

# **THE ROSELAND PLAN**

**OUR ROSELAND - OUR FUTURE**

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## **Roseland Neighbourhood Development Plan**

**Our Plan for the Period  
2015 - 2030**

Produced by the  
Roseland Neighbourhood Development Plan Steering Group  
May 2015







## FOREWORD

The Roseland Plan is a blueprint for how we, the community of the Roseland, view our future. It describes how we want the Roseland to look and what it will be like to live here, work here and visit here over the next 16 years that the Plan covers.

The most important thing about the Plan is that its roots are deeply embedded in the hopes, concerns, ideas and passion that the community has so clearly articulated. It is the community's Plan in more than one sense. The community has told us what it wants. But it is also the community, in the form of the very many volunteers who have given so generously of their time, their skills and their commitment to this very special place, who have made it happen. Given the complexity of the task, this is no mean achievement and one of which we should all feel proud.

The core of the Plan is Section E, which summarises our Vision for the future of the Roseland and the main Objectives of the Plan. Sections F, G and H describe the detailed planning policies, each with its introductory summary explaining simply what we are trying to achieve. You will recognise the wording and intent. They derive directly from what you have told us over the last 18 months.

We should also mention the production by individuals and enthusiastic teams of volunteers of companion documents and maps that will be a valued resource for those interested in the Roseland for many years to come.

So read on! We hope you enjoy it and that you feel it reflects your hopes, aspirations and love for the Roseland.

Jon Smith  
Chairman  
Roseland NDP Steering Group

Julian German  
Cornwall Councillor





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All of these Appendices and many other important Documents submitted with, or related to, The Plan are available on our website: [www.roselandplan.org](http://www.roselandplan.org) including:

### ROSELAND CHARACTER DOCUMENTS

- Roseland Area Profile (including Parish Character Assessments)
- Roseland Local Landscape Character Assessment
- Roseland Maps of Agricultural Land Quality, Designated Sites, Listed Buildings, Monuments & Artefacts and Open Spaces

### ROSELAND PLAN DESIGN GUIDE (Adopted Carrick Design Guide)



## SUMMARY

The Roseland Plan has flowed directly from the desire of the local community to take control of its future and the future of our truly special area - an Area of Outstanding Natural Beauty in name and in fact - a totally unique environment combining beauty, character, biodiversity and tranquillity appreciated by all who live in, work in or visit the area.

In Sections C, D and E (pages 10-25), we explain how The Plan is derived directly from what the community said. To provide a sustainable foundation for our future, the core of The Plan is built around conservation of our unique landscape and village character. Development will, necessarily, be limited and it must add to, rather than detract from, the characteristics that support the local economy and enable the outstanding quality of life on the Roseland.

### **VISION FOR THE FUTURE OF THE ROSELAND**

**Conserving and Enhancing the Roseland's  
Character and Distinctiveness  
for a Sustainable Future**



### **The Roseland Plan Strategy**

**Underpin the tourist, agriculture and related service industries by protecting the natural beauty of the AONB and maintaining and enhancing the distinctive character of the Roseland.**

**Positive management of new development to minimise the impact on the landscape and on cherished Roseland villages and hamlets.**

**Provision of housing to meet local need.**

**A balanced approach to carbon reduction / energy efficiency / energy production.**

**Support for the retention of the existing services valued by the community.**

Planning policies have been developed to enable us to deliver the Strategy and Vision set out above. The connection between the Strategy and Policies is given on pages 19-25. The policies themselves are set out in detail in Section G (Policies for Quality of Life) and Section H (Policies for Future Development).

Implementation of The Plan is critical. Specific, post-Plan projects are planned to deliver Affordable Housing, energy reduction and production, Conservation Area Management and a new Roseland Design Guide. In addition, a number of initiatives (enabling projects) have been identified (Section I 21).



## A. SETTING THE SCENE

### A1. Origins of The Roseland Plan

The Roseland arouses very strong emotions. People who know it talk about it with love and passion. In recent years there has been a growing concern that the area is increasingly threatened by inappropriate development and that many planning decisions seem to give very little weight to the importance of the Roseland's AONB status. The Localism Act 2011<sup>(1)</sup> gave the community the opportunity to influence the future of our wonderful area.

The Roseland Peninsula Neighbourhood Area was formally designated<sup>(2)</sup> following public consultation which took place between December 2012 and May 2013. It is a joint project involving a 'cluster' of five Parishes (Gerrans, Philleigh, Ruan Lanihorne, St Just in Roseland and Veryan). The formation of this cluster emphasised our joint determination to ensure that it is the community and not outside forces that will shape the Roseland's development.

The agreed mission of the Steering Group was to

**'shape the future of the Roseland whilst preserving what is valued'.**

### A2. The Approach We Adopted

Early in the life of The Roseland Plan, the Steering Group made a public declaration of intent to the Roseland community, saying that it would:

- Inform you about your Plan and how it might affect or interest you
- Consult you so we can act on your feedback
- Involve you by giving you greater influence over the making of the Plan
- Collaborate with the community in each aspect of decision making
- Empower you by enabling you to make decisions about what is in the Plan.

Our strategy aims to get anyone who is interested in improving the Roseland's future involved in the Neighbourhood Plan process. This includes private organisations, voluntary and community groups, residents, workers, students and any individual with an interest in how the environment and community could change over time.

In communication after communication, the Steering Group emphasised its firm focus on community objectives and its commitment to evidence-based judgements.

Three questionnaires were used to gather the community's views: one during the winter of 2012/13, another in Summer 2013 and the final one at the end of 2013. At all stages of this consultation, the community was kept informed using a wide range of approaches including letters, articles in the Roseland Magazine, information on the Roseland Plan website<sup>(3)</sup> and Roseland Online<sup>(4)</sup>, Facebook<sup>(5)</sup> and public meetings and events.



### A3. Limitations and Overcoming Them

#### ***Limitations on Neighbourhood Development Plans***

Neighbourhood Development Plans are primarily designed to give guidance about what is built, where it is built and what it looks like. The main tool available is the writing of planning policies which deal with all the different aspects of development and how land is best used. However, many things of interest and importance to the community cannot be achieved through planning policies alone.

#### ***Overcoming the limitations***

The formal Roseland Plan and its policies cannot solve all the issues identified by the community. Nonetheless, in the process of generating the Plan, many issues were identified and many ideas proposed which, although they cannot be addressed through the neighbourhood development planning process itself, may have the potential to support the achievement of the Plan's objectives or make a positive contribution to the Roseland's community in some other way (a list is given in Appendix 4<sup>(6)</sup>).

The Steering Group is committed to finding other ways to realise this potential. We envisage four main ways in which this can be done:

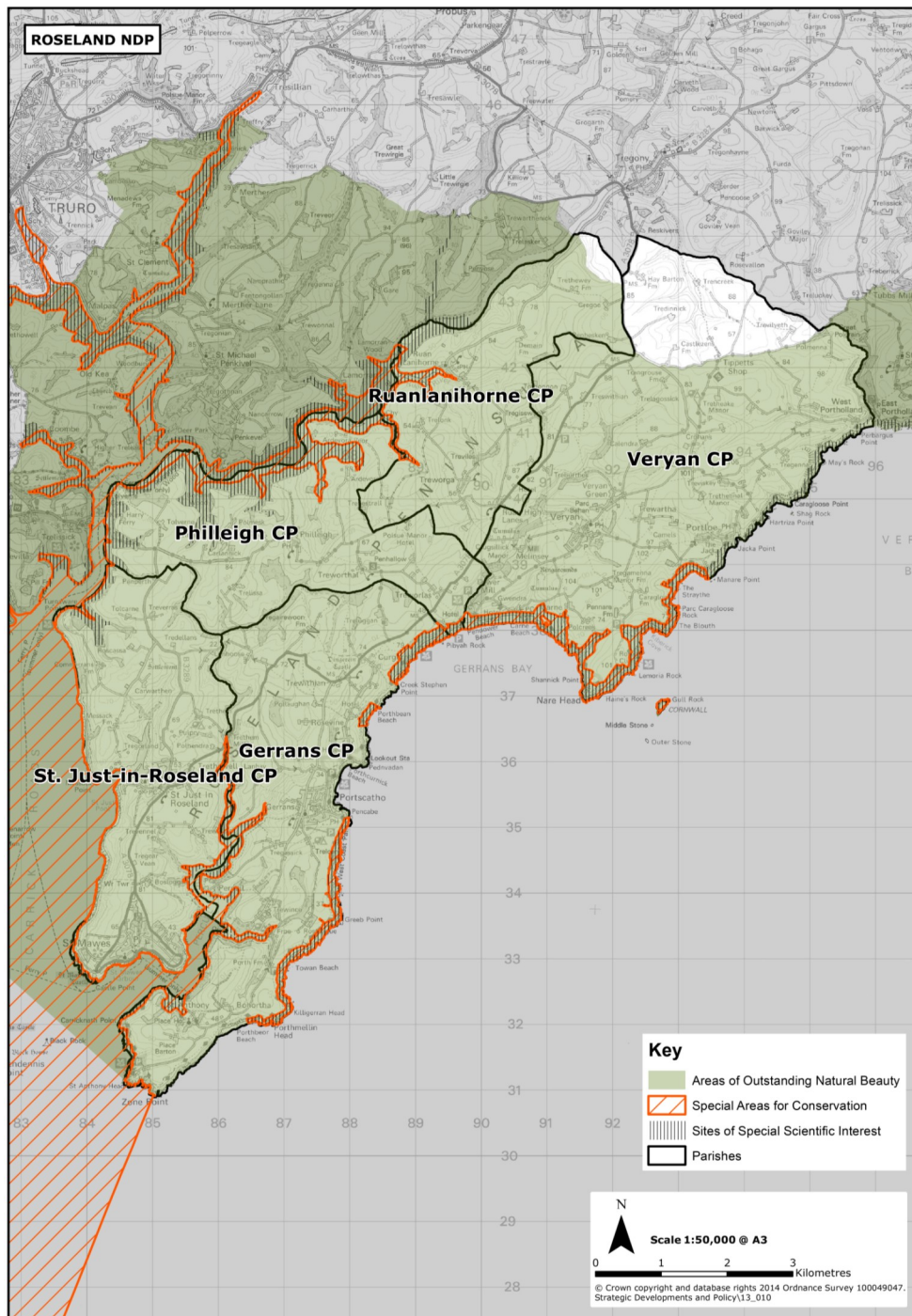
- **Implementation projects.** These are post-Plan and are crucial to delivering the commitments made in the Plan. These will be organised and resourced by the Steering Group (see Section I 21).
- **Handover to other bodies.** For example, the most appropriate body might be a Parish Council, Cornwall Council, a Local Society, the AONB etc, depending on the issue or idea.
- **Seeking out 'Champions'.** A Champion could be an individual or a group who are willing to take up some of the suggested ideas and turn them into projects, businesses or initiatives which benefit the Roseland.
- **Encouraging 'plan friendly' behaviour.** With such encouragement, many individuals have it in their power to help achieve the community's priorities.





## B.THE ROSELAND

### B4.The Plan Area



The Roseland Neighbourhood Development Plan area covers a remote peninsula on the south coast of Cornwall. It is made up of a cluster of 5 parishes: Gerrans, Philleigh, Ruan Lanihorne, St Just in Roseland and Veryan, St Just being the largest with 1069 inhabitants and Philleigh the smallest with just 159.

Settlements are sparsely distributed across the area which is dotted with small farmsteads and medieval farm hamlets, many with the prefix 'Tre', indicating their medieval origins. Some of these hamlets have expanded into larger medieval churchtowns such as Veryan, Gerrans, Philleigh and Ruan Lanihorne.



Employment is very varied and there is a wide range of household size and type. All Parishes have high numbers of second homes and holiday lets.

### **Employment<sup>(7)</sup>**

Of a population of 2,345 16-74 year olds in the Plan area, 1,485 are economically active. 37% of these are occupied in management, administration and professional services and almost 25% in skilled trades. Half of the economically active people in the Plan area are employed in accommodation/food services (15.9%), health/social work (11.9%), wholesale/retail services, including motor repairs (11.6%) or construction work (10.5%). Of the remaining economically active 750, employment in agriculture, forestry and fishing, education and professional, administrative and support services represents over half.

### **Home Ownership, Second Homes and Holiday Lets<sup>(7)</sup>**

<b>Population</b>	<b>= 3191</b>	<b>Home ownership</b>	
<b>Households</b>	<b>= 1527</b>	Total Owned	= 2207
Single person	= 539	Shared ownership	= 58
2 persons	= 628	Private Rented	= 478
3 persons	= 154	Socially Rented	= 506
4 persons	= 131	Second homes / holiday lets	= 603 (25%)
5 persons	= 52	Veryan, Philleigh, Ruan Lanihorne	(16%-20%)
6 persons	= 16	St Just in Roseland, Gerrans	(21%-52%)
7 persons	= 5		
8 persons or more	= 2		
<b>Dwellings</b>	<b>= 2378</b>		

## **B5. What Makes the Roseland So Special?**

### **Simple pleasures**

Few places in Cornwall can compare with the Roseland. It is one of the most picturesque and unspoilt parts of the British Isles, loved by its residents and visitors alike, many of whom have been coming here over several generations. Lovely beaches and cliffs, a mix of landscape, delightful rivers and creeks, atmospheric villages and hamlets, high quality pubs and restaurants, fishing, sailing, gig racing and other watersports, the South West Coast Path, a National Cycle Route and many fine footpaths, a mix of working farms, bird watching, summer fetes, carnivals and regattas all make the Roseland a rich and varied place to live, work in and visit. The Roseland is part of a designated Area of Outstanding Natural Beauty<sup>(8)</sup>.

### **Biodiversity**

Added to the range of local activities, is an incredible biodiversity. The tranquil and untouched countryside and coastline provide a range of semi-natural habitats that are recognised in several ways. The main habitats are broadleaved woodland; ancient and species rich hedgerows, cereal field margins, estuaries and rias, coastal saltmarsh, coastal sand dune, maritime cliff and slopes, maritime grassland, reed beds, ponds, sea caves and deep mud. Most of these key habitats support important plant, bird and animal species that are in turn recognised as being key species. Many of the coastal areas are designated as Special Areas of Conservation at a European Union (EU) level<sup>(9)</sup>. Many other areas are designated nationally as Sites of



Special Scientific Interest<sup>(10)</sup> and, at county level, for both biodiversity and/or geological value. In some areas, geological features are of particular value to biodiversity in offering niches for particular key biodiversity species and along the coast the cliffs and shores offer habitat for overwintering birds.

### ***Heritage Highlights***

St Mawes, with its strategic military role and access across the Carrick Roads to Falmouth, has grown accordingly. The village of St Just in Roseland, focused around St Just Pool, has an historic record of tin trading and a naval quarantine station. Defence fortifications at the mouth of the estuary at St Mawes Castle, and the twentieth-century battery and gun emplacements at St Anthony Head, demonstrate the strategic importance of the Carrick Roads as a natural harbour. Another important feature occurring at the heads of creeks were tide mills with waterwheels that were driven by the tide such as at Polingey and Froe. There is also a sprinkling of Iron Age forts and burial grounds (Dingerein, Carne Beacon) etc. Maps showing selected highlight features such as ancient monuments, sites, milestones etc are given on our website<sup>(11)</sup>. A comprehensive, detailed Area Profile of the Roseland, which includes heritage features such as fingerposts and the famous Round Houses is also available on the website<sup>(12)</sup>.





## C. INPUT FROM THE COMMUNITY

### C6. How the Community was Consulted

The Neighbourhood Planning process has at its heart a requirement that it be community-led. The Roseland Plan Steering Group took this on board and produced a schematic showing how the Plan was 'firmly based on the community's views' and that every significant action was followed by an appropriate consultation.

