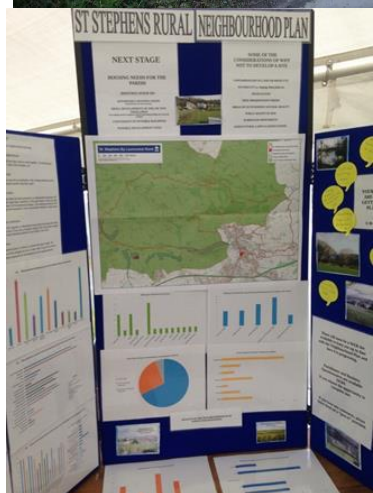


St Stephen By Launceston Rural Parish Neighbourhood Development Plan 2018-2030

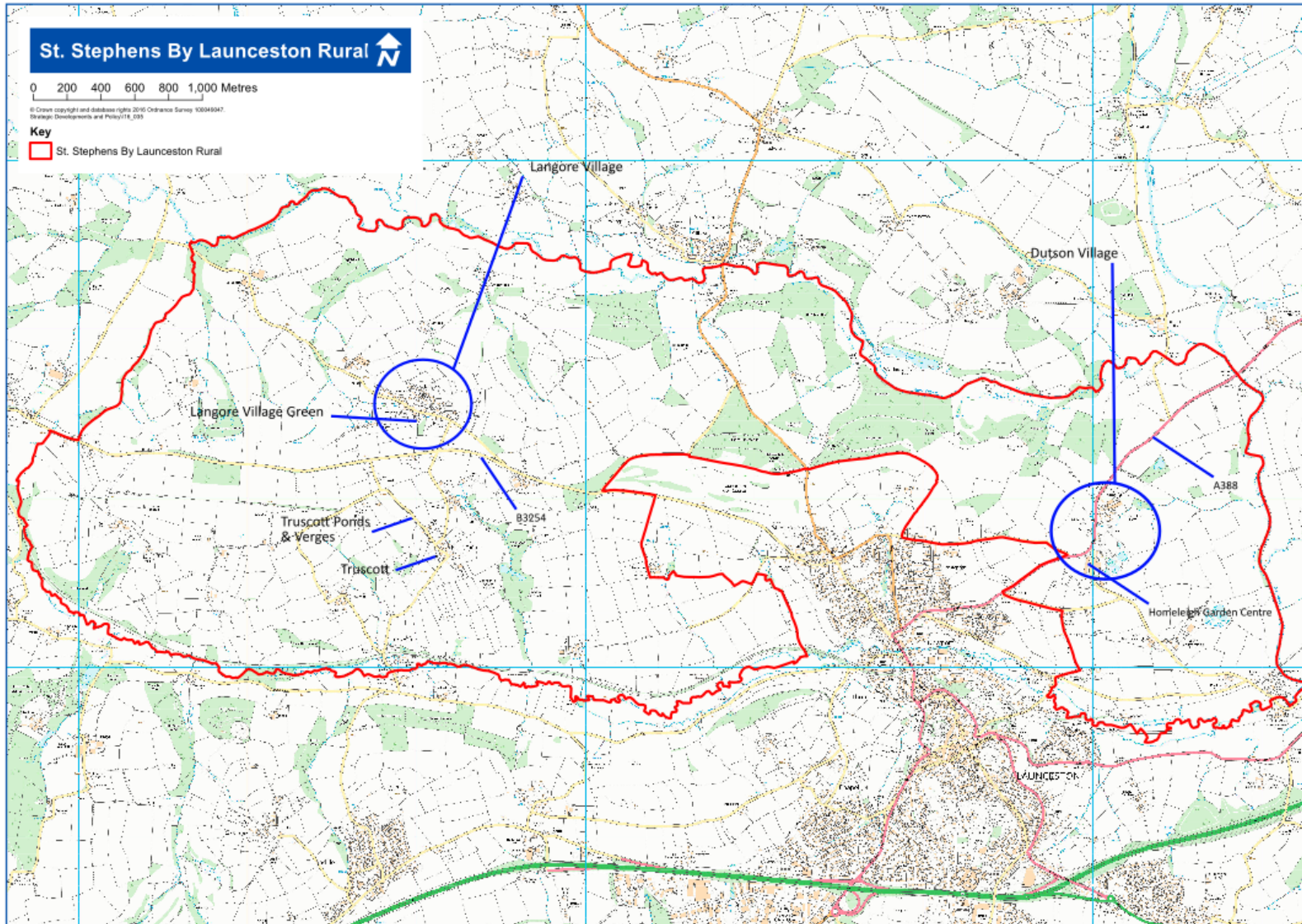


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1. Introduction

- 1.1.1 This document is the Regulation 16 version of the St Stephen by Launceston Rural Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the area over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents ('the evidence base') can be accessed at <http://ststephensruralnp.org.uk>. A glossary and abbreviations section is included at the back of this document for reference (Section 8).
- 1.1.2 The NDP runs in tandem with the timescales of the Cornwall Local Plan: Strategic Policies Development Plan Document (LP:SP), which runs to 2030, at which time it will be reviewed and updated. The Parish Council may deem it necessary to update the NDP if circumstances warrant an earlier review.
- 1.1.3 The NDP applies to the area that is covered by the St Stephen by Launceston Rural Parish Council as shown in Figure 1.
- 1.1.4 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the LP:SP to give an extra level of detail at the local level. The NDP has been developed to ensure that future growth and development throughout the parish is guided by local people.
- 1.1.5 St Stephen by Launceston Rural Parish is situated in North Cornwall, close to the town of Launceston. It is bounded by the River Kensey and Launceston town to the south, Devon to the east and the River Ottery to the north. The east and west sides of the parish comprises countryside bordering further rural parishes.
- 1.1.6 In 2016 there were approximately 166 households within the Parish. The majority of residents live in the hamlets of Langore, Dutson and the small settlement of Truscott (see Figure 1). Elsewhere the parish is made up of smaller communities and scattered dwellings (See the supporting evidence base at <http://ststephensruralnp.org.uk> for a more detailed description of the parish).
- 1.1.7 The NDP has been driven by the need to balance the requirements of commercial and housing development whilst protecting and enhancing the environment, particularly the designated areas, the Area of Great Landscape Value (AGLV), the Scheduled Monuments Registered Parks and Gardens, County Wildlife Sites and Listed Buildings. Maps setting out such designations are included at the supporting evidence base at <http://ststephensruralnp.org.uk>
- 1.1.8 The NDP positively plans for the future, putting forward the wishes of the community in shaping future development; meeting local needs; boosting the local economy; and protecting and enhancing the environment. In addition, it helps provide clarity to land owners and developers on the community's needs and aspirations (please refer to the supporting evidence base at <http://ststephensruralnp.org.uk> which highlights the views of the community).

Figure 1: Area covered by the St Stephen by Launceston Rural Parish Neighbourhood Development Plan (NDP), including Key Settlements and Features



2. About the Parish

2.1 The Parish

- 2.1.1 St. Stephen by Launceston Rural Parish is in a rural location measuring 1598 hectares, most of which is in an AGLV identified by Cornwall Council. The majority of residents live in the minor village of Langore, the small hamlet of Dutson and the scattered communities that include Truscott, Newmills and Trewithick. Elsewhere the prevailing character is undeveloped with the occasional isolated farm or dwelling.
- 2.1.2 The Parish is bounded to the east by the River Tamar (the border between Cornwall and Devon), and to the north and north-east by the Parishes of Werrington, North Petherwin and Egloskerry. To the south, it is bordered by the Parishes of Launceston, St Thomas the Apostle Rural and Lawhitton.
- 2.1.3 In 2016 there were approximately 166 households within the Parish, five of which were second homes (3%).

2.2 Demographics

- 2.2.1 The 2011 National Census recorded:
- the total population of the parish was 308
 - 18% of the population was under 18
 - 58% of the population was over 50
 - 34% of the population was 60 or over
 - there were 151 dwellings
 - the density of the Parish (persons per hectare) was 0.2 against an average for Cornwall of 1.5, the South West 2.2, and England 4.1

2.3 Economy and Land- Use

- 2.3.1 The Parish is mainly agricultural land. It has Grade 2 and 3 agricultural land (please see the maps within the supporting evidence at <http://ststephensruralnp.org.uk/>) devoted mainly to dairy, beef and sheep farming. Most crops grown are for animal feed. Arable land is restricted due to the undulating nature of the topography. River valleys and streams dissect the rolling farmland. Some of these are wooded. Hedgerows bound the majority of roads and farm fields.

2.4 Natural and Historic Environment

- 2.4.1 The parish is set in some of Cornwall's most beautiful countryside. The environmental baseline for the parish shows the following:
- 2.4.2 **Landscape:** The Parish is not within an Area of Outstanding Natural Beauty: however, the Parish is designated by Cornwall Council as an AGLV. Werrington Park, to the east of the Parish, is a Registered Park or Garden. The geology of the Parish has a profound effect on the landscape and land use. For example the quartz band to the north of Truscott has resulted in the formation of the Parish Pond and wet land in this area. Please refer to the maps within the supporting evidence at <http://ststephensruralnp.org.uk/>.

