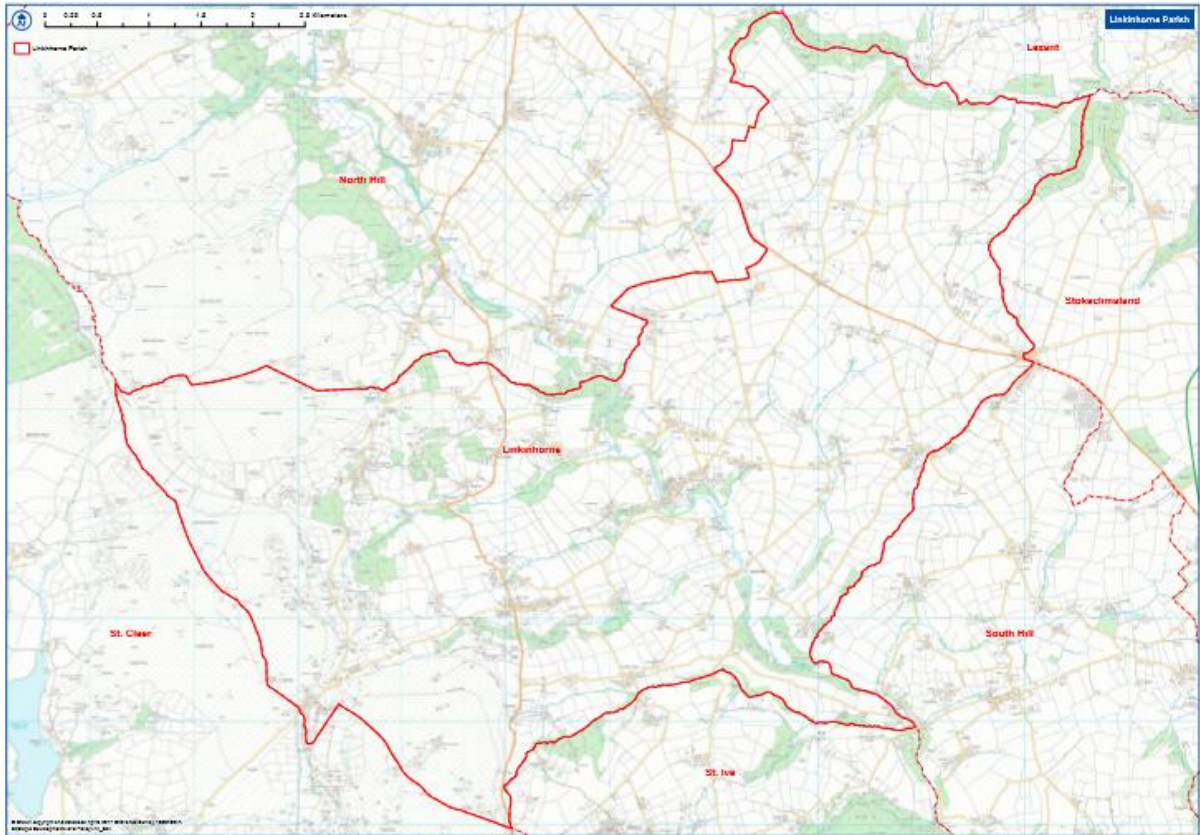


# ***LINKINHORNE NEIGHBOURHOOD DEVELOPMENT PLAN***



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## **Part 1. OUR PARISH**

### **1.1. Vision**

The vision for the Linkinhorne Parish is:

- To deliver the appropriate number of suitable new and affordable houses to meet the needs of all age groups within 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 and encourage new facilities where appropriate.
- To deliver 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.

### **1.2. The Objectives 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 in order to sustain community services and facilities and prevent sporadic, isolated developments in the country side.
- Protect the landscape.
- Support the local school.
- Ensure all future developments reflect 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.
- Deliver a community we all want to live in.
- Support the Bodmin Dark Sky designation.
- Support climate change measures.

1.3. 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.

## **A Neighbourhood Development Plan**

1.4. A Neighbourhood Development Plan (NDP) for Linkinhorne will give the community power to shape and direct development in the Parish. It will provide the Parish the opportunity to achieve identified aspirations and choose where they want new homes to be built, what type and how they should look.

1.5. The creation of a NDP is part of the governments approach to planning set out in the Localism Act 2011. The plan must take account of what local people want and can only be approved following a local referendum. Once approved it will form part of the statutory development plan and planning decisions will need to be made in accordance with it. However, it cannot be seen in isolation and it must

conform to the framework provided 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 also conform to other appropriate legislative requirements.

