

# LINKINHORNE NEIGHBOURHOOD DEVELOPMENT PLAN (working draft)

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*DRAFT Discussion only*

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DRAFT Discussion Only

## 2. FOREWORD AND VISION

### 2.1. Vision

The vision for the Linkinhorne Parish NDP team is:

- To deliver the appropriate number of suitable new and affordable houses to meet the needs of the Parish until 2030 as part of a sustainable future.
- To ensure that the overall character of the parish is maintained whilst supporting new growth and economic development.
- To protect village facilities.
- To establish a community where we all want to live in from cradle to grave.

This vision has been used to develop the policies within this NDP document.

### 2.2. The Objective of the Linkinhorne NDP:

- To deliver housing for all (young and old), to help maintain the social cohesion of the parish communities.
- Maintain and grow the villages to ensure the community services are sustainable.
- Protect the landscape.
- Support the local school.
- Ensure all future developments maintains the character of the Parish.
- Supporting local businesses to provide economic growth.
- Sustain tourism.
- Protect open spaces and increase the range of play facilities within the villages.
- Establish a community we all want to live in.
- Support the Bodmin Dark Sky designation.

There is a desired within our community that new developments should provide community benefits for all. Consequently, any Community Infrastructure Levy funds generated by the new developments should be used to provide:

- Bus stops
- Over flow parking and drop off / pick up parking for the Primary School
- Off road footpaths connecting key facilities / green infrastructure
- Cemetery extension
- New play equipment and or sport facilities
- Traffic calming measures
- For additional / alternative community benefits Linkinhorne Parish council will seek community consensus.

Community Infrastructure Levy programmes to be defined and managed by the Linkinhorne Parish council.

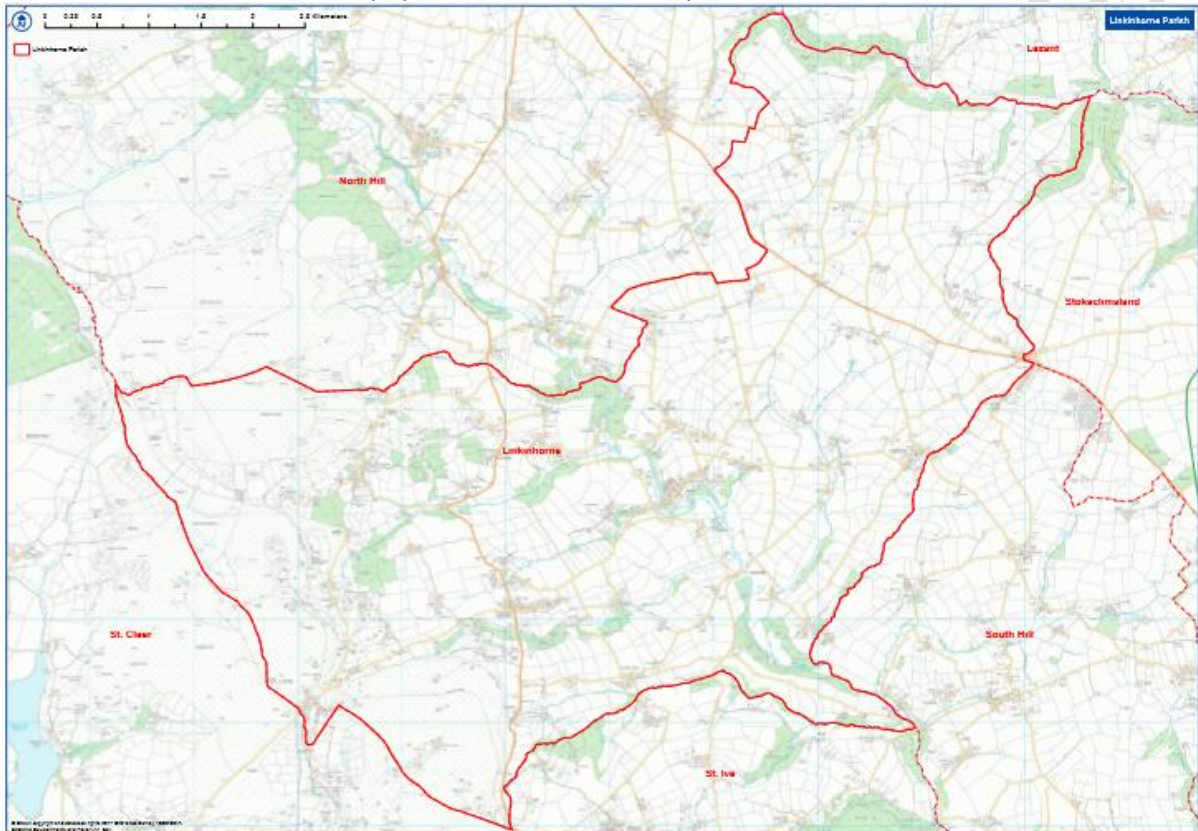
The parish of Linkinhorne is situated in South East Cornwall. Linkinhorne parish covers an area of 3207 hectares with a population density of 0.47 per hectare. The western part of the parish reaches to the wild landscape of Bodmin Moor. As you travel eastward you come down into lush green valleys with good quality agricultural land. The River Lynher bisects the parish from North West to South East and the River Inney forms part of its most northern border. The rich diversity of landscape and environment makes this parish extremely attractive to all who live in it and visit it. Linkinhorne is a very rural parish with no main town or village. Instead it has six villages: Bray Shop (part of), Henwood, Linkinhorne, Minions, Rilla Mill and Upton Cross. There are also numerous hamlets scattered throughout the parish of which Caradon Town, Darley, Plushabridge, Rillaton and Treovis are but a few.

Lack of a range of facilities in the parish means many residents travel to nearby towns for shops and services, as well as employment. Liskeard is 6 miles distant and Launceston about 10 miles.

Callington is from 4 miles. The city of Plymouth at about 20 miles is the nearest large shopping centre and contains the areas main hospital.

The facilities in the parish are limited to 3 public houses, 2 churches and 2 burial grounds, a very limited bus service, 2 Post Office/stores, a tearoom, two public play grounds, 2 public car parks for moors and heritage centre, 2 village halls, Sterts Arts & Environmental Centre, community library, primary school and pre-school.

There are only two main roads in the parish. These are classified as 'B' roads and are often single lane in places. The B3254 Liskeard to Launceston road bisects the parish from North to South and the B3257 Callington to Altarnun cuts across the top of the parish. Throughout the rest of the parish is a maze of narrow, winding roads more suited to the horse traffic of bygone days than modern motor vehicles. The estimated population of Linkinhorne parish is 1700 (2015).



### **2.3. The Neighbourhood development process:**

Following extensive community consultation and based on information obtained through surveys, research and community participation, the steering group produced the draft plan. An exhibition of this plan was widely advertised and displayed in Upton Cross, Linkinhorne and Rilla Mill as well as on the Parish Council web site. Following amendments as a result of this consultation this document was published in **\*\*\* 20\*\*** and a summary of it sent to every household.

