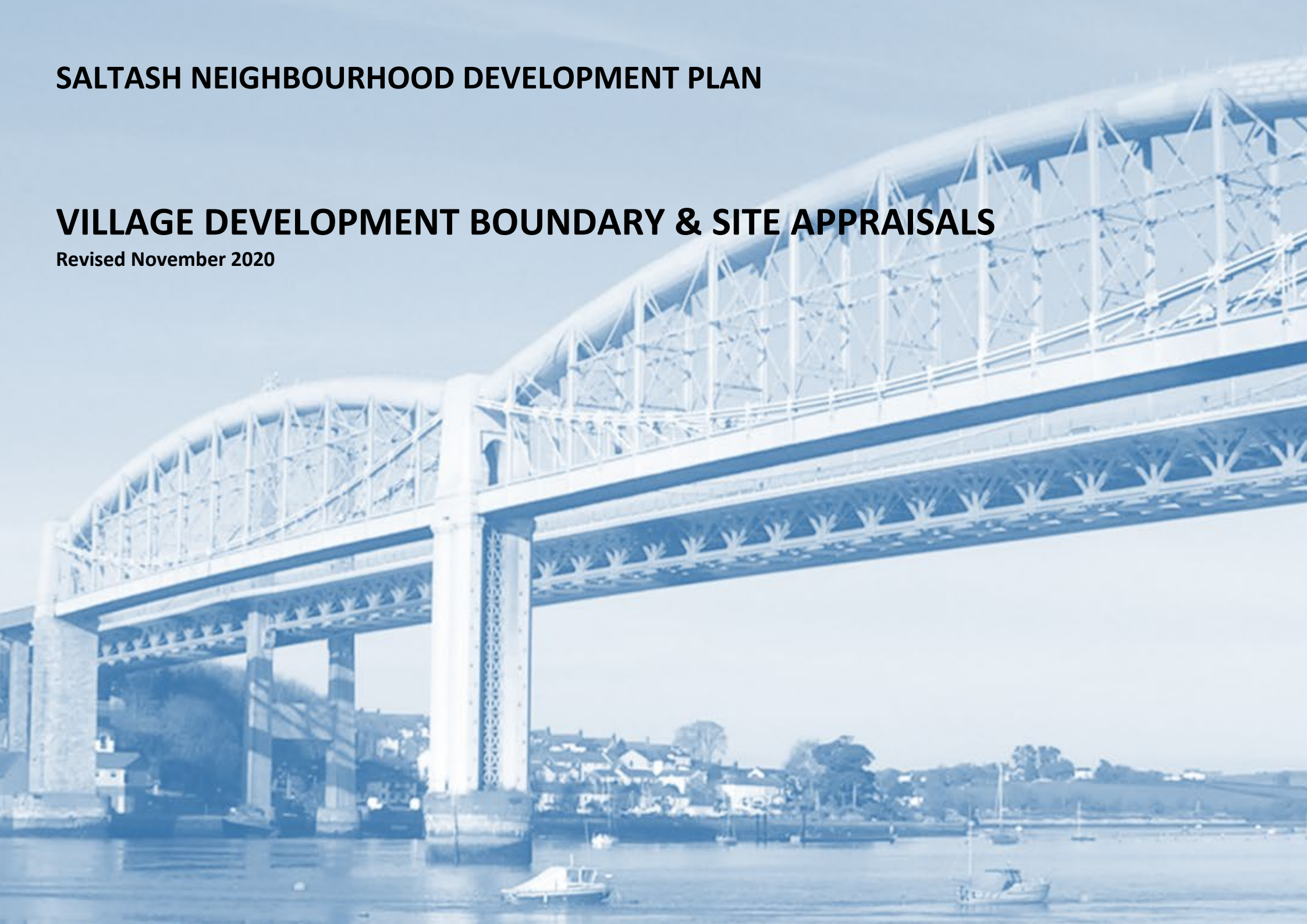


# **SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN**

## **VILLAGE DEVELOPMENT BOUNDARY & SITE APPRAISALS**

Revised November 2020



## VILLAGE SETTLEMENT BOUNDARY REVIEW

### 1. The purpose of this study is:

1. To re-examine the village development boundaries established in the 2007 review of the Caradon Local Plan (which were in force until October 2016) to see whether they:
  - a. are still relevant;
  - b. need to be altered to reflect changes on the ground since 2007;
  - c. can be adjusted to provide opportunities for small scale new development to meet housing and employment needs up to 2030.
2. To identify if new development boundaries are justified for settlements that previously had no such boundary.
3. Test that there are opportunities for infill and rounding-off that would help meet the housing and employment needs of Saltash Parish.
4. To ensure that proportionate sustainability, historic environment, natural environment and flooding assessments are involved in the process of carrying out the review.

### 2. Note on Village Development Boundaries

2.1 The village development boundary lines form a boundary between the built-up area of the settlement and the open countryside. Their main purpose is to make it clear which policies apply to which particular areas of land. Development limits are drawn to include any new housing or employment land allocations made by the Neighbourhood Plan. Within Village Development Limits development appropriate to the scale, character and infrastructure of the village is normally permitted. The open countryside is defined as land beyond any village development boundary. In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see CLP policy), employment development in rural areas (see CLP), rural exception sites (see CLP Policy 9), buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy and development specifically permitted by other NDP policies.

2.2 The village development boundaries, first established in the now superseded Caradon Local Plan, have been reviewed considering the following criteria:

- Reflect and respect the character and built form of the settlement.
- Follow clearly defined features such as field boundaries, roads, streams, walls, well-established fences, curtilage of properties (dwellings and other uses) physically linked to the built part of the settlement except for large gardens, separate curtilages to dwellings (eg allotments), or where it may significantly and inappropriately extend the built form of the settlement or encroach on an important 'green gap' between settlements.

Include:

- development permitted outside the boundaries since 2007, and existing commitments for built development on the edge of a settlement.
- built sites and small-scale amenity space on the edge of a settlement which contribute to the economic & social life of the settlement
- traditional rural buildings which have been converted to residential use, together with their residential curtilages.
- redundant agricultural or industrial buildings providing they are of a scale appropriate to the size and role of the settlement, and have no impact on important

‘green gaps’ between settlement, or views into and out of the settlement

- redundant modern agricultural buildings but only if the buildings have had a lawful use and have been redundant for at least 10 years.
- land which is outside of a settlement where at least two-thirds of the existing edge substantially encloses it with development, and where its edge is clearly defined by a physical feature that can act as a barrier to further growth (such as a road, Cornish hedge, or substantial hedgerow) and would not visually extend development into the open countryside.

Exclude:

- isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached from the main built area of settlements
- larger scale amenity land, such as parkland, kick-about areas, and club playing fields
- single depth development (ribbon development) along roads leading out of settlements unless physically well related to the settlement.
- working farms with modern agricultural buildings situated alongside a settlement boundary, should be outside.
- Land which is within a settlement boundary, but which performs a role as a green space that contributes to the character and/or provides recreational opportunities to the local community which should be identified as Green Spaces under Policy GRN3.

Identify:

Opportunities for small scale housing developments in accordance with NDP objectives in Section 12 of the NDP.

More detail on the approach are given in in Appendix 1.

#### **4. Policy Direction**

4.1 Given the assessment of NDP evidence carried out earlier in 2018 it was agreed that whilst there is a need to protect and conserve the rich countryside and ecology of the countryside surrounding the town, it is an area that has its own housing needs for both low cost and more expensive housing, the latter which could also serve to support the economy of SE Cornwall and Plymouth by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff and entrepreneurs. However, it is important to ensure that such development does not overwhelm the character of the villages or exceed the capacity of local services, nor harm the open, spacious and green character of the rural areas of Saltash. This review of the village development boundaries takes this into account and seeks to identify where acceptable small scale developments might occur and what criteria should be used to the forms of development required.

NOTE: The results of this review are included in the Saltash NDP at section 12’ Manage the Rural Areas of the Parish in a Sympathetic Manner’.

#### **5. Are Village Development Boundaries Still Relevant?**

5.1 A review of NPPF and Cornwall Local Plan policy relevant to development boundaries can be found at Appendix 1.

5.2 In summary, the review concludes that national policy and guidance seeks to direct most development to settlements where it can achieve the best levels of sustainability, requires the differentiation of areas for different uses such as settlements and the open countryside, and requires that development allocations should be


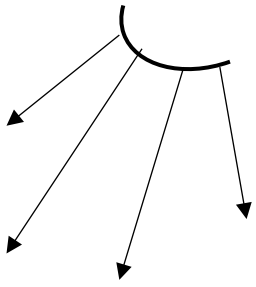

shown on a policies map. Logically therefore settlement boundaries should be drawn to accommodate new development.

5.3 In summary, the review notes that Cornwall Local Plan says that the Neighbourhood Plan must plan to meet the residual growth requirements of the apportionments set out in it, and that the use of Development Boundaries is permissible. It gives some definition to the terminology which must be reflected in the setting of settlement boundaries. If a development boundary is to be used as a planning tool, it must allow for the necessary residual development to meet growth needs, as required by the Cornwall Local Plan.

5.4 The review also examines the pros and cons on the development boundary approach. It finds that, on balance, the use of development boundaries is a useful planning tool that gives clarity and supports other planning policies.