1.6. The key policy context for the Linkinhorne NDP is set by the Cornwall Local Plan (2010 – 2030) (CLP) which provides the strategic development policies for the whole county, including the amount of development to be accommodated in each area. It also defines a number of specific policy areas. In the parish of Linkinhorne these include:

- **The Cornwall Area of Outstanding Natural Beauty (AONB).** 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.
- **World Mining Heritage Area.** The Cornwall and West Devon Mining Landscape World Heritage Site was declared in 2006. The Parish contains part of a culturally and historically important landscape where there is a national duty to protect the sites.
- **Area of Great Landscape Value.** A landscape designation identifying areas of high landscape quality where the presumption is in favour of their conservation and enhancement.
- **Conservation Areas.** 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.
- There are also a number of listed buildings, trees subject to tree preservation orders and open areas of local significance within the parish.

#### **1.7. The Neighbourhood Development Plan Process:**

- The process for the creation of this NDP involved the following stages:
- Declaration of intent by Parish Council
- Establishment of working group
- Workshops
- Public consultation (The character of Linkinhorne's villages and hamlets ranked highly in the community's responses about quality of life)
- Consultation with
  - Historic England
  - Other local NDP teams
  - Cornwall Council planning team

1.8. 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 on the Linkinhorne Parish website,  
[http://www.linkinhorneparish.co.uk/data/uploads/566\\_1285609808.pdf](http://www.linkinhorneparish.co.uk/data/uploads/566_1285609808.pdf).

## Supporting Documentation

- 1.9. Those originating from key sources such as the Cornwall Local Plan (CLP) and the Cornwall Landscape Character Assessment, the Best Practice Guide and the Cornwall Housing Supplementary Planning Document. <https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/preparing-a-neighbourhood-plan/neighbourhood-planning-guide-notes-and-templates/#-tab-359260>
- 1.10. Documents generated during the course of the preparation of this plan such as the Linkinhorne NDP, the Linkinhorne Parish Character Assessment and Linkinhorne Landscape Character Area Description. <http://www.linkinhorneparish.co.uk/neighbourhoodplan.php>
- 1.11. Table 1 shows the Home choice register figures for Linkinhorne parish August 2019 (i.e. number of households with a local connection to Linkinhorne who are registered for affordable rented housing). In addition, there are 3 households registered with an interest in intermediate market (Shared Ownership etc.) affordable housing for sale, who have a local connection. Note: Band B = highest priority, Band E = lowest priority, Home choice register has verified local connection and a proven housing need.

*Table 1. Home choice register for Linkinhorne parish 14th April 20*

CAT CODE	1	2	3	4	Total
B	1	1	0	0	2
C	2	1	1	2	6
E	6	3	1	0	10
<b>Total</b>	<b>9</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>18</b>

- 1.12. Housing Requirement as stated in the Cornwall Local Plan: Strategic Policies (Local Plan) apportions [1,500] dwellings to be delivered in the [seven] parishes that make up the rural area of the Caradon Community Network Area (CCNA). Table 2 is an extract from the Housing Statement Guidance (Part 2): Planning to Deliver Your Housing Target document issued by Cornwall Council's planning team. Table 2 states the Local Plan target for the Linkinhorne Parish; it states Linkinhorne Parish has reached its target to deliver around 24 new dwellings between [2010] and 2030, to be considered in general conformity with the Local Plan. Additional homes will be delivered by affordable lead schemes or policy 7 of the Cornwall Local plan or infill within development boundaries.

*Table 2. Linkinhorne Parish Cornwall Local Plan Housing allocation*

CNA	Local Plan Housing Figure	CNA Commitments Apr 2010 – Mar 2019	CNA Completions Apr 2010 – Mar 2019	Remainder of Local Plan Housing Figure
Caradon Rural	520	349	282	0
Parish	Adjusted pro rata rate	Parish Commitments Apr 2010 – Mar 2019	Parish Completions April Apr 2010 – Mar 2019	Parish baseline figure (pro rata of CNA remainder)
Linkinhorne	14%	20	24	0