### **2.4. What makes Linkinhorne special**

Linkinhorne is one of the county's undiscovered gems. Unspoilt, tranquil and timeless, it is utterly memorable for a dramatic skyline of high, barren and windswept granite moors, dominated by the unique tor of the Cheesewring and punctuated by the silhouette of the many derelict buildings and mine workings of a now long gone, industrial past. In contrast, the pastoral landscape of the more sheltered lower ground is green and relatively lush, supporting scattered farmsteads, hamlets and villages, criss-crossed by a network of small fields and a maze of deep, enclosed lanes and divided by deep valleys of woods, rivers and streams rich with wildlife. A wealth of historic vernacular architecture complements this diverse and much-loved part of Cornwall, providing a home and

livelihoods for a vibrant and thriving community and a unique place to visit, attracting those who relish the beautiful scenery and pervasive peace.

**\*\*Village expansion to be characterised in the Character Assessment.**

### **2.5. Biodiversity**

The Linkinhorne Neighbourhood Plan area encompasses a diverse range of landscape types, from the unenclosed moorland of thin acid soils and sparse vegetation through to the improved, stone-banked fields of the moorland fringes -used almost exclusively for grazing livestock - to culminate in the richer, deeper soils of the sheltered, agriculturally productive pasturelands of the wood-lined valleys. Additionally, the existence of many mature trees and many miles of hedgerow (much of ancient origin) supports a rich diversity of wildlife and plant species as do areas of broadleaf woodland and river margins. The importance of specific areas and species e.g. unique plant species growing on the copper-rich spoil of South Caradon mine, that are to be found in the Linkinhorne area, have been recognised and granted statutory protection under the AONB and SSSI designations; there are also a range of County Wildlife Sites. (Ref: Caradon Hill Area Project: Linkinhorne Parish plan 2002).

### **2.6. Heritage Highlights**

Archaeology, mining and the historic built environment form the key aspects of Linkinhorne's heritage. Bodmin Moor is exceptionally rich in archaeological remains dating back to the Neolithic period, the Minions area being noteworthy for fascinating features such as the triple stone circles of The Hurlers, the Rillaton Round Barrow - source of the Rillaton gold cup, now in the British Museum- and the many hut platforms of Stowe's Pound.

Of more recent date are the numerous remnants of the area's rich industrial history built upon the extraction and processing of minerals, most notably copper and tin. The remains of engine houses and towering chimney stacks, along with abundant spoil heaps and a network of railway tracks, leave a lasting impression of the boom and bust world of C19th century Cornish mining and hark back to a very different world: much is now protected under the auspices of the Cornish Mining and West Devon World Heritage Site.

Additionally, Linkinhorne has many good examples of historic vernacular building which encapsulate the character of the area: several conservation areas are in place and over 40 individual structures are listed, with the 15th century church of St. Melor's in Linkinhorne hamlet awarded Grade 1 status.

### **2.7. Our community**

Linkinhorne is a rural parish, the community living in the scattered villages, hamlets and isolated dwellings of a diverse landscape. Agriculture, tourism and small business underpin economic prosperity within the parish with many of the population in full time employment.

Within the Linkinhorne Plan area there exists a strong sense of community producing common aims and ambitions which, far from seeking isolation and stagnation, accepts the inevitability of some change and the need to keep the community both cohesive and vibrant. Community consultations have revealed both a willingness to embrace modern technology and the wish to encourage small business activity within the area, coupled with the desire to target development and provision of facilities so as to meet the needs of young families and local people.

However, whilst acknowledging that some change is inevitable, a keen and consistent desire by the community to protect and enhance the unique quality of the beautiful, tranquil and historic landscape of Linkinhorne, for both present and future generations, informs and underpins the Linkinhorne Neighbourhood Plan in matters of both principle and detail, in recognition of the fragility and increasing scarcity of such environments and communities in an ever more urban, rootless and restless world.

## **3. PLANNING CONTEXT:**

### **3.1. Background**

Neighbourhood planning is not a standalone activity and Neighbourhood Development Plans (NDPs) are not produced, nor do they operate, in a vacuum. At the time of writing the Government's

intention is to give local people greater opportunity to decide what goes into planning for the future of their neighbourhood. The Localism Act 2011 sets the legal framework for NDPs. One criterion is that all Neighbourhood Plans must conform to the framework given by higher level planning policies. This means that The Linkinhorne Plan must align with the National Planning Policy Framework (NPPF) which is the highest level policy and the local strategic policy, the Cornwall Local Plan. Neighbourhood Plans must conform to EU and human rights obligations, including the Strategic Environment Assessment (SEA) Directive and Habitats and Birds Directives.

### 3.2. Conformity of the Linkinhorne Plan with the Planning Context

A set of Linkinhorne-specific policies have been generated which lay out the Plans which the local community has influenced. The Linkinhorne Plan is in conformity with relevant EU, UK and Cornwall local planning documents and policy.

### 3.3. Cornwall Area of Outstanding Natural Beauty (AONB) Management Plan

The Western part of the Linkinhorne Plan area is within the Cornwall AONB. This national designation is extremely important as the NPPF states that great weight should be given to conserving landscape and scenic beauty in AONBs and that conservation of wildlife and cultural heritage are important considerations.

Production of the Cornwall AONB Management Plan 2016-2021 (adopted by Cornwall Council in May 2016) and its successor documents is a requirement of the Countryside and Rights of Way Act 2000 which placed a statutory duty on all relevant authorities in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty (Section 85(1)).

### 3.4. Other statutory designations:

Linkinhorne area contains several Areas of Great Landscape Value, Conservation Areas and other statutorily designated areas. Appropriate weight should be given to these designations in planning decisions within or affecting them, in accordance with national and local planning policy and guidelines.

The villages of Henwood and Minions are in Conservation Areas as is a large part of Rilla Mill. The one other village that has remained quite unspoilt is Linkinhorne itself.

## 4. Character Assessment and Design:

Linkinhorne is a picturesque parish - a blend of dramatic moorland, rolling ancient fields, deciduous woodland and pretty villages and hamlets. The character of Linkinhorne's villages and hamlets ranked highly in the community's responses about quality of life. *\*\*\*Expand – once character assessment done, which will provide context.*

*\*\*\*Village design statements is a good option for some parishes, the DS identifies the key characteristics and policy can then simply require that proposals are aligned with the relevant DS.*

*\*\*\* A Parish Character Assessment will need to be prepared to identify the valued landscape attributes and the characteristics of settlements (Upton Cross, Rilla Mill, Minions, Henwood and Linkinhorne and the various hamlets and steadings) as a baseline to help ensure that future development will safeguard those values. Two whole villages and parts of others in the Plan area have been designated as conservation areas. There are numerous listed buildings and scheduled ancient monuments and archaeological sites.*

## 5. POLICIES

IMPORTANT NOTE: All policies in this Neighbourhood Development Plan are to be taken together and not in isolation.

## 6. General Policies:

The following General Policies are to apply to all proposals for development within the Plan area, whether involving residential, commercial or any other proposed use. Protection of the character of Linkinhorne's villages and hamlets:

**\*\*\* Check Old Caradon Design document for more detail framework for Local development**

### *6.1. Policy GP1 - Sustainable Development:*

Sustainable development is a cornerstone of the NPPF; this is recognised by the Linkinhorne Plan. Each and every new development, no matter its type, should make an overall positive contribution to Linkinhorne's economic, social, environmental and future sustainability.