**5.5 Overall, the review finds that the creation of a Development Boundary is a legitimate, justified and easily understood way of bringing clarity to the planning strategy for Saltash for all its users, and will facilitate the implementation of several of the proposed planning policies.**

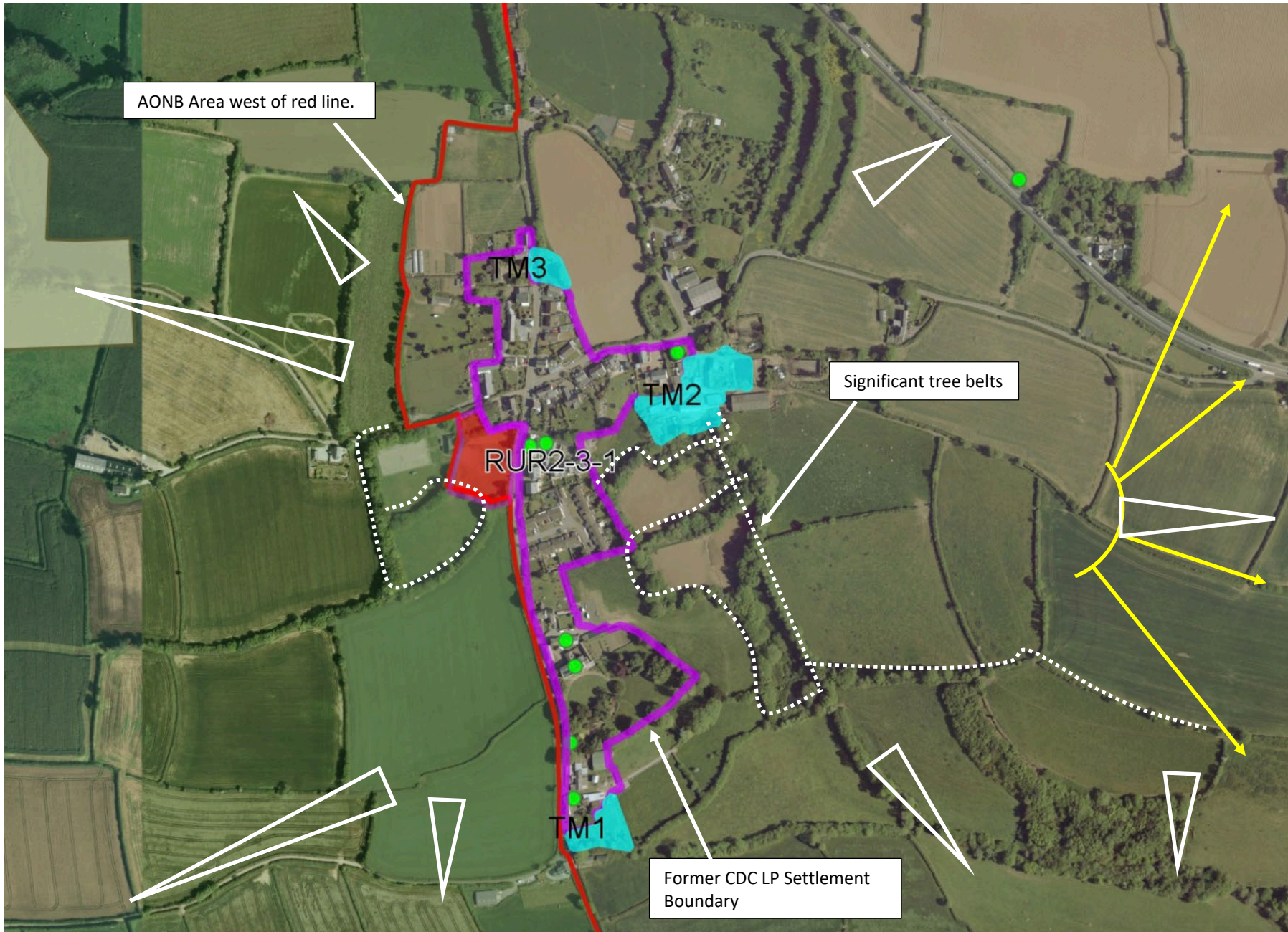
Key to aerial photo analysis on following pages: Note that a second aerial view is given without markings for clarity.

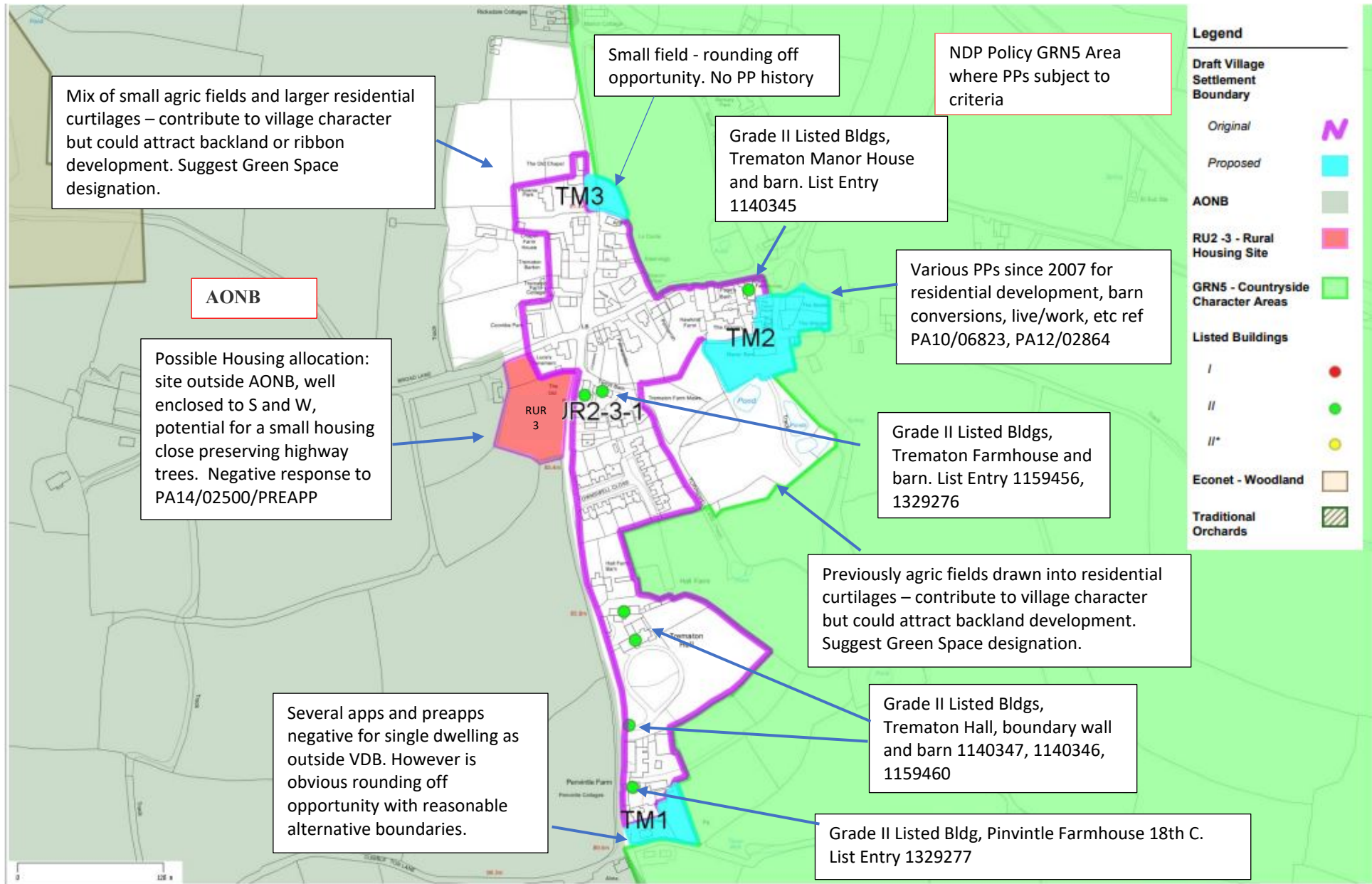
<b>Direction of slope</b>

<b>Vista</b>

<b>Substantial Tree or Hedgerow Line</b>




## 6. TREMATON VILLAGE DEVELOPMENT BOUNDARY ASSESSMENT

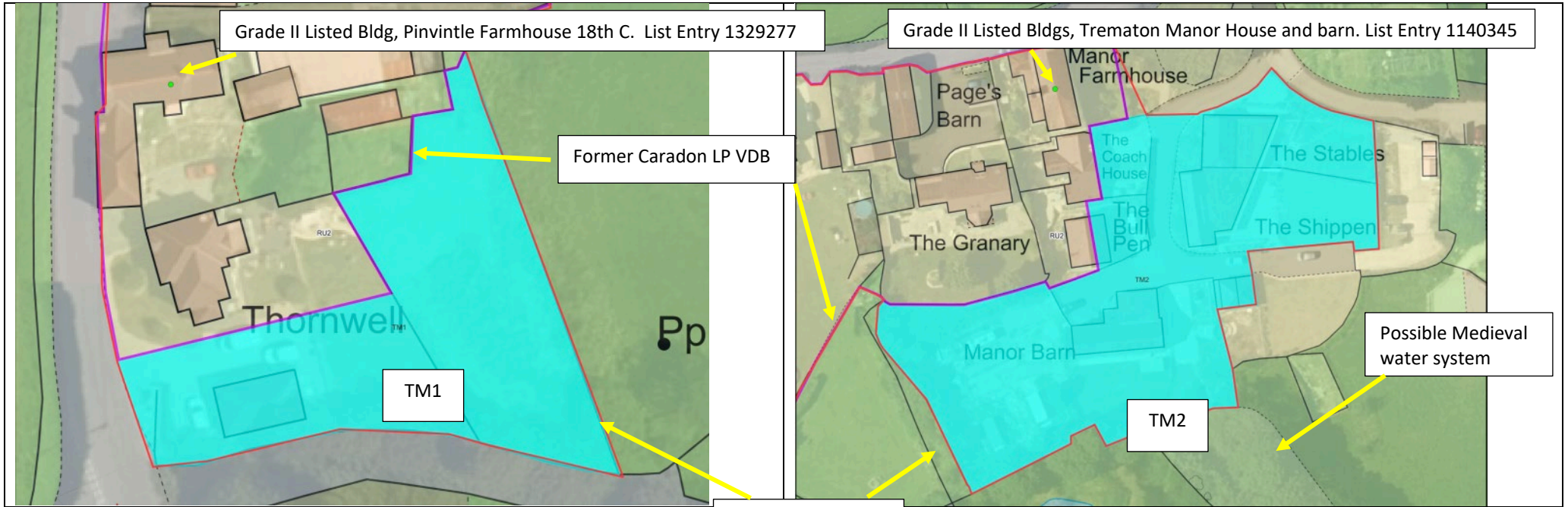
### 6.1 Landscape and Planning





Date Created: 11-5-2018 | Map Centre (Easting/Northing): 239444 / 59605 | Scale: 1:4108 | © Crown copyright and database right. All rights reserved (100051032) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018 © English Heritage © Environment Agency 2018





Proposed NDP VDB



## 6.2 Sustainability Appraisal for Possible Allocation Site at Trematon RUR 3

<i>Sustainability Appraisal Criteria</i>	<i>Initial Site Testing</i>	<i>Short Term Impact</i>	<i>Medium Term Impact</i>	<i>Long Term Impact</i>	<i>Mitigation Measures Possible?</i>	<i>Notes</i>
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced. Aspect allows layout with good solar gain.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Probably Grade 3b. Development must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	No known local flooding issues but is in Saltash Critical Drainage Area. See flooding assessment below
Biodiversity					Yes	Not likely to have direct impact on SAC/SPA but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Yes	Outside but adjoins AONB. Providing access and footpaths could require removal of some lengths of hedgerow depending on form of development. Hsg Close format could mitigate.
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment						See Heritage Assessment in Section 9
Design					Yes	Good design at appropriate scale and density could incorporate sustainable building measures and make a positive contribution to character of village, whilst addressing any heritage impact concerns.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows but might also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.