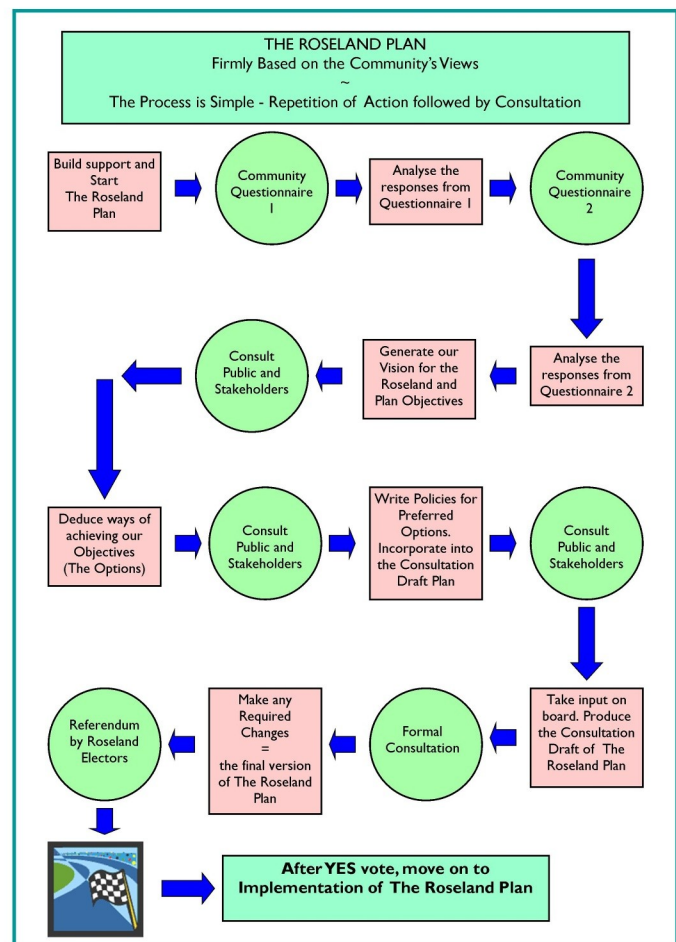
We:

- communicated with the community,
- consulted the community, and
- involved the community.

The Roseland Plan Community Engagement Strategy<sup>(13)</sup> outlined a range of methods to be used in engaging with the community. It also set out the principle that there should be very regular circulation of information, regular feedback provided on the results of consultations and widespread involvement.

### Communicating with the Community

The main problem in the early stages was that there was only one method of communication that could be guaranteed to reach everyone on the Roseland. This was a magazine distributed monthly with a three week lead time and very limited space. It became clear that we needed to complement this tool by building up others.



Over time, we built up a network of volunteers to deliver leaflets to each house and put posters on notice boards, generated an extensive email database, a Roseland Plan website, a regular entry on Roseland Online (a local community website), and a Facebook page. All these communication methods featured the Roseland Plan logo contributed by a local artist and the wordmark 'Our Roseland, Our Future', making them instantly recognisable. In addition to these regular communications, the Chairman attended every Parish Council meeting each month (4 or 5) to update councillors on progress. He also gave a number of presentations and was interviewed on Radio Cornwall.

Roseland Magazine	To every household
Email database	Almost 700 contacts
Distributors	25
Roseland Online	Site has 2500 hits per day
Website	2-220 unique visitors per day
Facebook	216 'likes'



## Consulting the Community

The range of approaches we used and the results are given in the Consultation Statement<sup>(14)</sup>.

Date	Milestone	Activities	Results
Winter/ Spring 2012/13	<b>Steering Group formation</b>	Public meetings Parish Council meetings	List of volunteers. Steering Group Terms of Reference and membership finalised.
Winter 2012/13	<b>Questionnaire 1 (Q1)</b>	Hand delivered to all homes No advance publicity	397 responses
Summer 2013	<b>Summer Events</b>	Stand at local carnivals, fayres and regattas Structured interviews with residents, second home owners and visitors	175 responses Further list of potential Volunteers. Summary of community issues
Autumn 2013	<b>Communications Preference Questionnaire</b>	Home delivered to all households, asking which would be the best ways to keep them informed	642 responses
Winter 2013	<b>Have your Say campaign</b>	Series of communications and incentives to encourage the community to fill in Q2	
Winter 2013/14	<b>Questionnaire 2 (Q2)</b>	Detailed numerical questions on themes from Q1 and Summer Events Space for comments as well Hand delivered to all on electoral role	814 responses (almost 30% response rate)
Early 2014	<b>Stakeholder consultation</b>	Contacted 99 key local organisations	14 replies
Spring 2014	<b>Vision and objectives</b>	Letter to all residences on the Roseland	Individual positive feedback
Spring 2014	<b>Policy sources</b>	Gathering relevant policy ideas from local community, Carrick, other Neighbourhood Plans and the AONB	Assessment and alignment of policies to Plan objectives
Summer 2014	<b>Draft Plan consultation</b>	Public Event on 14 June, at several venues in August, including a display (25th to 31st August).	57 people at 4th June Event. 80 people at Display. 61 consultation responses.

## Involving the Community and beyond: the Extended Team

As the Plan has progressed, many more people have come to play a part. By October 2014, over 90 people have contributed in one way or another, eg as members of the Steering Group, as consultants from Cornwall Council, Planning Aid and elsewhere; local residents with specialist skills helping with planning matters, with questionnaire generation, delivery, data entry and analysis, with input on sustainability assessment, the Marine Environment and

the AONB; with website and Facebook development; by staffing the stand at summer events and interviewing; by carrying out the Local Landscape and Parish Character Assessment, providing us with different local maps loaded with relevant information.



Workshop at Ruan Reading Room 28 March 2014

Volunteers have carried out research on a variety of topics, eg



identification of stakeholder groups, other Neighbourhood Plans etc. Many have been involved in designing our various communications and drafting the Plan itself, generating ideas for post-Plan projects. The list goes on. As we said in the foreword *'it is also the (extended) community, in the form of very many volunteers who have given generously of their time, their skills and their commitment to this very special place, who have made it happen. Given the complexity of the process, this is no mean achievement and one of which we should all feel proud.'*





## C7. What The Community Said

### C7.1 Responses from Questionnaire 2

The results of the public consultation<sup>(15)</sup> were unequivocal, with 87% of respondents thinking that 'it is necessary to strengthen the existing provisions for the conservation and enhancement of the landscape and seascape'. Every aspect of the natural and man-made landscape, coastline, rivers and seascape was highly valued:

Rivers, streams and creeks	86%	The farmed landscape	67%
The coastline	91%	Ridges and skylines	60%
Uninterrupted offshore public views	61%	Unspoilt public landscape views	67%
Natural habitats	78%	Footpaths	82%
Hedges	70%	Harbours	82%
Trees	74%	Local built heritage	61%
Field patterns	51%	Other	2%

This theme was elaborated when the community was asked about factors affecting its quality of life. The ranking order was:

- The quality of the landscape and coastline 1
- Sustaining local services and facilities 2
- The character of villages and hamlets 3
- Making it easier for young people to live and work here 4
- Local heritage - Natural environment 5
- Maintaining the Roseland as a favoured tourist destination 6
- Local heritage - Historic buildings 7

In view of the community's priorities, it was unsurprising that there was very high support for control of development (whether residential or commercial):

- 76% thought that new developments should be subject to further restriction
- 86% thought that there should be a design guide for new residential buildings and extensions
- 90% thought that there should be a design guide for new commercial buildings and extensions.

Again, the community had strong views about the scale, location and type of development:

#### Which of the following approaches would you favour?

- (i) Renovation/change of use of existing buildings to create new homes/workspaces and thus prevent unnecessary new development? 1
- (ii) Building on previously developed land? 2
- (iii) Building on green fields? 3



### What would be the most appropriate scale of development?

- |                           |   |
|---------------------------|---|
| (i) sites of 1-5 units?   | 1 |
| (ii) sites of 5-10 units? | 2 |
| (iii) 10 or more units?   | 3 |

### What would be the best location in your Parish for new housing?

- |   |    |
|---|----|
| (i) infill - integrate small number of houses with existing housing stock in a village?                       | 1  |
| (ii) on the edge of a village?  | 2= |
| (iii) allow small developments outside village boundaries but well integrated with groups of existing houses? | 2= |

Questions about specific types of development were also illuminating:

- 87% would support building affordable housing if their Parish demonstrated the need.
- 87% would support the conversion of some second homes / holiday lets / hotels into affordable houses or full time residences.
- 81% would support limiting the number of new second homes/holiday lets.
- 77% would support limiting the number of new houses built for sale on the open market.

The message from the community was to limit new house building (as far as possible) to that required to meet the need for affordable housing for local people. Overwhelmingly (96% of respondents), 'local' was defined as meaning a strong Roseland connection.

Specific questions relating to carbon reduction / renewable energy showed:

- high level of support (88%) for 'other' carbon-reduction options that had lower landscape impact than wind turbines or solar panels.
- 54% wanted no wind turbines on the Roseland and a further 30% wanted a limit on height.
- There was support for solar installations on roofs but only for ground based panels when well hidden.

Questions around 'other issues' indicated strong support for sustaining local services and facilities (the Roseland Surgeries, car parking in new developments, bus services).

The Steering Group was overwhelmed by the volume (and the thoughtfulness) of the written comments we received. These were analysed and were remarkably consistent with the results of the quantitative analysis above. In some specific cases ('What do you mean by local people?', 'How would you define overdevelopment?', 'Would you support other carbon reduction options?') the responses were extremely useful in helping us define policy options for housing and carbon reduction / energy.





## C7.2 Stakeholder Engagement

As part of a 'mapping exercise'<sup>(16)</sup> carried out by members of the Steering Group in 2013, lists were produced of local businesses and organisations. When the time came to consult 'Stakeholders', to solicit their views on what the Neighbourhood Plan should contain, it was decided to use these lists as the basis for a mailing to invite comments and feedback.

A spreadsheet of potential contacts was developed from these preliminary lists using the local knowledge of members of the Steering Group and others, research to identify gaps in the database and 'screening' phone calls.

Letters were mailed out in January 2014 inviting responses by whatever method would suit. We received letters, completed questionnaires, emails and telephone calls. The responses were collected, collated and summarised<sup>(17)</sup>.

Some examples of stakeholder input that were incorporated into the Plan itself or into follow-up projects:

- Natural England suggested that we incorporate a policy to ensure that any development would not take place on good quality agricultural land;
- The St Mawes and St Just Society made several very specific suggestions re: granting of, or restrictions to, planning permissions;
- The Cornwall Wildlife Trust suggested a project on the creation, expansion, buffering or linkage of semi-natural habitats.
- Tregothnan Estate discussed with us (i) a woodland management project and also (ii) contributing to a project on generating energy from biomass.

## C7.3 Summary of Community and Stakeholder Responses

**OVERALL, the responses to the questionnaire and the stakeholder engagement emphasise the primacy of the landscape (for its own sake and for the economic future of the area) and the community's insistence that development should, therefore, be limited, to meet genuine local need, and should not compromise the natural and man-made features of this unique area.**





## D.THE PLANNING CONTEXT

### D8.The Context in which The Plan was developed

#### D8.1 Background

Neighbourhood Planning is not a standalone activity and Neighbourhood Development Plans (NDPs) are not produced, nor do they operate, in a vacuum.

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 Roseland Plan must be in line with the National Planning Policy Framework<sup>(18)</sup> (NPPF - highest level policy) and local policy, ie the emerging Cornwall Local Plan<sup>(19)</sup> (ECLP, consultation for which was completed in May 2014) and, since this has not yet been adopted, the saved policies from the Carrick District Wide Local Area Plan<sup>(20)</sup> (CDWLP), which are still in force.

Neighbourhood Plans must conform to EU and human rights obligations<sup>(21)</sup>, including the Strategic Environment Assessment (SEA) Directive<sup>(22)</sup> and Habitats and Wild Bird Directive<sup>(23)</sup>.

#### D8.2 Cornwall Area of Outstanding Natural Beauty (AONB) Management Plan<sup>(24)</sup>

Almost all of the Roseland Plan area is within the Cornwall AONB. This 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 2011-2016 (adopted by Cornwall Council 16th Feb 2011), and its successor documents is a requirement of the Countryside and Rights of Way Act 2000<sup>(25)</sup> which placed a statutory duty on all relevant authorities to 'have regard to the purpose of conserving and enhancing natural beauty when discharging any function affecting land within an AONB'.

#### D8.3 Conformity of The Roseland Plan with the Planning Context

We have generated a set of Roseland-specific policies which flesh out the higher level Plans so that the local community can influence what the area will be like in the future. The Roseland Plan is in conformity with relevant EU, UK and Cornwall local planning documents and policy.



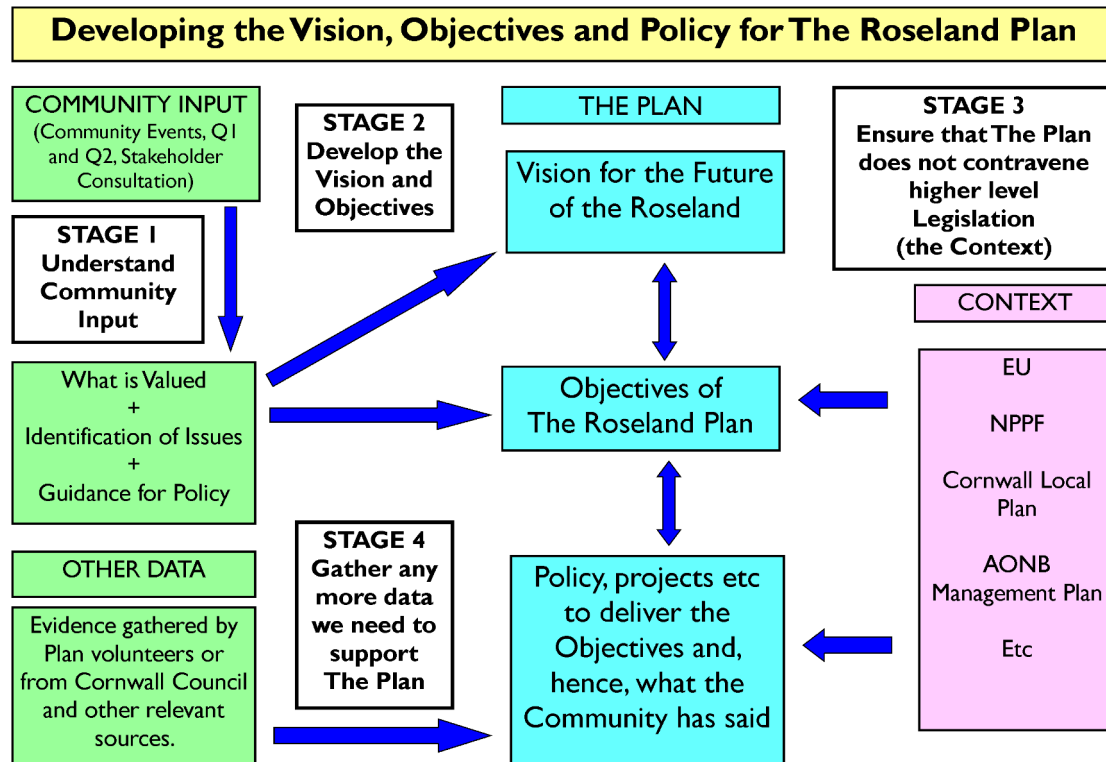


## E. FROM COMMUNITY INPUT TO STRATEGY

### E9. The Roseland Plan - Vision, Values, Objectives, Sustainability and Strategy

#### E9.1 Introduction

The process for developing the Vision, Values and Objectives of The Roseland Plan is summarised in the diagram below. It cannot be stressed too strongly that everything is based on the views of the community, general conformity with the 'environment' we are working in, ie the policy context, and the desire to ensure that the Plan helps produce a positive future for our unique area.