#### **6.1.1. Proposals for development must demonstrate that the development enhances the self-reliance of the local community or economy by: -**

- 6.1.1.1. Meeting the objectives stated in the Linkinhorne NDP.**
- 6.1.1.2. Conserving the special environment in which we live – for residents, visitors and local businesses;**
- 6.1.1.3. Provides economic local business growth.**
- 6.1.1.4. Ensuring that development improves the resilience of buildings and infrastructure to climate change and improves the energy efficiency of buildings and infrastructure by means sensitive to local character and distinctiveness.**
- 6.1.1.5. The development is well integrated with and contributes to and enhances the character of the village or hamlet, having due regard to the Parish Character Assessment.**

The Plan endeavoured to protect the environment and character of the villages as the members of the community stated that the character of its villages and hamlets was an important feature determining their quality of life. There are village boundaries drawn around Henwood, Minions, Rilla Mill and Upton Cross.

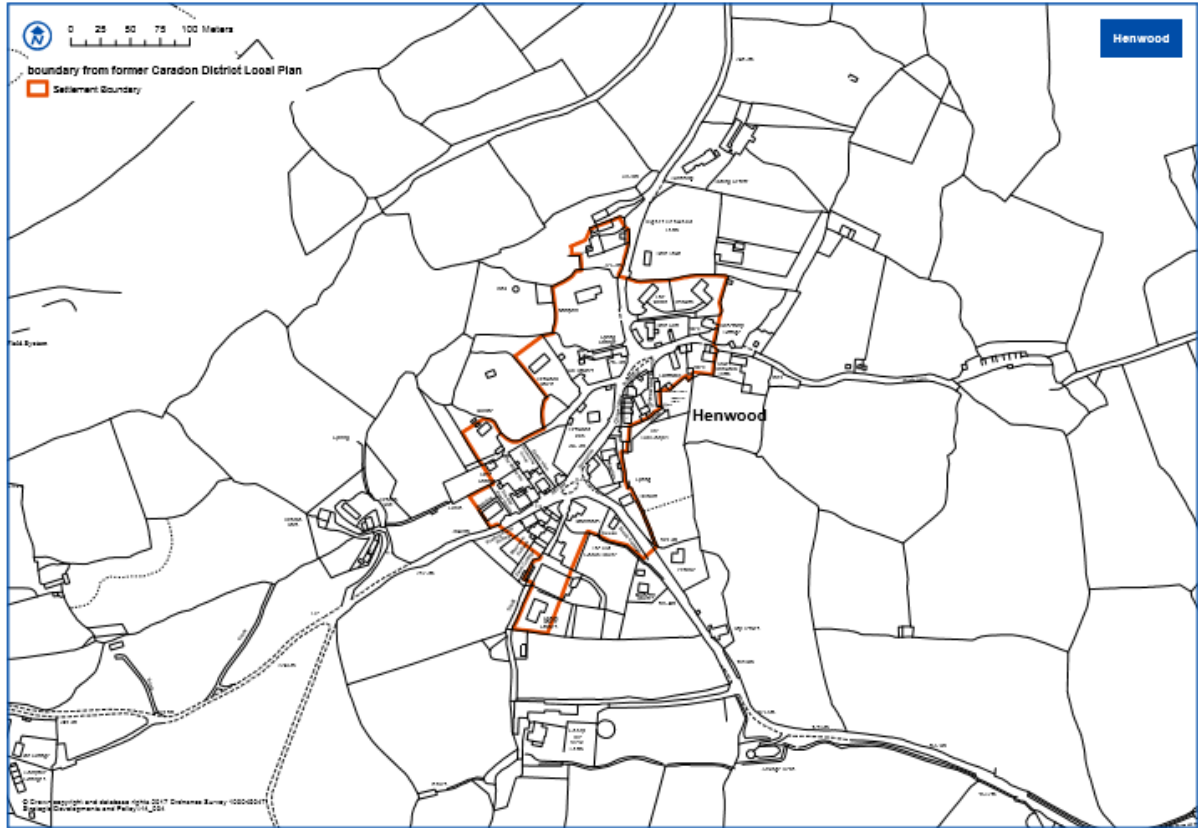
Design should be commensurate with the indigenous architecture and comply with the principles of sustainability/energy efficiency. Small cottage-type dwellings are felt to be most appropriate. The scale of any new infill proposals should be in keeping with the existing buildings in the area. There should be a good balance between buildings and gardens.

### *6.2. Policy GP2 - Settlement Boundaries:*

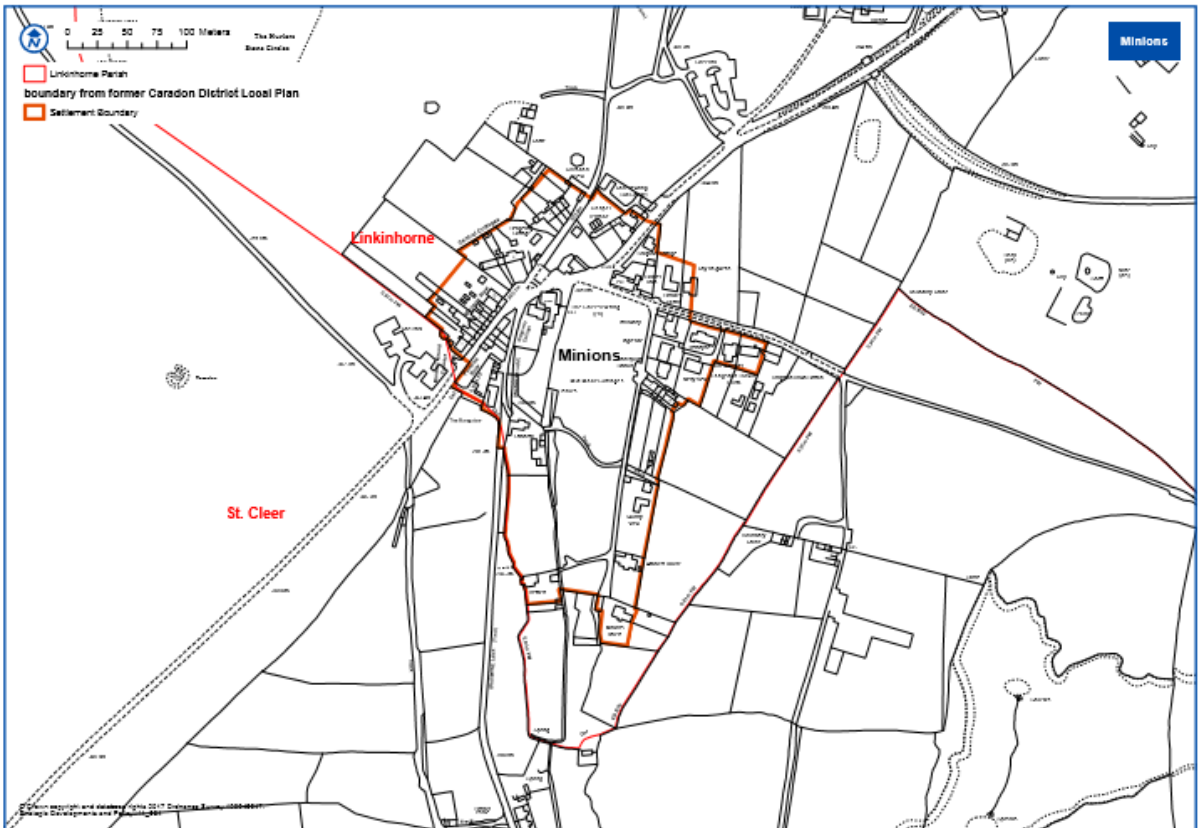
- 6.2.1. To ensure that infilling, re-use of existing buildings or previously developed land within the main settlements is prioritised and the countryside protected, settlements boundaries of Upton Cross, Rilla Mill, Minions and Henwood are shown on the proposals maps.**
- 6.2.2. Development proposals will be supported within these boundaries or on allocated land provided they comply with other relevant policies and stated objectives of this document. Development outside these settlements will be treated as an exception.**