- 2.4.3 **Ecology:** The Parish has no National Nature Reserves, Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation or Ramsar Sites (wetland areas). There are 2 County Wildlife Sites - Athill Woods and the land adjoining the banks of the River Kensey, west of Launceston. Please refer to the maps within the supporting evidence at <http://ststephensruralnp.org.uk/>.
- 2.4.4 **Heritage and The Historic Environment:** There are over 20 listed buildings scattered over the Parish. There are 4 Nineteenth Century Mine sites: Menheniot, Atway, Wheal Truscott and Launceston Park Lanson. There are 4 Scheduled Monuments and 15 medieval settlements (now mainly single farms dating back to the 12th to 15th Centuries). To the south of Truscott there are remnants of medieval strip fields and these are protected by the Natural England Environmental Stewardship Scheme. Most of the land in the Parish belonged to Launceston Priory, which received a Charter in 1127 and was inaugurated in Newport in 1155. It was dissolved in 1539 as a result of the English Reformation. The Ecclesiastical Parish of St Stephen was divided up in the 19th Century with the Borough of Launceston retaining St Stephen's Church and its immediate surroundings, and the rural area becoming our Civil Parish. This accounts for the straggling boundary. Please refer to the maps within the supporting evidence at <http://ststephensruralnp.org.uk/>.

2.5 Transport

- 2.5.1 Most of the roads in the Parish are single track with very limited passing places, the major exceptions being the A388 and B3254. The A388 runs north-east from Launceston to Holsworthy and passes through Dutson in the vicinity of Homeleigh Garden Centre. There is no safe area for pedestrians and there is much local interest in making this route safer. The B3254 runs north from Launceston to Red Post and Bude. Again, this is a very busy road, especially in the summer, and has no safe pedestrian access.
- 2.5.2 The Parish is popular with walkers and for exercising dogs with many people coming specifically to enjoy the quiet lanes and footpaths.

2.6 Facilities and Services

- 2.6.1 The main retail outlet in the parish is Homeleigh Garden Centre in Dutson, which continues to thrive and expand. It contains units selling food, clothing, furniture and related items, as well as a hairdressing salon, a pet grooming service and a car valet unit. The Centre is a valuable source of employment for the Parish and surrounding area. Homeleigh Garden Centre is the largest garden centre in Cornwall.
- 2.6.2 There are no pubs or other leisure facilities, apart from the Farm Park and the Terminus of the Launceston Steam Railway at Newmills. Other businesses include farming, holiday lets, B&B, motor car and I.T. services, to name but a few of the more than fifty small businesses within the Parish. A number of residents work from home, requiring access to the Internet. Connections have been improved since Langore was upgraded with "Superfast Cornwall" fibre optic in early 2015. There are, however, still complaints about Broadband speed and erratic service.
- 2.6.3 A local service bus runs once a day, Monday to Saturday, to and from Launceston via Langore. As well as this, the 'Little Red Bus' provides a Dial-a-Ride service for our Parish. It is available to anybody of any age from the villages and hamlets and communities in and

around Launceston. This enables non-drivers to access the Medical Centre, Launceston Hospital, Post Office and other amenities and is considered invaluable to many parishioners. There is also a regular Bus Service between Launceston and Bude which passes through Yeolmbridge and is convenient for travel into Launceston for residents on the route.

- 2.6.4 Secondary school and College students are served by dedicated school transport. This service does not carry the general public.
- 2.6.5 The Mobile Library currently visits Truscott every month and the Parish Newsletter gives dates and times. This is a well-loved and valuable service but there is doubt about its future because of funding issues.
- 2.6.6 Langore Village Hall is another very well used amenity in the Parish. It is run by a dedicated and hardworking Management Committee. There are regular craft and social events, and fund-raising activities.
- 2.6.7 Truscott Methodist Chapel at Four Winds closed in May 1996 after 105 years of service whilst the burial grounds remain and are maintained. Parishioners can also use the Civic Cemetery in Launceston. The Parish Newsletter gives details of other places of worship and their times of services.
- 2.6.8 The Village Green and Recreation Grounds at Langore are well used public open spaces. The area includes a children's playground, a small well-established copse with a newly planted extension, and a meadow.
- 2.6.9 Truscott Pond for many years has been the scene of environmental management and pond dipping days with local wildlife groups and schools. Many hours of hard work continue to be spent carrying out conservancy and preservation work with guidance from the Cornwall Wildlife Trust and in consultation from Cornwall Highways. To facilitate this in recent years, funding has been provided by the Parish Council since it was adopted as the 'Parish Pond'. There is now a very healthy freshwater wildlife population and improved biodiversity. The wide verges north and south of the pond have been managed by the Parish Council to develop a variety of native wild flowers to benefit bird and insect populations, particularly endangered pollinators.

3. The NDP Preparation Process

- 3.1.1 The preparation of the NDP has been led by the NDP Parish Council Steering Group. This group comprises Parish Council representatives and volunteers from the community with all parishioners welcomed. We paid particular reference to the previous Parish Plan 2010 as the baseline for identifying the areas on which the NDP should focus in terms of safeguarding what the community cherishes and planning for what the community needs.
- 3.1.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last three years. These have included:
- initial questionnaires (paper copy)
 - parish meetings and exhibitions
 - the use of the Royal mail to deliver questionnaires with SAEs provided
 - creation of a dedicated website, (<http://ststephensruralnp.org.uk>)
 - public presentation of the draft policies at a location within the parish
- 3.1.3 All the consultations have been summarised in the ‘Consultation Statement’, as required by the formal NDP legislative requirements.

3.2 Key Priorities

- 3.2.1 The outcomes of the various consultations highlighted **the key priorities of:**
- affordable housing provision
 - heritage conservation
 - landscape protection
 - preservation of wildlife and the beautiful landscape were seen as a priority
 - high quality design and built environment
 - encouraging renewable energy
 - maintaining the community facilities i.e. post boxes and the Village Hall in Langore
 - preservation of local footpaths and green areas
 - addressing the many transportation problems associated with the lack of public transport into and out of the parish
 - Supporting farming, local employment and jobs
- 3.2.2 In addition to consultation work other evidence has helped to shape this NDP as referred to in Section 4.

3.3 Current Stage of the Plan

- 3.3.1 This Draft NDP is currently at the Referendum stage of the Neighbourhood Planning legislative process.
- 3.3.2 An earlier version of the NDP was submitted to Cornwall Council in January 2018 to establish if it is required to be supported by a Strategic Environmental Assessment (SEA). At that stage Cornwall Council notified a number of statutory and non-statutory consultees to determine if an SEA was required.

3.3.3 SEA is a process that helps to understand how plans (including the choice of sites and policies) will affect the environment of the area that it covers. It is required by the SEA Directive which places a legal duty on people preparing some development plans to assess those plans for their potential effect on the environment. An SEA is required if your plan is likely to have a significant effect on the environment, particularly where it affects a sensitive area and the features for which it was designated. The Environmental Impact Regulations (2011) define sensitive areas as:

- Sites of Special Scientific Interest and European sites (Special Areas of Conservation and Special Protection Areas);
- Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

In addition, proposals may also be significant if they affect other designations or features (such as Conservation Areas or Listed Buildings). The more environmentally sensitive the location, the more likely it is that the effects will be significant and will require an assessment.

3.3.4 In April 2018 Cornwall Council confirmed that the NDP was not required to be supported by an SEA. However, a number of suggested recommendations and revisions were provided by Cornwall Council, statutory and non-statutory consultees. These comments, and all those received through the process of evolving the NDP are detailed in our consultation statement, alongside how we have responded to the points that have been raised. Please refer to the consultation statement at <http://ststephensruralnp.org.uk>.

3.3.5 As a result of the above, we undertook further amendments and between June and August of 2018 the NDP was subject to its Pre-submission consultation (Regulation 14 of the Neighbourhood Planning (General) Regulations 2012). This involved a number of public events as specified in our consultation statement.

3.3.6 Following the receipt of a number of comments, the NDP was subject to a number of further revisions and was formally submitted to Cornwall Council in December 2018 for their consideration (to ensure it fulfils relevant conditions) and to enable it to be publicised and comments collated. This version (Regulation 16 of the Neighbourhood Planning (General) Regulations 2012) was consulted upon between the 30 January to 13 March 2019.

3.3.7 The comments and the NDP were then sent to an independent examiner (mutually agreed by Cornwall Council and the NDP Parish Council Steering Group) who has checked the NDP to ensure it conforms with legislation, higher level policies, designations and any other relevant documents. The independent examiner has recommended that the NDP should continue to the referendum stage subject to the highlighted amendments.