## 6. 3 TREMATON CONCLUSIONS

**TM1 Conclusions:** Several apps and preapps have been negative for single dwelling on this site as being outside VDB. However, PP has been granted for a three-bay garage and also conversion of it to an annexe, so in effect the built-up area beyond the Caradon VDB. Extension now to the reasonable alternative boundaries to the south and east would recognise this reality and create a small rounding off opportunity. The adjustment of the VDB to enclose the site of the new annexe, and the small area of land to the east may result in up to two additional dwellings as (ie conversion of annexe and new dwelling in land to rear). This is viewed as a sensible rounding-off of the VDB. NDP level historic environment assessment (see Section 9 below) concludes that such a level of development would not further impact on the historic environment providing it is guided by a heritage assessment which identifies any appropriate mitigations and enhancements required.

**TM2 Conclusions:** Additional development has been permitted outside the Caradon VDB in the form of various PPs since 2007 for residential development, barn conversions, live/work, etc (ref PA10/06823, PA12/02864). Enclosing the area affected in the VDB to reflect the reality of this recent development is logical but is unlikely to cause further development. Any development that might be proposed could be adequately covered by additional provisions in Policy RUR2 to require any development to be based on a heritage assessment which identifies any appropriate mitigations and enhancements required.

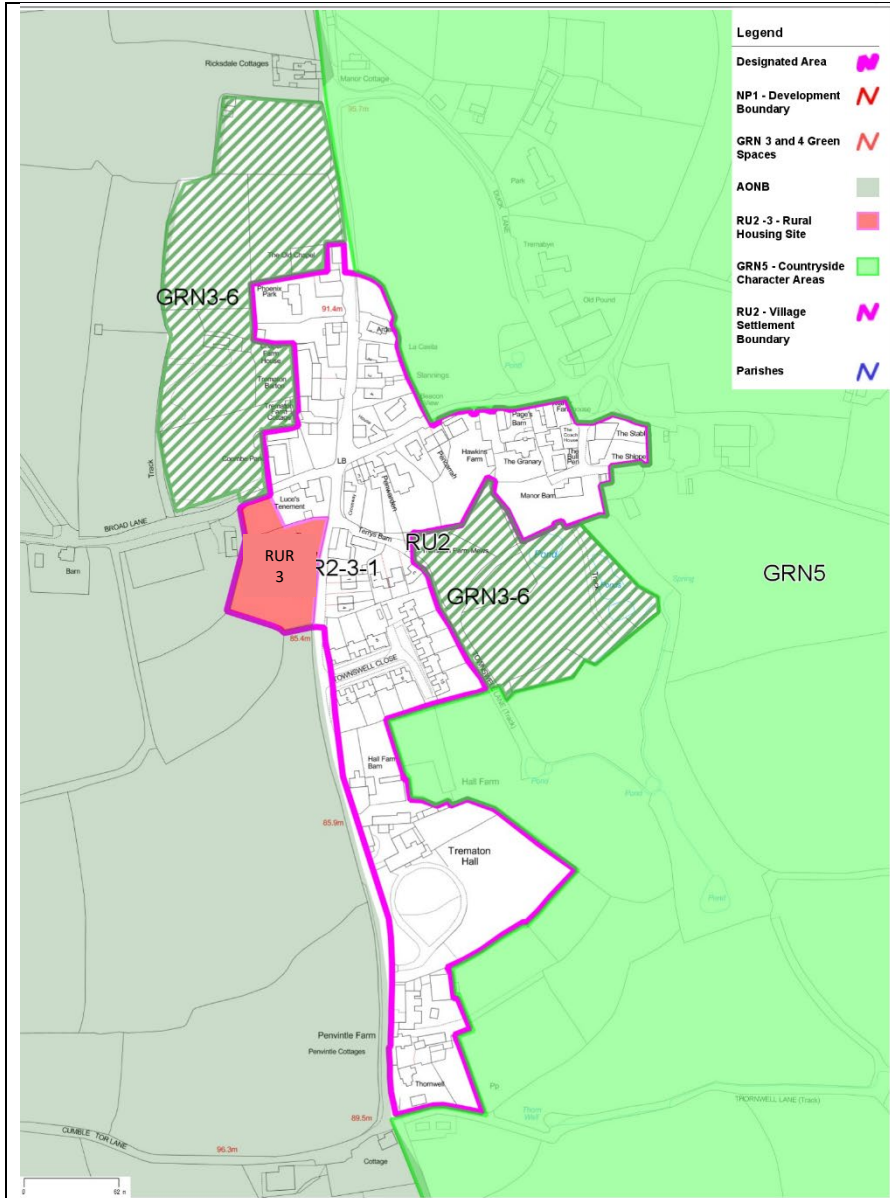
**TM3 Conclusions:** The extension of the VDB along the existing boundary would be acceptable as a rounding-off in overall planning policy terms. This could create a site which could attract a single dwelling or extension of the dwelling to its south. Any development that might be proposed could be adequately covered by additional provisions in Policy RUR2 to require any development to be based on a heritage assessment which identifies any appropriate mitigations and enhancements required.

**RUR2-3 Conclusions:** Basic sustainability assessment (see 6.2) suggests that this site could be sustainably developed. Although there would be some impact on the setting and significance of the historic environment assets nearby, this would not be substantial if a well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon came forward.

**Other Issues:** There is a mix of small agricultural fields and larger residential curtilages on the north-west edge of the village between it and the AONB which contribute to village character but could attract backland or ribbon development. On the east of the village are previously agricultural fields close to the possible medieval water management system, now drawn into large residential curtilages. These contribute to village character but could attract backland development. It is recommended that these two area be covered by the Local Green Space designation to ensure that any development there is appropriate in design and does not detract from their role in the character of the area.

**OVERALL:** Trematon has reasonable access from nearby main roads and is not prominent in the landscape, although it adjoins AONB. Small scale VDB alterations to reflect recent changes, round-off the VDB to sensible and clear alternative boundaries and provide for a small well designed new housing site are recommended. Two areas of Local Green Space are also recommended.

## 6.4 PROPOSED DEVELOPMENT BOUNDARY & ALLOCATION



Date Created: 11-3-2018 | Map Centre (Easting/Northing): 239430 / 59609 | Scale: 1:3000 | © Crown copyright and database right. All rights reserved (100051032) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

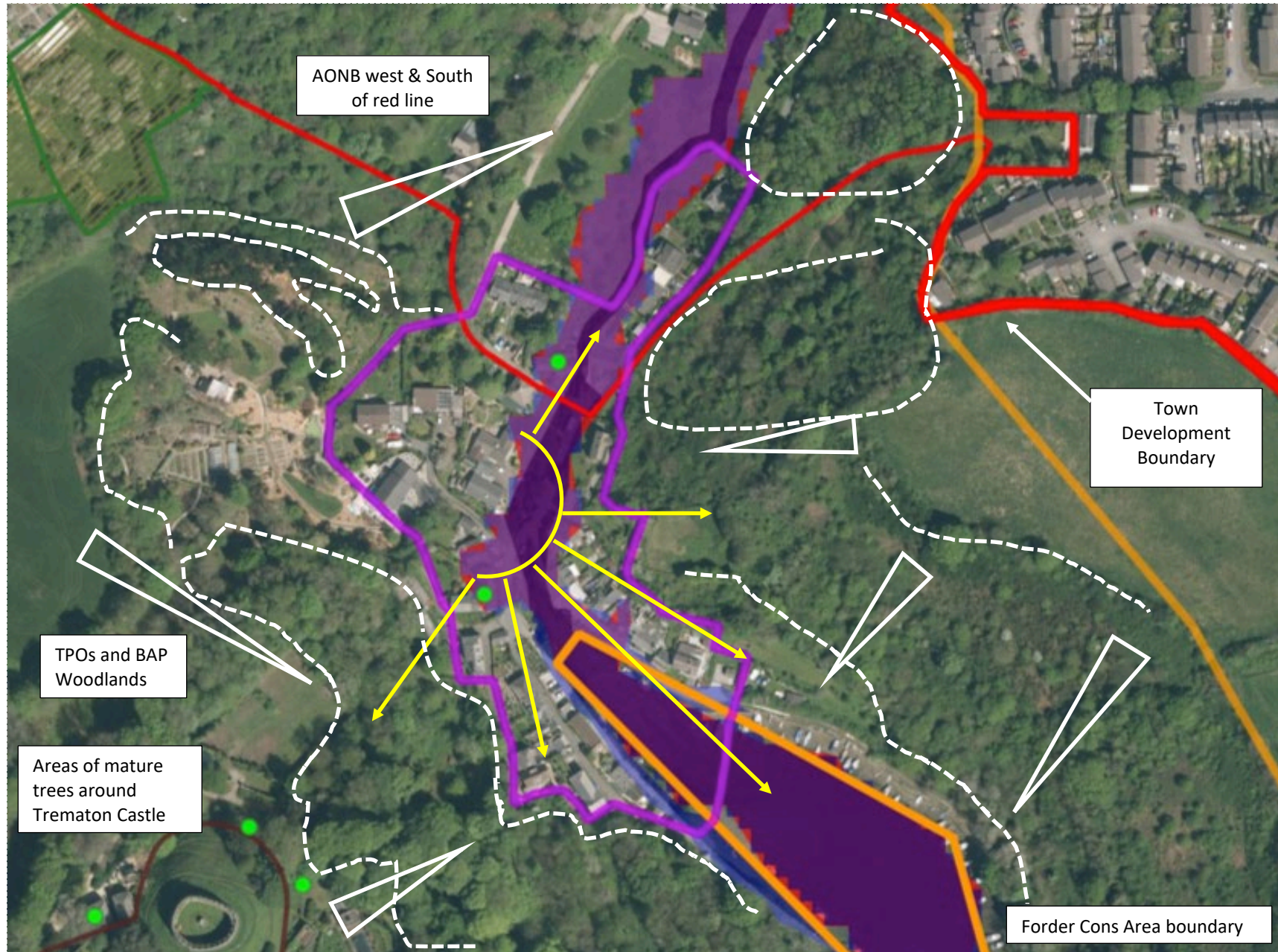
For Google Earth semi-3D view see: <https://tinyurl.com/yxzo57b7>