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

### **The Parish**

- 1.13. The Parish of Linkinhorne is situated in South East Cornwall and is part of the Caradon Community Network Area (CCNA). Linkinhorne parish covers an area of 3207 hectares with a population of 1,541 (NOMIS 2011 Census), this can be broken down into the following age groups: 17.6% under 18 61% between 18 & 65 21.4% Over 65%.
- 1.14. In common with the CCNA it has an older than average population when compared with Cornwall or England. Percentages in the 65 – 74 age bands are 13.5, 11.6 and 8.6 respectively. (NOMIS 2011 Census).
- 1.15. There is a total of 865 dwellings within the parish. The population density was recorded at 0.5persons per hectare against an average in Cornwall of 1.5 and 4.1 in England. The low density is in part accounted for by the significant area of open moorland within the Parish.
- 1.16. 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. This dispersed settlement pattern reflects the rich agricultural and mining heritage of the area and is an important part of its character.
- 1.17. The rich diversity of landscape and environment makes this parish extremely attractive to all who live in it and visit it. 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.
- 1.18. In common with most rural parishes the diminishing range of facilities in the parish means many residents travel to nearby towns for shops and services, as well as employment. Callington is 6 miles distant; Liskeard is 7 miles and Launceston about 10 miles. The city of Plymouth at about 20 miles is the nearest large shopping centre and contains the area's main hospital.
- 1.19. At the time of writing, the facilities in the parish comprise 3 public houses, 2 churches and 3 burial grounds, a limited bus service, Post

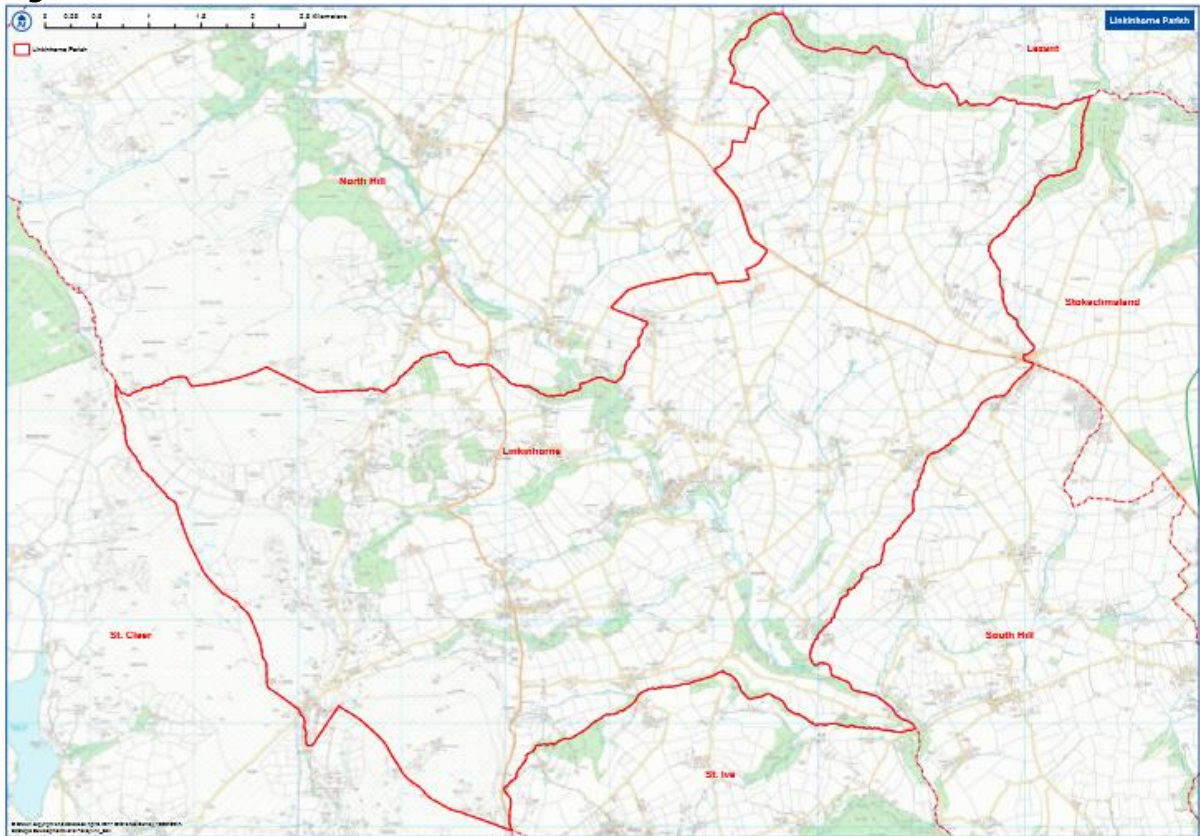
Office/stores, a tearoom, two public play grounds, 2 public car parks for moors and heritage centre, a village hall, a Parish hall, allotments, an observatory, Sterts Arts & Environmental Centre, community library, primary school and pre-school.