3.3.8 These amendments have now been undertaken in accordance with the examination recommendations and dialogue with Cornwall Council. This is now the referendum version of the NDP, and Cornwall Council will organise a Referendum in order to gauge community support. The NDP will be adopted if the majority of those voting in the Referendum support it.

3.3.9 Once adopted, the policies contained within the NDP **will have to be taken into consideration** when Planning Officers determine future Planning Applications.

3.4 The role of the NDP and its relationship with other planning policies and guidance

- 3.4.1 The NDP once ‘made’, will constitute part of the ‘Development Plan’ covering the Parish, alongside the wider Local Plan for Cornwall.
- 3.4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 11, 196 and 210 of the National Planning Policy Framework (NPPF) dictate that *‘applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.’*
- 3.4.3 It is important to acknowledge that Legislation in the Localism Act 2011 requires that the NDP must relate to the development and use of land within the designated neighbourhood plan area (see Figure 1) and must comply with National and European legislation.
- 3.4.4 The NDP is also required to have appropriate regard to the NPPF and the National Planning Policy Guidance (NPPG) and to be in general conformity with Cornwall’s Local Plan.
- 3.4.5 The NDP is therefore an integral component of the suite of documents by which planning proposals will be assessed. Its focus is local issues that are not covered in the higher-level documents for which it is required to confirm or have regard to. For clarity the NDP will not address higher level policy direction that these strategic documents and guidance already direct, it is not the role of the NDP to repeat these policies, and ultimately due to legislative requirements, it cannot change the direction of these strategic policies either.

4. The NDP Supporting Documentation

- 4.1.1 The NDP is supported by a variety of other documents and information, which are often referred to in this document. The key supporting documents and information referred to throughout this NDP are presented in the ‘Supporting Evidence Base’ folder at <http://ststephensruralnp.org.uk>.
- 4.1.2 All supporting documents, including the 'Basic Condition Statement' and 'Consultation Statement', are available at <http://ststephensruralnp.org.uk/>.
- 4.1.3 Alternatively, hard copies can be made available by request to your local Parish Clerk at www.cornwallalc.org.uk/st-stephens-by-launceston-rural.

5. The Vision for St Stephen by Launceston Rural Parish

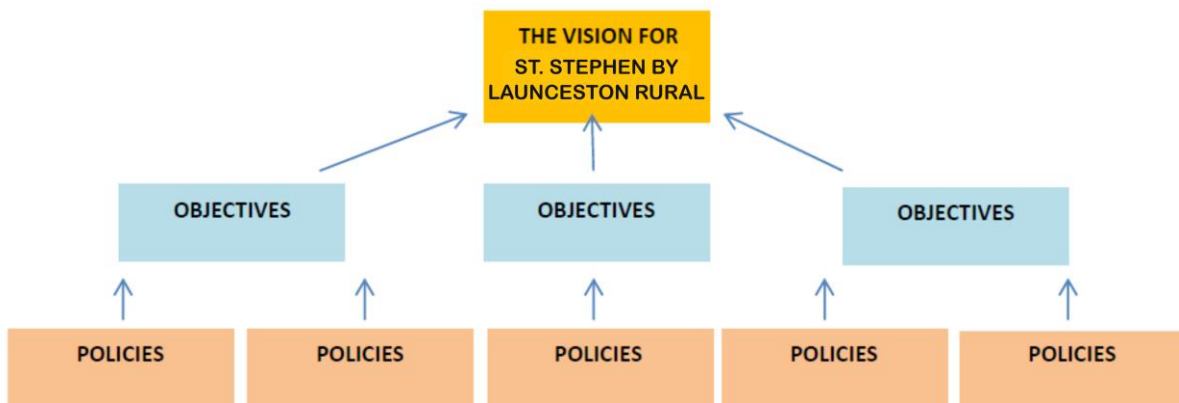
5.1.1 Every plan has an aim and the aim is for the policies of the NDP to help achieve a ‘Vision’ for the St Stephen by Launceston Rural Parish by 2030, with this Vision being as follows:

THE VISION FOR ST STEPHEN BY LAUNCESTON RURAL PARISH

“In 2030, the natural environment, agriculture and built heritage will define St Stephen by Launceston Rural Parish. The Parish will be very rural in character, with plenty of access along footpaths and quiet lanes for both the local community and visitors, whilst accommodating enough development to enable local people to continue to live and work in the parish.”

5.1.2 In order to achieve this Vision a number of NDP ‘Objectives’ are set and then, in turn, 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 by both developers, when developing planning proposals, and, Planning Officers, when determining future Planning Applications, thereby helping to deliver the Vision for St Stephen by Launceston Rural Parish. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

Figure 2: Links between Vision, Objectives and Policies



6. The NDP Objectives

6.1.1 The Objectives of the St Stephen by Launceston Rural Parish NDP have been informed by the key priorities set out in Section 3 of this report and follow the comments received from public consultation and evidence review.

6.1.2 The objectives have been focused into specific topics which align with the policy areas in the LP:SP. The objectives for the NDP are as follows:

a) Housing Objective

To encourage healthy and sustainable communities with new and affordable housing for local people, located in harmony with the environment; possibly through a Community Land Trust.

b) Heritage Objective

To protect, enhance and strengthen the important heritage of St Stephen by Launceston Parish, including the Listed Buildings, and the ancient monuments; and ancient field patterns and features.

e) Natural Environment Objective

To protect and enhance the unique landscape character, in particular the AGLV and other environmental designations and safeguarded places.

d) Design, Built Environment and Renewable Energy Objective

To support new build development that is respectful of and responds to the natural and built environment of the parish and seeks to encourage renewable technologies wherever possible

e) Community Facilities and Recreation Objective

To provide a high quality of life in our settlements with community facilities to meet changing needs and to safeguard those facilities and local green spaces that are special to the local community.

f) Infrastructure Objective

To provide the infrastructure and facilities that are key to the ongoing sustainability of our settlements

g) Commercial and Economic Objective

To support and encourage local businesses particularly in agriculture, tourism, leisure and light industry, ensuring that people have good opportunities for and access to local employment.

7. NDP Policies

7.1.1 This section sets out the policies of the NDP. Each policy is structured as follows:

- Policy justification (why the policy is needed)
- Policy intention (what the policy seeks to achieve)
- Policy wording (including supporting maps as appropriate)

7.1.2 Where evidence is referred to within this section, this can be found at www.ststephensruralnp.org.uk as set out in Section 3.

7.1.3 As set out in 3.12-3.16, this NDP will form one component of the development plan for the parish and it must not repeat higher level policies (e.g. of the NPPF and Local Plan). A number of the issues associated with the NDP objectives (Section 6) are already addressed within these higher-level policies and, as such, the policies of the NDP cannot repeat or undermine these. The NDP provides local planning policies which add local detail and interpretation to the higher-level policies of the NPPF and Local Plan.

7.1.4 Table 1 below highlights the Objectives from Section 6 that each NDP policy seeks to address.

Table 1: Links between Policies within the NDP and the NDP Objectives

POLICIES	OBJECTIVES						
	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F	Objective G
	Housing	Heritage	Natural Environment	Design, Built Environment and Renewables	Community Facilities and Recreation	Infrastructure	Commercial and Economic
Policy 1	✓		✓		✓		
Policy 2	✓						
Policy 3	✓						✓
Policy 4	✓						
Policy 5					✓	✓	
Policy 6				✓			
Policy 7		✓	✓				
Policy 8			✓				
Policy 9			✓				
Policy 10							✓
Policy 11							✓
Policy 12			✓		✓		
Policy 13			✓		✓		
Policy 14				✓			

7.2 Housing Policies

NDP Housing Requirement

- 7.2.1 The LP:SP apportions 500 dwellings to be delivered in the seven parishes that make up the rural area of the Launceston Community Network Area (CNA). Figures supplied by Cornwall Council are presented in Table 2, and show that as a minimum St Stephen by Launceston Rural Parish needs to deliver around 7 new dwellings between April 2017 and 2030, to be considered in general conformity with the LP:SP.

Table 2: 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))
Launceston CNA Residual	500	140	197	163
	(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)
St Stephen by Launceston Rural Parish	4%	4	8	7

*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).

** In the case of Launceston Residual CNA there are four parishes which fall partly within the AONB designation. These are Altarnun (settlements Bolventor and Altarnun within the AONB); North Hill (main settlements North Hill and Coads Green outside of the AONB); Stokes Climsland (main settlements Stoke Climsland and Downgate outside of the AONB) and Lezant (main settlements Lezant, Trebulet and Treburley outside of the AONB). As a result the pro-rata is adjusted to take into account Altarnun Parish's main settlements falling within the AONB which is therefore attributed a target figure of 0 in this calculation as per Cornwall Council's advice).