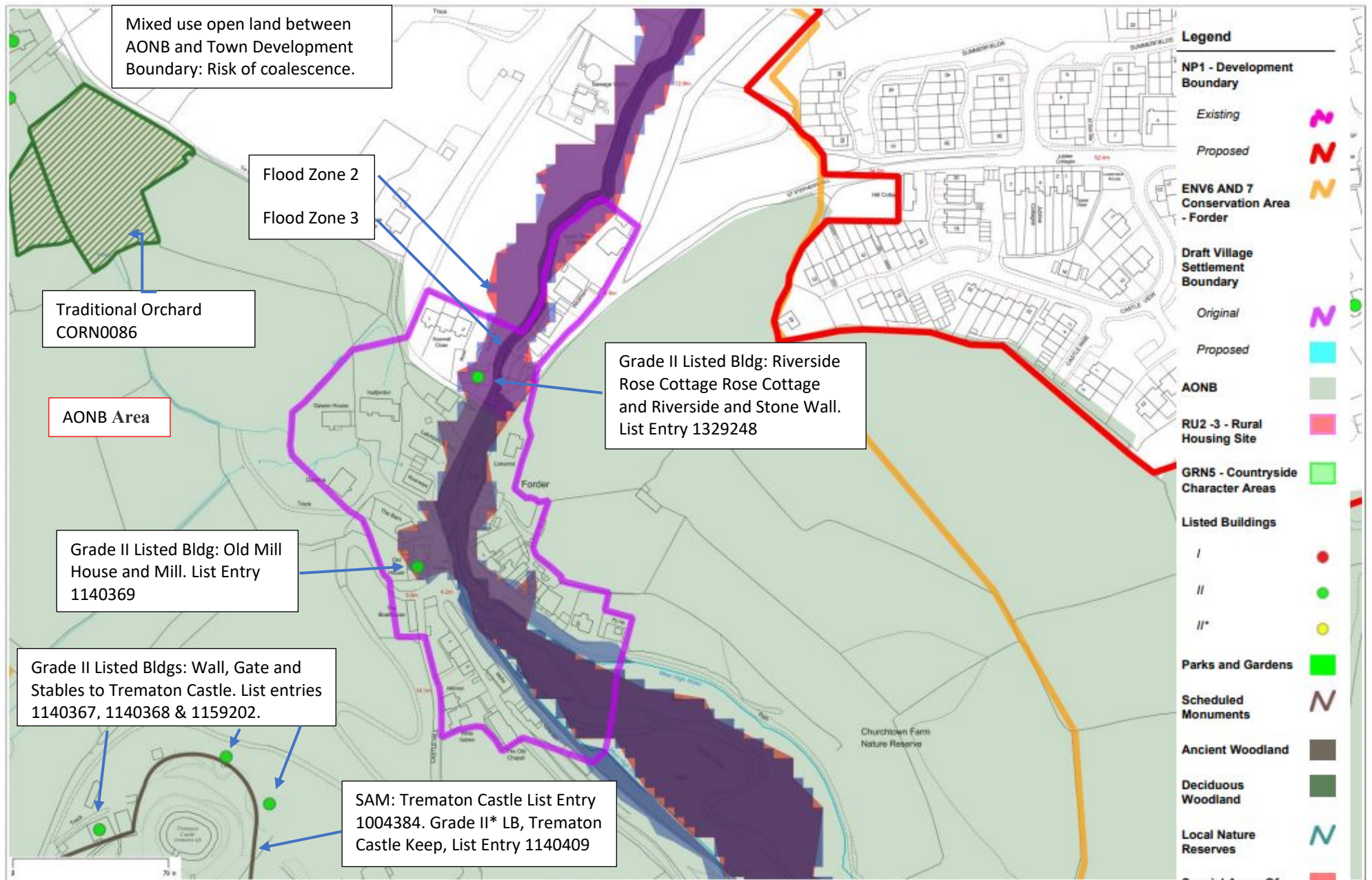


## 7. FORDER VILLAGE DEVELOPMENT BOUNDARY ASSESSMENT

### 7.1 Landscape and Planning







Date Created: 11-5-2018 | Map Centre (Easting/Northing): 241316 / 58209 | Scale: 1:2500 | © Crown copyright and database right. All rights reserved (100051032) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018 © English Heritage © Environment Agency 2018

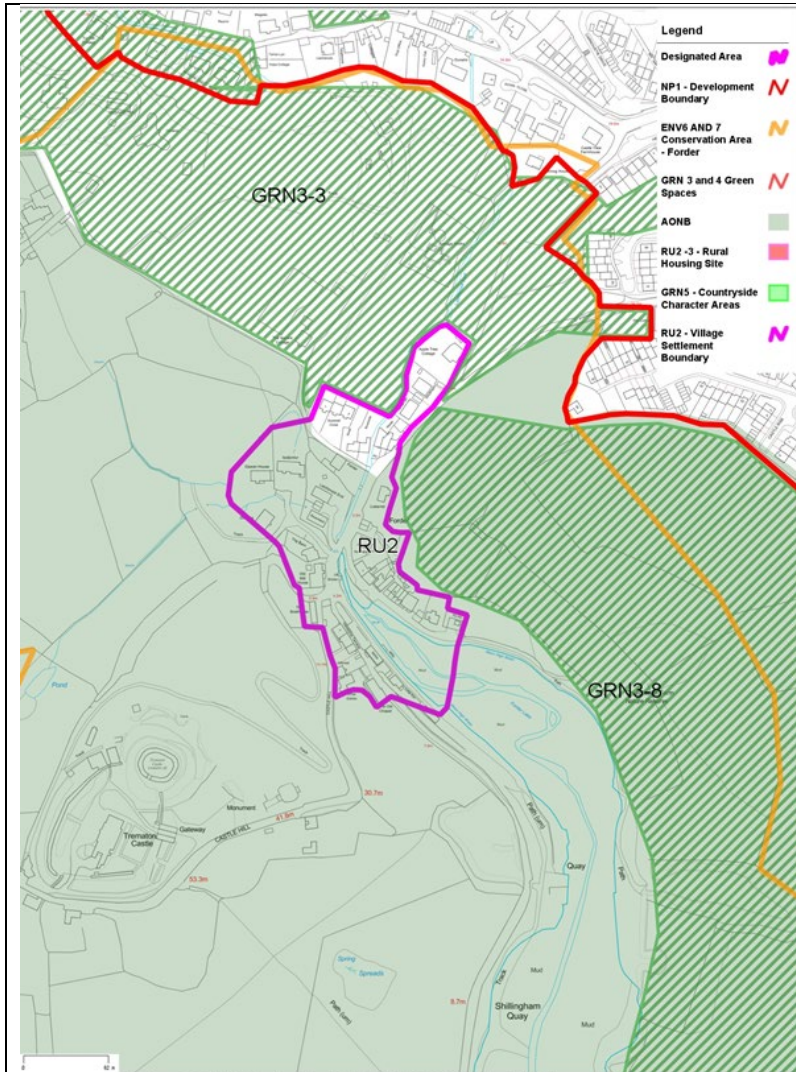


## 7.2 FORDER CONCLUSIONS

Forder is very constrained by topography, landscape, access, flooding and heritage factors (ie Conservation Area, setting of important SAM [Trematon Castle] and several Listed Buildings) and no VDB adjustments were identified in this analysis. The River Lynher/ Latchbrook Leat valley and the Creekside areas are important to the setting of the village and Conservation Area and is suggested for inclusion in the Local Green Space designation. A useful overview of the heritage features at Forder can be found here: <http://www.forder.org.uk/articles/fcca.pdf>

**OVERALL: No sites or boundary changes are recommended.**

## 7.3 PROPOSED DEVELOPMENT BOUNDARY



Date Created: 11-3-2018 | Map Centre (Easting/Northing): 241247 / 58173 | Scale: 1:3000 | © Crown copyright and database right. All rights reserved (100051032) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

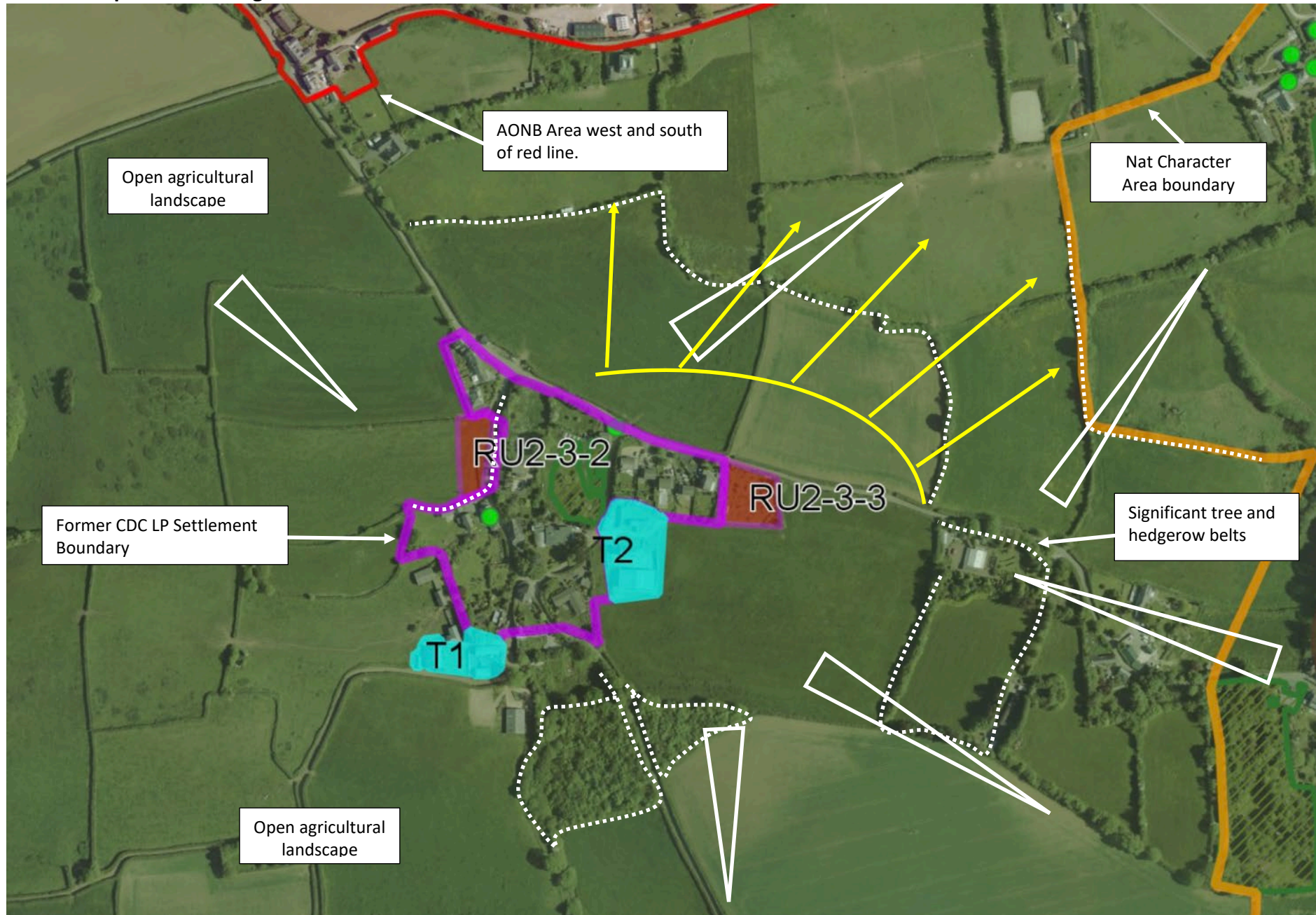
For 3D Google Maps view see: <https://tinyurl.com/y5qa6rhd>