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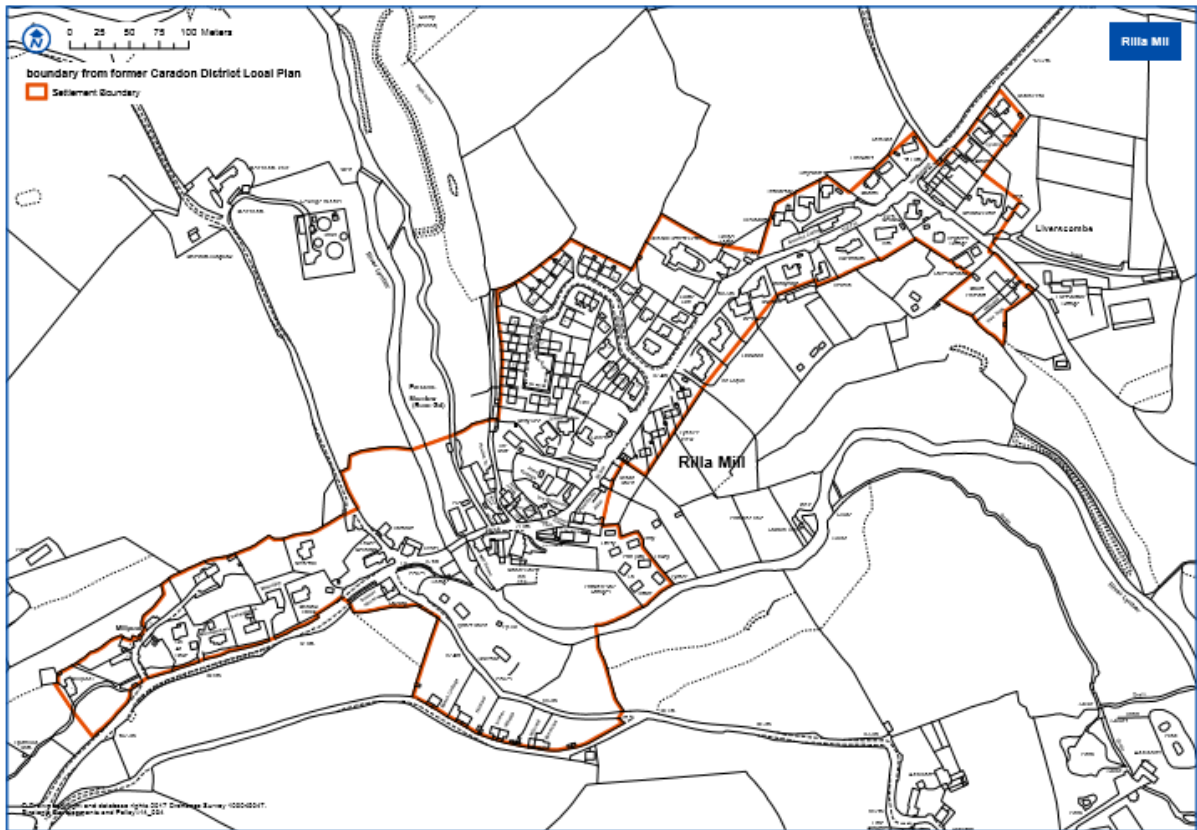
### Henwood Village Boundary



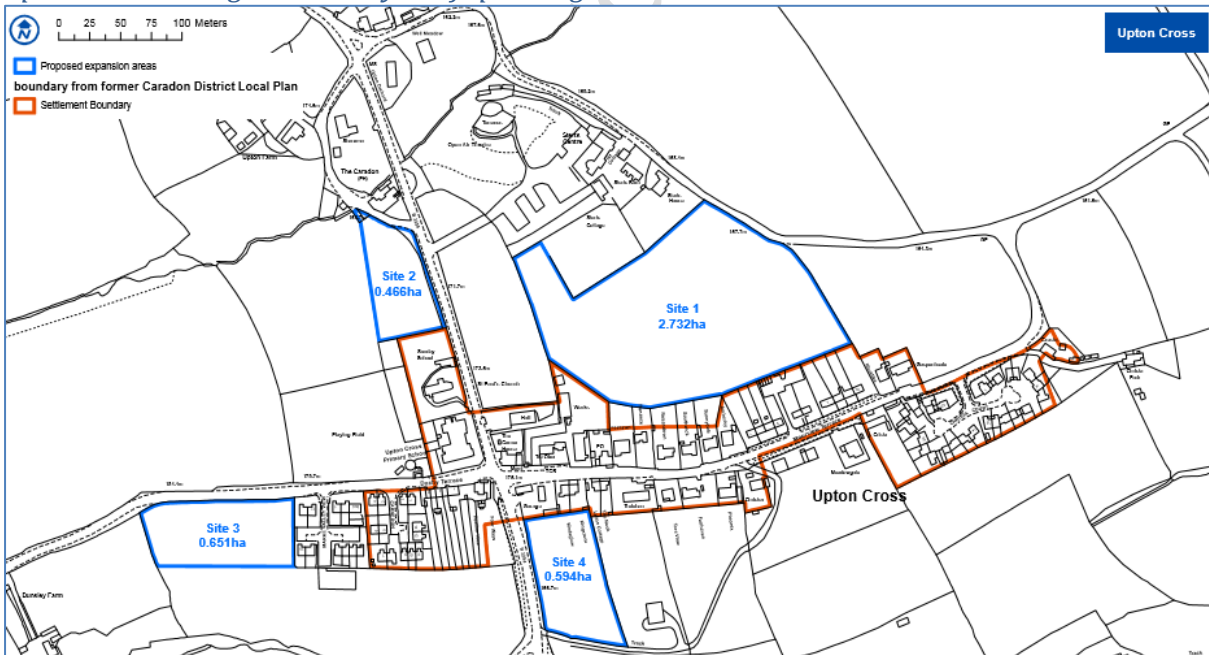
### Minions Village Boundary



### Rilla Mill Village Boundary



### Upton Cross Village Boundary draft pending site selection



Note only one of the new possible sites shown will be considered a part of the final document.