- 7.2.2 With a 2011 Census housing stock of 151 dwellings, St Stephen by Launceston Rural Parish is among the least developed parishes in Cornwall with road infrastructure largely unchanged since the mid-twentieth century. One of the major problems in the parish is the road infrastructure as much of the rural road system is inadequate to support any further development due to their narrow, enclosed and winding nature, be it housing or commercial.
- 7.2.3 There is evidence that the combination of high house prices, high environmental restraints, low local incomes and some second home ownership have created some problems of affordability of housing with limited scope for future delivery (see the Views of the Community in the 'Supporting Evidence Base' at www.ststephensruralnp.org.uk).

The majority of residents believe that a small increase in housing in the key settlements within the plan period can help to support the retention and even the growth of the very limited public and social facilities currently available without altering the extremely rural

character of the parish. In addition to factual evidence, public consultation feedback has indicated that this is the most fundamental issue to be addressed by the NDP.

Delivering the Parish Housing Requirement

- 7.2.4 The St Stephen by Launceston NDP seeks to facilitate the delivery of a minimum of 7 dwellings over the lifetime of the NDP as is outlined in Policy 1. This policy then requires housing proposals following the point of meeting the minimum housing requirement should primarily seek to address local housing need.
- 7.2.5 The main focus for delivering the housing requirement will be through allowing small scale sufficient space for new housing within development boundaries and small scale rural exception sites (please refer to Policy 2 of the NDP). 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 Parish.

7.3 Policy 1: The Housing Target

Policy 1 Justification

- 7.3.1 To provide the housing requirement for the NDP area to demonstrate that housing policies in the NDP are in general conformity with the LP:SP.
- 7.3.2 To provide a housing requirement that is of a scale which is responsive to local needs whilst in keeping with the settlements of the Parish and contributes to preserving and enhancing the identity of Parish.
- 7.3.3 Any housing above the target of 7 dwellings, should be developed primarily to deliver affordable housing to meet local needs in line with Policy 9 of the LP:SP. For clarity, affordable housing led developments, subject to accordance with wider policies in the NDP, are supported in principle at any stage over the lifetime of the NDP, once the minimum housing target is reached only affordable housing led developments will be supported.

Policy 1: Intention

- 7.3.4 To provide the housing target for St Stephen by Launceston Rural Parish that is appropriate in scale and character and responds to local housing need.

Policy 1: The Housing Target

1. *The development of a minimum of 7 new-build dwellings up to 2030 will be supported, and;*
2. *Any proposals for new-build dwellings that would exceed this target should;*
 - (a) *be developed to deliver 100% affordable housing to meet assessed local needs;*
 - (b) *unless the inclusion of market housing is demonstrated to be essential for the successful delivery of the development by a detailed financial viability appraisal and the development would still provide a minimum of 50% affordable housing.'*

7.4 Policy 2: Locations and Scale for New Housing Development

Policy 2 Justification

- 7.4.1 The scale and location of new housing development was the key topic point in the public consultations as outlined in the consultation statement which can be found in the 'Supporting Evidence Base' at www.ststephensruralnp.org.uk.
- 7.4.2 The LP:SP through policy 3 and its supporting text (paragraphs 1.52 to 1.72) outlines that outside of the main towns in Cornwall the housing requirement will be met through four principle methods - the identification of sites through NDPs; rounding off settlements; infill; and/or rural exception sites (under LP:SP policy 9). Please refer to the Glossary and Abbreviations at Section 8 for more detail on the definition of the methods for housing delivery referred to above.
- 7.4.3 Paragraph 1.68 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.'
- 7.4.4 The purpose of NDP policy 2 is to provide more detailed clarity for the interpretation of LP:SP policy 3 at the local level. Policy 2 provides a detailed definition on which settlements are appropriate for infill and a development boundary for Langore, to which LP:SP policy 3 will operate. Furthermore, the policy provides the overall direction for housing development within the parish if outside of these defined boundaries, alongside the more focused housing policies 3 and 4.
- 7.4.5 In identifying the settlements in which the infill policy applies, reference is made to paragraph 1.64 of the LP:SP which explains that '*development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities*' and that '*Development should be of a scale and nature appropriate to the character, role and needs of the local community.*'
- 7.4.6 In the case of St Stephen by Launceston Rural there are two settlements, Langore and Dutson, that are considered to provide elements of sustainability due to their scale, connectivity to services and proximity to the urban area of Launceston. Both of these settlements contain, albeit limited, facilities within their core. They have also been the locations historically for new-build housing growth. In line with paragraph 1.68 of the LP:SP these settlements are considered as small villages suitable for housing developments of a scale of one or two dwellings. This scale of growth is also reflective of the nature of developments that have been delivered in the parish historically, irrespective of whether these are market or affordable housing.
- 7.4.7 **Langore:** Whilst relatively minor in scale to most Cornish villages, Langore is the largest settlement in the parish and has been the principle location for housing growth within the parish over the last 50 years and contains the village hall and is served by public transport, albeit limited. Langore was also subject to a consultation on a proposed settlement boundary (please Langore Settlement Boundary Consultation in the 'Supporting Evidence Base' Document at www.ststephensruralnp.org.uk).

- 7.4.8 The village is also the closest related to the primary school which serves the majority of primary school children in the parish, located at Egloskerry outside of the parish 3km to the west.
- 7.4.9 Langore is recognised as a '*small village*' in the context of paragraph 1.68 of the LP:SP and is suitable for small scale (one or two units) housing development. However, any further development at the minor village of Langore should be within the designated village boundary.
- 7.4.10 The village boundary of Langore (Figure 2) has been based upon the scale and function of St Stephen by Launceston Rural Parish. It has been subject to consultation with all residents of Langore – see the Langore Settlement Boundary Section in in the 'Supporting Evidence Base' Document at www.ststephensruralnp.org.uk. The boundary takes account of the limited range of facilities which are utilised by the surrounding communities within the parish.
- 7.4.11 The following methodology was used to define the settlement boundary of Langore following a public consultation:
- the village boundary followed a combination of clear defined physical features and current land availability which solely relates to land included within the parish boundary of St Stephen by Launceston Rural Parish
 - the curtilages of dwellings are included unless functionally separate from the dwelling or where the land has the capacity to significantly extend the built form of the settlement and as such would result in ribbon development or coalescence.
 - recreational and amenity open space which is physically surrounded by the settlement
 - dwellings and curtilages that do not sit within the parish boundary have been excluded
 - free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement are excluded
 - existing leisure uses on the edge of the settlement which are detached from or peripheral to the main built up area are excluded from the village boundary
 - inclusion of brownfield sites and existing employment sites
 - individual plots or small scale development sites that would provide rounding off opportunities in areas physically and visually related to the settlement are included within the village boundary
- 7.4.12 The full details of how we have arrived at our development boundary for Langore are provided in the document 'Approach to Defining the Settlement Boundary for Langore' which can be found in the Langore Development Boundary Section in the 'Supporting Evidence Base' Document at www.ststephensruralnp.org.uk
- 7.4.13 **Dutson:** The hamlet of Dutson is closely related to the town of Launceston and the broad range of services and facilities it provides. It is also served by public transport into and out of the town. The hamlet is also home to the Homeleigh garden centre, the largest in Cornwall, which through expansion contains a number of commercial and retail enterprises. Due to the proximity and connectivity to Launceston, alongside the commercial facilities within the hamlet, it is considered that the hamlet is suitable for accommodating a small level of housing development as per paragraph 1.68 of the LP:SP. However, any further development in the hamlet of Dutson and along Crossways should take account of the retail business and access. Unlike, Langore, there is not a clear boundary line to the village of

Dutson, and as a result no settlement boundary is proposed through the NDP. Opportunities for infill and rounding off development at Dutson is likely to be extremely limited (please see Figure 4).