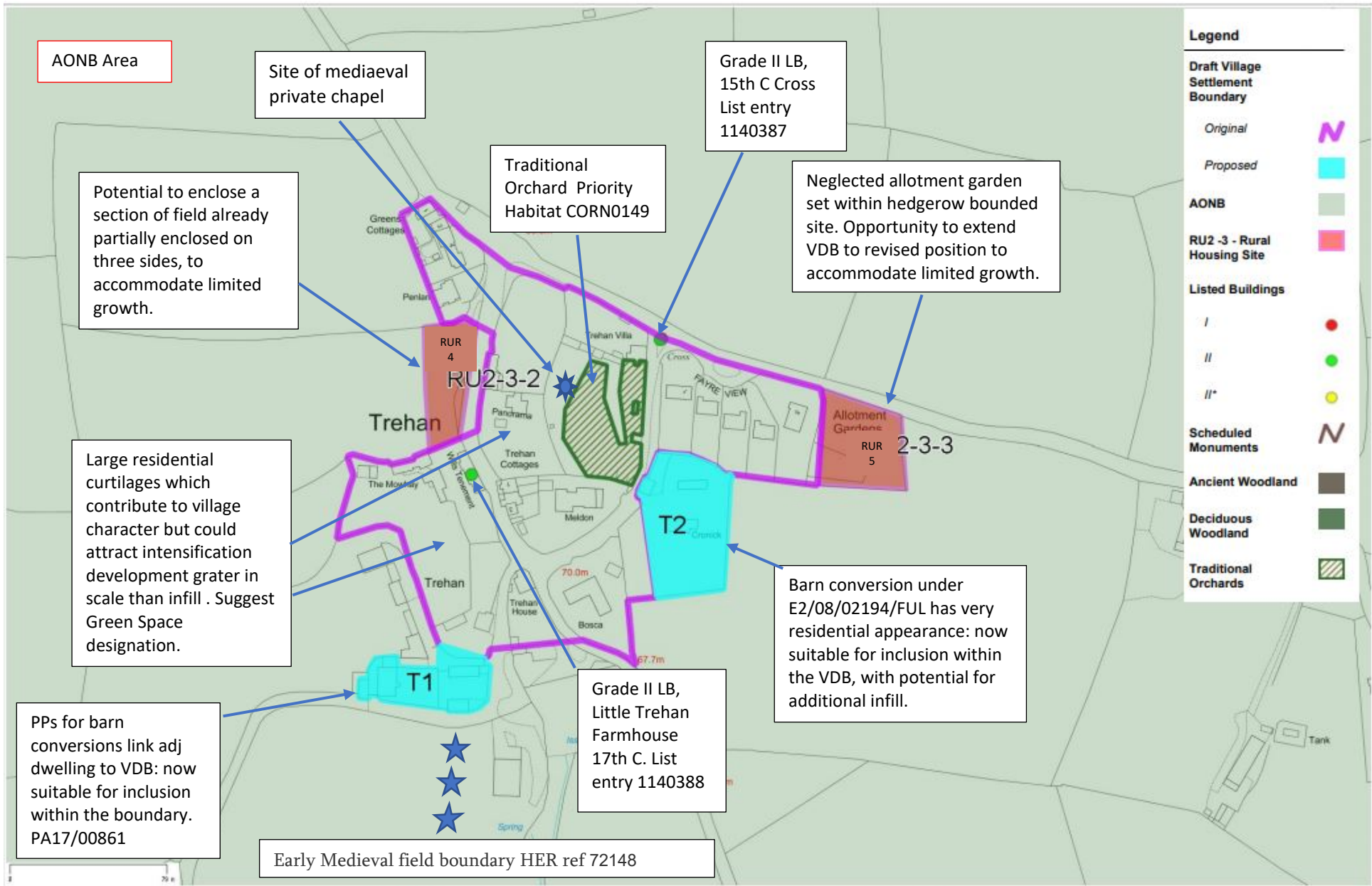


## 8. TREHAN VILLAGE DEVELOPMENT BOUNDARY ASSESSMENT

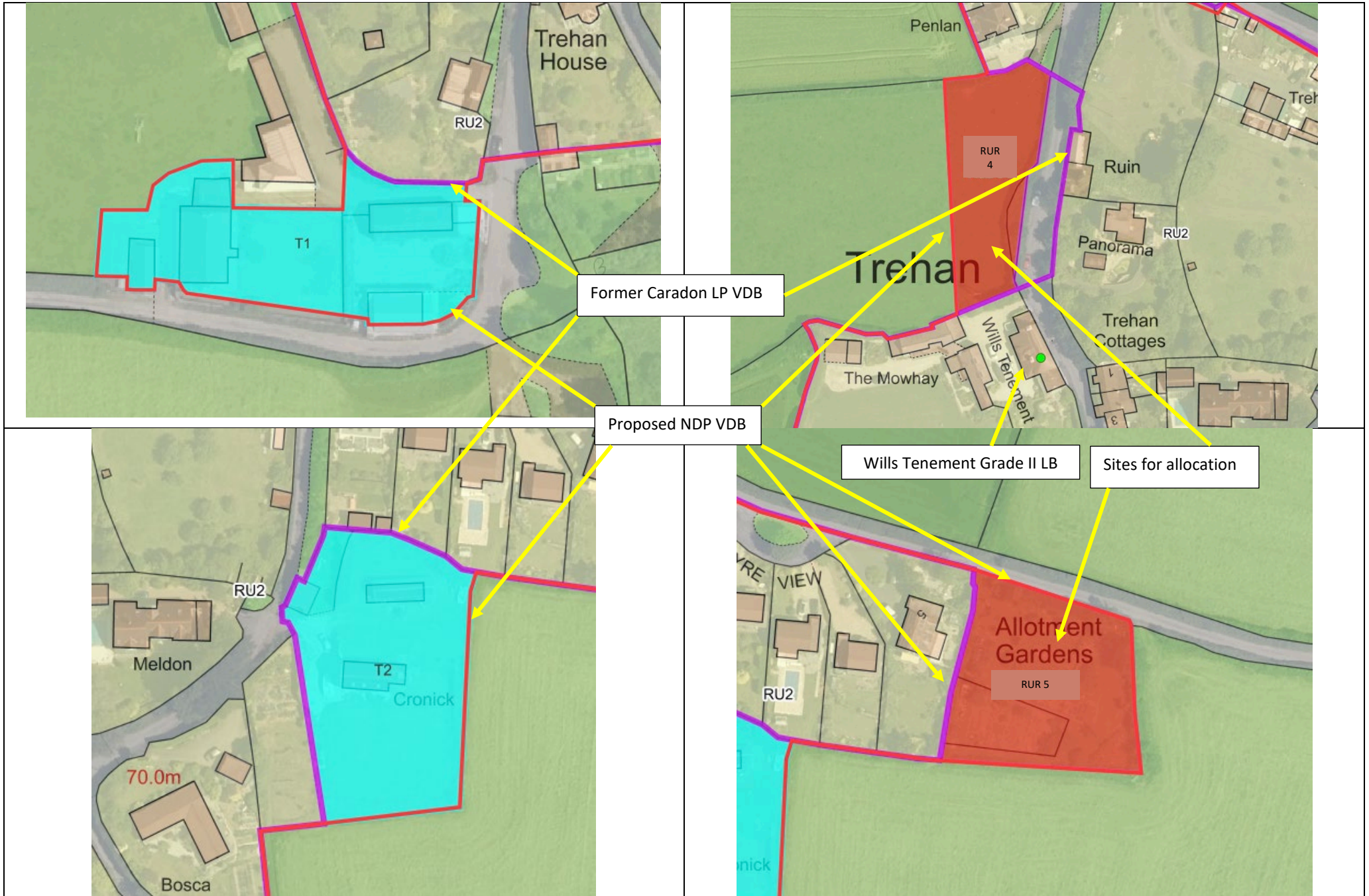
### 8.1 Landscape and Planning







Date Created: 11-5-2018 | Map Centre (Easting/Northing): 240463 / 58061 | Scale: 1:2500 | © Crown copyright and database right. All rights reserved (100051032) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018 © English Heritage © Environment Agency 2018