- 1.20. There are only two main roads in the parish. These are classified as 'B' roads and are often single lane in places with poor forward visibility. 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 Parish is rich in both biodiversity and heritage:**

- 1.21. **Biodiversity.** The Linkinhorne Neighbourhood Development 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 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).
- 1.22. **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 19th century Cornish mining and hark back to a very different world: much is now protected under the auspices of the Cornwall and West Devon Mining Landscape World Heritage Site. Additionally, Linkinhorne has many good examples of historic vernacular buildings which encapsulate the character of the area with over 40 individual structures listed and the 15th century church of St. Melor's in Linkinhorne hamlet awarded Grade 1 status.

**Fig 1. Linkinhorne Parish**



## Part 2. LINKINHORNE POLICIES

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

The policies are in bold print below. The supporting text above each policy that is not in bold print contains background, explanations, rationales and/or intent of the policies. This text is to be used in construing, interpreting and resolving any ambiguities in each policy.

### 1. 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:

Sustainable development is a cornerstone of the NPPF; this is recognised by the Linkinhorne Plan. New development should make an overall positive contribution to Linkinhorne's economic, social, environmental and future sustainability.

*Policy GP1 - Sustainable Development:*

**Development proposals should demonstrate a positive contribution towards securing the vision and objectives of the plan by:**

- **Conserving the special environment in which we live – for residents, visitors, local businesses and wildlife;**
- **Encouraging local business or opportunities for business growth.**
- **Ensuring that development improves the climate resilience of buildings, infrastructure and habitats and improves the energy efficiency of buildings and infrastructure through proposals which are sensitive to local character and distinctiveness.**
- **Ensuring 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.**
- **Encouraging very small-scale developments i.e. 1 or 2 houses (including self-build, modular off-site construction and other innovative low-cost housing models) that comply with the general policies of the Linkinhorne NDP.**
- **Lighting Impact Assessments will be undertaken for all developments within and adjacent to the Dark Sky Designated areas.**
- **All development proposals shall consider the need to design out crime and disorder to ensure ongoing community safety and cohesion.**

*Policy GP2 - Settlement Boundaries:*

- **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 maps contained in this document.**

- **Development proposals will be supported within these boundaries provided they comply with other relevant policies and stated objectives of this document.**
- **Development outside these settlements will be assessed as a rural exception site, as outlined in policy 9 of the Cornwall Local Plan.**
- **For clarity, developments that do not adjoin the village boundary will not be supported, unless they fulfil the requirements as set out in Policy 7 of the Cornwall Local Plan, *For Housing in the Countryside*.**