Policy 2: Intention

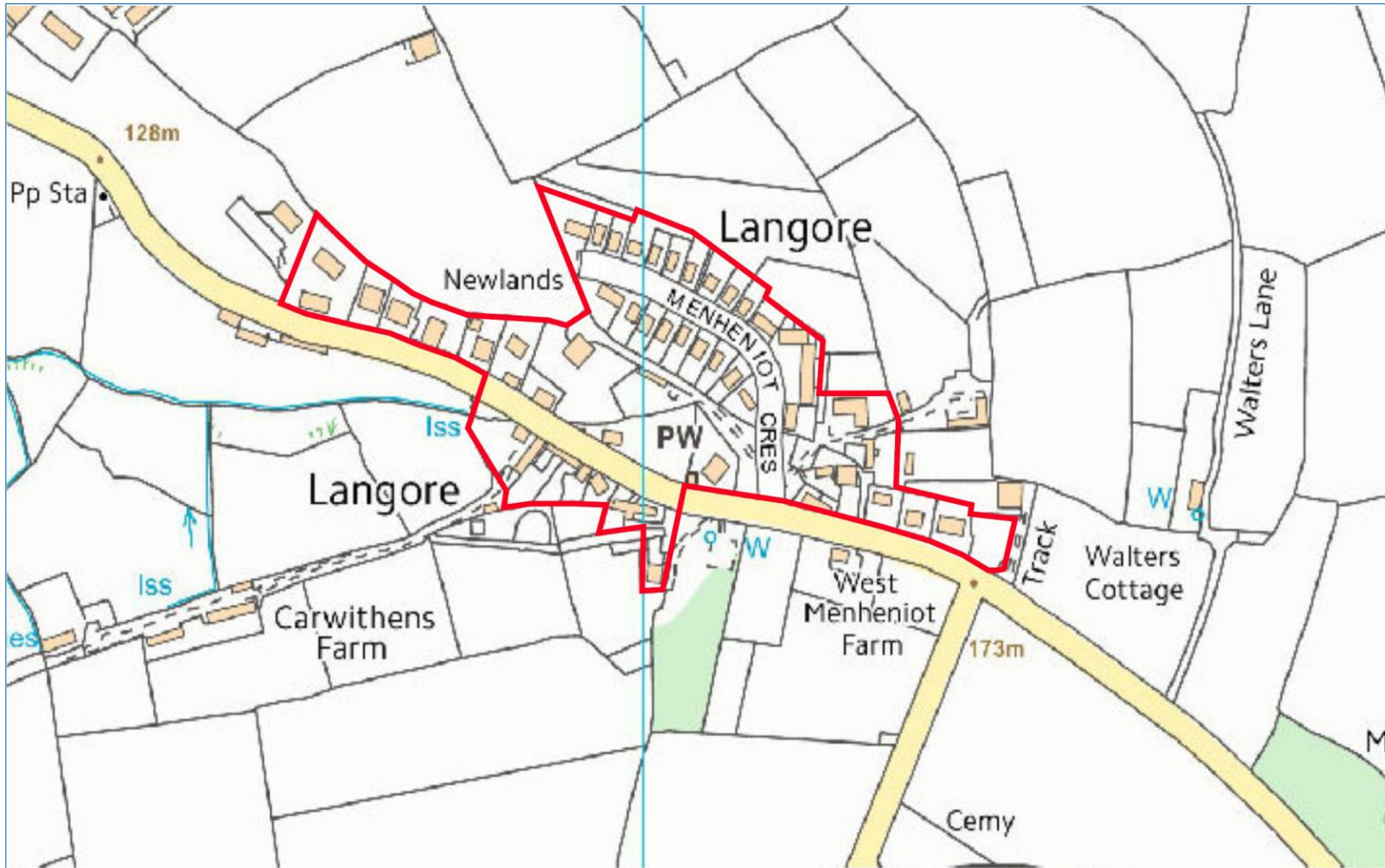
7.4.14 In line with section 1.68 of LP:SP, Policy 2 aims to provide more detailed definition on which settlements are appropriate for infill and boundaries, to which LP:SP Policy 3 will operate. In addition, Policy 2 also defines a suitable scale of new development.

Policy 2: Locations and Scale for New Housing Development

New housing development will be supported:

- a) within the defined settlement development boundary for Langore where it represents infill, rounding-off and/or brownfield site development, of no more than two dwellings on any individual or cumulative site; and*
- b) within the settlement of Dutson where it represents infill, rounding-off and/or brownfield site development, of no more than two dwellings on any individual or cumulative site.*

Figure 2 Langore Settlement Boundary



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7.5 Policy 3 Succession Housing on Farms

Policy 3 Justification

- 7.5.1 The primary industry covering the parish is agriculture and it is home to a variety of farming businesses which are predominately family led. The constant legislative, financial, funding and market challenges faced by the farming industry results in regular changes in practices to maintain a viable business.
- 7.5.2 A more recent constant in this context is a desire to provide succession housing to enable younger family members to help support and ultimately continue with the business. This could be met through providing a retirement home for the older generation, and thereby releasing the existing accommodation for the younger generation and their families.
- 7.5.3 The Neighbourhood Planning Group are aware of a similar policy used in the adopted Upper Eden Neighbourhood Development Plan – Policy UENDP2 (see Succession Farming Supporting Evidence base at www.ststephensruralnp.org.uk). Reference is also drawn to recent representations made by the County Landowners Association (CLA) regarding suggested revision to the NPPF with specific regard to succession farming (see Succession Farming Supporting Evidence base at www.ststephensruralnp.org.uk).
- 7.5.4 The purpose of this policy is to support succession housing to be provided on farms, subject to justification to enable this to happen, to allow older generations and new to be retained together, to learn from each other, and to provide the helping hand when required.
- 7.5.5 Providing flexibility for farmers is an important objective if farms in the parish are to remain viable and family owned and run. This policy allows the farmer to use the second dwelling for family members, to help manage generational transition.
- 7.5.6 Dwellings approved under this policy will be tied appropriately for such uses and to the farming unit and will not be suitable for unrestricted use.

Policy 3 Intention

- 7.5.7 To provide new housing on farms in terms of managing generational transition, the family circumstances should show that either one household is retiring or one household is emerging and engaged in farming or caring for another family member.

Policy 3: Succession Housing on Farms

1. *Upon established farming enterprises a proposed new dwelling will be supported where it is:*
 - a) *required to facilitate the orderly transfer of the farm and/or enables the farmer, their surviving partner or dependents, to continue to live on that land;*
 - b) *located adjacent to the existing farmhouse or within the principal collection of farm buildings;*
 - c) *justified on the basis of the functional needs of the farming unit;*
 - d) *supported by robust evidence that the farming business is financially sustainable, and;*
 - e) *to be subject to a suitably restrictive occupancy condition and/or a Section 106 Legal Agreement.*

7.6 Policy 4: Housing Size and Layout

Policy 4: Justification

- 7.6.1 The size and type of new dwellings in the parish should respond directly to existing and projected needs which has identified a shortfall of smaller low-cost units across the Parish, please refer to the comments received through the consultations as highlighted in the 'Supporting Evidence Base' at www.ststephensruralnp.org.uk.
- 7.6.2 Proposals for single dwellings or apartments shall normally be a maximum of three bedrooms, but in exceptional circumstances four. Proposals for more than one dwelling unit shall provide a mix of dwelling sizes, based on the number of bedrooms, with a predominance of 1, 2 or 3 bedrooled dwellings.

To facilitate good and flexible homes the policy also seeks that new proposals should conform to the lifetime homes design principles as set out in set out in Appendix A.

Policy 4: Intention

- 7.6.3 The intention of this policy is to show how any new build development responds in terms of its size and layout to what is needed in the parish, irrespective of whether it is market led or affordable housing.

Policy 4: Housing Size and Layout

1. *New housing (open market and affordable) will be supported where proposals:*
 - a) *provide a mix of one, two or three bedroom units;*
 - b) *are designed as 'Lifetime Homes' to facilitate future adaptation, and;*
 - c) *where one or two bedroom units are provided these allow future extension.*

7.7 Policy 5 Infrastructure and Facilities

Policy 5 Justification

- 7.7.1 The nature of St Stephen by Launceston Rural Parish means that access is constrained and it has poor infrastructure and facilities to serve the needs of the communities. One of the major problems in the parish is the road infrastructure. The general feeling is that much of the road system is inadequate to support any further development, be it housing or commercial (see the comments in the Consultations section of the 'Supporting Evidence Base' document which can be found at www.ststephensruralnp.org.uk). Therefore, for future development to be sustainable, it would need to be accompanied by appropriate infrastructure and facilities.
- 7.7.2 Consultation evidence has demonstrated that the community wants infrastructure and facilities to be included alongside development where there is a risk of negative impact on existing facilities e.g. limited Broadband and telephone utilities; adequate parking and transport; capacity of sewerage and mains drainage; proximity of retail outlets.

Policy 5 Intention

- 7.7.3 The intention of this policy is to ensure that development of services and facilities runs concurrently with planned development. The direction is therefore to follow the principles of Policy 28 of the LP:SP but to focus this policy on investment in the parish. Attention must be made to conserve features of amenity value.

Policy 5 Infrastructure and Facilities

Development proposals will only be supported where adequate infrastructure already exists or provision is made for and/or enhancement of any physical, social, economic and green infrastructure either on or off site which may be required in order to effectively mitigate their likely, anticipated impact, with particular attention to off-setting measures where displacement or harm to any feature of special conservation or amenity value is likely to result.

Built Environment Policy

7.8 Policy 6 Design Principles

Policy 6 Justification

- 7.8.1 The rural character of the parish, landscape, historic monuments and wealth of traditional buildings of Cornish vernacular provide a unique attraction for tourists, residents and neighbours to enjoy and appreciate. It is important that future growth is carried out sensitively to safeguard the green and rural character of the area. Our public consultations (see the Consultations section of the 'Supporting Evidence Base' at www.ststephensruralnp.org.uk) endorse this approach.