## 8.2 Trehan Sites Appraisal

Sustainability Appraisal Template for Site RUR 4 and 5 - Trehan						
Sustainability Appraisal Criteria	Initial Site Testing	Short Term Impact	Medium Term Impact	Long Term Impact	Mitigation Measures Possible?	Notes
Climatic Factors					Yes	May increase greenhouse gas emissions through TTW journeys and servicing needs but reduce some social journeys by meeting local housing needs. Long term low emission vehicles introduced.
Waste					Yes	Must increase some waste flows but recycling provision can be built in, including green composting.
Soil					No	Current/last use as nursery/allotment garden, Must involve some land take.
Air					Yes	May add to air pollution initially but also reduce in future due to use of low emission vehicles
Water					N/A	Just outside Critical Drainage Area. No known flooding issues
Biodiversity					Yes	Not likely to have direct impact on SAC/SPA, but providing access and footpaths could require removal of lengths of hedgerow depending on form of development. Incorporate biodiversity enhancements as per SNP GRN1
Landscape					Yes	Within AONB, and providing access and footpaths could require removal of lengths of hedgerow depending on form of development. However, careful management of roof heights and replacement planting will assist
Maritime	N/A	N/A	N/A	N/A	N/A	N/A
Historic Environment						See Heritage Assessment in Section 9
Design					Yes	Good design at appropriate scale and density could incorporate sustainable building measures and make a positive contribution to character of village, whilst addressing any heritage impact concerns.
Social Inclusion					N/A	Small number of new dwellings could help meet local housing needs and support the vitality of the village.
Crime and anti-social behaviour					N/A	Well-designed development could provide additional day-time presence in village and by opening up view could increase security for existing dwellings.
Housing					N/A	Will provide general market, affordable, adaptable and decent housing.
Health, Sport and Recreation					N/A	Neutral
Economic Development					N/A	May provide work for local builders and support the economy by providing larger dwellings set in a pleasant setting, likely to be favoured by managerial staff
Education and Skills					N/A	Neutral
Transport and Accessibility					Yes	Would add to traffic flows, but also provide opportunity to improve local road width and visibility.
Energy					N/A	Sustainable building requirements would minimise energy use.



### 8.3 TREHAN CONCLUSIONS

**T1 Conclusions:** Additional development has been permitted outside the Caradon VDB in the form of various PPs since 2007 for residential conversion of a complex of agricultural barns. Enclosing the area affected in the VDB to reflect the reality of this recent development is logical and is unlikely to cause further development. Any development that might be proposed could be adequately covered by additional provisions in Policy RUR2 to require any development to be based on a heritage assessment which identifies any appropriate mitigations and enhancements required. Such development would have less than substantial impact on the setting and significance of the historic environment assets nearby.

**T2 Conclusions:** The proposed extension of the VDB is to reflect the reality of the changes on the ground i.e. a barn conversion and the change in nature of the former farmstead yard to a residential curtilage. There is potential for a further dwelling to be added. However, no substantial impact on the setting/significance of historic environment assets in the area is anticipated. If further development is proposed it would be subject to a proportionate historic environment assessment in accordance with CLP Policy 24.

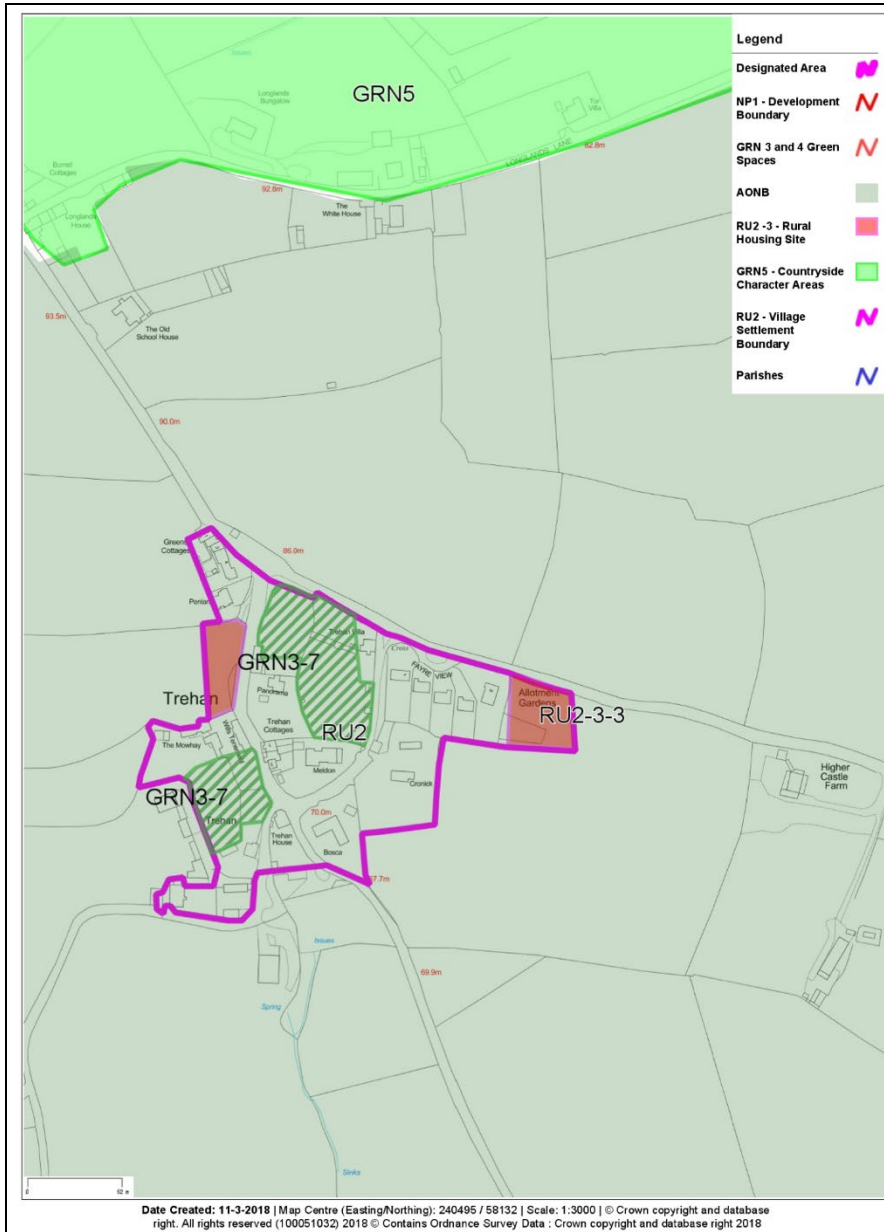
**RUR2 -3 -2 Conclusions:** Basic sustainability assessment (see 8.2) suggests that this site could be sustainably developed. Although there would be some impact on the setting and significance of the historic environment assets nearby, this would not be substantial if a well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trehan came forward.

**RUR2 -3 -3 Conclusions:** Basic sustainability assessment (see 8.2) suggests that this site could be sustainably developed. Although there would be some impact on the setting and significance of the historic environment assets nearby, this would not be substantial if a well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trehan came forward.

**OVERALL:**

Trehan is entirely within AONB and sits atop a small ridge visible from afar. Despite this VDB changes to reflect recent changes and two small easily enclosed housing sites are recommended.

## 8.4 PROPOSED DEVELOPMENT BOUNDARY & ALLOCATIONS



For 3D Google Map view see: <https://tinyurl.com/y3lhxd99>



## 9. Heritage Assessment

9.1 . The role of this assessment is to ensure that in identifying sites for allocation for housing and employment development:

- the historic environment of Saltash Parish is understood;
- no substantial harm to the setting and significance of heritage assets occurs;
- adequate and effective criteria to guide development are identified.

**9.2 Note on Site Assessments.** The sites identified in the shortlisting process have been assessed according to a summary version of the approach to site assessment as set out in Historic England guidance in ‘The Historic Environment and Site Allocation in Local Plans’ which has been adapted for use in this NDP. For details see: <https://tinyurl.com/y352tcv6>

9.3 Hyperlinks to OS and the Cornwall HER maps are provided in the tables



Site Reference	Onsite or Nearby Historic Environment Assets  (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
<p>TREMATON SETTLEMENT DEVELOPMENT BOUNDARY CHANGES            See 1894 25" OS Map: <a href="https://maps.nls.uk/view/105994405#zoom=7&amp;lat=4137&amp;lon=2067&amp;layers=BT">https://maps.nls.uk/view/105994405#zoom=7&amp;lat=4137&amp;lon=2067&amp;layers=BT</a> and 18 68 6" OS Map: <a href="https://tinyurl.com/y2o5em4y">https://tinyurl.com/y2o5em4y</a>            Google Map: <a href="https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4146424,-4.2622315,265m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789">https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4146424,-4.2622315,265m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789</a>            Cornwall Historic Environment Record: <a href="https://tinyurl.com/y2hpnf8u">https://tinyurl.com/y2hpnf8u</a></p>						
TM1	<p>(a) None on site. Most of the area is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks visible in air photos in the vicinity are likely to be part of the medieval field system associated with the manorial settlement. The boundary patterns across the whole area, including those of the subject site, appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement period. Also, the 1868 6" OS Map shows Trematon as being extensively enclosed by 'Orchards and Gardens' (see <a href="https://tinyurl.com/y2o5em4y">https://tinyurl.com/y2o5em4y</a>) which may be remnant of a manorial strip field, woodland and waste land management system. Trematon is of early medieval origin and was a 'Manor' c1050, recorded in the Domesday Book as a 'planted town' housing a transferred market from St Germans, such that it was one of the largest settlements in Cornwall, with 100 households, comprising '20 villagers, 30 small holders and 50 slaves'. 14th century accession rolls record as many as 13 tenements within the current village. The settlement later contacted, leaving just 8 households in the early C19th. The current pattern of development and fields is considered to still reflect the manorial system, whilst some of the building names nearby, for example Luce's Tenement [a tenement in this context is a building to which an inherited right of tenancy applies, awarded to individuals who performed a service (often military) to the lord of the manor] reflect the settlements medieval origins.</p> <p>(b) Grade II Listed Bldg, Penvintle Farmhouse C 18th. is 40m to N. The Farmhouse is a small group of farm buildings to south of...</p>	<p>(a) The proposed VDB adjustment which forms potential Site TM1 is located to the south of the village, and comprises an area partly occupied to the west by an existing modern dwelling, with an area of rough ground to its rear bounded by a damaged modern hedgerow. To the south the boundary is Thornwell Lane, a green lane possibly of some antiquity. To the north is a C18th/20<sup>th</sup> dwelling 'Thornwell'. These boundaries are longstanding and may relate to the grounds of...</p> <p><b>(b) Pinvintle Farmhouse</b> which is at the centre of what was the medieval settlement of Penvintle, first recorded 1337, located on the north side of Thornwell. Now amongst mixed group of other probably C19th farm buildings of basic and heavily modified appearance, and modern development which has resulted in a small satellite settlement here. The potential site TM1 is part of this 'hotch-potch' of buildings and small plots. The potential site's main contribution is though the south boundary which is probably very old and fronts onto a green lane.</p> <p><b>(c) Trematon Hall</b> is a Georgian 'gentleman's residence' set in 17 acres, occupied by the Edwards a C18th and C19th 'county' family. Site TM1 is not visible from it, being separated by the site of Thornwell and Pinvintle Farmhouse.</p> <p>(d) The southern boundary of the site is formed by Thornwell Lane, which appears to have given access to the possible medieval water system on the east of the Town, as implied by its name.</p>	<p>The proposed extension of VDB is separated from the nearby LBs by the recent dwelling 'Thornwell'. The extension of the VDB is small and unlikely to encourage more than a single house infilling, (and perhaps conversion of the annexe to Thornwell, or possibly extension of existing property, and will fit within the existing hotch-potch of development that has emerged here. It follows existing boundaries and so will not significantly change the historic settlement pattern. However new development of inappropriate scale or design that would be foreign to the existing setting of the nearby LB or disrupt the ancient field boundary pattern could be an issue. Access via Thornwell Lane could seriously harm this potential Green Lane which connects to the conjectured medieval water system to the east. Also, possible that excavations for footings could harm and lead to loss of any buried evidence of earlier settlement in this location.</p>	<p>Strengthening of the east boundary hedgerow would help contain further development into the rising ground beyond, which could have more significant impacts on the green lane, field boundaries and the setting of the nearby LBs.</p>	<p>Bearing in mind the slight risk of inappropriate development resulting from the boundary change here, suggest Include in Policy RUR2 some criteria to ensure proper consideration of the historic environment.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