The Terms of Reference agreed for the Roseland Plan NDP Steering Group said that its mission was:

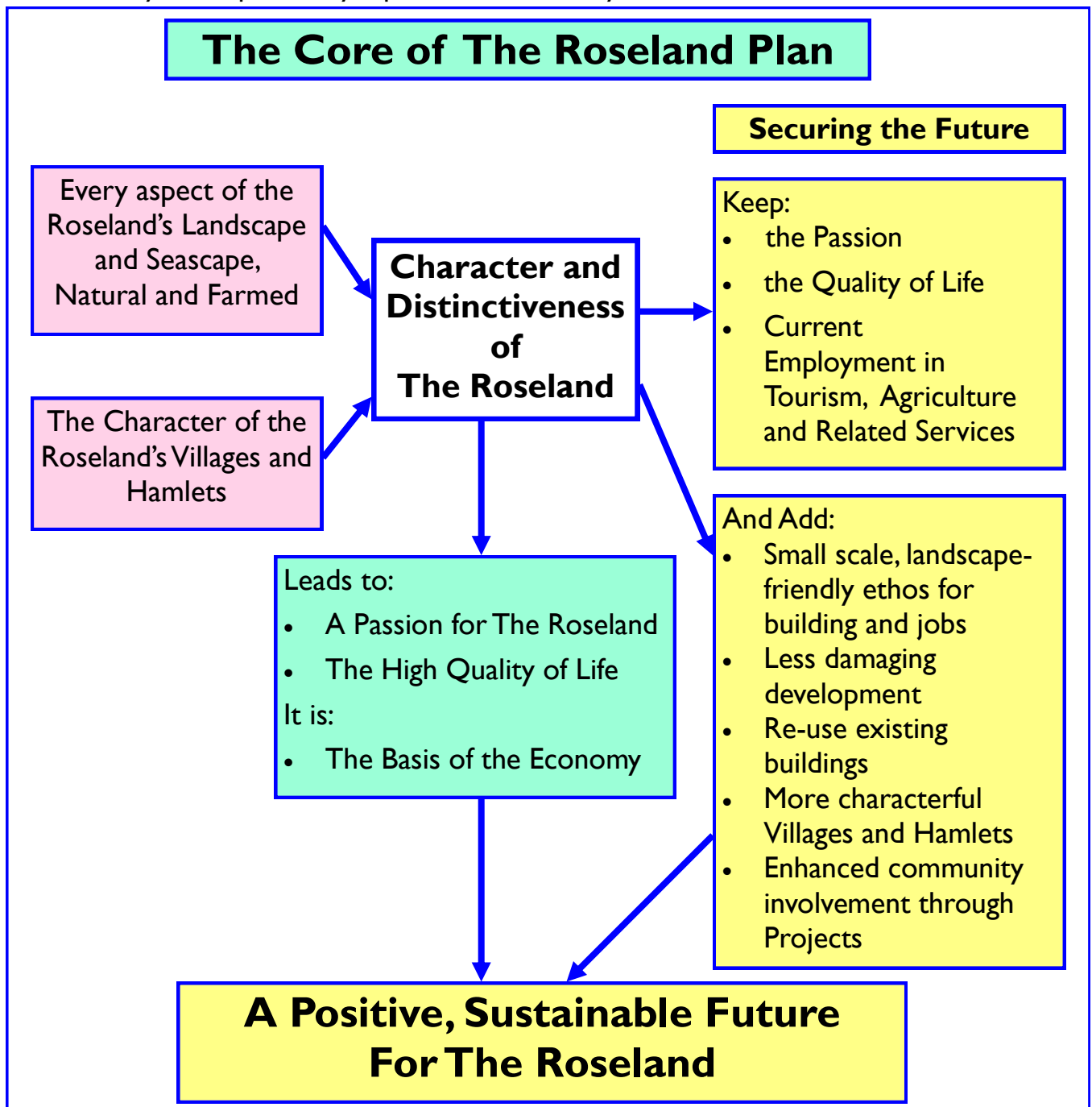
‘Shaping future development in the Roseland whilst safeguarding and enhancing what is valued by its local communities.’

The core of The Plan, its very essence, became very clear when the Roseland’s residents and stakeholders were asked to ‘Have Your Say’ in Questionnaire 2. It is all about the character and distinctiveness of the area.





The combination of spectacular seascapes, rolling farmland with its mosaic of crops, steep sided wooded valleys and characterful villages, a pleasure to wander around, is unique. These feed into the 'Character and Distinctiveness of The Roseland', which is the reason for the genuine passion the area generates in residents and visitors alike. It is the key to our high quality of life and, crucially, underpins every aspect of the economy.



To secure the future of the Roseland, we need to retain the passion, the quality of life and the current level and type of employment, but we also want to encourage new opportunities for enhancement and growth in ways that do not undermine the character and distinctiveness that are the basis of our current economy. We need to: re-use current buildings rather than building over green fields, encourage small-scale, landscape-friendly job creation and, through a design approach, ensure that future development enhances character and distinctiveness, rather than destroying it. These actions, coupled with new community projects, will enhance the Roseland, making it an even better place to live, work and visit.



## E9.2 Vision

### Steering Group Mission

‘Shaping future development in the Roseland whilst safeguarding and enhancing what is valued by its local communities’









Linking this with ‘What the Community Said’ (Section C6), we identified:

## VISION FOR THE FUTURE OF THE ROSELAND

**Conserving and Enhancing the Roseland’s  
Character and Distinctiveness  
for a Sustainable Future**

## E9.3 Objectives

To achieve our vision, we identified the following Objectives used to develop policies:

<b>Landscape</b>	<b>To define and conserve</b> the valued characteristics of the Roseland’s special landscape, coastline and heritage from inappropriate development since these are the basis of its economy and future.	
<b>Character of Villages &amp; Hamlets</b>	<b>To define and sustain</b> the distinctive character of each of the Roseland’s villages and hamlets.	
<b>Local Services and Facilities</b>	<b>To sustain and enhance</b> essential local services, facilities and infrastructure whilst ensuring that the distinctive character of the landscape, coastline, villages and hamlets is not eroded.	
<b>General Principles for Development</b>	<b>To define</b> general principles / policies which apply for all forms of development, including residential, commercial and carbon reduction / energy efficiency / energy production developments.	
<b>Design Guidelines</b>	<b>To define</b> a set of Roseland Design Guidelines for all residential, commercial and carbon reduction /energy efficiency developments to ensure that the character of the Roseland is maintained.	
<b>Housing</b>	<b>To support</b> the provision of a mix of affordable housing which meets a proven local (Roseland) need and which is of a scale and design that integrates with existing villages and hamlets. <b>To support</b> measures to increase the proportion of housing occupied by full time residents. <b>To provide</b> guidelines for applicants wishing to replace an existing dwelling or build an extension for any purpose.	
<b>Commercial Development</b>	<b>To support</b> commercial opportunities which are of a scale and design that respect the distinctive character, sensitivity and capacity of the landscape and coastline.	
<b>Carbon Reduction / Energy Efficiency / Energy Production</b>	<b>To support</b> appropriate carbon reduction technologies that are of a scale and design that do not erode the character of the landscape, the coastline, villages and hamlets.	



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## E9.4 Sustainability

The NPPF strongly supports sustainable development, requiring Neighbourhood Plans to deliver positive economic, social and environmental benefits and minimise relevant damage. This commitment is a key component of our Vision for the future of the Roseland. To ensure that our objectives and the policies derived from them are sustainable, we carried out a formal Sustainability Assessment<sup>(26)</sup>, which had very positive conclusions.

## E9.5 Summary

**Our Vision and Objectives, derived directly from What the Community Said, are coherent and sustainable. They point to a very positive future for The Roseland.**





## **E10. Short Summary of the Key Points of the Plan.**

### **E10.1 Overview**

**Underpinning the tourist, agriculture and related service industries by conserving the natural beauty of the AONB and maintaining and enhancing the distinctive character of the Roseland:**

- adoption of the AONB Management Plan (and successor documents) with full recognition of the purposes and objectives of the AONB designation;
- encouragement of commercial/agricultural development that does not adversely affect the landscape, wildlife and environment and the character of villages and hamlets;
- seeking opportunities for enhancement of the environment through, for example, extensions of semi-natural habitats and the application of sound management.

+

**Positive management of new development to minimise the impact on the landscape and on cherished Roseland villages and hamlets by:**

- encouraging re-use of suitably constructed redundant or disused buildings;
- being flexible in allowing change-of-use of buildings to provide homes or workshops;
- defining strict settlement boundaries<sup>(27)</sup>;
- allowing infill development<sup>(28)</sup> inside these boundaries and, where appropriate, including extensions and annexes for specific purposes (such as accommodation for relatives and offices for home working);
- strictly limiting new development to less sensitive locations, taking into account the location, local landscape character, flood risk, quality of agricultural land etc;
- encouraging greater awareness of the ways in which good design, colours, materials, siting, planting and landscaping can enhance the Roseland's distinctive character;
- ensuring that development would have no negative impact on bio-diversity or habitats.

+

**Provision of housing to meet local need:**

- provision of housing (for which there is a demonstrated need) that is affordable for local people who live and/or work on the Roseland today, or were brought up here.
- expectation that all new open market housing should be occupied full time as a principal residence, to avoid an increase in second homes and holiday lets.

+

**Balanced approach to carbon reduction / energy efficiency / energy production:**

- encouragement of energy reduction / energy efficiency;
- restrictions on installation of wind turbines and solar panels to avoid adverse visual impacts;
- strong support for landscape-friendly carbon reduction technologies of a (small) scale and design appropriate for the AONB and its setting.

+

**Support the retention of the existing services valued by the community.**



## E10.2 The Roseland Plan Strategy for Housing and Commercial Development

### Housing - Community View

Given that we live in an Area of Outstanding Natural Beauty, it came as no surprise that the priority for the Roseland community is to conserve and enhance the landscape. This means that the community wants to take a new approach to future development.

The view of the community is that the scale of any new development should be small, that building on greenfield sites should not be allowed unless all other options have been exhausted, and then only for affordable housing. It is clear that there is widespread support for making use of existing buildings in the Plan area, through change of use, conversion, or extension where appropriate. Further, the community wishes to have allocation for Affordable Housing linked to a local (Roseland) connection.

***The priority is to deliver Affordable Housing, exclusively for local people, without the necessity of building open market housing.*** Where, previously, the cross subsidy model has been followed, it has resulted in an increase in second homes and holiday lets which threaten our ability to maintain an active and sustainable community.

***The scope of the term Affordable Housing is quite wide, including:***

- Social rented housing;
- Affordable rented housing;
- Shared ownership;
- Low cost housing for sale;
- Intermediate rented housing.

Moreover, the commitment to delivering Affordable Housing for the Roseland extends throughout the whole Plan period until 2030, servicing potential future local need. Care will be taken to optimise the mix of housing size, using 'lifetime housing' principles wherever possible<sup>(29)</sup>.

### Housing - Government View (taken from the NPPF)

NPPF Para 54

*In rural areas....housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. ....*

NPPF Para 55

*To promote sustainable development in rural areas, housing should be located where it will enhance and maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.*

*Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*

*.....*

- *Where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting;*

*.....*



## Housing - Emerging Cornwall Local Plan

Policy 8

*All new housing schemes within the plan....on sites where there is a net increase of two units or more.....must contribute to meeting affordable housing need.....*

Policy 9

*Development proposals on sites outside existing built up areas in smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported.*

*The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish.....*

Policy 22

*To ensure the best use of land development proposals should give priority to.... previously developed land and buildings; despoiled, degraded, derelict and contaminated land...the reuse or conversion of existing or vacant buildings.....the safeguarding of Grade 1, 2 or 3a agricultural land for food production...and where reasonable alternatives can be identified, the safeguarding of Grade 3b.....safeguarding of land to make space for water at times of flood.*

**Thus, we see that our community's views are in general conformity with Government Policy and the Emerging Cornwall Local Plan in terms of:**

- **housing to reflect local needs;**
- **rural exception sites where appropriate;**
- **reuse of existing buildings;**
- **locate new housing to enhance or maintain the vitality of rural communities;**
- **avoid isolated homes in the countryside;**
- **Safeguard quality agricultural land for food production.**

## Housing - Strategy for Delivery of the Housing Needed on The Roseland

Providing housing while actively protecting the landscape, leads to the following criteria:

- housing development of an appropriate scale that respects our sensitive landscape, ie development restricted to an indicative maximum size of 5 units in any one location;
- priority given to brownfield sites<sup>(30)</sup> and redeveloping existing buildings;
- new-build development integrated with existing housing in settlements, on sites which meet specific criteria (Less Sensitive Sites), and which is generally restricted to 100% Affordable Housing for local (Roseland) need.





To deliver this, the Steering Group will undertake a Project:

- continue to update local housing needs, focusing on the needs of those with a genuine Roseland connection;
- create a Roseland-based Community Land Trust to work with Cornwall Community Land Trust, the Parish Councils, other Roseland organisations who provide 'affordable' housing, and local landowners, to deliver 'affordable' housing to meet the local need.

The objective is to provide a local community solution tailored to meet local needs.

The community wishes to limit the number of new houses built for sale on the open market.

To achieve this, the following criteria have been developed:

- restrictions so that new open market houses do not become second homes/holiday lets;
- Restrictions for open market development sites.

### **Commercial Development**

The community view is that commercial development should be restricted as above, ie to small developments within existing village boundaries and, outside those boundaries, to re-use of previously used land, or redevelopment of existing buildings. Additional controls will be applied to ensure that the scale and business activities in such developments do not compromise the vision of the Roseland Plan of 'Conserving and Enhancing the Roseland's Character and Distinctiveness for a Sustainable Future'.