Policy 6 Intention

- 7.8.2 All development will be required to show how they respond appropriately to the character of their surroundings by demonstrating in their supporting statements how they have followed the guidance and tasks in the St Stephen by Launceston Rural Design Guide and outlining how they have taken account of the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys which encompasses the entirety of the Parish, a copy of which can be found in the 'Supporting Evidence Base'. Development proposals that fail to respond appropriately to the above guidance will be refused.
- 7.8.3 As highlighted earlier in the NDP, to facilitate good and flexible homes the policy also seeks that new proposals should conform to the lifetime homes design standards as set out in Appendix A which can be found at www.ststephensruralnp.org.uk.
- 7.8.4 Reference is also made to the Cornwall Design Guide a copy of which can be found within the 'Supporting Evidence base' at www.ststephensruralnp.org.uk.
- 7.8.5 Furthermore, development will be required to provide adequate amenity space and vehicle parking proportional to scale and nature of the proposed development. Existing trees, hedges and Cornish hedges will be preserved wherever possible and appropriate screening will be placed to protect landscape character and mitigate for any environmental impact.

Policy 6 Design Principles

1. *New development must be sited and designed so as to recognise, support and develop the distinctive visual character of St Stephen by Launceston Rural Parish.*
2. *Applications shall include supporting documentation demonstrating the proposed development:*
 - a) *will preserve or enhance the local landscape, natural environment and wildlife habitats in response to and informed by the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys;*
 - b) *will be visually well-integrated with nearby structures in terms of form, scale, local building details/design features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement;*
 - c) *is informed by the St Stephen by Launceston Design Guide (attached at Appendix B) and the Cornwall Design Guide;*
 - d) *where applicable supports the delivery of lifetime homes principles;*
 - e) *provides off-road parking commensurate to the use of the building; and*
 - f) *restricts carbon emissions by complying with high energy efficiency standards and utilising low energy design.*
3. *Proposals where new/replacement lighting is required for existing or new-build will be supported where they demonstrate good practice in protecting the night sky, in terms of the number, design specification and position of lighting fixtures selected, and include:*
 - a) *sensors to ensure lights turn off when not required;*
 - b) *correlated colour temperature limit of 3000 Kelvins or less, and;*
 - c) *down lighting with full shielding at the horizontal and above for any fixture exceeding 500 initial lumens, or evidence of limited impact of unshielded lighting (i.e. through use of adaptive controls, and less bright, warmer colour bulbs).*

Historic Environment Policy

7.9 Policy 7 Non-designated Heritage Assets

Policy 7 Justification

- 7.9.1 St Stephen by Launceston Rural Parish has a number of designated buildings and monuments which are afforded protection through their designation by policies contained within the LP:SP and the NPPF.
- 7.9.2 However, there are a number of other non-designated assets in the parish, such as non-listed buildings, medieval settlements, magnese mining sites, ancient field systems and byways defined by ancient hedgerows that this policy seeks to highlight to be considered against Paragraphs 135 and 139 of the NPPF.
- 7.9.3 A list of the non-designated heritage assets can be found under the non-designated heritage assets descriptions found within the evidence base at www.ststephensruralnp.org.uk and as shown on figure 3 overleaf.

Policy 7 Intention

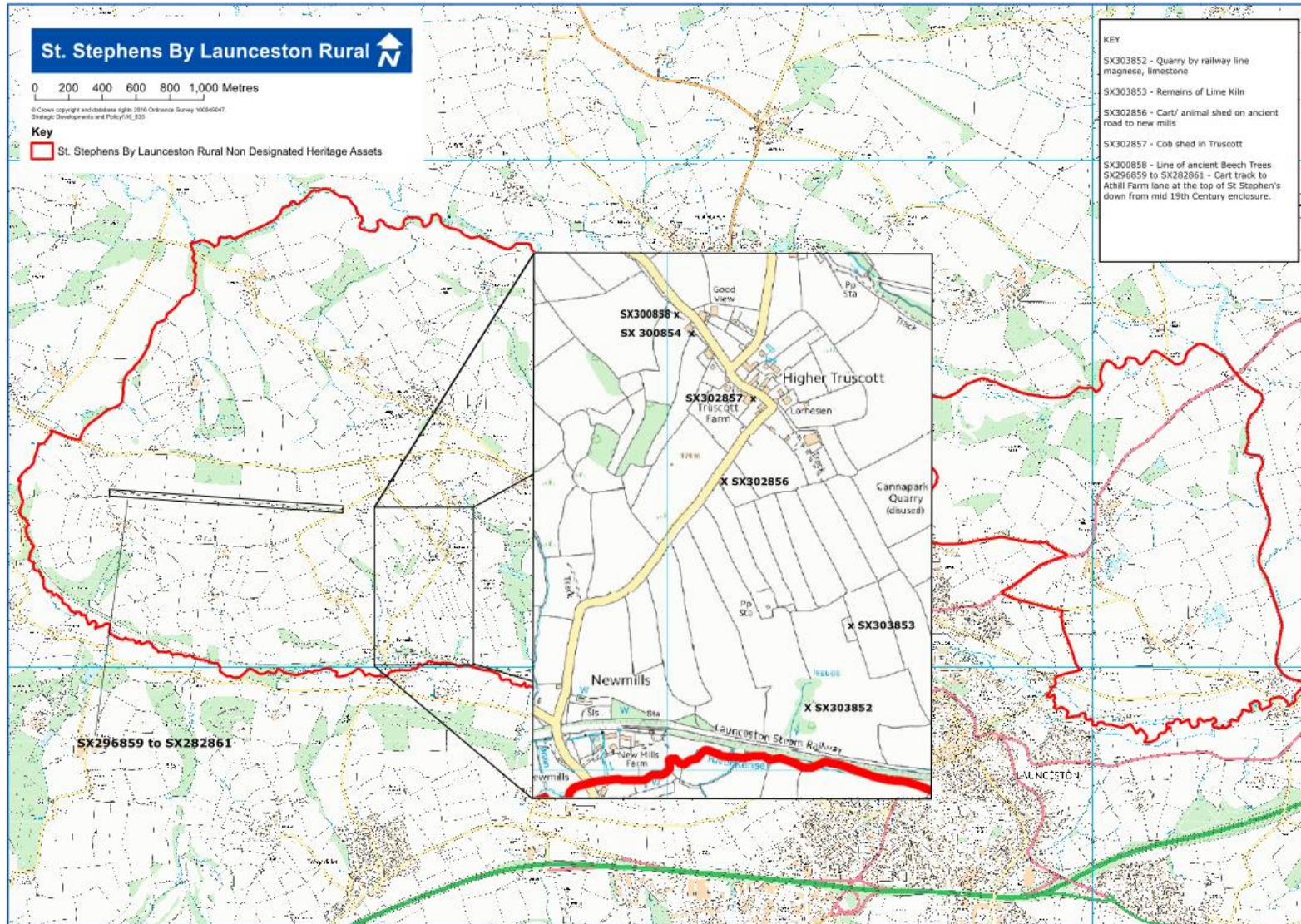
- 7.9.4 This policy helps to ensure that these field systems and other sites of historical and archaeological importance are preserved and enhanced while not prohibiting future use or public access.

Policy 7 Non-designated Heritage Assets

Any loss or damage from development of non-designated heritage assets of local archaeological and historical significance (such as those shown in Figure 3) shall be avoided and the demonstrable benefits of development balanced against the significance of such features as heritage assets.

Dependent upon potential impact upon the fabric and/or setting of such assets, proposals shall include practical measures for protection, preservation, access to and/or enhancement.

Figure 3: Non-designated Heritage Assets



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Natural Environment Policies

7.10 Policy 8 Development in, or within the setting of, the Area of Great Landscape Value (AGLV)

Policy 8 Justification

- 7.10.1 The AGLV covers the significant majority of the St Stephen by Launceston Rural Parish NDP area and is highly valued by the community and is important to the fabric and landscape of this sensitive area (see the Recreation and Open Space section of the 'Supporting Evidence Base' document).

Policy 8 Intention

- 7.10.2 This policy helps to ensure that development within the AGLV and its setting pays special attention to the desirability of protecting and enhancing valued landscapes in accordance with Paragraph 109 of the National Planning Policy Framework and Policy 23 of the LP:SP.
- 7.10.3 All proposals for development in, or within the setting of the AGLV must demonstrate how they will protect and enhance the landscape character and scenery of the AGLV by detailing how the proposals have taken account of the relevant components of the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys which covers the AGLV (see LCA31 at the natural Environment Supporting Evidence at www.ststephensruralnp.org.uk).

Policy 8 Development in, or within the setting of the Area of Great Landscape Value (AGLV)

Development in, or within the setting of, the Area of Great Landscape Value (AGLV) Development in, or within the setting of, the AGLV will be required to:

- a) preserve or enhance the landscape character and scenic beauty of the AGLV, and;*
- b) demonstrate how they respond to, and are informed by, the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys.*

7.11 Policy 9 Conserving and Enhancing Biodiversity Through Development

Policy 9 Justification

- 7.11.1 The parish is covered by both national and local-designated biodiversity sites which not only provide a valuable and irreplaceable environment for wildlife, also contribute significantly to the natural landscape character of the parish.
- 7.11.2 The Council Biodiversity Supplementary Planning Document provides useful guidance and can be found in the 'Supporting Evidence Base' at <http://ststephensruralnp.org.uk>.