Fig 2. Henwood Village Boundary

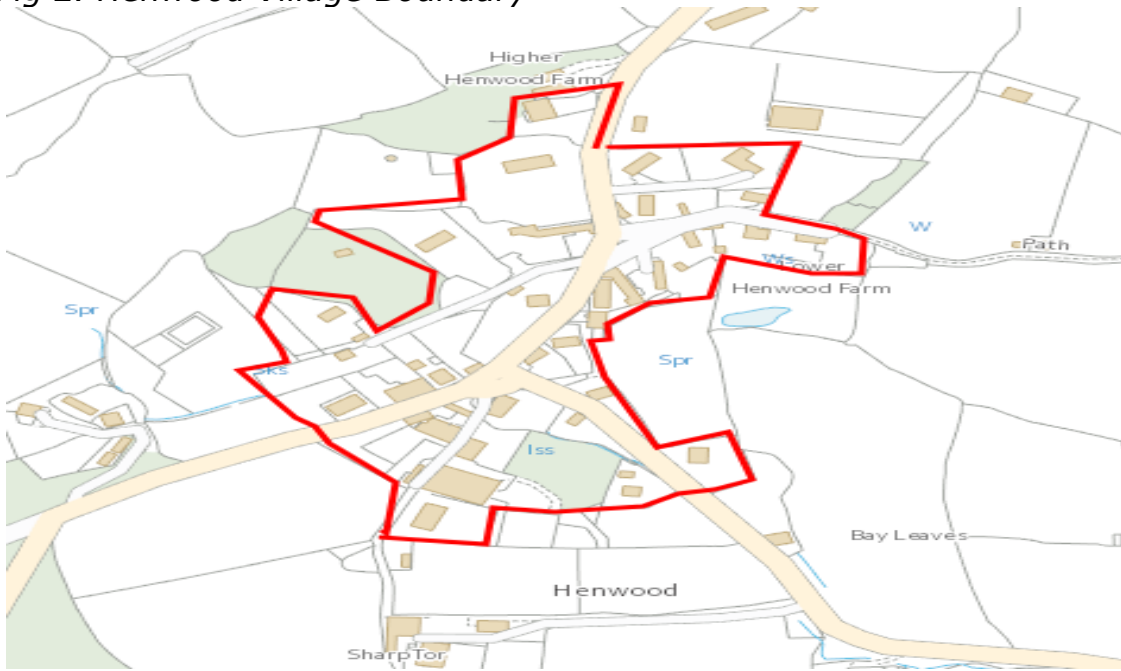


Fig 3. Minions Village Boundary

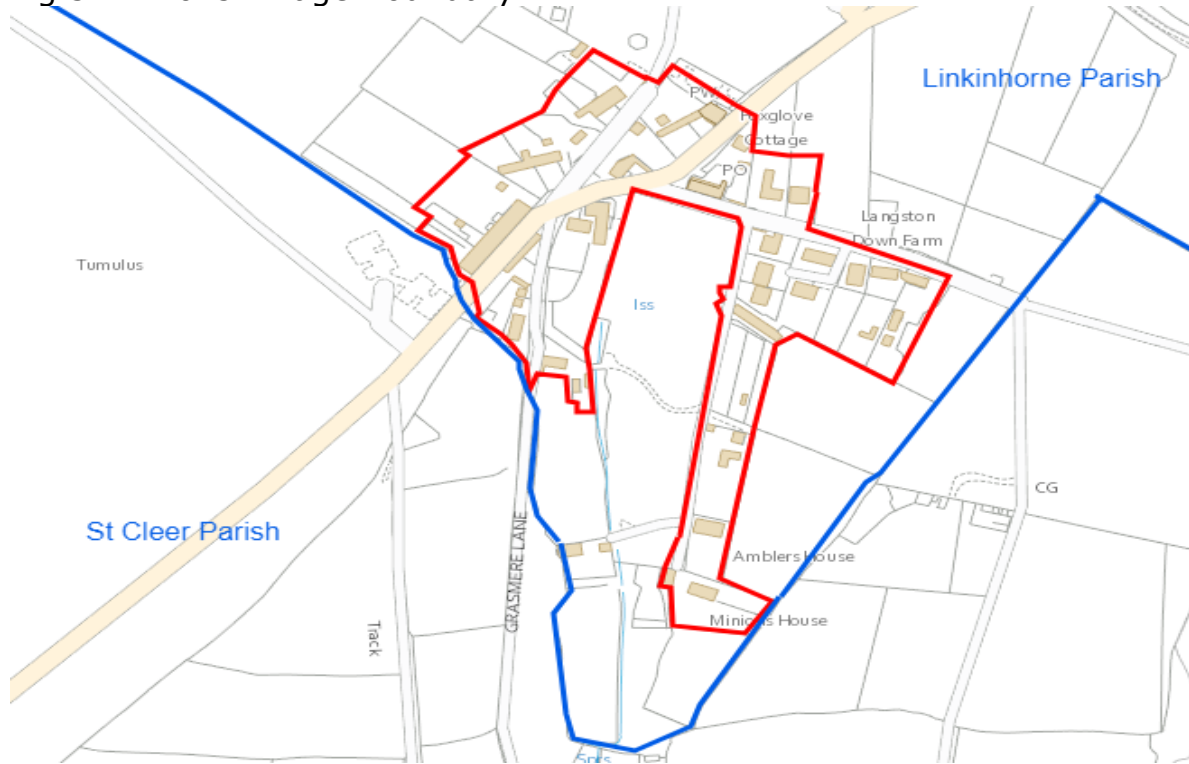
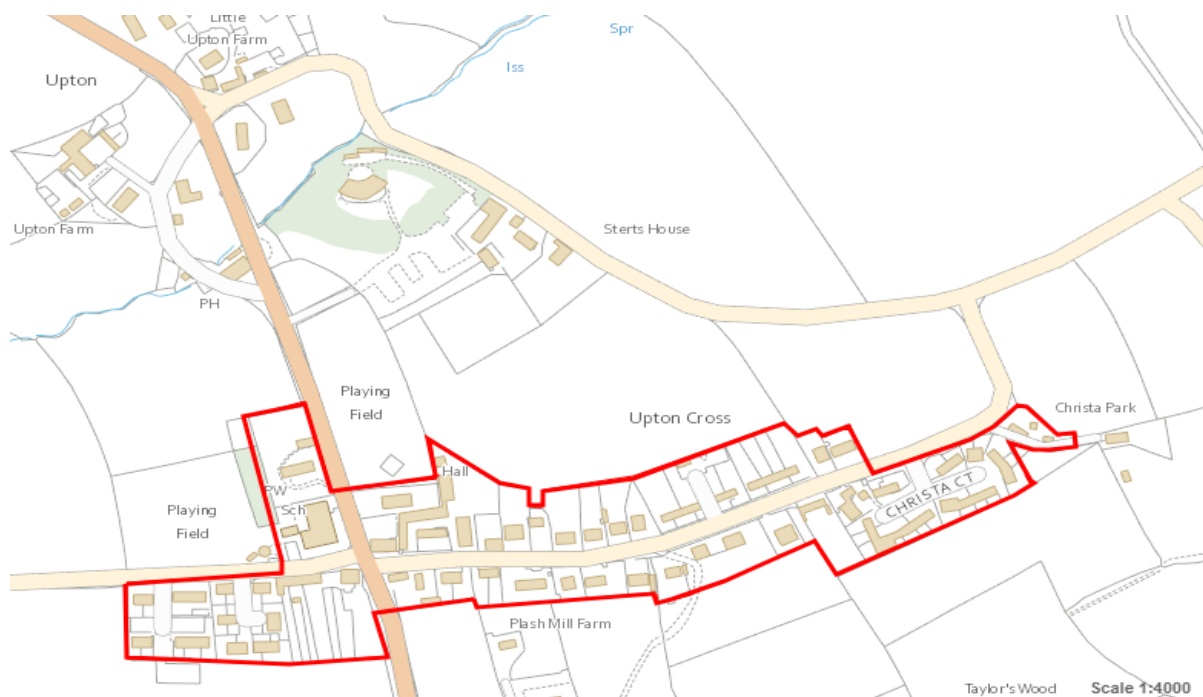