#### 6.3. Policy GP3 - Redevelopment Involving Demolition of Buildings:

**6.3.1. The replacement of buildings involving demolition and redevelopment will (where not automatically permitted by the General Development Order) be supported where the building to be demolished is:**

**6.3.1.1. Unstable or uneconomic to repair, or**

**6.3.1.2. demonstrably inferior in terms of Design Guide principles, or functionally or economically obsolescent.**

**6.3.2. Development outside settlements (where not automatically permitted by the General Development Order) will be treated as an exception. See policy 9 of the Cornwall local plan. Also Development proposals must comply with other relevant policies of the Linkinhorne NDP and stated objectives.**

The community wishes to minimise the need for new buildings and maximise the re-use of existing buildings and sites.

To comply with Policy GP1, redevelopment of existing infrastructure must contribute to and enhance the character of the village or hamlet, having due regard to the Parish Character Assessment.

## **7. New development:**

### *7.1. Policy H1 - Integration of new development:*

**7.1.1. Within the designated village boundaries, proposals for new development (including redevelopment) will be supported where the development will be sited and designed so as to promote, support and develop the distinctive character of the area.**

**7.1.1.1. The development is of an appropriate scale to the location**

**7.1.1.2. Is integrated with existing development in the settlements in terms of form, scale, building details, local features, materials, finishes and colour, siting, adequacy and siting of parking, planting, landscaping and characteristic patterns of settlement**

**7.1.1.3. Is not located on visually-exposed plateaus, ridges or skylines or on steep valley sides as identified in the Parish Character Assessment or any other visually-exposed sites or does not significantly exceed the height of buildings currently on the site or adjacent to it.**

**7.1.1.4. All development outside village boundaries will be considered a rural exception and must comply with policy 9 of the Cornwall local plan.**

At the core of the Linkinhorne Plan is the desire to conserve and enhance Linkinhorne's character and distinctiveness for residents and visitors and also to ensure a vibrant and economically viable future for the parish. In its responses to our questionnaire it was clear that the community wishes development to be of high quality design that helps maintain the distinctiveness of the area.

## **8. Provision of affordable housing for those with proven local (Linkinhorne) connection**

### *8.1. Local-needs Affordable Housing – Occupancy as outlined within Cornwall Local Plan.*

In the distribution of affordable housing preference is given to those with links to the Linkinhorne parish and whose housing need is not met by the open market

Community consultations have shown widespread support for local needs affordable housing.

**\*\*\*Consider other forms of Affordable housing option e.g. self-build. Discuss with Land trust etc.**

## **9. LANDSCAPE AND WILDLIFE:**

The Plan aims to balance the requirements of development with the continuing need to protect the countryside. The landscape is a vital resource, including its ecology, its beauty and tranquillity, the character and setting of settlements within it, the wealth of its natural resources and its, historical,

recreational and agricultural value. These are the basis of the community's economy, future and quality of life.

Linkinhorne has a rich landscape which concentrates great diversity into a very small area. Some of the parish's landscape diversity is described in the *AONB Management Plan*. It is also acknowledged in the World Heritage Site status of the western moorland part of the parish and in AGLV designations and by the award in 2017 by the International Dark-Sky Association of International Dark Sky Landscape status for the Bodmin AONB and adjacent fringe, which covers the western half of the Plan area. The community places great importance on the protection and enhancement of this special landscape. The term 'landscape' includes important elements that contribute to the landscape such as diverse natural habitats, protected natural and ecological areas, other sites of particular scientific interest, different types of landscape, the character of the farmed landscape, important public views and geological features. Background information is available in the *Cornwall Local Character Assessment* and, in more detail, in the Linkinhorne Parish Character Assessment.

#### *9.1. Policy LA1 - Biodiversity and Geological Conservation:*

**9.1.1. Developments will be supported where they incorporate proposals for biodiversity and deliver ecological improvements and do not harm features of particular geological interest.**

**9.1.2. Developments will be supported where they do not cause pollution whether by noise, dust, smell, light or other means that diminish the beauty and tranquillity of the area.**

The community values wildlife and habitats, geology and other natural features. Such features, and their connections ('wildlife corridors') which provide links or stepping stones from one habitat to another, form a network across Linkinhorne which is necessary to ensure the maintenance of the current range and diversity of flora and fauna and assist in the survival of species. Examples of corridors are ditches and watercourses banks and hedges, dry stone walls linear woodlands and continuous stretches of moorland vegetation.

## **10. AGRICULTURE**

#### *10.1. Policy AG1 - Re-use of Farm and Rural Buildings by formal planning application:*

**10.1.1. The reuse of farm and rural buildings for business purposes will be supported provided that it has been demonstrated that, where formal planning consent is required:**

**10.1.1.1. the building at the time of the application by reason of its form, bulk, design and materials is in keeping with its surroundings and is sympathetic to the character of its location;**

**10.1.1.2. the building is capable of conversion without significant rebuilding and / or extension, i.e. the volume of the building in its new use does not exceed the total volume of the original building plus the maximum additional volume that could be generated using the maximum limits imposed for extensions under permitted development;**

**10.1.1.3. the conversion would use traditional materials where appropriate;**

**10.1.1.4. where feasible, enhancements for wildlife are incorporated, for example, swift boxes on buildings over 5 m tall and bat roosting opportunities.**

The community expressed strong preferences for conversion and renovation of existing sites in providing housing or employment space. This 'encourages farm diversification which supports

sustainable rural businesses and respects local distinctiveness and cultural heritage in the protected landscape.’ This is considered appropriate for the wider landscape, not just the AONB.

**10.2. Policy AG2 – Construction of new Farm Buildings and Works:**

**10.2.1. The provision of new farm buildings and works will be supported provided that:**

**10.2.2. Where the developer relies on The Town and Country Planning (General Permitted Development) (England) Order 2015 (or subsequent regulation), any matters requiring the Local Planning Authority to determine whether prior approval is required are reviewed, and any subsequent consideration for prior approval of those matters is made, with due regard to relevant Plan policies especially those relating to siting, design and external appearance.**

**10.2.3. In all cases great care should be taken to avoid new buildings or works being prominent in the landscape, so that they do not detract from its uncluttered appearance.**

The unspoilt beauty of the landscape is vulnerable to new agricultural buildings and works, which should therefore be sited within or adjoining existing steadings wherever possible. Sporadic development of isolated buildings or works can place structures in open countryside and so harm its appearance, both singly and cumulatively.

**10.3. Field and parcel boundaries:**

**10.3.1. Policy AG3 - Field and Parcel boundaries – Hedgerow Removal:**

**10.3.1.1. No hedgerow shall be removed without the person responsible having obtained confirmation that the hedgerow may be removed in accordance with Regulation 5 (1) (b) (i) of the Hedgerow Regulations 1997. No “important hedgerow” (as defined in the Regulations) should be permitted to be removed unless removal is essential to allow a development which has received planning consent in which case:**

**10.3.1.1.1. only the minimum necessary removal should be allowed and**

**10.3.1.1.2. establishment of a new hedgerow should be required, where feasible, in mitigation of the loss.**

**10.4. Policy AG4 – Field and Parcel boundaries – Hedgerow Degradation:**

**10.4.1. No hedgerow should be permitted to degrade, whether by active management or by lack of management, so that it’s continued presence is at risk. In such cases formal notice under the Hedgerow Regulations should be submitted to the Local Planning Authority and treated in accordance with policy AG3.**

The Hedgerow Regulations 1997, originating from Section 97 of the Environment Act 1995, give protection for hedgerows – both those with live growth from ground level and those such as Cornish Hedges which incorporate an earth or stone-faced bank under the live hedge. The Regulations, in effect, remove hedgerow removal from the control of the Local Planning Authority with the exception of “important hedges” (as defined). This Plan therefore can only influence how important hedges are treated, but Plan policies AG3 and AG4 are also intended to ensure that the Local Planning Authority makes full use of its powers under the Hedgerow Regulations and, further, does not allow the removal of such hedges by default, by choosing not to respond within 42 days (or such longer period as is agreed) to notice of intention to remove. In so providing, this Plan interprets

Section 97(8) of the Environment Act 1995 (meaning of “remove”: “. uproot or otherwise destroy”) as including removal through destruction over time by lack of maintenance.