## F. INTRODUCTION TO POLICY SECTIONS

### F11a. Glossary of Terms

Term	Meaning
Brownfield Site	There is no legal definition of 'brownfield' land. In the policy section, we use the term 'previously developed land' which is land that is (or was) occupied by a permanent structure (excluding agricultural or forestry buildings) with its associated fixed surface infrastructure which is still clearly visible above the ground. Garden areas are specifically excluded. This term 'previously developed land' appears in many planning documents.
Curtilage	An area of land attached to a house and forming one enclosure with it.
Hamlets, Villages, Settlements and Settlement Boundaries	<p>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 the policies that follow.</p> <p>In The Roseland Plan we have certain policies which apply 'within defined settlement boundaries'. The following are the main settlements with defined Settlement Boundaries (ie those where the boundary lines have been agreed and drawn up) on the Roseland: Gerrans/Portscatho, Portloe, St Mawes, St Just in Roseland and Veryan/Veryan Green.</p> <p>In determining settlement boundaries, the following criteria were used to determine the boundaries of the settlements above:</p> <ol style="list-style-type: none"> <li>1. The character and built form of the settlement should be reflected and respected.</li> <li>2. Built sites and amenity space on the edge of a settlement which contribute to the economic &amp; social life of the settlement should be included e.g. church, school, playground etc.</li> <li>3. Commitments for built development on the edge of a settlement should be included e.g. sites with planning permission at 1st April 2014.</li> <li>4. Boundaries should follow clearly defined features e.g. field boundaries, roads, streams, walls, fences etc.</li> <li>5. Boundaries should generally follow the curtilage of dwellings within settlements except where; (i) large gardens or other open areas, would be inappropriately drawn into the built-up area, or (ii) the curtilage is separate to the dwelling, or (iii) that part of the curtilage or open area has the capacity to significantly and inappropriately extend the built form of the settlement.</li> <li>6. 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 should not be included.</li> </ol>
Coastal Hinterland	<p>For the purpose of the Roseland Neighbourhood Plan, coastal Hinterland is defined as land lying behind the coastal edge (including tidal creeks) to the Normal Tidal Limit (NTL) which needs to be conserved in order to protect the special physical, visual and perceptual qualities of the coast.</p> <p>Hinterland boundaries will be determined using, but not exclusively, the following criteria:</p> <ul style="list-style-type: none"> <li>• seaward facing ground rising from the land edge</li> <li>• open elevated plateau areas including ridgelines</li> <li>• headland features</li> <li>• the landscape perceived in open, long distance views associated with the coast.</li> <li>• the landscape which encloses estuaries and tidal creeks</li> <li>• a marked change in landcover type, be it, for example, settlement or woodland edge</li> </ul> <p>a distinct change in topography providing a visual edge</p> <p>Rather than stipulate a definitive distance for the coastal Hinterland, the land area over which coastal Hinterland applies will be dependent on the type (particularly height) of any proposed development, the topography, and the visual envelope apparent from any view position.</p> <p>The extent of coastal Hinterland will be assessed from the Coast path, coastal public rights of way, highways and from the centre of adjacent water bodies in the case of estuaries and creeks in order to include water-based as well as land-based viewers.</p>



## FI 1a. Glossary of Terms (continued)

Term	Meaning
Coastal Hinterland	Following the above guidance, the precise coastal Hinterland will be determined on a case by case basis in accordance with those policies defined in this document, and a Zone of Theoretical Visibility (ZTV) study will be a key visualisation in the assessment of the potential visual impact of the proposed development.
Infill	<p>Infilling is defined as:</p> <ul style="list-style-type: none"> <li>(i) the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside;</li> <li>(ii) the redevelopment of an existing previously developed site within or adjoining the settlement; or</li> <li>(iii) the rounding off of a settlement where its edge is defined by a physical feature such as a road.</li> </ul>
Major Development (following the approach recommended in the Tamar Valley AONB Management Plan 2014-2019 <sup>(31)</sup> )	<p>Para 116 of the NPPF states that: “Planning permission should be refused for major developments in these designated areas [National Parks, the Broads and Areas of Outstanding Natural Beauty] except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:</p> <ol style="list-style-type: none"> <li>1. the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</li> <li>2. the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and</li> <li>3. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”</li> </ol> <p>In assessing planning applications, account must be taken of the guidance within the NPPF in respect of what constitutes ‘major development’ within an AONB.</p> <p>We would regard the reference to ‘major development’ in this context to differ from the definition as set out within the Town and Country Planning (Development Management Procedure) (England) Order 2010<sup>(32)</sup>. It is not a straightforward exercise to define the level at which development is considered to be ‘major’ as this will vary depending on the scale, location and type of development proposed. As such, it is not possible or appropriate to apply a blanket definition for what should be treated as major development in the AONB. Nevertheless, there are some key indicators that would suggest that a development is likely to be major in its effect on the landscape quality:</p> <ol style="list-style-type: none"> <li>1. Where the scale of development is likely to have a detrimental visual impact that harms the scenic quality of the AONB, either within the AONB or in its setting;</li> <li>2. Where the location of development would erode the special qualities and features of the area of the AONB where the development is proposed (landscape, cultural, biodiversity, tranquillity, etc);</li> <li>3. Where the type of development is not directly compatible with its surroundings; and/or</li> <li>4. Where the development would conflict with the economic and social needs of local communities and the AONB’s guiding principles of sustainable development.</li> </ol> <p>Any major applications that have the potential to generate any of the above should then be considered against the following criteria:</p> <ol style="list-style-type: none"> <li>a. “the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;”</li> </ol> <p>We encourage any such development proposal to be accompanied by a statement of need in the context of national considerations. The impacts of permitting or refusing the development should be clearly identified, including the social, economic and environmental impacts, with specific reference to the impacts upon the natural beauty, special qualities of the AONB, and the economic and social needs of the local communities affected. Such a statement should be based upon objective assessment and clear evidence.</p> <ol style="list-style-type: none"> <li>b. “the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way;”</li> </ol>



## FI 1a. Glossary of Terms (continued)

Term	Meaning
Major Development (following the approach recommended in the Tamar Valley AONB Management Plan 2014-2019 <sup>(31)</sup> )	<p>We would encourage any such development proposal to be accompanied by a report setting out a sequential approach to site selection. This should evidence the extent to which alternative sites have been assessed before the selection of sites within the AONB, and clearly identify why sites outside the designated area could not be developed. The report should also identify and evidence why the need for the development could not be met in some other way. The report should include relevant evidence of the cost of developing outside the AONB.</p> <p>c. “any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”</p> <p>We would expect any such development proposal to be accompanied by a report identifying any detrimental effects upon the environment, the landscape and recreational opportunities. Such a report should relate directly to the special qualities of the AONB as a whole as well as those specific to the development site.</p> <p>Any mitigation identified to moderate these impacts should be:</p> <ul style="list-style-type: none"> <li>• clearly detailed, in line with the duty to conserve and enhance the AONB,</li> <li>• compatible with the objectives of the Management Plan, and</li> <li>• capable of realisation through robust planning conditions or obligation.</li> </ul>

## FI 1b. Important Notes

### IMPORTANT NOTE - 1

**The Plan policies have been written to avoid repetition.  
It is important that they are read as a whole.**

**A proposed development needs to be  
compatible with ALL relevant policies, ie**

- (i) Housing, Commercial or Carbon Reduction / Energy proposals must meet LA, CV and GP policies, in addition to the specific HO, CD or CR policies;**
- (ii) All Commercial Developments should be read in the context of policy CD I;**
- (iii) Proposals for infrastructure developments should be read in the context of the policy CD I.**

### IMPORTANT NOTE - 2

**For a development proposal to be acceptable, the application must be accompanied by a completed Roseland Development Checklist (Appendix 2<sup>(33)</sup>) and, for all new building not covered by householder permitted development rights, a completed Development Management Toolkit (Appendix 3<sup>(34)</sup>) used in conjunction with the Roseland Local Landscape Character Assessment<sup>(35)</sup>.**



## G. POLICIES FOR QUALITY OF LIFE

### G12. Conservation of the Landscape

**General Objective:** To define and protect the valued characteristics of the Roseland's special landscape, coastline and heritage from inappropriate development since these are the basis of its economy and future.

The Plan will achieve this objective by addressing a set of sub-objectives:

- ✓ G12.1 Promoting the protection and enhancement of the Cornwall Area of Outstanding Natural Beauty
- ✓ G12.2 Safeguarding the Roseland's Landscape
- ✓ G12.3 Conserving and Enhancing Wildlife Habitats

#### Introduction

Overall, the Plan aims to balance the requirements of development with the continuing need to protect the countryside, it being the vital resource upon which the economic basis of the community rests, and for the sake of its biodiversity, the beauty of its landscape, the character and setting of settlements, the wealth of its natural resources and its ecological, historical, recreational and agricultural value.

A Local Landscape Character Assessment (LLCA) has been prepared<sup>(35)</sup> to identify the valued landscape attributes as a baseline to help ensure that future development will safeguard those values. Parish Character Assessments have also been produced to identify those valued features that make up the character of the Roseland villages<sup>(36)</sup>. A Development Management Toolkit has been prepared to help assess the suitability of a development proposal in the light of potential impacts on the local character<sup>(34)</sup>.

Within the plan area there are areas designated as being of special value because of their visual, biodiversity, geological or cultural interest at an international, national and local level through a range of statutory and non-statutory designations. These designations require that, in carrying out development, regard must be given to ensuring that the features, species and habitats that led to those designations being made are not harmed and diminished.

#### ***G12.1 Promoting the protection and enhancement of the Cornwall Area of Outstanding Natural Beauty***

##### **Reason for Policy**

The Cornwall Area of Outstanding Natural Beauty covers all but small parts in the north and north east of the Plan area. The Cornwall Area of Outstanding Natural Beauty Management Plan was adopted by Cornwall Council in 2011 and carries significant weight because of its extensive consultation process and environmental appraisal.

The Management Plan provides the overall strategic approach to the management needs of Cornwall AONB and guidelines for South Coast Central<sup>(24)</sup>, the section of the AONB in



which the Roseland is located. The guidance in the Management Plan that supplements and supports Roseland Plan Policies shall be taken as ‘material considerations’ in the determination of planning applications. The Planning Protocol between the AONB and Cornwall Council will also apply<sup>(37)</sup>.

The local community wishes to see a rigorous application of those policies stated within the AONB Management Plan and any successor document which will deliver sustainable development for the Roseland without adversely affecting the values of the Plan area.

Particular care needs to be taken to ensure that no development is permitted in the Area of Outstanding Natural Beauty or its setting which would damage its natural beauty, character, views and other special qualities. There are particular concerns regarding the cumulative impact of individual developments on the special character of the Roseland and Fal Ria.

The relevant AONB policies include PD4, PD5, PD8, CCE1, FF8, GP09.3 and GP09.5.

Policies PD6 and PD7 are important, concerning as they do:

- conservation and enhancement of the diverse landscape and special qualities of the AONB;
- scale, design and use of materials has appropriate regard to the character, sensitivity and capacity of the protected landscape;
- appropriate selection of development sites.

AONB Policy PD8, in particular, is comprehensive and useful in the assessment of development in the AONB and its setting and has been endorsed on appeal. It calls for high quality, sustainable development that:

- is compatible with the distinctive character of the area, with particular regard to the setting of settlements and the rural landscape;
- is appropriately located, of an appropriate scale and addresses landscape sensitivity and capacity;
- promotes the conservation of the historic environment as a whole;
- Is designed to respect local distinctiveness and the strong sense of place of Roseland settlements;
- Protects trees, other important landscape features and semi-natural habitats.

These matters, and others relating to AONB policies, are considered in many of the policies below.

**Policy LA1 - AONB Management Plan.** Proposals for development, including tourism uses, will be supported where they have demonstrated that they meet the objectives of the Cornwall Area of Outstanding Natural Beauty Management Plan, namely to:

- (i) conserve and enhance the diverse landscape and special qualities of the AONB;
- (ii) use materials and be of a scale and design that has appropriate regard to the character, sensitivity and capacity of the protected landscape;
- (iii) be appropriately sited to avoid damage (individually or cumulatively) to the natural beauty, character and special qualities of the AONB, especially avoiding the undeveloped coast and shores and slopes of the Fal Ria and elevated locations such as ridgelines.



## Relevant Higher Level Policies

NPPF paras 109, 115, 116 Emerging Cornwall Local Plan (ECLP) Policy and paras 2, 2.89, 23.2 Carrick District Wide Local Area Plan (CDWLP) Policies 3A, 3AD, 3E, 3F, 3G, 3J, 3L, 4O, 6F, 10V	AONB Management Plan (AONB) Policies CM3, CM4, CM8, GP09.10, PD8 Natural England Defined Heritage Coast <sup>(38)</sup> Shoreline Management Plan (SMP) <sup>(39)</sup> Integrated Coastal Zone Management (ICZM) <sup>(40)</sup>
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### ***GI2.2 Safeguarding the Roseland's Landscape***

#### **Reason for Policies**

The Roseland has a rich landscape which concentrates huge diversity into a very small area. This diversity is described in the AONB Management Plan. The community placed the protection and enhancement of this special landscape at the top of its priority list. This overriding consideration permeates the whole of the plan. The term 'landscape' includes important elements that contribute to the landscape, such as diverse natural habitats, protected natural and ecological areas, sites of particular scientific interest, different types of landscape, the character of the farmed landscape and of the coastline, important public views, and important geological formations. Background information is available in the Cornwall Local Character Assessment<sup>(41)</sup> and, in more detail, in the Roseland Local Landscape Character Assessment<sup>(35)</sup>. Assessment of potential development sites should make use of the Roseland Development Checklist (Appendix 2<sup>(33)</sup>) and the Development Management Toolkit (Appendix 3<sup>(34)</sup>).

The character of the Roseland extends to the appearance and characteristics of the marine environment surrounding it. Whilst the majority of the Carrick Roads lies outside the Plan boundary, the shoreline does lie within the Plan area, meaning that there is potential for development to have an impact on Carrick Roads and for additional vessels and people to have access to these waters.

Potential Actions can be identified through the Fal and Helford Marine Special Area of Conservation (SAC) Management Scheme. Policy LA4 seeks to address Activity 13 of the Actions by creating a policy that combats the effects of cumulative proposals for water access, eg slipways and jetties. Policy LA4 also responds to concerns raised by Natural England regarding the potential impact of shoreline development and/or increased recreational access to Carrick Roads and the Fal and Helford Special Area of Conservation. We have specifically addressed the creation of new structures that would promote additional recreational access to the waterfront and the SAC. Due to topographical constraints elsewhere in the Plan area, St Mawes is the most likely location to be subject to pressure for new jetties and slipways. A combination of Policy LA4 and the restricted ability to extend the car park in St Mawes will constrain the possibility of accommodating additional water users over the Plan period.



**Policy LA2 - Local Landscape Character.** Proposals for development will be supported where they have demonstrated that they respond to local character and reflect the identity of the local surroundings based on the assessment of the Roseland Local Landscape Character. Where development is proposed which will detract from or have an adverse impact on characteristics that have been identified by the community and in the Roseland Local Landscape Character Assessment as important to the character of the local area, it will be refused.

**Policy LA3 - Natural Resources/Agriculture.** Proposals for development will be supported where they have demonstrated that they do not have an adverse impact on the Plan area's natural resources, including its agricultural, marine and recreational value.

**Policy LA4 - Sea Defences and Shoreline Structures.** In order to conserve and enhance the local character of the Roseland's shoreline and the integrity of the Fal and Helford Special Area of Conservation, proposals for the construction of new coastal defences, jetties, slipways or other shoreline structures will only be supported where:

- (i) the need for the development has been demonstrated and the construction is in line with the Shoreline Management Plan and will not cause an unacceptable impact on coastal change or increase flood risk;
- (ii) it is demonstrated that the structure would not cause, or lead to the causation of, harm to the Fal and Helford Special Area of Conservation through increased recreational access to the water;
- (iii) it is demonstrated that the development will not detract from the local character of the shoreline through inappropriate scale, appearance or use.

Repairs to existing defences, jetties, slipways or other shoreline structures will be permitted where they are built of, or clad in, local stone in a manner that is consistent with the character of sea defences and harbours along the Roseland coastline.

### Relevant Higher Level Policies

ECLP Policy and paras 2.95, 2.96, 22 CDWLP Policies 3A, 3J	AONB Policy PD8 Shoreline Management Plan SMP1 Fal and Helford Marine Special Area of Conservation Management Scheme
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## GI2.3 Conserving and Enhancing Wildlife Habitats

### Reason for Policies

The community clearly values wildlife and habitats (natural habitats 78% support; hedges 70%; trees 74%). Such features alone, and their connections ('wildlife corridors') which provide links or stepping stones from one habitat to another, form a network of protected sites across the Roseland which is necessary to ensure the maintenance of the current range and diversity of our flora and fauna, and assist in the survival of important species/bio-diversity. Examples of corridors are rivers and their banks, traditional field boundary systems such as Cornish hedges, ponds and small woods, designated sites and other semi-natural habitats.

International, national and locally-designated sites and other relevant features are identified on Parish Wildlife Designation Maps and other maps on our website<sup>(11)</sup>, many of which were



prepared by the Cornwall Wildlife Trust, an organisation which, among other things, assesses and records locally important habitats.

**Policy LA5 - Biodiversity and Geological Conservation.** Proposals for development will be supported where they have demonstrated that the development will have no adverse impact:

- (i) upon the Plan area's biodiversity; and
- (ii) either directly or indirectly, on international, national or locally-designated sites, including SSSIs, Regionally Important Geological /Geomorphological sites and on the ecological value of County Wildlife Sites, County Geology Sites and Local Nature Reserves.