Fig 4. Rilla Mill Village Boundary



*Fig 5 Upton Cross Village Boundary*



- 1.1. The Plan endeavours 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.
- 1.2. Local vernacular and the relationship between buildings are an important part of the character of our communities. Design should be commensurate with the indigenous architecture and comply with the principles of sustainability/energy efficiency. The community has expressed a preference for small scale development and for re-use of buildings and sites before building on greenfield sites. 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.
- 1.3. The Caradon Design Guide sets out the general design principles which reflex the local vernacular and are considered to offer useful guide which addresses the design expectations of the local community. For this reason, a number of sections within the Caradon Design form part of the appendix Linkinhorne NDP.  
<https://plansupport.services/resources/caradon-design-guide/>
  - Building Context
  - Houses
  - Bungalows
  - Dormers, Roof lights, Windows and Doors
  - Roofs and Chimneys
  - Door Surrounds and Porches
  - Walls and Openings
  - Gardens, Driveways and Boundaries

- Conversions
- 1.4. 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.
- 1.5. In order to retain the rural character of the Parish, it is important that native trees be planted to minimise the visual impact of any new development.
- 1.6. Opportunities for on street parking are limited and, in most places, non-existent due to the narrow rural roads it is therefore important that any new development incorporates spaces for off-road parking.

*Policy GP3 - Redevelopment Involving Demolition of Buildings:*

**The replacement of buildings involving demolition and redevelopment will be supported where the building to be demolished is:**

- **Demonstrably unstable or uneconomic to repair, (as evidenced in a structural report) or**
- **Inferior in terms of Design Guide principles, or functionally, environmentally or economically obsolescent.**
- **Replacement dwellings shall maintain and preferably enhance habitat connectivity and local flood resilience by retaining trees and green corridors and using permeable surfaces.**

**Sites proposed for redevelopment to residential use that lie outside the defined settlement boundaries will be treated as a Rural Exception Site as defined in the National Planning Policy Framework 2019 NPPF). Rural Exceptions are defined in the Cornwall local plan Policy 7.**

**All Development proposals must comply with other relevant policies of the Linkinhorne NDP and stated objectives.**

## 2. HOUSING:

*Policy H1 - Integration of new development:*

**Within the designated village boundaries, proposals for new development (including redevelopment) will be supported if:**

- **The development is sited and designed so as to promote, support and develop the distinctive character of the area.**
- **The development is of an appropriate scale, layout, height and mass which respond positively to the location in which it is proposed.**
- **It is integrated well with existing development in the settlements in terms of building details, local features, materials, finishes, colour, adequate provision and siting of parking, planting, landscaping and reflects the characteristic patterns of the settlement.**
- **It takes account of and responds to the visually impact of the development on the surrounding area.**
- **Small scale developments (i.e. 1 or 2 houses) comply with the general policies of the Linkinhorne NDP.**
- **Provision is made for electric vehicle charging points and small-scale renewable energy generation installations, where appropriately located.**

- **All new build must be provided with in-built infrastructure to enable connection to fibre-optic broadband.**

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

### **Local-needs and Affordable Housing.**

- 2.1. The various questionnaires and workshops held as part of the preparation of this plan revealed a strong desire to ensure that the plan made some sort of provision for those with local connections who cannot afford to buy or rent on the open market. One way of achieving this is to make provision for those with either access to land or buildings to build a new home for themselves or undertake a conversion. This policy applies to new build homes, the conversion or re-use of existing buildings and where appropriate the change of use of holiday units to permanent residential accommodation. Preference is given to those with links to the Linkinhorne parish and whose housing need is not met by the open market.