The enlargement of gateways for access by modern farm machinery may be permitted under the Regulations, which allow access to be made where there is no alternative, or only one that is available at disproportionate cost. This should be used to guide where new or widened field gateways may be made. If a new opening or enlargement does not pass this reasonable test, then Policy AG3 should be applied.

**10.5.** *Policy AG5 – Field and Parcel boundaries - Dry Stone Walls:*

**10.5.1. No dry stone wall or part of one shall be removed without first having the Local Planning Authority determine whether planning consent is required, or whether any relevant planning regulation gives the Authority the power to give or withhold prior application approval.**

Dry stone walls are not covered by the Hedgerow Regulations. Their removal should therefore be treated as engineering works for development control purposes. Accordingly, Policy AG5 sets out the community’s wishes regarding dry stone walls, which are in particular an important feature of the upland part of the Plan area including the AONB. This Policy is drafted in anticipation of possible future extension of permitted development rights or field boundary removal legislation, by referring also to Local Planning Authority powers of prior approval, even though such do not generally currently exist.

## **11. COMMERCE**

**11.1.** *Policy CD1 - Commercial Development:*

**11.1.1. Proposals for economic development and premises for business and related necessary infrastructure or utilities which comply with all relevant Plan policies (including in particular the General Policies and Landscape and Wildlife policies) will be supported provided that external storage areas are appropriately landscaped and screened.**

There is a significant presence of small or medium sized enterprises in the Linkinhorne Parish, including farming and related services, tourism and hospitality, professional services, information technology, and health and social care.

Extensive coverage of the Plan area by superfast broadband and the need for home care supports and encourages the further growth of these sectors.

The community is very supportive of economic growth provided that this does not harm the landscape, wildlife and other valued quality of life aspects that the community has identified in our consultations (13, 15) or which were identified in the Parish Character Assessment (34).

The extensive nature of the AONB, the landscape sensitivity of the area and the abundance of important habitats and species make it essential for the future sustainable development of the area to safeguard and enhance the character of the landscape and biodiversity. The quality of the landscape and its wildlife is a key factor in people locating here to live or work. This is a significant economic, as well as an environmental asset, and must be taken into account in calculating the cost of any development on the community and the environment.

The community only wishes to see development of a scale, design and size consistent with the character of the area and has undertaken a Parish Character Assessment to provide one means of achieving this.

This view is in concert with Cornwall AONB Management Plan which supports ‘commercial development that conserves and enhances the diverse local landscapes characteristic of the AONB’. The community has expressed preference for small scale development and for re-use of buildings and sites before building on greenfield sites.

Commercial developments are envisaged as being primarily located as infill inside settlement boundaries, re-using redundant buildings or through extensions and redevelopment of existing sites.

## 12. COMMUNITY INFRASTRUCTURE:

The community values the services and facilities that are currently available.

### *12.1. Policy SF1 - Sustainable Transport:*

**12.1.1. Proposals for development should where practicable provide for sustainable transport use (including any on-site or off-site works) proportionate to the development that enable walking, cycling or the use of public transport.**

**12.1.2. Development that results in a loss of or reduction in the provision of public transport, cycle and pedestrian facilities will not be supported unless the new proposals includes replacement services and facilities of an equal or higher quality, economic viability and value to the community on the same site or another equally suitable or more suitable site within the parish or where it can demonstrated that the facility is no longer viable.**

Many aspects of the Plan directly or indirectly support maintenance of local services and facilities. The indirect effect is through the emphasis on maintaining or enhancing the number of full-time residents in Linkinhorne through affordable housing provision and through support for commercial and agricultural development.

### *12.2. Policy SF2 - Open Spaces:*

**12.2.1. Development that results in the loss of open spaces currently used as of right by the public for sports or recreation or that would harm their character, setting, accessibility, appearance, general quality or amenity value will not be supported.**

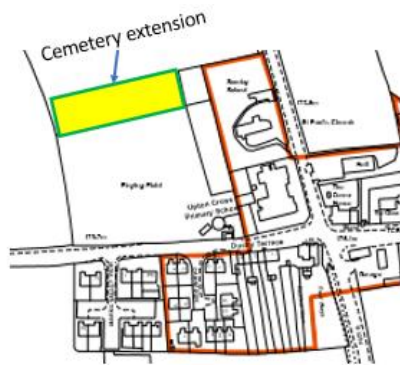
This Policy does not prevent alternative (e.g. improved solutions) open spaces being offered in lieu of the existing sites. However, Linkinhorne Parish council will seek community consensus before supporting any changes.

This policy designates the Village green in Henwood, the school playing fields at Upton Cross, the Recreation fields in Rilla Mill and Upton Cross, all shown below, as a protected public open space. The aim of this designation is to provide special protection against development for green areas of particular importance to local communities.

Within Linkinhorne's villages and hamlets there are open spaces easily accessible to the public: village greens, sports fields and playgrounds. Given that these facilities are difficult to replace because of high land prices, it is important to ensure that they, and the benefit they provide to the community, are not lost.

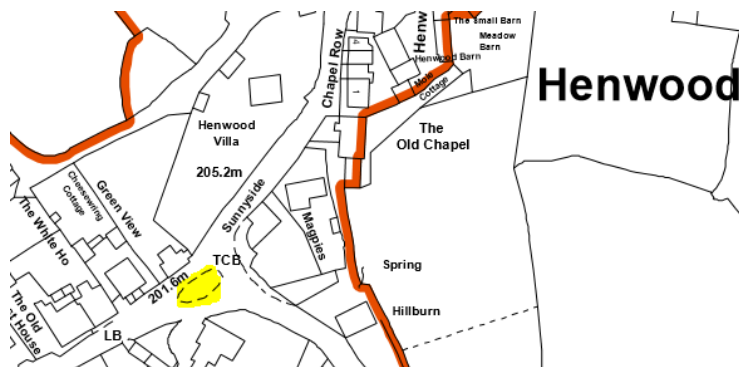
**12.3. Upton Cross Cemetery**

An important benefit that must be lost to the community is the right to be buried within the Parish. Therefore, the land adjoining the existing Parish cemetery will be allocated for this use. See diagram below.