Policy 9 Intention

- 7.11.3 This policy seeks to ensure that conserving and enhancing biodiversity habitats is at the forefront of any development proposals so that mitigation is sequentially the last option, with onsite retention and enhancement the priority.
- 7.11.4 The intention of this policy is to provide the localised detail to the strategic policies in the LP:SP.

Policy 9 Conserving and Enhancing Biodiversity Through Development

1. *Proposals must demonstrate how their scheme has responded to the advice contained within Cornwall Council's 'Cornwall Planning for Biodiversity Guide'.*
2. *Proposals shall enhance the biodiversity and green infrastructure, retaining and enhancing wildlife areas, green spaces and the connections between them, demonstrating how they will:*
 - a) *avoid harm to designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas;*
 - b) *maintain patches of semi-natural habitats and ideally link separated areas together as part of the intended end land-use;*
 - c) *ensure retention, restoration and/or re-creation of habitat linkages such as Cornish hedges as part of developments;*
 - d) *take enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site; and*
 - e) *create new semi-natural habitat off-site if opportunities on-site are limited.*

Commercial and Economic Policies

7.12 Policy 10 Employment Development

Policy 10 Justification

- 7.12.1 The parish supports the development of sustainable employment with a preference that this is located as sustainably as possible within or physically adjoining the settlements of Langore or Dutson, enabling local people to live and work within the Parish.
- 7.12.2 The Parish is supportive of appropriate micro businesses and enterprises, particularly where they have the potential to work with existing businesses and develop local employment/training opportunities.

Policy 10 Intention

- 7.12.3 Support for small scale employment development in the parish.

Policy 10 Employment Development

- 1. Small scale employment and/or business development (including small workshops) will be supported within or adjoining the settlements of Langore and Dutson.*
- 2. Proposals that are not well related to Langore or Dutson shall demonstrate why an alternative location is required, is sustainable and responds to a local need.*

7.13 Policy 11 Commercial Development in Dutson

Policy 11 Justification

7.13.1 The retail development of Homeleigh Garden Centre and associated businesses on the site is in the hamlet of Dutson in the east of St Stephen by Launceston Rural Parish. This successful retail outlet employs local people and serves as a neighbourhood centre providing convenience food shopping, café, hairdressers, amongst other facilities (please see area highlighted in blue on Figure 4).

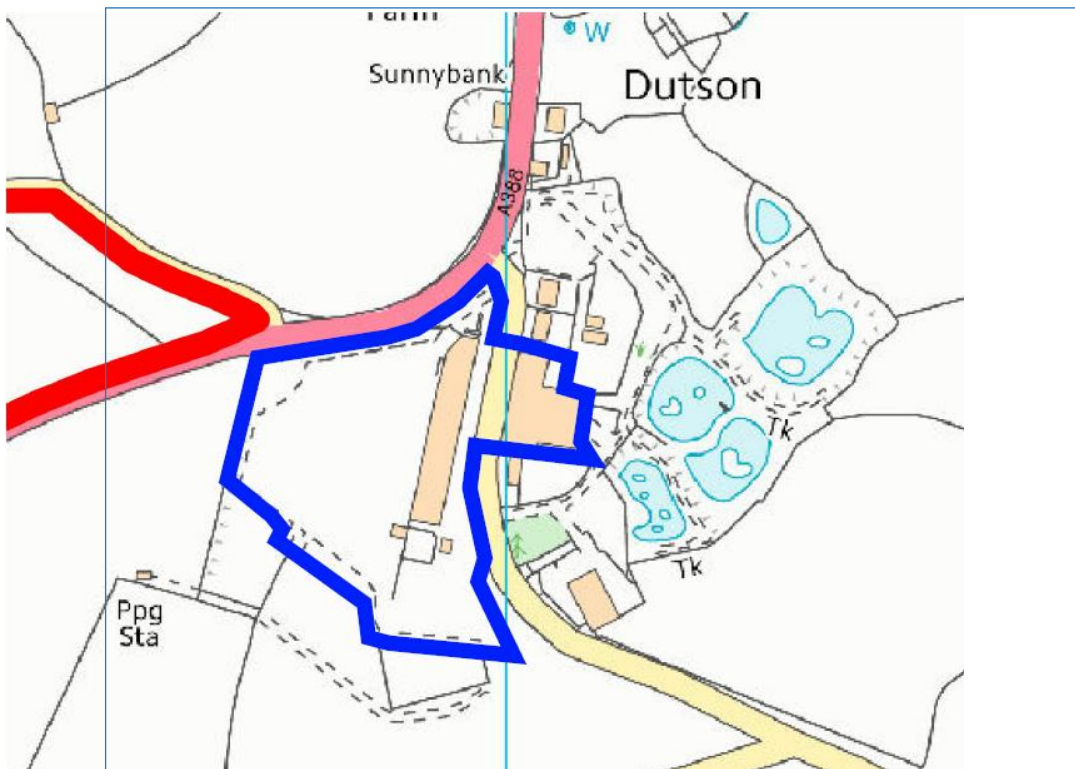
Policy 11 Intention

7.13.2 Consultation evidence shows that local people wish to see the retention of employment on this site but do not wish to see over development which would lead to unacceptable traffic levels or harm the environment.

Policy 11 Commercial Development in Dutson

Further development of the commercial centre at Dutson (identified in Figure 4) will be supported where proposals enable the retention of employment on site but do not result in over development which would lead to unacceptable traffic levels or harm the environment.

Figure 4 Homeleigh Garden Centre at Dutson



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Community Policies

7.14 Policy 12 Local Green Space Designations - Truscott Parish Ponds and Verges and Langore Village Green, Copse and Recreation Ground

Policy 12 Justification

- 7.14.1 The site of the Parish Ponds and adjoining Verges as in Truscott, is highlighted in red on Figure 5.
- 7.14.2 There are two ponds, backed by a Cornish hedge, bordered by a verge of flower meadow and grass. The original pond was possibly formed by a quartz band to the north of Truscott. Historically, it was used for watering livestock. In the latter part of the 20th century, the second pond was developed and managed by the Cornwall Wildlife Trust. The ponds are used for educational purposes (pond dipping) and recreation. The Parish Council funds and manages the area with the support of Cornwall Highways (see the Natural Environment section of 'Supporting Evidence Base' documents on Truscott Ponds and Verges at www.ststephensruralnp.org.uk).
- 7.14.3 The pond is also registered by Cornwall Council on the Historic Environment Register records.
- 7.14.4 The village green, recreation ground and copse are situated opposite the village hall in the village of Langore and provide the community with an important green space (see land highlighted in green on Figure 6). It is held in Trust by the Parish Council. There is a play area for children on the east side and the green is backed by a copse of approximately half an acre, managed for wildlife and leisure access. A public footpath follows the western edge of the copse to farmland beyond. There is a winding path roughly around the edge of the copse and the whole is a popular recreational facility for village residents and visitors. The recreation ground to the east of the green is regularly used as an amenity since it was decided not to build a new village hall on this site now that the current building has been renovated.
- 7.14.5 Paragraphs 99 and 100 of the NPPF allow for local communities through neighbourhood plans to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances.

Policy 12 Intention

- 7.14.6 This policy intends to protect these areas (see Figures 5 and 6) for posterity as safeguarded land as Local Green Space designations.