	<p>(c) Trematon Hall, a boundary wall and barn, all Grade II Listed Bldgs. Dating from C18, altered C19 and C20. The oldest part now appears to be the south end, 2 storeys rubble, partly rendered with slurried slate hipped roof. 1 window to south and 1 to east plus door.</p> <p>(d) Thornwell Lane, to the south of the site, is probably a green lane of some antiquity that leads to a series of springs, wells and leats running along the east side of the village which could be part of a mediaeval ponds/water system linked to the Medieval Manor, the remains of which are now part of Trematon Manor House. The existence of this potentially medieval infrastructure may be linked to the 'planting' of Trematon in post-Norman Invasion times.</p>				
--	---	--	--	--	--

**Conclusions and Recommendation:** The logical extension of the former Caradon VDB to encompass existing development has the potential to create two additional dwellings within the extended area (ie conversion of annexe and new dwelling in land to rear) which would now be acceptable in planning policy terms, but this would not further impact on the historic environment providing any such proposals are guided by a heritage assessment which identifies any appropriate mitigations and enhancements required, in which case the level of harm would be less than substantial in magnitude. Redevelopment of 'brownfield land' would be possible notwithstanding the existence of village development boundaries, whilst outside the boundaries exceptional PPs for affordable housing and various forms of agricultural related housing development is possible. The creation of the NDP provides an opportunity to set criteria for such development, including historic environment criteria.

**Describe the detailed policy requirements that are appropriate: Add to Policy RUR 2:**

New residential infill development and redevelopment of brownfield sites will be supported within these boundaries, subject to:

'i. the extent of development, layouts, design solutions, densities, scale and massing etc. being demonstrably responsive to and informed by the historic and landscape character of site and an understanding of setting and wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24, and policy ENV3 of this Plan); and .....

**Mitigation. Add to Policy RUR 2**

'iv. Submission of proportionate archaeological and heritage assessments and agreement to archaeological investigation and heritage impact mitigations to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.'

**Also: Insert the above in RUR 2.4 in relation to other rural housing.**

Site Reference	Onsite or Nearby Historic Environment Assets  (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
TM2	<p>(a) as for TM1 above.</p> <p><b>(b) Grade II LB, Trematon Manor House is within 5m to N.</b> The building is Listed, Grade II, as a C17 house of plastered rubble with a slated roof.</p> <p><b>(c) Grade II LB, Trematon Pound</b> is a small stone-built structure sited adjacent to the crossroads opposite Trematon Manor. It measures approximately 25ft east-west and 18ft north-south. The walls survive to a height of up to 8ft on the north side, but the other three sides have been reduced in the interest of visibility for road users. There is an entrance on the east side. It is shown on the 1st ed OS</p>	<p>(a) and (b) The village's name includes the Cornish element Tre- meaning estate or farmstead and the English suffix tun meaning 'farm or manor'. The Manor House may be built on the site of the earlier farmstead and adjoins a cluster of later agricultural buildings, of which many have been converted to residential use. Their footprint may reflect the evolution of the farm site from its earliest existence as one of the 13 medieval messuages that made up planted settlement, or even as the manorial centre of the C11th settlement and may therefore be of some considerable local significance.</p>	<p>The fact that most development here has been in the form of residential conversions may have preserved some of the form of the C17 Manor homestead, (and the impacts on the historic setting must have to some degree already been considered in processing the associated planning applications approved since 2007). However, any significant new development of inappropriate scale or design might be foreign to the existing setting of the nearby LB or disrupt the remaining form and if involving excavation could disrupt the historic layout and disturb archaeological remains.</p>	<p>Investigation and interpretation of the Manor site and the associated potential medieval water management system.</p>	<p>Bearing in mind the slight risk of inappropriate development resulting from the boundary change here, suggest Include in Policy RUR2 some criteria to ensure proper consideration of the historic environment.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

	<p>25" map of 1880 and subsequent editions.</p> <p>(d) A series of springs, wells and leats running along the east side of the village close to the which could be part of a mediaeval ponds/water system linked to the Medieval Manor, the remains of which are now part of Trematon Manor House. The existence of this potentially medieval infrastructure may be linked to the 'planting' of Trematon in post-Norman Invasion times.</p>	<p>(c) Trematon Pound is post medieval and likely originally used for securing animals as part of the Manor Farm complex.</p> <p>(d) The potential medieval water system appears to run down from the site of this proposed VDB extension southwards and then eastwards to Latchbrook Leat.</p> <p>Together all these historic assets have a 'group value' that helps understanding of the functional relationships of different parts of the medieval settlement and how the form of the village has evolved over time.</p>	<p>However, the VDB extension proposed is intended to reflect the reality 'on the ground' and any further development here is very unlikely.</p>			
--	---	--	--	--	--	--

**Conclusions and Recommendation:** Additional development is unlikely to result from the proposed VDB change as it is intended to reflect the reality of recent development. Any development that might be proposed could be adequately covered by the provisions for RUR2 referred to above for TM1, in which case the level of harm would be less than substantial in magnitude.

**Describe the detailed policy requirements that are appropriate: As per TM1 above**

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
TM3	<p>(a) as for TM1 above.</p> <p>(b) Converted non-conformist chapel on the opposite side of the road. Converted to house and partly rebuilt. Rendered walls; dry slate roof. Some original sash windows.</p> <p>(c) LBs 100+M to S and SE.</p>	<p>(a) The site formed by the extension of the VDB is itself is a very small field enclosed by hedge which may be part of medieval layout of the village.</p> <p>(b) The nearest heritage asset is a former Methodist chapel. Now barely recognizable as a chapel so in terms of setting says little about the social aspects of the Methodist movement in the C19. The site opposite does not impact on the setting/significance of this asset.</p>	<p>Possible extension to existing dwelling 'Arden' or small infill created by the proposed boundary change would not harm historic setting of the former Chapel or the pattern of the village providing hedges to east of site are retained. Excavation for footings could disrupt the historic layout and disturb archaeological remains.</p>	<p>Investigation and interpretation of any historic/archaeological evidence.</p>	<p>Bearing in mind the slight risk of inappropriate development resulting from the boundary change here, suggest Include in Policy RUR2 some criteria to ensure proper consideration of the historic environment. In addition, existing infill policy restricts loss of hedges</p> <p>M Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

**Conclusions and Recommendation:** The extension of the VDB could create a site which could attract a single dwelling or extension of the dwelling to its south, which in overall planning policy terms would be acceptable. Any development that might be proposed could be adequately covered by the provisions for RUR2 referred to above for TM1, in which case the level of harm would be less than substantial in magnitude.

**Describe the detailed policy requirements that are appropriate: As per TM1 above.**

TREMATON SITE  
 See 1868 6" OS Map: <https://tinyurl.com/y4mlt8g4> and 18 68 6" OS Map: <https://tinyurl.com/y2o5em4y>  
 Google Map: <https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4146424,-4.2622315,265m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789>  
 Cornwall Historic Environment Record: <https://tinyurl.com/y2hpnf8u>

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the potential allocation site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the potential allocation site might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed potential allocation site be appropriate in light of the NPPF's tests of soundness?
RUR2-3-1	<p>(a) as for TM1 above.</p> <p><b>(b) Trematon Farmhouse and Barn some 10M to E which are both Grade II LBs.</b></p>	<p>(a) The site is enclosed by Cornish hedges along boundaries that are shown on the 1840 Tithe map and are probably ancient. Within it are level changes that may represent earlier boundaries or medieval cultivation. It</p>	<p>Loss of hedgerows around the site would disrupt the medieval pattern of field boundaries and settlement in the area.</p> <p>The allocation site opposite the farmhouse is separated from it by the</p>	<p>Investigation and interpretation of any historic/archaeological evidence.</p>	<p>Retain the existing field boundaries (which should be protected during construction);</p> <p>As the potential allocation site is a little (c.1m) below the surrounding land,</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p>