#### *Policy H2 – Rural exception housing for local people:*

- **Local needs affordable homes will be permitted where this need is evidenced and where development does not have an unacceptable impact on the visual and landscape amenity of the area. Works such as access, outbuildings and curtilage boundaries should not have an unacceptable impact on the visual and landscape amenity of the area:**
- **New dwellings will be supported where the following criteria apply:**
  - **The proposal is to deliver an affordable home for discounted sale or rent.**
  - **The proposal would be well related to an existing village or hamlet.**
  - **The property has a maximum of four bedrooms.**
  - **Application to extend these dwellings will not normally be supported, unless there is an evidenced need for additional bedrooms based on health and support needs.**
  - **Self-build or modular off-site construction and other innovative low-cost housing models (such as community land trusts) are encouraged under this policy.**
- **The Parish Council expect new affordable dwellings to be subject to a Section 106 agreement in order to ensure the amenities and accommodation of the dwelling remain locally affordable in perpetuity.**

- 2.2. A significant portion of the parish population is 65 plus and in line with national trends this is set to increase. "Housing our Aging Population" a research/policy paper prepared for the Local Government Association (September 2017) highlighted a number of key facts:

- 2.3. The number of people over the age of 65 is forecast to rise over the next decade from the current 11.7 million to 14.3 million by 2025.

- 2.4. The vast majority live in the mainstream housing market, accounting for a third of all homes and 60% of household growth.

- 2.5. Only 0.6% of over 65s live in housing with care.
- 2.6. The Linkinhorne area has a higher than average proportion of older people in all age groups from 45+. There is a lack of lifetime housing in the parish and the many older cottages are difficult to adapt. Provision of lifetime dwellings and dwellings specifically for the elderly currently living within the parish, would whilst meeting a specific need, and would also release larger houses in the parish. Any proposals to be acceptable would need to remain available to meet future elderly person dwelling needs within the parish.

*Policy H3 –Lifetime housing for local elderly people or those with significant health issues:*

- **Local needs lifetime homes specifically for older persons or those with significant health issues will be permitted where this need is evidenced and where development does not have an unacceptable impact on the visual and landscape amenity of the area. In each case ancillary works such as access, outbuildings and curtilage boundaries should not have an unacceptable impact on the visual and landscape amenity of the area:**
  - **New dwellings will be supported where the following criteria apply:**
  - **The proposal is to deliver an older person dwelling to meet a local need.**
  - **The proposal would be well related to an existing village or hamlet.**
  - **The property has a maximum of two bedrooms, unless there is an evidenced need for additional bedrooms based on health and support needs.**
  - **Application to extend these dwellings will not normally be supported, unless there is an evidenced need for additional bedrooms based on health and support needs.**
  - **Self-build or modular off-site construction and other innovative low-cost housing models (such as community land trusts) are encouraged under this policy.**
- **The Parish Council expect the new dwelling(s) to be subject to a Section 106 agreement in order to ensure that it remains available to meet local older person’s needs in perpetuity.**

### 3. LANDSCAPE AND WILDLIFE:

- 3.1. 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.

- 3.2. 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.
- 3.3. 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 (whether tree or grass topped) 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.
- 3.4. Enhancement could mean repairing gaps or damage to existing hedges, connecting new and existing hedges to expand wildlife corridors and increasing public appreciation of the value and distinctiveness of Cornish hedges.
- 3.5. 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 LW2 should be applied.

*Policy LW1 – Construction of new Farm Buildings Works, and (where not covered by the General Policy Development Order):*

- **The provision of new farm buildings and works will be supported provided that:**
  - **Where the developer relies, 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.**
  - **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.**
  - **Lighting Impact Assessments has been undertaken for all developments within and adjacent to the Dark Sky Designated areas.**

*Policy LW2 - Field and Parcel boundaries – Hedges Removal:*

**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:**

- **only the minimum necessary removal should be allowed and**
- **establishment of a new hedgerow should be required, where feasible, in mitigation of the loss.**
- **Proposals that retain and enhance existing hedgerows and Cornish hedges will be supported.**

#### 4. COMMERCIAL DEVELOPMENT

4.1. 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, building 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.