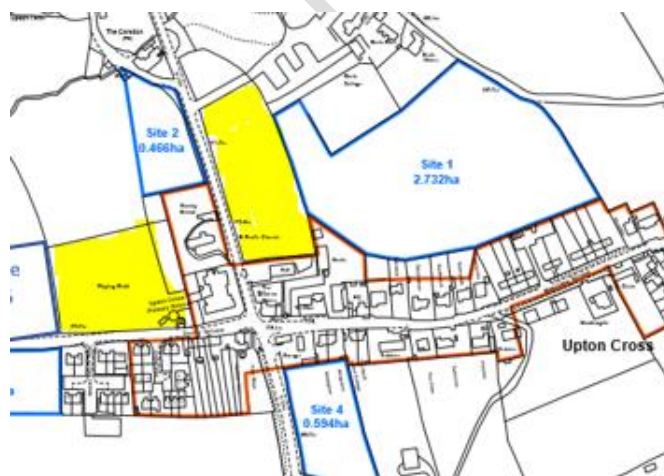
**12.4. Henwood Open space**

Small Green in centre of the village containing red telephone box, (shown below) must be protected as a public open space and amenity area.



**12.5. Upton Playing fields and the school playing fields:**

The Children’s Play Area at Upton Cross (shown below) must be protected as a public open space and amenity area.





APPENDIX 1: \*\*\***Is this required**

## **14. INTERPRETATION – GLOSSARY**

### **15. Affordable housing (H2):**

**16. Government guidance on definitions of general housing terms describes social and affordable housing as follows: “Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. From April 2012 affordable housing is defined in the National Planning Policy Framework (prior to this the definitions in Planning Policy Statement 3 apply).**

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as ‘low cost market’ housing, may not be considered as affordable housing for planning purposes”.

### **17. Close family (H2 (viii))**

Parents, grandparents, great grand parents, children, grandchildren, great grandchildren, siblings, husband, wife, civil partner.

### **18. Curtilage**

An area of land attached to a house or other building and forming one enclosure with it.

### **19. Hamlets, Villages, Settlements and Settlement Boundaries**

The terms hamlet and village are often used rather loosely. To avoid confusion, we have used the word settlement to describe villages and hamlets.

In determining settlement boundaries shown on the proposals maps, the following criteria were used:

- The character and built form of the settlement.
- Built sites and amenity space on the edge of a settlement which contribute to the
- economic & social life of the settlement is included e.g. church, school, playground etc.
- Commitments for built development on the edge of a settlement are included e.g. sites with planning permission at add date
- Boundaries follow clearly defined features e.g. field boundaries, roads, streams, walls, fences

etc.

- Boundaries generally follow the curtilage of dwellings or other buildings within settlements except where;
- large gardens or other open areas, would be inappropriately drawn into the built-up area, or
- the curtilage is separate to the dwelling, or
- that part of the curtilage or open area has the capacity to significantly and inappropriately extend the built form of the settlement.
- Isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement are not included.

## 20. Design Guide:

*The Parish Character Assessment, the Caradon Design Guide and the Linkinhorne Design Guide are introduced in the Character Assessment and design section of this Plan. They are referred to collectively as the Design Guide. (Note: same comment re deciding whether to use Caradon or Cornwall and whether to have a bespoke Linkinhorne guide applies)*

## 21. Dry stone wall (AG7):

*Field or premises boundary built of natural local stone (notably moorland granite) without binding mortar or soil infill and not supporting a live hedge.*

## 22. General Development Order (CR3):

*The Town and Country Planning (General Permitted Development) (England) Order 2015. Also see Permitted Development Rights.*

## 23. Infill

*The filling of a small gap in an otherwise continuously built up frontage or other undeveloped area within a defined settlement boundary that does not physically extend the settlement into the open countryside, or the redevelopment of an existing previously developed site within or adjoining the settlement*

## 24. Major development (LA2):

*Major development, for the purpose of consideration under the NPPF of planning applications in an AONB, is defined in related Government Planning Policy Guidance (06/03/2014 revision) in the following terms: "Planning permission should be refused for major development in a National Park, the Broads or an Area of Outstanding Natural Beauty except in exceptional circumstances and where it can be demonstrated to be in the public interest. Whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context. The Framework is clear that great weight should be given to conserving landscape and scenic beauty in these designated areas irrespective of whether the policy in paragraph 116 is applicable".*

## 25. Permanent employment (H2 (ii)):

*Employment or self-employment with intention to continue indefinitely, fixed term contract with at least 5 years unexpired or with reasonable expectation of renewal for at least 5 years.*

*Permitted Development Rights (CR3): certain forms of development allowed under *The Town and Country Planning (General Permitted Development) (England) Order 2015* (The General Development Order) and therefore not requiring formal planning consent.*

## 26. S106 Agreement (H1):

*Legally enforceable and permanent obligations contained in a formal agreement under Section 106 of the Town and Country Planning Act 1990 between Local Planning Authority and developer, also usually including the landowner when not also the developer.*

## 27. Wildlife site - Non-statutory (CR2(iii)):

*County Wildlife Sites were identified and selected for their high nature conservation value by Cornwall County Council, the Cornwall Wildlife Trust and the Environmental Records Centre for Cornwall and the Isles of Scilly during the 1980s and 1990s using a combination of aerial photograph data, past and local knowledge and ground based surveys. To these were added Biodiversity Action Plan sites, having habitats and species of national conservation concern, with detailed objectives to help protect and enhance them, in pursuance of the UK having signed the Convention on Biological Diversity at the 1992 Earth Summit in Rio de Janeiro. Following publication in 1995 of Biodiversity: the UK Action Plan, a new UK List of Priority Species and Habitats was published in 2007, after a comprehensive analysis and leading to the conservation approach currently being developed by statutory and non-statutory sectors for the 1150 species and 65 habitats identified as being of concern. In Cornwall, steered by the Cornwall Biodiversity Initiative (launched in 1996, a voluntary partnership of organisations, businesses, local authorities, government agencies, groups and individuals with the shared objective of working together to protect and enhance Cornwall's wildlife), the Cornwall Wildlife Trust leads on BAP implementation, through the Cornwall Biodiversity Action Plan which highlights the UK BAP priority habitats and species that occur in Cornwall and guides local conservation work to contribute to UK BAP targets and to ensure Cornwall's wildlife for future generations. There are several Cornwall Wildlife Sites in the Plan area: Caradon Hill, Caradon Wood and parts of the Lynher valley.*

## 28. Wildlife site - Statutory (CR2(iii)):

*Local Nature Reserves: designated under the National Parks and Access to the Countryside Act 1949 by principal local authorities (district, borough or unitary councils) in England, Scotland and Wales. Parish and town councils in England have no direct power to designate nature reserves, but they can have the powers to do so delegated to them by their principal local authority using section 101 of the Local Government Act 1972. There are currently no LNRs in the Plan area.*

*National Nature Reserves: designated under the National Parks and Access to the Countryside Act 1949 to protect particularly important habitats, species and geology, and to provide 'outdoor laboratories' for research. Natural England designates NNRs and manages about two thirds of those in England. Others are managed by organisations approved by Natural England such as the National Trust, Forestry Commission, RSPB, Wildlife Trusts and local authorities. There are none presently in the Plan area; Cornwall's NNRs being Golitha Falls, Goss Moor and The Lizard.*

Sites of Special Scientific Interest: overseen by Natural England, SSSIs originate from the National Parks and Access to the Countryside Act 1949, but are governed by the Wildlife and Countryside Act 1981, amended by the Countryside and Rights of Way Act 2000, and with further influence from the Water Resources Act 1991 and related legislation. Phoenix United Mine is the only SSSI presently in the Plan area.