The management, restoration and re-creation of habitats, both within and outside designated sites, building upon a network of protected sites across the Roseland, is of great importance.

Locally important habitats (including semi-natural habitats) should be retained within any development proposals. The integrity of wildlife corridors should not be compromised.

Retention, restoration, re-creation or enhancement of semi-natural habitat or habitat linkages (such as hedges) are encouraged through appropriate management.

### Relevant Higher Level Policies and Sites

NPPF para 109, 117, 118 ECLP Policy and paras 2, 2.98, 18/6ii, 23.3 CDWLP Policies 3A, 3H, 3HH, 3J AONB Policies BG1, BG2, BG8, BG9, GP09.10 EU Habitats and Wild Birds Directive	Designated Sites Regionally Important Geological/Geomorphological Sites <sup>(42)</sup> Statutory Sites (SSSI) <sup>(43)</sup> Non-Statutory Sites, County Geology Sites <sup>(44)</sup> County Wildlife Sites <sup>(45)</sup> Local Nature Reserves <sup>(46)</sup>
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## **G13.The Character of Villages and Hamlets**

**General Objective:** To define and sustain the distinctive character of each of the Roseland's villages and hamlets.

The Plan will achieve this objective by addressing a set of sub-objectives:

- ✓ G13.1 Define the Character of the Roseland's Villages and Hamlets
- ✓ G13.2 Protect the Character of the Roseland's Villages and Hamlets
- ✓ G13.3 Protect the Built and Historic Environment

### **Introduction**

Few places in Cornwall can compare with the Roseland - one of the most picturesque and unspoilt parts of the British Isles - a perfect blend of lovely beaches and cliffs, delightful rivers and countryside, pretty villages and hamlets. The character of the Roseland's villages and hamlets ranked highly in the community's responses about the quality of life. Enthusiastic volunteers put in a huge effort to characterise the Roseland through Local Landscape Character Assessment and Parish Character assessments.

### ***G13.1 Define the Character of the Roseland's Villages and Hamlets***

#### **Reason for Activity**

In order to provide a definite baseline at the start of the Plan, 5 Parish Character Assessments were produced. These reflect the unique physical character of the villages of the Plan area<sup>(36)</sup>. Many of the villages and hamlets in the Plan area have been designated as Conservation Areas and/or contain Listed Buildings and Ancient Monuments or Archaeological Sites<sup>(11,12)</sup>. To supplement this work, we have adopted relevant sections of the Carrick Design Guide (see Section H15 and the adopted Guide itself<sup>(47)</sup>) as the Roseland Plan Design Guide until such time as our own Roseland-specific Design Guide is available.

### ***G13.2 Protect the Character of the Roseland's Villages and Hamlets***

#### **Reason for Policy**

The members of the community stated that the character of its villages and hamlets was the third most important feature determining their quality of life.

**Policy CV1 - Village Character.** Proposals for development in or adjacent to settlements will be supported where they have demonstrated that:

- (i) the proposal is well integrated with and contributes to and enhances the character of the village or hamlet, having due regard to the local Parish Character Assessment and the adopted sections of the Carrick Design Guide;
- (ii) there are no adverse impacts upon the amenity of local residents;
- (iii) there are no adverse impacts upon those services and facilities that support the vitality and viability of community life.

It should be noted that this policy must be read in conjunction with all other policies but particularly in conjunction with policies LA1, LA2 and LA5.



## Relevant Higher Level Policies

NPPF para 60	CDWLP Policies 3A, 3D, 4O
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### ***G13.3 Protect the Built and Historic Environment***

#### **Reason for Policies**

The community recognised the importance of conserving old buildings (61%) and harbours (82%). These form an important part of the heritage and character of the area. The Roseland has a number of Listed Buildings, Monuments and Artefacts and Conservation Areas (statutory and of local importance, valued by the community) which need to be respected and well maintained. In addition to these designated old buildings, existing maritime installations such as slipways, stone quays, jetties, moorings and boatyards help to create the distinctive character of the area. Appropriate lists and maps are given on our website<sup>(11,12)</sup>.

**Policy CV2 - Listed Buildings.** Development will be supported where it is designed to respect the setting of listed buildings and have regard to scale, height, massing, alignment and use of appropriate materials. Developments should also retain the spaces between and the grouping of buildings and the elements of the landscape which form the setting of a listed building. Proposals which would have an adverse impact upon the setting of a listed building will not be supported.

**Policy CV3 - Conservation Areas.** Proposals for development in a Conservation Area must preserve or enhance the special character of the area and be designed to respond to existing scale, height, form and massing, respecting the traditional pattern of frontages, vertical or horizontal emphasis, detailing and materials. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of Conservation Areas. Redevelopment which involves the demolition of an existing building within a Conservation Area will be supported where:

- (i) the alternative development preserves or enhances the character or appearance of the conservation area, and
- (ii) the building makes no positive contribution towards the character or appearance of the Conservation Area.

**Policy CV4 - Archaeological Heritage.** Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development, there will be a presumption against proposals which would involve significant alteration or cause damage, or which would have any negative impact on the setting of visible remains.

Where proposed development is likely to affect significantly sites of local archaeological importance, the proposal must demonstrate how the importance of the site will be protected in situ, unless the significance of the remains is not sufficient, when weighed against the need for development, to justify their physical preservation. Where retention of remains is not possible, the Local Planning Authority may impose conditions or seek planning obligations to ensure that adequate archaeological records are prepared before development commences.



**Policy CV5 - Marine Heritage.** Proposals for development which will affect the fabric of any existing harbour, harbour land, quay, slipway, jetty, wharf or public landing place in or adjacent to navigable waters will only be supported where they have demonstrated that:

- (i) there will be no adverse effect on harbour operations (including fishing operations);
- (ii) the structure would not cause, or lead to the causation of, harm to the Fal and Helford Special Area of Conservation through disturbances such as to flora and fauna, tidal flows and increased recreational access to water both during construction and in use;
- (iii) the development will not detract from the local character through inappropriate scale, appearance or use.

### Relevant Higher Level Policies

NPPF paras 136, 137, section 12 ECLP Policy and paras 2.92, 24a CDWLP Policies 4D, 4F, 4G, 4H, 4J, 4K, 4L, 4M, 4S, 4T, 4X, 4XA, 4U, 4V	AONB Policy GP09.10, TA8 Designated Sites, Statutory Sites (SSSIs), Non-Statutory Sites
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## GI4. Retention of Services and Facilities

**General Objective:** To sustain and enhance essential local services, facilities and infrastructure whilst ensuring that the distinctive character of the landscape, coastline, villages and hamlets is not eroded.

The Plan will achieve this objective by addressing a set of sub-objectives:

- ✓ GI4.1 Avoiding Loss of Local Services
- ✓ GI4.2 Retention of Public Car Parking
- ✓ GI4.3 Protection of Open Spaces

### Introduction

The community strongly supported the retention of the current level of services and facilities, citing transport, health services and car parking and a plethora of other topics that make a difference to community life, including recreation spaces.

### GI4.1 Avoiding Loss of Local Services

#### Reason for Policy

The community values the services and facilities that are currently available. Indeed, sustaining local services was placed second in the community's Quality of Life ranking.

Many aspects of The Roseland Plan directly (through the policies in this Section) 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 on the Roseland through our Affordable Housing provision, the establishment of a full time principal residence restriction on any new open market housing and through our support for commercial and agricultural development.

**Policy SF1 - Services/Facilities.** Proposals for development which will result in the loss of services and facilities will only be supported where they are to be replaced with 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.

**Policy SF2 - Sustainable Transport.** Proposals for development will be supported where they provide for sustainable transport use, including any on-site or off-site works proportionate to the development to enable use of public transport, cycling or walking. Development that results in a loss or reduction in the provision of public transport, cycle and pedestrian facilities will be refused.

### Relevant Higher Level Policies

NPPF paras 7, 17, 28, 70  
ECLP Policy and paras 27.2  
CDWLP Policies 5G, 5KK

AONB Policies TA2, TA3, TA4  
Local transport Plan—Connecting Cornwall : 2030 paras 5,21



## **GI4.2 Retention of Public Car Parking**

### **Reason for Policy**

The local community recognised the need to retain existing public car parks in the settlements and to protect them from conflicting development proposals. Public car parks refer to car parks open to the public but not directly related to any particular commercial development, such as in village centres or places of landscape or recreational interest.

**Policy SF3 - Public Car Parking.** Planning permission will only be supported for development proposals which involve the loss of car parking facilities used by the public if:

- (i) alternative provision of equal value can be made elsewhere within the application site or immediate locality; and
- (ii) there is no adverse effect on landscape or village character.

## **GI4.3 Protection of Open Spaces**

### **Reason for Policy**

Within many of the Roseland's villages and hamlets, there are open spaces easily accessible to the public. These are listed on our website<sup>(11)</sup>. Examples include 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.

**Policy SF4 - Open Spaces.** Development that results in the loss of open spaces currently used by the public for sports or recreation, including areas designated by Parish Councils during the lifetime of the Plan, or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value will not be supported.

### **Relevant Higher Level Policies**

NPPF para 74 ECLP Policy and paras 25, Truro and Roseland Aim 6	CDWLP Policy 4L
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## H. POLICIES FOR FUTURE DEVELOPMENT

### H15. General Principles and Design

#### General Objectives:

- (1) To define general principles / policies for all residential, commercial and carbon reduction / energy efficiency developments.
- (2) To deploy a set of Roseland Design Guidelines for all residential, commercial and carbon reduction / energy efficiency developments to ensure that the character of the Roseland is maintained.

#### Introduction

Respect for the most valued physical features of the Roseland has been built into The Roseland Plan. Other General Principles that apply to all development, irrespective of its type, were clearly communicated by the community (Section C6). Such matters are covered here.

The Plan will achieve the objectives above by implementing the following sub-objectives:

- ✓ H15.1 Positive Contribution to Sustainable Development
- ✓ H15.2 Integration of New Development into the Roseland
- ✓ H15.3 Adoption of Defined Settlement Boundaries

#### 15.1 Positive Contribution to Sustainable Development

##### Reason for Policy

Sustainable development is a cornerstone of the NPPF that has been taken on board by The Roseland Plan. Each and every new development, no matter its type, should make an overall positive contribution to the Roseland's economic, social and environmental future.

**Policy GPI - Sustainable Development.** Proposals for development must demonstrate that the development will make a positive contribution to sustainable development, enhancing the self-reliance of the local community / economy by:

- (i) meeting the economic and social needs of the local community;
- (ii) conserving the special environment in which we live – for residents, visitors and local businesses;
- (iii) ensuring that development improves buildings' resilience to climate change and energy efficiency while being sensitive to local character and distinctiveness.

#### Relevant Higher Level Policies

NPPF - underlying principle

ECLP Policy I

#### H15.2 Integration of New Development into the Roseland

##### Reason for Policy

The core of The Roseland Plan is the desire to conserve and enhance the Roseland's character and distinctiveness for current residents and visitors, but also to ensure a vibrant and economically viable future for the peninsula.

In response to our Questionnaire, it was clear that the community feels strongly that



development should be of high quality design that helps maintain the distinctiveness of the Plan area, an objective aided by having a Design Guide.

When thinking about design, The NPPF encourages us to promote and support local distinctiveness, but says that this must be based on a clear understanding and definition of the defining characteristics of an area. The excellent Cornwall Design Guide<sup>(48)</sup> provides broad guidance, but the community would ideally like something more specific to the Roseland. It is our firm intention to produce a detailed Roseland-specific Design Guide (as a Supplementary Planning Document) through a Project (see Section I 21). As an interim measure, we decided to adopt certain sections of the much respected Carrick Design Guide as The Roseland Plan Design Guide<sup>(47)</sup> to provide more local and specific guidance and inspiration to promote, support and develop the defining characteristics of the area. As the Cornwall Council website says, *'this fully illustrated guide is intended to be used as a handbook to assist householders, design professionals and developers in dealing with and submitting development proposals and applications. The Guide was the subject of extensive consultation with a range of stakeholders and organisations in 2003 and 2004 and has Supplementary Planning Guidance status following revision, subsequent approval and adoption by Cabinet.'*<sup>(49)</sup>

The intention to adopt specific named sections of the Carrick Design Guide as part of the determination of applications through the NDP policies was made clear throughout the consultation process, culminating in the 6-week pre-submission consultation. The document was made available in hard copy at the exhibitions and on the Roseland Plan website.

## **THE ROSELAND PLAN DESIGN GUIDE**

### **ADOPTED SECTIONS OF THE CARRICK DESIGN GUIDE**

#### **1.3 Respecting the place**

- 1.3.1 Fitting into the landscape
- 1.3.2 Fitting into the settlement
- 1.3.3 Fitting into the community

#### **2.1 Local identity**

- 2.1.1 Cornish identity
- 2.1.2 The ingredients of local identity

#### **2.2 The landscape setting**

- 2.2.1 Physical influences
- 2.2.2 Human influences
- 2.2.3 Local character

#### **2.3 The character of settlements**

- 2.3.1 Settlement form and character
- 2.3.2 Building character

#### **3.2 Buildings on plots**

- 3.2.1 Setbacks, building frontage & plot coverage
- 3.2.2 Gardens and outdoor private space
- 3.3.3 Orientation & location of buildings on Plots

#### **3.3 Cars and parking**

- 3.3.1 Parking levels

- 3.3.2 Parking within the dwelling curtilage
- 3.3.3 Communal parking areas & on-street Parking

#### **3.4 Building design**

- 3.4.1 Building form
- 3.4.2 Facades and elevations
- 3.4.3 Walls
- 3.4.4 Roofs and chimneys
- 3.4.5 Dormers, rooflights and solar panelling
- 3.4.6 Windows and doors
- 3.4.7 Porches
- 3.4.8 Extensions

#### **3.5 External areas**

- 3.5.1 Protecting existing features
- 3.5.2 Planting and soft landscaping
- 3.5.3 Paving and other hard surfaces
- 3.5.4 Boundaries and hedges
- 3.5.5 Street furniture, lighting and signage
- 3.5.6 Services and utilities
- 3.5.8 Maintenance and management of external areas



#### **4.1 Building conversions**

- 4.1.1 Original structure and features
- 4.1.2 Openings
- 4.1.3 Roofs and chimneys
- 4.1.4 Internal spaces
- 4.1.5 External areas

#### **4.2 New agricultural buildings**

- 4.2.1 Siting
- 4.2.2 Building form and scale
- 4.2.3 Materials, colour and cladding
- 4.2.4 External areas

#### **4.3 Commercial and other large buildings**

- 4.3.1 Siting and layout
- 4.3.2 Building form and scale
- 4.3.3 Materials, colour and cladding
- 4.3.4 External areas

#### **4.4 Shop fronts**

- 4.4.1 Existing shop fronts
- 4.4.2 New or replacement shop fronts
- 4.4.3 Blinds, canopies and shutters
- 4.4.4 Signs and advertising

The adopted Carrick Design Guide<sup>(47)</sup> and the General Development policies will encourage reasonable initiatives to improve resilience to climate change, sustainable design principles and energy efficient development in both new and existing buildings whilst retaining local character and distinctiveness. We do not believe the two objectives are incompatible if developments in technology are used creatively and sensitively. However, it should be recognised that current legislation on Listed Buildings and Conservation Areas may impose restrictions in these areas.

It should be noted that the community has indicated its concern over various dimensions of scale, indicating a preference overall to preserve the small scale nature of building on the Roseland, preferring small developments (indicative size of up to 5 units) and censuring larger scale developments (larger numbers, or (too) large scale dwellings / commercial developments on a particular site).

The NPPF provides general support for the community's views by banning 'major developments' (defined in the Glossary (page 26) and in the Tamar Valley AONB Management Plan 2014-2019<sup>(31)</sup>) in AONBs except in exceptional circumstances.