4.2. 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 or which were identified in the Parish Character Assessment. 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. 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.

*Policy CD1 - Commercial Development:*

- **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 buildings and external storage areas are appropriately landscaped and screened.**

#### 5. COMMUNITY INFRASTRUCTURE:

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

*Policy CF1 - Sustainable Transport:*

- **Proposals for new development should make provision for walking and cycling, linking with existing infrastructure where there are opportunities to do so. Measures will be proportionate to the scale of development and should deliver on and off site works which support the use of walking, cycling and public transport.**
- **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 proposal 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 be demonstrated that the facility is no longer viable.**

*Policy CF2 – Open Areas of Local Significance:*

- **Open and undeveloped areas are an important part of the character of the settlements of the Parish. Development proposals will be supported by a visual impact assessment in order to ensure development does not adversely impact on:**
  - **The open areas within settlements;**
  - **The setting of settlements; or**
  - **The green gaps between settlements**
- **Development should protect and make a positive contribution towards the visual setting of individual and/or groups of buildings.**

5.2. These areas make a significant contribution to the character of the villages and hamlets in the Parish. The areas and features that the Linkinhorne Neighbourhood Development Plan seeks to afford protection are those that have been recognised as being special by the Community. These areas include those that do not have a statutory designation but have been recognised by Cornwall Council as being of local importance and given a local designation, such as the Landscape Character Assessment.

5.3. The Linkinhorne Neighbourhood Development also seeks to retain the much-loved local scenery in keeping with the responses to the questionnaire to preserve the tranquillity, dark skies, Cornish hedges, quality of the landscape, unique granite boulders, village amenities, farming landscape, field patterns, trees & woodlands, stream, ridges & skylines, and historic features.

5.4. Previously these sites were safeguarded and identified in the Caradon District Local Plan under Open Areas of Significance (OALS).

*Policy CF3 - Open Spaces:*

- **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, (i.e. village green in Henwood, the school playing fields at Upton Cross, the Recreation fields in Rilla Mill and Upton Cross). Unless an alternative, improved facility is**

**provided as part of the development proposal which is well linked to the community.**

5.5. 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.

5.6. 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.

**Henwood Open space**

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

*Fig 6. Henwood Open space*



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

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

*Fig 7. Upton Playing fields and the school playing fields:*





## 6. ENERGY

- 6.1. The community wishes to support appropriate energy reduction, carbon emission reduction and sustainable energy production technologies that are of a scale and design that do not adversely affect the landscape, villages and hamlets of the Plan area.
- 6.2. Because of the adverse impact on the AONB and Landscape Character Assessment areas, the Linkinhorne NDP has made no provision for land to be allocated for the provision of large or medium scale wind turbines, solar thermal and solar photovoltaic panel deployments.
- 6.3. Small scale provision for renewable energy generation installations is encouraged.
- 6.4. All new build homes must include provision for electric vehicle charging points and small-scale renewable energy generation installations.
- 6.5. Whilst the community supports sustainable energy technology, serious concerns remain about many aspects of installation, particularly of wind turbines and solar panels such as loss of productive farmland and visual, noise and other negative impacts on the character of the landscape or of villages and hamlets.

## 7. COMMUNITY PROJECTS

- 7.1. There is an aspiration within our community that a combination of new developments, Community Infrastructure Levy funds and other available sources of finance should be used to secure a range of community benefits and in particular:
  - Cemetery extension
  - Over flow parking and drop off / pick up parking for the Primary School
  - Off road footpaths connecting key facilities / green infrastructure
  - Traffic calming measures
  - New play equipment and or sport facilities
  - Bus shelters
- 7.2. Community Infrastructure Levy programmes to be defined and managed by the Linkinhorne Parish council.

## Part 3. REFERENCE DOCUMENTS

National Planning Policy Framework  
Cornwall Local Plan (2010 – 2030) (CLP)  
Cornwall Landscape Character Assessment,  
Cornwall Council’s Neighbourhood Planning Toolkit  
Cornwall Council’s Neighbourhood The Best Practice Guide  
Cornwall Housing Supplementary Planning Document.  
Cornwall Housing Statement Guidance (Part 2).  
Caradon Local Plan.  
Caradon Local Design  
Cornwall Industry Settlements Initiative Minions  
Cornwall Industry Settlements Initiative Upton Cross  
Cornwall Industry Settlements Initiative Henwood

Hedgerow Regulations 1997, originating from Section 97 of the Environment Act 1995