*Special Areas of Conservation: governed by the EC Habitats Directive, implemented in the UK by the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations). There are none in the Plan area at present.*

*Special Protection Areas: governed by the EC Birds Directive, also implemented in the UK by the Habitats Regulations. There are none in the Plan area at present.*

DRAFT Discussion Only

## 30. APPENDIX 2

### 31. Linkinhorne Landscape Character Area Description

*Within in the Parish of Linkinhorne there are three designative character types of landscape, in the east the land plateau between the rivers Lynher and the Tamar, in the center there is the river Lyner and its tributaries and the west there is Bodmin Moor.*

#### River Valleys

##### 32. Description

*This area forms an extensive sloping plateau intersected by the river Lynher valley. It is an agricultural working open pastoral landscape with some arable areas becoming more small scale in landscape character towards the east. Tree cover is generally sparse, mainly associated with Cornish hedges and around farms and buildings.*

*The land is generally sparsely populated with dispersed settlement and isolated farms. Liskeard is the major settlement lying to the south of the area and outside the parish.*

*Lynher River Valley: The valley of the River Lynher twists southwards. The valley sides are well wooded and in the lower reaches the valley floor cultivated. Within the Linkinhorne parish the valley narrows and straightens to run along the eastern edge of Bodmin Moor. The river's source close to the A 30 at Trewint and flows into the western banks of the Tamar estuary.*

##### 33. Key Landscape Characteristics

*Open, gently rolling plateau with pattern of low irregular Cornish hedges with hedgerows and sparse tree cover. Mixture of pasture on the plateau with some arable, with Cornish hedges or post and rail fencing.*

##### 34. Designations

*AONB designation.*

##### 35. Location

*This is an area extending east of Bodmin Moor, with river valleys skirting the foothills of the Caradon mining district.*

### 36. Biodiversity

*The Landscape Character Area has a high proportion of broadleaved woodland, mostly following the streams in the sinuous valleys, with Upland Oakwood, Upland Mixed Ashwoods and Lowland Mixed Deciduous, some within Ancient Woodland.*

## **Bodmin Moor**

### 37. Description

*An extensive exposed granite upland of tors, rocky outcrops and heath with pastoral farmland in the more sheltered areas especially in the valleys around the edges of the moorland. This is some of the highest land in Cornwall with Caradon Hill and Sharp Tor being among some of the two highest peaks. Much of the area is unenclosed and unsettled, wild and often bleak with panoramic views of moorland grass and wet heath sweeping into the distance punctuated by granite boulders and scree as well as hidden bogs and mires. From the moorland plateau streams flow in all directions cutting into weakness in the underlying rock to form narrow incised valleys that are wooded and enclosed with attractive cataracts and waterfalls. Anciently enclosed farmland with its small fields and sinuous boundaries can be found in the sheltering folds of the undulating plateau usually surrounded by more rectangular fields where the moorland has been more recently enclosed.*

*There are signs of human activity everywhere with a wealth of prehistoric features such as burial chambers, stone circles, settlements and field systems, medieval farmsteads and streamworks, quarrying and mining. The area around Minions is part of the international World Heritage Site and carries extensive well-preserved remains of former industrial activity. There are extensive industrial remains, with many chimneys and engine houses, tramways, dressing floors, spoil heaps and surface workings.*

*The villages and hamlets (Minions, Henwood etc.) on sheltered valley sides (creases); mainly 19th C mining terraces using vernacular materials and of distinctive local style.*

### 38. Key Landscape Characteristics

*Exposed large scale unenclosed moorland with gorse, bracken and heather. Areas of recently enclosed moorland intake on moorland edge enclosed and subdivided, mainly with wire fencing and some drystone walls.*

### 39. Designations

*Bodmin moor area within the Parish is covered by the Caradon District World Heritage area.*

### 40. Location

*Extensive inland upland area towards eastern end of county. No large settlements. The Landscape has views to the coast in the south covering Rame Head to St Austell Bay.*

### 41. Geology and soils

*Large granite boss and metamorphic aureole, forming an area of high ground rising to 420m AOD at Caradon Hill. Erosion has assisted in the creation of granite stones at Cheesewring. Soils are generally poor draining, impoverished and often boggy, on the granite, but well-drained acid brown earths on the surrounding soils. The subsoil is a stony yellow-brown material known as growan or rab.*

#### 42. Topography and drainage

*Gently undulating plateau with variably sloping sides, cut with shallow stream valleys in all directions. Rivers and streams follow lines of weakness in the granite across the Moor as shallow valleys that deepening dramatically across the softer rocks around the edge of the core, and feeding rivers to the south Cornish coasts.*

#### 43. Biodiversity

*The Landscape Character Area has large areas of rough ground and moorland with acid grassland, and extensive areas of Lowland Heathland. Some formerly grazed common land has scrubbed up with European Gorse or has been invaded by Bracken. The majority of the farmed land is improved grassland. Between the hills along the upper reaches and heads of streams large areas of wetland, with Fens, and Blanket Bog have developed by the combination of high rainfall and poorly-draining soils. The streams eventually join the rivers Tiddy or Lynher and link to the semi-natural habitats in the valleys of those rivers.*

### **East Linkinhorne plateau (part of the Tamar Moorland Fringe)**

#### 44. Description

*Enclosed landscape of the western slopes of the middle Tamar Valley. The plateau is dissected in its northern area by narrow river valleys whose waters rise on the granite of Bodmin Moor. These gradually deepen as they pass over the softer rock on the edge of the moor. In the east, the plateau is dissected by short river valleys, some steep-sided, which are tributaries to the Lynher. The sheltered valley sides allow more luxurious hedge growth and the landscape appears to be more wooded though true woodland is restricted to the steepest valley sides and the wetter valley bottoms.*

*Prominently, neutral grassland and broadleaved woodland in valley bottom, and church-based hamlets on slopes. Different land uses linked by strong pattern of Cornish hedges with trees in sheltered parts throughout and dominance of older vernacular villages. Narrow winding sunken lanes overhung with tall, tree-lined hedges linking dispersed farms and hamlets.*

#### 45. Key Landscape Characteristics

*Undulating plateau incised by tributary valleys. Open medium-scale mixed farmland, predominantly improved pasture of mainly medieval enclosure, retaining much of its original pattern. Steeper valley sides clothed with mixed woodland on ancient woodland sites.*

#### 46. Designations

*Zone of influence natura 2000.*

#### 47. Location

*Area is bounded from the valley of the River Inny to the west by the River Lynher.*

#### 48. Topography and drainage

*Undulating plateau.*

#### 49. Biodiversity

*The flatter, higher land is farmed, with improved grassland and some arable. A few small fragmented areas of wetland exist along the numerous small stream valleys, with linear broadleaved woodland along the streams. The LCA has an important network of ancient species rich Cornish hedges with many mature trees, and these hedges link the semi-natural habitats in the adjacent areas.*