In considering this matter, the local context and potential for harm are key:

1. The local context - This should include taking into account the nature and sensitivity of the site, including the physical surroundings and setting and the size of the local settlement, as well as the historical context of change locally, in terms of the level and scale of past development and the degree of change over time.
2. The potential for harm - There should be no harm to the natural beauty and special qualities of the AONB or conflict with the AONB's guiding principles of sustainable development. This decision should not be on the basis of likely impact *after* that harm is reduced through mitigation: the extent to which harm could be moderated would be considered as part of the assessment process in relation to the NPPF tests for major development as set out in NPPF paragraph 116.

The community's clear desire is to protect the landscape, re-use existing buildings and previously-developed land and minimise building on greenfield sites, both for the sake of the visual appearance and village character, but also to minimise the impact on food production. Development should, therefore, be directed to areas which are 'less sensitive' and should also respect agricultural land quality, wildlife and geology and avoid areas of flood risk.



For development proposals to be acceptable, completed Roseland Development Checklist and Development Management Toolkit documents are required (used in conjunction with the Roseland LLCA). The documents must demonstrate how the principles of the adopted Carrick Design Guide have been incorporated and, in particular, how:

- (i) the design grows out of the defining characteristics of the Roseland;
- (ii) the development will enhance the Roseland's distinctive character;
- (iii) the scale of the development is appropriate for the Roseland. This is predominantly small scale with an indicative maximum size of 5 units for residential developments.

This approach supports the development of new dwellings (or other developments) in, or well integrated with, existing settlements. Clearly, this approach still has potential to have an adverse impact on the character or setting of settlements and, therefore, Policy GP2 sets out the considerations that should be taken into account in developing planning applications for the Roseland area and it will be applied to development decisions.

Detailed design guidance is given in the adopted sections of the Carrick Design Guide<sup>(47)</sup>.

**Policy GP2 - Design and Character of the Roseland.** In the Plan area, proposals for new development must be sited and designed so as to promote, support and develop the distinctive character of the area.

Proposals for development will be supported where they have demonstrated that the development:

- (i) is of an appropriate scale to the location, with an indicative maximum size of 5 units;
- (ii) does not involve building on greenfield sites unless there are no suitable, available or deliverable opportunities to re-use existing buildings or brownfield sites;
- (iii) is integrated with existing housing in the settlements in terms of form, scale, building details, local features, materials, finishes and colour, siting, parking, planting and landscaping and characteristic patterns of settlement;
- (iv) is not located on visually-exposed plateaus, ridges or skylines or on steep sided valley sides as identified in the Local Landscape Character Assessment or any other visually-exposed sites;
- (v) does not entail building on good quality agricultural land (Grades 1,2, 3a) or, where reasonable alternatives can be identified, Grade 3b agricultural land;
- (vi) would not lead to the loss of important green gaps or spaces between settlements;
- (vii) adopts the best practice surface water drainage standards and avoids sites subject to risk of flooding identified by the Environment Agency;
- (viii) provides safe access suitable for the traffic generated by the development.

### Relevant Higher Level Policies

NPPF paras 9, 55, 58, 60, 64, 66 ECLP Policy and paras 13, 23, 24, 2.48, 2.88, 2.89, 2.95. CDWLP Policies 3F, 3J, 4O, 4R, 4Q, 6J	AONB para PD8 Cornwall Design Guide <sup>(48)</sup> Adopted Carrick Design Guide <sup>(47)</sup>
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### **H15.3 Adoption of Defined Settlement Boundaries**

#### **Reason for Policy**

The community responses to Questionnaire 2 indicated a strong preference for infilling within settlements and a general presumption against developments on greenfield sites. Adoption of settlement /development boundaries is essential for this.

In implementing the Plan policies, the extent of the settlements of Gerrans/Portscatho, Portloe, St Just in Roseland, St Mawes and Veryan/Veryan Green will be determined by the settlement boundaries set out in Appendix I<sup>(50)</sup>, the Parish Character Assessments<sup>(36)</sup> and on the Proposals Maps<sup>(51)</sup> which correspond in general terms to the boundaries recognised in the Carrick District Wide Local Area Plan 1998.

**Policy GP3 - 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, the extent of the settlements of Gerrans/Portscatho, Portloe, St Just in Roseland, St Mawes and Veryan/Veryan Green is shown on the proposals maps.

Development proposals will be supported within these boundaries in line with policies GP2 and HO4. Development outside these settlements will be treated as an exception.

#### **Relevant Higher Level Policies**

NPPF para 55	AONB Policy GP09.3
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## H16. Affordable Housing to Meet Local Need

**General Objective:** To support the provision of a mix of affordable housing which meets a proven local (Roseland) need and which is of a scale and design that integrates with existing villages and hamlets.

The Plan will achieve this objective by addressing a set of sub-objectives which derive directly from the Plan's Housing Strategy (Section E10.2):

- ✓ H16.1 Provision of Affordable Housing by Change of Use
- ✓ H16.2 Provision of Affordable Housing by Re-use of Redundant Buildings
- ✓ H16.3 Construction of New Affordable Housing
- ✓ H16.4 Provision of Affordable Housing emphasising Local (Roseland) Connection

### Introduction

The community consultation<sup>(13,15)</sup> demonstrated strong support for building Affordable Housing for which there is a demonstrated need and a strong Roseland connection. Policy PD4 of the AONB Management Plan says: 'Support the provision of affordable housing to meet identified needs of local people in locations with access to employment and local services.'

### Relevant Higher Level Policies

ECLP Policies and paras 9, 2.18, 2.30, 2.31, 2.32  
CDWLP Policies 6E, 6H

AONB Policies PD4, GP09.3

### H16.1 Provision of Affordable Housing by Change of Use

#### Reason for Policy

The community strongly supports minimising the impact on the landscape and village character, which it values highly. Our strategy includes strong emphasis on reuse of existing buildings and sites. Change of use is one approach.

**Policy HO1 - Change of Use of Holiday Lets.** Proposals to remove planning restrictions or conditions which limit the use of residential buildings to holiday letting will be supported provided that the dwelling will be used as Affordable Housing for those with local (Roseland) connections (see Policy HO5).

**Policy HO2 - Conversion of Hotels, Guest Houses.** Proposals for a hotel, boarding house, guest house or residential institution or part of such a building, to be used as a residential dwelling house or dwelling houses will be supported provided that the building or part of that building will be used as Affordable Housing for those with local (Roseland) connections (see Policy HO5).

### Relevant Higher Level Policies

NPPF Policies 17, 51  
ECLP Policy 22  
CDWLP Policies 6G, 11A, 11AE



## **H16.2 Provision of Affordable Housing by Re-use of Redundant Buildings and Sites**

### **Reason for Policy**

The community strongly supports minimising the impact on the landscape and village character, which it values highly. There is a clear preference, incorporated here, for reuse of existing buildings and sites within and outside settlement boundaries. To ensure that there is no abuse of the general presumption against new dwellings outside settlement boundaries, strict criteria for development are required.

**Policy HO3 - Re-use of Redundant Buildings.** Proposals for re-use of a redundant building, or part of a redundant building, as a residential dwelling house or dwelling houses will be supported provided that the building or part of that building will be used as Affordable Housing for those with local (Roseland) connections (see Policy HO5) and where the proposal meets all the following criteria:

- (i) 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;
- (ii) the building is capable of conversion without significant extension, ie the volume of the new building 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;
- (iii) the conversion would use traditional materials where appropriate;
- (iv) the proposed conversion would not result in the character, appearance, architectural or historic integrity of the building or its setting being significantly adversely affected;
- (v) the proposed residential use is compatible with surrounding land uses and would not result in the appearance and character of the open countryside being significantly adversely affected by the effect of minor residential activities and structures;
- (vi) safe and convenient access and adequate parking can be provided without significant adverse impact on the local environment;
- (vii) adequate provision can be made for foul and surface water drainage;
- (viii) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the conversion;
- (ix) special care is taken to ensure that bats, barn owls or other birds or their nesting areas or roosts are not disturbed;
- (x) where feasible, enhancements for wildlife are incorporated, for example, swift boxes on buildings over 5 m tall and bat roosting opportunities.

### **Relevant Higher Level Policies**

NPPF Policies 51, 55, 89  
CDWLP Policy 6G

ECLP Policy 22

## **H16.3 Construction of New Affordable Housing**

### **Reason for Policy**

The community's strong preference is for new building to take place inside settlement boundaries (known as infill), if possible, to avoid encroaching on farmland (greenfield sites). Moreover, there is a clear preference for reuse of existing buildings and sites where possible. Within the settlement boundaries all proposals should be clearly Affordable-led, ie starting



from a position of providing 100% Affordable Housing unless exceptionally it would not be viable to do so.

The building of new dwellings outside the settlement boundaries (as defined in Policies GP3 and HO4) will be treated as an exception to normal policy. Any proposals advanced as an exception under Policy BHM5 of the Balancing Housing Markets Document or Policies 8 and 9 of the emerging Cornwall Local Plan will be expected to provide 100% Affordable Housing.

**Policy HO4 - New Affordable Housing.** In the settlements with defined Settlement Boundaries(Gerrans/Portscatho, Portloe, St Just In Roseland, St Mawes and Veryan/Veryan Green), permission will be granted for Affordable-led Housing proposals on infill sites within the designated boundaries where:

- (i) priority will be given to the use of previously developed land;
- (ii) the proposals are consistent with demonstrated local (Roseland) need (see Action HO5), and occupation of the dwellings is controlled to ensure that the benefits of Affordable Housing are enjoyed by all subsequent as well as initial occupiers;
- (iii) the proposed dwelling(s) are of a type and density appropriate to the character of the settlement with particular regard to traditional building styles, scale, local features, materials, finishes, colour and characteristic patterns of settlement;
- (iv) adequate parking is provided, in line with the adopted sections of the Carrick Design Guide.

Any proposals for dwellings outside the settlement boundaries will be an exception to this Policy and should comprise 100% Affordable Housing only.

### Relevant Higher Level Policies

NPPF Policies 6, 55, 89

AONB Policies PD4, GP09.31

### ***H16.4 Provision of Affordable Housing emphasizing local (Roseland) Connection***

#### **Reason for Action and Policy**

The community consultations<sup>(13,15)</sup> have shown widespread support for local needs affordable housing, but the preferences expressed require a community focused approach. Therefore, the Steering Group will undertake the following actions to try to meet community aspirations:

- continue to update local housing needs, focusing on those with real Roseland connection;
- create a Roseland Community Land Trust to act as a delivery mechanism;
- seek to identify suitable sites which conform with the policies of the Roseland Plan;
- endeavour to provide housing which meets local need in terms of facilities and design, and ownership or tenancy;
- endeavour to ensure that the needs of local (Roseland) people are prioritised by adopting a more precise definition of what 'local' means.

Housing Associations are private, non-profit-making organisations that provide low-cost 'social housing'. Any trading surplus is used to maintain existing housing and to help finance new homes. Although independent, such associations are regulated by the State and commonly receive public funding. They are now the United Kingdom's major providers of new housing for rent, while many also run shared ownership schemes to help those who cannot afford to buy a home outright. Our preference is for Affordable Housing to be managed by local, Roseland-based organisations.



**Policy HO5 - Local Connection.** Affordable Houses delivered on the Roseland shall only be sold to or let to and occupied by people (and their Household) whose housing need is not met by the market and who meet one or more of the following criteria:

- (i) lived continuously in one of the five Roseland Parishes for the last 5 or more years; or
- (ii) worked in permanent employment in one of the five Roseland Parishes for the last 5 or more years; or
- (iii) grew up in one of the five Roseland Parishes (defined as having spent 10 of their first 16 years in one of the Parishes); or
- (iv) who have a close family member living for a minimum of 5 years permanently and continuously in the five Roseland Parishes.

Where such a person cannot be found, an Affordable House may then be sold or let to and occupied by persons (and their Household) whose housing need is not met by the market and:

- (i) lived continuously in one of the adjoining Parishes for the last 5 or more years; or
- (ii) worked in permanent employment in one of the adjoining Parishes for the last 5 or more years; or
- (iii) grew up in one of the adjoining Parishes (defined as having spent 10 of their first 16 years in one of the Parishes); or
- (iv) who have a close family member living for a minimum of 5 years permanently and continuously in the adjoining Parishes.

Where such a person cannot be found, Affordable Houses may then be sold to or let to and occupied by persons (and their Household) whose housing need is not met by the market and has an area local connection within the five Roseland parishes, adjacent Parishes or a County local connection.

Adjoining Parishes are defined as St Michael Penkivell, St Michael Caerhays, Cuby or Tregony Parishes.

**Policy HO6 - Management of Affordable Housing.** Occupation of the Affordable Housing built in the Plan period will be controlled and managed by a Roseland-based Community Land Trust, or Cornwall Housing Ltd, or a registered provider or other bona fide housing provider to ensure that the benefits of Affordable Housing are enjoyed by all subsequent as well as initial occupiers.

### Relevant Higher Level Policies

NPPF Policy 54

CDWLP Policy 6H  
ECLP Policy 9



## H17. Open Market Housing

**General Objective:** To support measures to increase the proportion of the housing stock occupied by full time residents.

The Plan will achieve this objective by:



### H17.1 Encouraging Full Time Principal Residence of Homes

#### Introduction

While there is an appreciation of their economic value, the community has stated clearly that it does not wish to see an increase in the proportion of houses on the Roseland used as holiday lets or second homes, since this would decrease the vitality of the area, especially 'out of season'. On the other hand, increasing the proportion of houses that are occupied full time would improve the community in many ways and would support the economy and services.

#### ***H17.1 Full Time Principal Residence Restriction for Open Market Housing***

##### **Reason for Policy**

There is very clear support from the community for actions that would help to ensure that any Open Market Housing constructed during the Plan period will not add to the current numbers of holiday lets and second homes. The Plan will support the development of Affordable Housing and Community Land trust schemes that seek to increase the number of dwellings that are occupied as full time homes for local people.

**Action HO7 - Encouraging Full Time Principal Residence of Homes.** Through Policies HO3, HO4 and HO5, this Plan seeks to create additional Affordable Housing to meet local need and ensure that more housing is provided for full residential occupation. In all cases, Affordable Housing must be occupied as a full time residence. The Plan will support measures to ensure that new housing stock created on the Roseland is suitable for full time occupation and meets the needs of Roseland residents. It is important that there is the right mix of types of housing to meet the housing needs of local people and bring greater balance and mixture to the local housing market.

#### **Relevant Higher Level Policies**

NPPF Policy 7	
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## H18. Replacement Dwellings and Extensions

**General Objective:** To provide guidelines for applicants wishing to replace an existing dwelling or build an extension for any purpose.

The Plan will achieve this objective by addressing a set of sub-objectives:

- ✓ H18.1 Provision of Replacement Dwelling Units
- ✓ H18.2 Provision of Extensions

### H18.1 Provision of Replacement Dwelling Units

#### Reason for Policy

The community wishes to minimise the need for new buildings and maximise the re-use of existing buildings and sites. The policy is also supported by the desire of the community to avoid overdevelopment of any site, ensuring that the scale of any replacement dwelling is proportionate to the area available.

**Policy HO8 - Replacement Dwellings.** The replacement of dwelling units will be supported provided that the existing building has established and continuing residential use rights and that it has been demonstrated that all of the following criteria are met:

- (i) there is a genuine need for the new dwelling, eg the current building is unstable or uneconomic to repair;
- (ii) the volume of the replacement building 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;
- (iii) the location of the replacement building is situated so as to coincide in whole or part with the position of the original building unless an alternative location within the existing curtilage of the property would reduce the visual impact of the building from areas to which the public have access or facilitate the necessary realignment of a public highway;
- (iv) the application demonstrates how the design of the new building grows out of the defining characteristics of the Roseland and how it enhances the character and distinctiveness of the Roseland;
- (v) the new dwelling is in keeping with its setting and respects the distinctive local character of the area in terms of bulk, scale, height and materials;
- (vi) the replacement building does not intrude above the skyline any further than the current building when viewed from any public place;
- (vii) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the conversion.