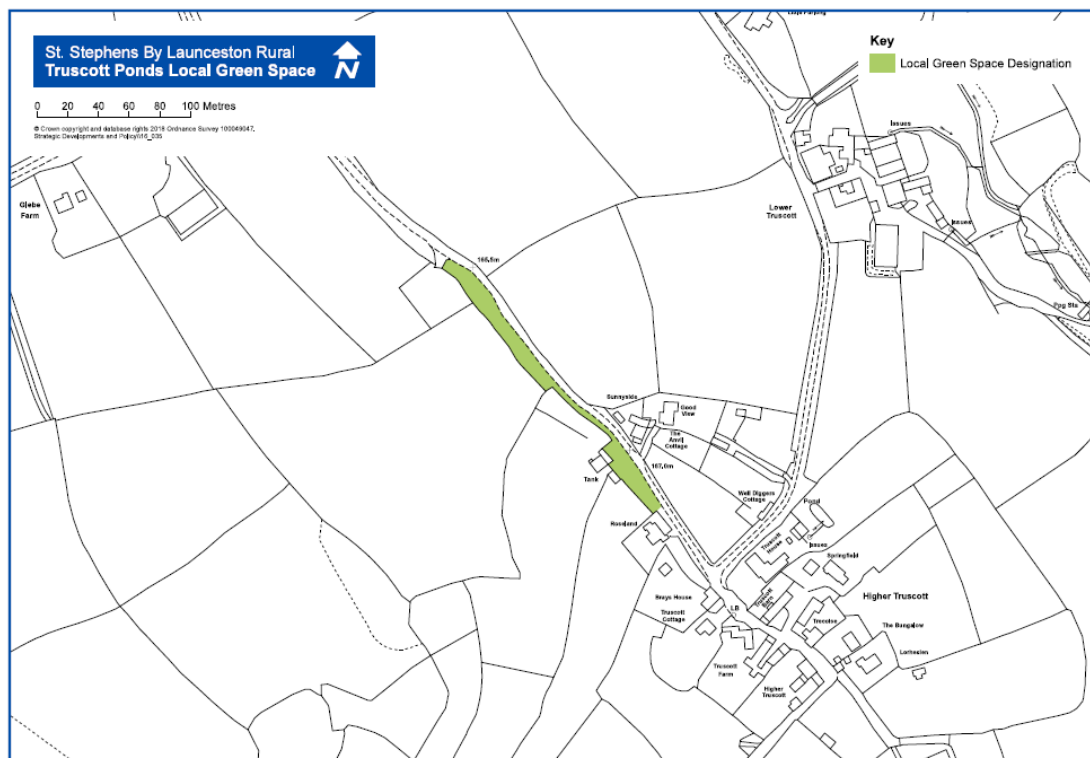
Policy 12 Local Green Space Designations - Truscott Parish Ponds and Verges and Langore Village Green, Copse and Recreation Ground

The following areas are designated as a Local Green Space (in accordance with paragraphs 99 and 100 of NPPF 2019, or any subsequent version):

- a) Truscott Parish Pond and Verges (as shown on Figure 5), and;*
- b) Langore Village Green, Copse and Recreation ground (as shown on Figure 6).*

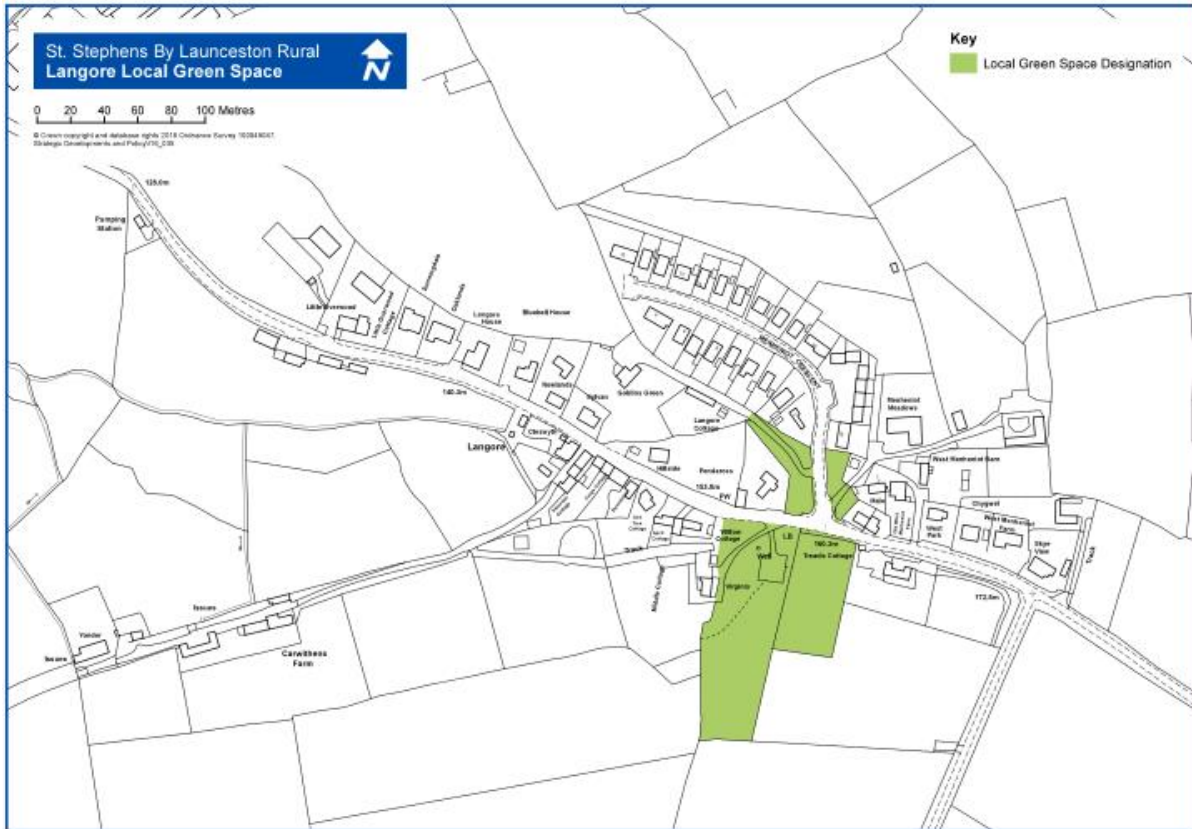
Any development proposals impacting upon these Local Green Spaces shall demonstrate the substantial weight to be given to any harm to the Local Green Space in terms of its ecological value, landscape character contribution and community recreational use. 'Very special circumstances' likely to justify new development within these areas will only be considered to exist where the potential harm to the Local Green Space resulting from the proposal is clearly outweighed by other considerations, such as effective mitigation or enhancement.

Figure 5 Map identifying the Truscott Pond and Verges Local Green Space Designation (NDP Policy 12)



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Figure 6 Map identifying the Langore Village Green & Copse Local Green Space Designation (NDP Policy 12)



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7.15 Policy 13: Footpaths and Access

Policy 13 Justification

- 7.15.1 There are a number of public footpaths and public rights of way across the parish that are beneficial to health and well-being, dog walking and general recreational purposes.
- 7.15.2 The purpose of this policy is to ensure these links are maintained, upgraded and expanding, and where appropriate encourage other sustainable methods of transport such as cycling.

Policy 13 Intention

- 7.15.3 The intention of this policy is to ensure that existing public footpaths and public rights of way are maintained and wherever possible upgraded and new routes and connections supported, alongside promoting cycle ways. Subject to the proposals being sympathetic to the local context.

Policy 13: Footpaths and access

Development proposals will be supported where they deliver the following:

- a) Promotion of the use of public footpaths, public rights of way and cycle ways;*
- b) Improved signage of public footpaths, public rights of way and cycle ways;*
- c) Improvements to existing and provision of new footways adjacent to highways to improve pedestrian safety; and/or*
- d) Provision of safe cycle ways and connection points.*

Renewable Energy

7.16 Policy 14: Renewable Energy

Policy 14 Justification

- 7.16.1 There is support in St Stephen by Launceston Rural Parish for a green future, both in terms of energy efficiency and generation (see the Consultation section of the 'Supporting Evidence Base' document at www.ststephensruralnp.org.uk).
- 7.16.2 This support is coupled with a concern that the encouragement of large scale renewable energy schemes would risk overwhelming St Stephen by Launceston Rural Parish's unique environment. Planning consideration should be given to the parish as a whole rather than at local level.
- 7.16.3 While there is some protection in respect of specific designations in the LP:SP, recent planning applications have indicated a need to further define policy in order to enable appropriate development that does not pose a risk to the local environment of the parish as a whole.

Policy 14 Intention

- 7.16.4 The intention of this policy is to ensure that any planning applications for renewable energy projects are considered with regard to the proposal's impact on the parish overall, taking into account both the positive and negative impacts.

Policy 14: Renewable Energy

Proposals for Renewable Energy Schemes will be supported only where they demonstrate acceptable landscape and visual impact and must include adequate information (including a Landscape and Visual Impact Assessment, Ecological and Heritage Impact Assessments) to enable the assessment of impact on not only the visual character and appearance of the immediate and wider landscape but also areas of natural, cultural, historical or architectural interest.

8. Glossary and Abbreviations

AONB – Area of Outstanding Natural Beauty
 AGLV - Area of Great Landscape Value
 CIL - Community Infrastructure Levy
 CNA - Community Network Area
 LP:SP - Cornwall Local Plan: Strategic Policies Development Plan Document
 NDP – Neighbourhood Development Plan
 NPPF - National Planning Policy Framework
 NPPG – National Planning Practice Guidance
 SSSI - Special Site of Scientific Interest
 SEA - Strategic Environmental Assessment

Detailed Definitions For the Housing Policies from paragraphs 1.65 – 168 of the LP:SP

- **Infill:** For the purposes of this policy, ‘infilling’ is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.

Many frontages however are not continuously built up and have large gaps, i.e. bigger than one or two dwellings between buildings or groups of buildings. These gaps can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished.

Large gaps often exist between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement; they are not appropriate locations for infill development, and the development of these gaps would not therefore be considered as infill under the policies of this Local Plan.

- **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.

Appendices

Appendix A – Lifetime Homes Standards

Appendix B St Stephen by Launceston Parish Design Guide