#### Relevant Higher Level Policies

NPPF Policy 89 ECLP Policy 7	CDWLP Policy 6j
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### H18.2 Provision of Extensions

#### Reason for Policy

The increase in the elderly population and the need for housing for young people who have not left home leads to an increased need for extra accommodation. In addition to the need for extensions to provide additional accommodation for relatives, or for organic family growth, there is a trend towards small businesses being run from home. Superfast broadband



will likely accelerate this trend on the Roseland. The Plan recognises that there may be occasions where extensions or conversions are required to properties to enable homeworking and will encourage these subject to similar conditions that govern all development.

**Policy HO9 - Extensions and Annexes.** Proposals for extensions or annexes will be supported subject to the following:

- (i) there being no significant adverse impact upon the residential amenities of adjoining properties through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking or loss of mature vegetation or landscape screening;
- (ii) the design of any extension or annex is subsidiary in size and sympathetic to the character of the existing dwelling;
- (iii) due consideration is given to retaining proportionate garden space, trees, planting and landscaping in keeping with other dwellings in the surrounding area;
- (iv) the development is in keeping with its setting and respects the distinctive local character of the area in terms of bulk, scale, height and materials;
- (v) safe access and adequate parking are available or can be provided;
- (vi) a condition will be imposed to ensure that the extension or annex is retained as ancillary to the main dwelling and not used as a separate unit without the consent of the planning authority.

In addition to the above, to ensure there is no abuse of the general presumption against new dwellings in the open countryside, the Local Planning Authority will require that:

- (vii) an extension or annex is physically attached or closely related to the existing dwelling and is of a size and layout to facilitate its eventual integration into the main house;
- (viii) conditions will be imposed, or a Section 106 agreement sought, restricting occupation of extensions or annexes to the main householders or their relatives or dependents, to ensure that the annex remains ancillary to or is integrated into the original dwelling if the original circumstances justifying the development cease to exist.

### Relevant Higher Level Policies

NPPF Policy 89 ECLP Policy 22	CDWLP Policy 6P AONB Policy CE4
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## H19. Commercial Development

**General Objective:** To support commercial opportunities which are of a scale and design that respect the distinctive character, sensitivity and capacity of the landscape and coastline.

The Plan will achieve this objective by addressing:

- ✓ H19.1 Support for Commercial Development
- ✓ H19.2 Re-use of Farm Buildings and Land in Commercial Use outside Settlements
- ✓ H19.3 Design of Agricultural Barns

### Introduction

The Roseland Plan is very supportive of economic growth in the area provided that this does not harm the landscape, wildlife and other valued 'quality of life' aspects that the community has identified in our consultations<sup>(13,15)</sup> or which were identified in the Roseland LLCA<sup>(34)</sup>.

The extensive nature of the AONB, the landscape sensitivity of the Plan 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.

Whilst the Farming, Tourism and Hospitality sectors and their key support services such as Construction, Food Production and Food Preparation are the backbone of the local economy on the Roseland, there is also a significant presence of small or medium sized enterprises in the Professional Services, Information Technology, and Health and Social Care sectors. Extensive coverage of the Plan area by superfast broadband and the need for home care supports and encourages the further growth of these sectors.

### H19.1 Support for Commercial Development

#### Reason for Policies

The local community is supportive of commercial development in the Roseland but only wishes to see development of a scale, design and size consistent with the character of the area and has undertaken the preparation of a Local Landscape Character Assessment and a Parish Character Assessment to provide one means of achieving this.

This view is in concert with Cornwall AONB Management Plan Policy PD6 which supports '*commercial development that conserves and enhances the diverse local landscapes characteristic of the AONB*'.

The community has expressed the following priorities:

- small scale development preferred;
- Reuse 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.



**Policy CDI - Commercial Development.** To support economic growth, proposals for economic development and premises for business and other development such as infrastructure or necessary utilities development (where they require planning permission) will be supported provided that it has been demonstrated that:

- (i) the development does not involve building on greenfield sites unless there are no suitable, available or deliverable opportunities to re-use existing buildings or previously developed land (including buildings and land already in commercial use);
- (ii) the development does not entail building on good quality agricultural land (Grades 1,2, 3a) or, where reasonable alternatives can be identified, Grade 3b agricultural land;
- (iii) the development does not involve building on or immediately adjacent to land subject to statutory and non-statutory designations for wildlife and geological value or semi-natural habitat;
- (iv) the development would not have significant harmful impacts on the natural and historic environment of the area or the built environment of the settlements;
- (v) the development respects the character of the settlement and any adjoining residential properties;
- (vi) any extension or additions to an existing complex should be sympathetic in terms of scale, design and materials;
- (vii) the development has regard to the Roseland Local Landscape Character Assessment (LLCA) and Parish Character Assessments, ie the design and layout of the development should create a minimal impact upon the surrounding landscape and the appearance and character of the open countryside should not be affected by the development or associated minor residential activities and structures;
- (viii) the proposal does not relate to areas subject to risk of flooding as identified by the Environment Agency;
- (ix) the proposal does not require development on visually-exposed plateaus, ridges or skylines or on steep sided valley sides as identified in the LLCA or any other visually-exposed sites;
- (x) the approach roads are capable of accommodating the volume of traffic generated on the development and a safe access can be provided;
- (xi) adequate parking is provided;
- (xii) the development should be suitably landscaped involving a mix of appropriate soft and hard landscaping retaining existing trees and hedgerows where appropriate;
- (xiii) external storage areas should be appropriately landscaped and screened;
- (xiv) the development should not cause a new or exacerbate an existing pollution problem where pollution is defined widely and includes chemical, light, noise and smell pollution;
- (xv) adequate provision can be made for the disposal of foul and surface water drainage to the satisfaction of the local planning authority;
- (xvi) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the development;
- (xvii) special care is taken to ensure that bats, barn owls or other birds or their nesting areas or roosts are not disturbed.

### Relevant Higher Level Policies

NPPF Policies 18, 21, 28, 37  
ECLP Policies 14.4, 22

CDWLP Policies 9A, 9E  
AONB Policies CE2, FF1, PD5, PD6, ST1



## ***H19.2 Re-use of Farm Buildings and Land in Commercial Use outside Settlements***

One approach for encouraging new commercial activity, whilst not having a negative impact on the landscape and coastline, is to make more creative use of existing, and in particular, run-down or derelict buildings. The community expressed strong preferences for conversion and renovation of existing sites.

This approach is consistent with Cornwall AONB Management Plan Policy FF8 which 'encourages farm diversification which supports sustainable rural businesses and respects local distinctiveness and cultural heritage in the protected landscape.'

Recent changes in the General Permitted Development Rights (May 2013)<sup>(52)</sup> allow the change of use of certain redundant agricultural buildings less than 500 square metres to alternative commercial uses without planning permission. However, the Local Planning Authority must be notified and, for buildings above 150 square metres, prior approval must be sought.

The policy below relates to developments which require planning permission. The Roseland Plan encourages those undertaking conversions under permitted development rights to adopt the same standards.

**Policy CD2 - Re-use of Farm Buildings.** The reuse of farm and rural buildings for business purposes will be supported provided that it has been demonstrated that:

- (i) 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;
- (ii) the building is capable of conversion without significant extension, ie the volume of the new building 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;
- (iii) the conversion would use traditional materials where appropriate;
- (iv) the proposed conversion would not result in the character, appearance, architectural or historic integrity of the building or its setting being adversely affected;
- (v) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the conversion;
- (vi) special care is taken to ensure that bats, barn owls or other birds or their nesting areas or roosts are not disturbed;
- (vii) where feasible, enhancements for wildlife are incorporated, for example, swift boxes on buildings over 5 m tall and bat roosting opportunities.

### **Relevant Higher Level Policies**

	AONB Policies FF8, PD8
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### **H19.3 Design of Agricultural Barns**

Continuing changes in agricultural practices towards larger scale equipment, more intensive production and the consequent increases in size of milking herds, for example, have led to the necessity for larger agricultural buildings. It is particularly important to the community that everything possible is done to ensure that new or extended agricultural buildings merge with the surrounding landscape.

For agricultural units above 5 Hectares, the General Permitted Development Rights (1995)<sup>(53)</sup> allow the alteration, extension and erection of new agricultural buildings, up to an area of 465 square metres and a maximum height of 12 metres without planning permission, though prior approval must be sought from the Local Planning Authority.

The policy below relates to building of new agricultural buildings which require planning permission. The Roseland Plan encourages those undertaking such work under permitted development rights to adopt the same standards.

Should there be concerns about siting and/or design (in the context of the adopted sections of the Carrick Design Guide) of proposals being presented for prior approval, then the development should be required to be submitted for Planning Permission and, thereby, to be subject to the policies in this Plan, including Policy CD3.

**Policy CD3 - Agricultural Barns.** Planning proposals for agricultural barns will be supported provided that it has been demonstrated that the proposal:

- (i) is in conformity with Section 10 of the Cornwall Design Guide;
- (ii) is in conformity with Section 4.2 of the adopted Carrick Design Guide;
- (ii) is not located on visually-exposed plateaus, ridges or skylines or on steep sided valley sides as identified in the Local Landscape Character Assessment or any other visually-exposed sites.

Particular attention should be paid to siting, design, external colours and potential light pollution.



## H20. Carbon Reduction / Energy Efficiency

**General Objective:** To support appropriate energy reduction / carbon reduction / energy production technologies that are of a scale and design that do not erode the character of the landscape, the coastline, villages and hamlets.

### Introduction

The community has clearly expressed its view that it is very positive about reduction in energy usage and exploring potential carbon reduction / energy production technologies that have less impact on the landscape than current technologies. There are, in particular, serious concerns about many aspects of installation of wind turbines and solar panels (use of productive farmland, visual and other negative impacts on the character of the landscape or of Roseland villages and hamlets).

These concerns are reflected in the relevant policy (Policy I5 - Renewable and Low Carbon Energy) of the emerging Cornwall Local Plan which states:

*'In and adjacent Areas of Outstanding Natural Beauty and undeveloped coast developments would not be allowed except under exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.'*

### The Roseland Plan Carbon Reduction / Energy efficiency Strategy

Our Strategy for this area has to balance conflicting needs:

- Safeguarding the landscape (in its broadest sense) for its own sake, to protect the community's quality of life (landscape was the top priority) and to sustain the long term future of the Roseland's economy;
- Making an appropriate contribution to energy reduction, energy efficiency and energy production to enhance the Plan area's energy sustainability.

The Roseland Plan strategy is to achieve our general objective above by addressing a set of sub-objectives:

- ✓ H20.1 Promotion of Energy Reduction on the Roseland
- ✓ H20.2 Limitations on installation of Wind Turbines
- ✓ H20.3 Appropriate Solar Installations
- ✓ H20.4 Promotion of Low Impact, Landscape-friendly Carbon Reduction Technologies

This will be complemented by enthusiastic support for a Project to identify, assess, recommend and support the most appropriate new technologies that would make a difference to the energy self-sufficiency of the Roseland (sub-objective H20.4 and project in Section I 21).

### H20.1 Promotion of Energy Reduction on the Roseland

#### Reason for Policy

Many comments from the community emphasised the importance of minimising energy use BEFORE considering additional energy production. This approach is supported by others, eg, *'measures to reduce existing energy use should always be considered before installing any form of sustainable energy-generating system to serve an existing building. Such measures almost invariably represent the least visually harmful, simplest and most cost-effective measures to improve*



sustainability.’ (A Guide to Energy production in the Yorkshire Dales National Park)<sup>(54)</sup>.

Other methods of reducing energy usage / improving energy efficiency will be identified and recommended to the community through the project listed in Section I 21.

**Policy CRI - Energy Saving Measures.** Permission for installation of any new energy production technology which requires planning permission will be granted where it can be demonstrated that all reasonable measures have been taken to implement state-of-the-art improvements to minimise energy usage at the development site.

### Relevant Higher Level Policies

NPPF Policy 95 ECLP Policy 14.6	AONB Policies CCE1, CCE2, FF8
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## 20.2 Limitations on Installation of Wind Turbines

### Reason for Policy

#### Wind Turbines - Emerging Cornwall Local Plan

The Cornwall Council Supplementary Planning Document (SPD) on landscape sensitivity and renewable energy<sup>(55)</sup> has recognised that the Plan area (AONB and its setting) is highly sensitive to the visual impact of wind turbines.

For LCA 40 (Veryan, Gerrans & Mevagissey Bays) there should be ‘no turbines along the coast or its immediate hinterland. Elsewhere within the AONB development limited to occasional very small single turbines linked to existing buildings (eg farm buildings).’ For LCA 13 (Fal Ria, Truro and Falmouth) there should be ‘no turbines in the intimate wooded creeks, along undeveloped estuary edges or on the naturalistic coastal edge and its immediate hinterland. Within the AONB a landscape without wind energy development (except for occasional very small scale single turbines linked to existing buildings eg farm buildings).’ SPD guidance is that ‘very small scale turbines’ means heights of 18-25 m. The SPD also says: ‘When assessing proposals for wind turbines on the outskirts of Areas of Outstanding Natural Beauty, the status of the Area of Outstanding Natural Beauty shall be taken into account when assessing landscape impact.’

#### Wind Turbines - Other Relevant Background Information

1. There are no permitted development rights for wind turbines within an AONB.
2. Outside AONBs, there are permitted development rights for microturbines which, when stand-alone, can be up to 11.1 metres high (to the blade tip).
3. Most AONBs permit very limited numbers of single wind turbines in very carefully chosen sites (to minimise the visual impact) with heights of 11 or 15 metres.

#### Wind Turbines on the Roseland

The Roseland landscape is particularly vulnerable to loss of visual harmony from intrusion of artificial structures such as turbines, whose prominence is greatly increased by blade motion. Two other characteristics of the area mean that any vertical structure can be seen from considerable distances:

- being a peninsula, much of the Plan area is within the immediate hinterland of the undeveloped coastline or creek or estuary edge;
- a large % of the Plan area consists of undulating plateau.



All of these considerations reinforce the necessity for extremely careful siting of any turbines in the Plan area.

In Questionnaire 2 there was a majority in favour of no wind turbines on the Roseland (54%), though 30% felt that they might be accommodated if there were restrictions on height.

Balancing the need to encourage the uptake of lower carbon energy with the essential conservation of the landscape led to our approach in Policy CR2, of accepting much of the strategy in the emerging Local Plan (and SPD) but limiting installation to 11.1 m microturbines of the type with permitted development rights outside an AONB.

**Policy CR2 - Wind Turbines.** Proposals for wind turbines in the Plan area will be supported provided that all of the following criteria are met:

- (i) a Landscape and Visual Impact Assessment (LVIA) has been produced from key public viewpoints both within the Plan area and at a distance outside the Plan area of 2 kilometres in accordance with best practice as currently defined within the Landscape Institute guidance GLVIA3;
- (ii) the installation is not within the immediate hinterland of any undeveloped coastline, creek or estuary edge as defined by the Zone of Theoretical Visibility (ZTV) within the LVIA, in accordance with best practice as currently defined by the Landscape Institute guidance GLVIA3;
- (iii) the LVIA demonstrates that the location, design and layout of the proposed development would create an impact no greater than 'minimal' (as defined by the LVIA methodology) on the surrounding landscape;
- (iv) the installation involves a single turbine related to a group of existing buildings (eg farm buildings), ie the turbine is not an isolated structure;
- (v) the overall height of the proposed turbine (tower, hub or blade) cannot exceed 11.1 m and the lowest part of any turbine blade should be more than 5 m from the ground;
- (vi) the wind turbine must be made of non-reflective materials of a colour which blends with the background landscape;
- (vii) to minimise the impact of noise and shadow flicker on neighbours, the installation should be at least 200 metres from any neighbouring property;
- (viii) the development does not involve building on land subject to statutory and non-statutory designations for wildlife and geological value or semi-natural habitat;
- (ix) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the development;
- (x) special care is taken to ensure that neither bats nor owls or their flight paths or nesting areas or roosts are disturbed;
- (xi) a binding agreement, in the form of an enforceable planning condition, is accepted by the applicant to ensure that site reinstatement to the original landscape quality and character is achieved within 12 months of the expiry of the planning permission period (currently 25 years).

It should be noted that the above criteria imply that it would be difficult for proposals for installation of wind turbines within the curtilage of a Listed Building, or within a site designated as a Scheduled Monument, or in a Conservation Area within the Plan area, to be allowed.

### Relevant Higher Level Policies

ECLP Policy 15 and paras 2.60, 2.61  
CDWLP Policies 13B, 13C

AONB Policy GP09.5



## **H20.3 Appropriate Solar Installations**

### **Reason for Policy**

The local community does not object to the use of solar (PV) panels at a domestic scale where they are located on roofs. In any case, such installations are covered by permitted development rights except in Conservation Areas and on Listed Buildings. However, the Roseland Plan encourages those undertaking installations under permitted development rights to adopt the same standards as those set out in Policy CR3 below.

**Policy CR3 - Low Impact Solar Panels.** Proposals for the installation of infrastructure to capture solar energy on a listed building or a building which is within a conservation area will be supported if it can be demonstrated that there is no negative effect on the appearance or character of the building. To achieve this result, appropriate low visual impact solar tiles or solar slates may be employed.

There are limited permitted development rights for ground mounted solar panels of up to 9 square metres. Beyond this, ground-mounted solar panels, whether within the curtilage of a dwelling or on a field scale, require planning permission.

The emerging Cornwall Local Plan's guidance for LCA 40 (Veryan, Gerrans and Mevagissey bays) is for '*no PV development along the coastal edge or its immediate hinterland. Elsewhere within the AONB development limited to very occasional very small scale PV development.*' For LCA13 (Fal Ria, Truro and Falmouth) the guidance is for '*no PV development on upper slopes, along undeveloped estuary edges or on the naturalistic coastal edge and its immediate hinterland. Within the AONB a landscape without solar PV development (except for very occasional very small scale well sited developments.)*'

The community's response to our consultation is to require ground-based installations to be hidden from public view.

**Policy CR4 - Ground-mounted Solar Panels.** Proposals for the installation of ground-mounted solar panels will be supported where it can be demonstrated that:

- (i) the panels cannot be seen from any place to which the public have legal access;
- (ii) there would not be an adverse impact on views of the wider area;
- (iii) the development would extend to no more than 1 hectare;
- (iv) the development would not be on a greenfield site unless there are no suitable, available or deliverable opportunities to re-use previously developed land;
- (v) they do not entail building on good quality agricultural land (Grades 1,2, 3a); in addition, where reasonable alternatives can be identified, Grade 3b agricultural land should not be built on;
- (vi) the proposals do not require development on visually-exposed plateaus, ridges or skylines or on steep sided valley sides as identified in the LLCA or any other visually-exposed sites such as naturalistic coast or estuary edges;
- (vii) they do not involve building on land subject to statutory and non-statutory designations for wildlife and geological value or semi-natural habitat;
- (viii) a binding agreement, in the form of an enforceable planning condition, is accepted by the applicant to ensure that site reinstatement to the original landscape quality and character is achieved within 12 months of the expiry of the planning permission period (currently 25 years).



## Relevant Higher Level Policies

ECLP Policy 15 and paras 2.60, 2.61

AONB Policies CCEI, FF8

### ***H20.4 Promotion of Low Impact, Landscape-friendly Carbon Reduction Technologies***

#### **Reason for Policy**

There is strong support from the local community for energy reduction in the Plan area. The community also strongly supports the principle of promoting alternative technologies for carbon reduction insofar as it does not cause harm to the values of the landscape features identified in the Local Landscape Character Assessment; the habitats and species, historic and cultural heritage identified in the Roseland Area Profile and the Parish Character Assessment.

The policy below will be informed by the findings of a Project (Production of Guidelines for Energy Reduction and Production on the Roseland—See Section I 21). The Guidelines will be similar (in spirit) to those produced by the Howardian Hills AONB (Installation of Domestic Microgeneration Equipment - Dec 2011)<sup>(56)</sup> and the Yorkshire Dales National Park<sup>(54)</sup> (Energy Production in the Yorkshire Dales National Park: a guide for developers and householders).

The Project will generate a baseline by estimating current energy consumption (electricity, heat, transport), identifying the potential for reduction in consumption and determining what proportion of the remaining demand could be met locally and by which technologies.

Many potentially useful technologies were suggested by the community or are listed in the documents mentioned above. Those which need to be evaluated for use in the Roseland include:

- biomass, including wood-fuelled heating where supplies are linked to managed woodland;
- anaerobic digestion;
- ground, air and water source heat pumps;
- small scale hydro power generation using rivers and creeks;
- tide/wave power.

**Policy CR5 - Encouraging Carbon Reduction.** The local community will support the installation of Carbon Reduction technologies provided all the following criteria are met:-

- (i) there is no adverse impact on the natural beauty, landscape, biodiversity, historic or archaeological value of the area;
- (ii) there is no adverse impact upon the setting of villages and hamlets;
- (iii) there is no adverse effect on residential amenity;
- (iv) safe and convenient access can be provided during construction and during operation of the scheme;
- (v) there is no cumulative visual impact.

## Relevant Higher Level Policies

NPPF Policies 7, 18, 93, 97  
ECLP Policy 15

AONB Policies CCEI, FF8. GP09



# I. IMPLEMENTATION OF THE PLAN

## I 21. Implementation of The Roseland Plan and Review

The Roseland Plan will be delivered and implemented over a long period (2015-2030) and by different stakeholders and partners. It is not a rigid blueprint but instead provides for a balance of conservation and change through its Vision, Objectives and Strategy.

Flexibility will be needed as new challenges and opportunities arise over the Plan period. Formal review every 2 years will be essential. If such a review suggests that The Plan, or any aspect of it, is not working as well as intended, appropriate action would be needed.

The table below summarises our approach to delivery and implementation, including some of the potential Projects identified in the production of our Plan.

### High Priority Implementation Projects

Delivery Projects	
Affordable Housing	Key Plan deliverable
Roseland Design Guide	Key Plan deliverable
Conservation Area Management Plans	Key Plan deliverable
Evaluation of Carbon reduction/ Energy options and production of Recommendations for the Roseland	Key Plan deliverable
Enabling Projects	
Ensure consistent implementation of the Plan policies	Discussions with Cornwall Council re: how to facilitate and improve implementation of the Plan policies by Planners and Parish Councils
Form a suitable community organisation to deliver key projects and raise finance	Community Land Trust and Community Benefit Society have both been suggested to act as focal point for delivery, for attracting social investment and grants, and for enabling community share ownership if relevant
Create mechanisms to engage second home owners and visitors	To mobilise the resources of second home owners and visitors in implementation
Establish Roseland Business Forum	To mobilise the resources of local businesses in implementation
Regular 12-18 month review of how the Roseland Plan is working	To identify implementation problems and put them right. To identify gaps and shortcomings in the Plan and seek to put them right

A full list of potential projects is given in Appendix 4<sup>(6)</sup>. In addition to the above, this list contains details of other potentially feasible projects and a set of issues (not within the scope of the Plan) to be brought to the attention of the relevant responsible bodies.



## J. REFERENCES AND EVIDENCE BASE

### J22. References

1. Localism Act 2011

The original act: <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

Plain English Guide: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5959/1896534.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5959/1896534.pdf)

2. Designation request for undertaking a Neighbourhood Development Plan for the Parishes within the Roseland Peninsula (St Just In Roseland, Gerrans, Veryan, Philleigh, Ruan Lanihorne)  
<http://planning.cornwall.gov.uk/online-applications/> and use ref: PA12/00012/NDP

3. Roseland Plan Website - <http://www.roselandplan.org/>

4. Roseland Online

[http://roselandonline.co.uk/Cornwall\\_Roseland\\_Peninsula/the-roseland-plan/](http://roselandonline.co.uk/Cornwall_Roseland_Peninsula/the-roseland-plan/)

5. Roseland Plan Facebook page

[https://www.facebook.com/roselandplan?ref=hl&focus\\_composer=true&ref\\_type=bookmark](https://www.facebook.com/roselandplan?ref=hl&focus_composer=true&ref_type=bookmark)

6. Roseland Plan Appendix 4 - Potential Project List

<http://www.roselandplan.org/appendix-4---potential-project-list.html>

7. Government Statistics - <http://www.neighbourhood.statistics.gov.uk>

8. Designated Areas of Outstanding Natural Beauty

<http://www.naturalengland.org.uk/ourwork/conservation/designations/aonb/>

9. EU Special Areas of Conservation

<http://www.naturalengland.org.uk/ourwork/conservation/designations/sac/>

10. Designated SSSI

<http://www.naturalengland.org.uk/ourwork/conservation/designations/sssi/>

11. Roseland Character Documents - Roseland Maps of Agricultural Land Quality, Designated Sites, Listed Buildings, Monuments & Artefacts and Open Spaces

<http://www.roselandplan.org/roseland-maps-of-agricultural-land-quality-etc-etc.html>

12. Roseland Character Documents - Roseland Area Profile

<http://www.roselandplan.org/roseland-area-profile.html>

13. Roseland Plan Community Engagement Strategy

<http://www.roselandplan.org/community-engagement-strategy.html>

14. Roseland Plan Consultation Statement

<http://www.roselandplan.org/the-consultation-statement.html>

15. Results of Questionnaire 2 (Q2) - <http://www.roselandplan.org/the-results1.html>

16. Mapping of local businesses and organisations - <http://www.roselandplan.org/mapping-exercise.html>

17. Stakeholder Engagement Information

<http://www.roselandplan.org/letter-to-stakeholders-and-responses.html>

18. National Planning Policy Framework (NPPF)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

19. Emerging Cornwall Local Plan

Strategic Policies: <http://www.cornwall.gov.uk/media/6532228/Local-Plan-Proposed-Submission.pdf>

Truro and the Roseland section: <http://www.cornwall.gov.uk/media/3640506/Truro.pdf>

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23. EU Habitats and Wild Birds Directive - <http://jncc.defra.gov.uk/page-1374>
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25. Countryside and Rights of Way Act 2000 - <http://jncc.defra.gov.uk/page-1378>
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29. Lifetime Homes Standards - <http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html>
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31. Tamar Valley AONB Management Plan 2014-2019 - <http://www.tamarvalley.org.uk/care>
32. Town and Country Planning Instrument 2184 (2010)  
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33. Roseland Plan Appendix 2 - Roseland Development Checklist  
<http://www.roselandplan.org/appendix-2---roseland-development-checklist.html>
34. Roseland Plan Appendix 3 - Development Management Toolkit  
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35. Roseland Character Documents - Roseland Landscape Character Assessment (LLCA)  
<http://www.roselandplan.org/roseland-local-landscape-character-assessment.html>
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39. South Cornwall Shoreline Management Plan (SMP) - <http://www.ciscag.org/smp1filesindex.html#south>
40. Cornwall Integrated Coastal Zone Management - Cornwall Maritime Strategy  
<http://www.cornwall.gov.uk/media/3623048/Maritime-strategy-2012.pdf>
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43. Sites of Special Scientific Interest in Roseland Character Documents - Roseland Maps.....  
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44. Cornwall County Geology Sites  
[http://www.cornwallwildlifetrust.org.uk/geology/RIGS\\_geological\\_conservation\\_county\\_geology\\_+sites\\_cgs](http://www.cornwallwildlifetrust.org.uk/geology/RIGS_geological_conservation_county_geology_+sites_cgs)
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46. Cornwall Local Nature Reserves  
[http://www.cornwallwildlifetrust.org.uk/nature\\_reserves/where\\_to\\_find\\_the\\_nature\\_reserves\\_1/map](http://www.cornwallwildlifetrust.org.uk/nature_reserves/where_to_find_the_nature_reserves_1/map)



47. Roseland Plan Design Guide (Adopted Carrick Design Guide)  
<http://www.roselandplan.org/roseland-plan-design-guide.html>
48. Cornwall Design Guide  
<http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-design-guide/>
49. Cornwall Council re: the Carrick Design Guide  
<http://www.cornwall.gov.uk/environment-and-planning/conservation/policy-and-guidance/>
50. Roseland Plan Appendix I - Settlement boundary Maps  
<http://www.roselandplan.org/appendix-I---settlement-boundary-maps.html>
51. Roseland Plan Proposals Maps  
<http://www.roselandplan.org/proposals-maps.html>
52. General Permitted Development Rights (May 2013)  
[http://www.planningportal.gov.uk/uploads/100806\\_PDforhouseholders\\_TechnicalGuidance.pdf](http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf)  
<http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/what-are-permitted-development-rights/>
53. General Permitted Development Rights (1995)  
<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>
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<http://www.yorkshiredales.org.uk/lookingafter/climatechange/cc-whatyoucando/cc-renewableenergy/energyproductionguide/cc-p-energyproductionguide.pdf>
55. Cornwall Council Supplementary Planning Document on Landscape Sensitivity and Renewable Energy  
<http://www.cornwall.gov.uk/environment-and-planning/planning/minerals-waste-and-renewable-energy/renewable-energy/renewable-energy-landscape-guidance/>
56. Howardian Hills AONB (Installation of domestic micro generation equipment) – December 2011  
<https://www.google.co.uk/webhp?sourceid=chrome-instant&ion=1&espv=2&ie=UTF-8#q=howardianhills%20aonb%20domestic%20micro%20generation%20equipment>  
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## J23. Summary of Evidence Base

The table below gives a short summary of the basic information about various aspects of The Plan. Most items have been placed on our website under [the 'Info Centre' heading](#). Other information (eg hard copy) is available on request through the Secretary ([info@roselandplan.org](mailto:info@roselandplan.org)).

ITEM	INFORMATION AVAILABLE
Establishment of the Steering Group	Minutes, Letters, Terms of Reference, Communication to the Community
Progress of The Roseland Plan	Minutes of all Meetings, The Roseland Plan website, Facebook Page, Roseland Magazine and Roseland Online Articles, Letters and Emails to the Community
Reporting to the Cluster of 5 Parish Councils	Reports on regular (mostly monthly) Presentations
Community Questionnaire 1	Development of Questionnaire, the Questionnaire, Distribution, Recording and Analysis of results, Communication to Community
Public Events - Summer 2013	Lists of Organisers, Events, Attendees, Feedback and Recording and Analysis thereof
Community Questionnaire re: Contact Preferences	The Questionnaire, Distribution, Recording and Analysis of Results
Community Questionnaire 2	Formulation of Questionnaire, Distribution, Recording and Analysis of Results (Qualitative and Quantitative), Communication to Community
Public Events - Autumn 2013	Lists of Organisers, Events, Attendees and Feedback
Contact with Stakeholders	Generation of Stakeholder List, Distribution, Recording and Analysis of Results
Vision and Objectives	Production and Agreement of Vision and Objectives, Communication to Community
Planning Policies	List of Potential Policies to Match Objectives, Assessment, Selection and Refining of Policies for The Roseland Plan
Public Event - June 2014	Exhibition showing Emerging Policies with Mapping and other Context, List of Attendees and Comments
Post-Plan Projects	List of Potential Projects, Assessment and Selection
Non-Plan Issues	Information passed to Relevant Bodies