	<p>(c) Luce's Tenement, a much modified C19th dwelling, is located immediately to the north of the allocation site on the site of an earlier dwelling, probably C18th, but the name implies a much earlier mediaeval origin.</p>	<p>would appear that the site retains its form as an integral part of medieval Trematon.</p> <p>(b) Trematon Farmhouse is a Grade II listed Mid C19 farmhouse. Also Listed is Early to mid C19 Barn to east of Trematon Farmhouse. Given that the farmhouse is located within the village, the associated farm may have been detached from it, originating from medieval strip fields later enclosed and tenanted. The special interest these listed buildings is in their architectural and historic values, as examples of a traditional post-medieval farm in vernacular buildings styles and materials. They also have 'group value' in their functional relationship and contribution to the character of the village. It seems unlikely that they are related to the allocation site as it is dissociated from them by a longstanding heavy hedgerow and lane. Also the OS 25" series maps show a linkage symbol from them to a yard and buildings to the south and east, which have been redeveloped for housing.</p> <p>(c) According to Tithe records, it is more likely that the allocation site, known as "Court Meadow" was associated with Luce's Tenement. Its name may refer to the nearby Manor.</p>	<p>main road and a hedgerow belt. The introduction of buildings close to the eastern boundary of the site could impose on the LB, especially if the hedgerow and trees were removed. This could also harm the streetscape of Trematon which retains its rural character and is an important part of the setting for the adjacent LBs.</p> <p>Excavation for footings could disrupt the historic layout and disturb archaeological remains.</p>		<p>placing any new structures to the west would allow for the impact of the development on the streetscape within the setting of the listed buildings to be minimised.</p> <p>The layouts, design solutions, densities, scale and massing of the development should demonstrate a proper understanding of the historic environment surrounding the site and harmonise well with the traditional buildings of Trematon.</p> <p>Proposals should include basic heritage impact assessment and demonstrate how design will improve setting of LBs opposite, in accordance with SNDP Policies RUR2.2, and CLP policies 12 and 24.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>
--	--	--	--	--	--	--

**Conclusions and Recommendation:** A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.

**Describe the detailed policy requirements that are appropriate:  
Add to Policy RUR2 as per TM1 above with regard to design and mitigation.**

**Amend Policy RUR3: to read:**

Proposals for this site will be supported where:

- i. They comply with the criteria set out in Policy RUR 2.2.
- ii. Retain the existing field boundaries (which should be protected during construction);
- iii. Its layout, form, scale and use of materials reflect and complement the Listed Building opposite and its original use as a farmhouse.

**TREHAN SETTLEMENT DEVELOPMENT BOUNDARY CHANGES**

See 1894 25" OS Map: <https://tinyurl.com/y6jwocdu> and 1868 6" OS Map <https://tinyurl.com/y3zv62jp>

Google Map: <https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4006871,-4.2471905,262m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789>

Cornwall Historic Environment Record: <https://tinyurl.com/y44b462p>

Site Reference	Onsite or Nearby Historic Environment Assets  (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?
T1	(a) None on site. Most of the area to the east, west and north is is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks	(a) to (c) The area to be enclosed by the extended VDB at this location includes former C19th barns which have been converted to residential and link the adjacent dwelling to the village, and is	The proposed VDB extension is to incorporate an area of existing buildings that have been converted to residential accommodation, and as such no additional physical changes will be	N/A	N/A	<i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i>

<p>visible in air photos 10m to the south are likely to be part of the medieval field system associated with the medieval settlement of Trehan first recorded 1328 [the name is Cornish and refers to the 'estate, farmstead' of 'Hanna']. Trehan itself is an early medieval settlement which includes some constituent parts of the manorial system, and originally existed as part of the Manor of Shillingham and Trehan. The boundary patterns across this area appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement period. Also, the 1868 6" OS Map shows Trehan as being extensively enclosed by 'Orchards and Gardens" (see <a href="https://tinyurl.com/y2o5em4y">https://tinyurl.com/y2o5em4y</a>) which may be remnant of a manorial strip field, woodland and waste land management system. The village retains its historic settlement pattern, which has been partly infilled over time, apart from a small row of modern detached dwellings at Fayre View.</p> <p>(b) Site of medieval private chapel, recorded in 1332, is 120m to the north. No remains are extant. private places of worship by manorial lords and lie near or within manor houses, castles or other high-status residences. Unlike parish churches, the majority of which remain in ecclesiastical use, chapels were often abandoned by their owners or communities as supporting finances declined or disappeared. The sites of abandoned chapels were often left largely undisturbed and thus retain important information about the nature and date of their use up to their abandonment.</p> <p>(c) Trehan Cross, a Grade II LB and SAM is located 150m north east at Tye Green cross roads. This well-preserved medieval (C14th) Latin has significance in that Wayside Crosses contribute to the understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. The Trehan Cross is a good example of a Latin Cross that remains as a marker on its original route and the junction of routes linking several important medieval sites nearby, both religious and secular. This</p>	<p>now considered suitable for inclusion within the boundary under the methodology adopted (see appendix 1). As such the 'site' and the buildings within it forms part of the existing historic settlement pattern of the village.</p>	<p>encouraged by the extension of the VDB that could impact on the setting and significance of the nearby historic environment. The boundary change will not change the historic settlement pattern.</p>			<p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>
--	--	--	--	--	--

	<p>demonstrates the major role of wayside Crosses and the longevity of many routes still in use. The Cross is located beside the direct route within the parish from Trehan to the church at St Stephens by Saltash to the east, fording a tributary of the River Lynher at Forder. Beyond the church at Saltash, this route leads to one of the major early crossing points of the River Tamar estuary. Overlooking the route and 600m ESE of this cross, is Trematon Castle, one of the principal shell keep castles of the Earls, later Dukes, of Cornwall. The route running south from this Cross leads to an early crossing point on the River Lynher estuary at Antony Passage, near which, 900m SSE of this cross, is another chapel recorded in the early 14th century.</p> <p>(d) Little Trehan Farmhouse 17th C, lies 75m to the north. aka Wills Tenement this is a mid C17 Grade II LB of 2 storeys, pointed rubble with, according to the Listing modern slate roof, although it now appears to be thatched. The Ground floor main room has wide fireplace with inserted carved lintel (removed from Shillingham where it was used as gate-post). Spiral stair to right of fireplace. This farmhouse is much improved and, in modern terms, very attractive, which has affected its significance as an example of a late medieval farmhouse. However, judging by its alternative name of Wills Tenement, it has origins in the manorial system perhaps associated with the original medieval settlement [a tenement in this context is a building to which an inherited right of tenancy applies, awarded to individuals who performed a service (often military) to the lord of the manor]. The allocation site could be part of the original tenement, or at least associated with it as a separate field. The farmhouse is also unusual in being one of the very few thatched historic properties in SE Cornwall.</p>					
<p><b>Conclusions and Recommendation:</b> As the proposed extension of the VDB is to reflect the reality of the changes on the ground (ie the barn conversions), no impact on the setting/significance of historic environment assets in the area is anticipated.</p>						
<p><b>Describe the detailed policy requirements that are appropriate: None necessary.</b></p>						
Site Reference	Onsite or Nearby Historic Environment Assets  (nb Statutory Designated sites in bold)	What contribution the land enclosed by the proposed VDB extension (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the proposed VDB extension might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed VDB extension be appropriate in light of the NPPF's tests of soundness?



T2	<p>(a) as for T1 above.</p> <p>(b) as for T1 above, but proximity about 70m.</p> <p>(c) as for T1 above, but proximity about 85m.</p> <p>(d) as for T1 above, but proximity about 75m.</p>	<p>(a) to (d) The site enclosed by the proposed VDB extension is the curtilage of a dwelling 'Cronick' formed from the conversion of a former 'bank' barn. The site was a farmyard for a small farmstead on the eastern side of Trehan, that was part of the (Shillingham) Buller estate. To the east, south and west of the yard orchards are shown on the Tithe map, along with a small enclosure to the south listed as a herb garden on the Tithe Apportionment. Although the barn has been comprehensively converted, it and the site retain historic boundaries and is a reminder of the medieval past of Trehan, contributing to the setting of the historic environment assets to that extent.</p>	<p>The conversion of the barn under E2/08/02194/FUL has a very residential appearance such that the site is now considered suitable for inclusion within the VDB, with potential for limited additional infill by one dwelling (although this is not anticipated). This would not significantly change the overall historic settlement pattern more than has already occurred, and would not impact directly on the site of the Medieval Chapel or the Wayside Cross. However, it could be argued that reinforcing the enclosure of this side of the village could encourage further infill of the larger residential curtilages, leading to the loss of the historic pattern of settlement and impacting upon the setting of the Wayside Cross.</p> <p>The former use of the site as a farmstead suggests that there may be buried historic or archaeological remains that could be harmed by excavation for additional footings for any further development on the site.</p>	<p>Should any further development occur, investigation and interpretation of any historic/archaeological evidence.</p>	<p>The designation of the setting around the Chapel site, adjacent to the Cross, as a Local Green Space, should mitigate the impact of further infill development that might be encouraged in this area.</p> <p>With regard to possible buried historic or archaeological remains, levels within the site has already been substantially altered and the barn conversion was subject to Heritage Assessment investigation at the time that PP was granted. Nevertheless, further mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>
----	--	--	--	--	--	--

**Conclusions and Recommendation:** As the proposed extension of the VDB is to reflect the reality of the changes on the ground (ie the barn conversions), no impact on the setting/significance of historic environment assets in the area is anticipated. If further development is proposed it would be subject to a proportionate historic environment assessment in accordance with NDP Policy RUR 2.2. A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.

**Describe the detailed policy requirements that are appropriate:** As per TM1 above.

TREHAN SITES  
 See 1894 25" OS Map: <https://maps.nls.uk/view/105994426> and 1868 6" OS Map <https://tinyurl.com/y3zv62jp>  
 Google Map: <https://www.google.co.uk/maps/place/Trehan,+Saltash+PL12+4QN/@50.4006871,-4.2471905,262m/data=!3m1!1e3!4m5!3m4!1s0x486c91839078480f:0xc5ebd855f106ee0e!8m2!3d50.400867!4d-4.247789>  
 Cornwall Historic Environment Record: <https://tinyurl.com/y44b462p>

Site Reference	Onsite or Nearby Historic Environment Assets  (nb Statutory Designated sites in bold)	What contribution the potential allocation site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the potential allocation site might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed potential allocation site be appropriate in light of the NPPF's tests of soundness?
RUR2 -3 - 2	<p>((a) None on site. Most of the area to the east, west and north is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks visible in air photos 10m to the south are likely to be part of the medieval field system associated with the early medieval settlement of Trehan, first recorded 1328 [the name is Cornish and refers to the 'estate, farmstead' of 'Hanna']. which includes some constituent parts of the manorial system, and originally existed as part of the Manor of Shillingham and Trehan. The boundary patterns across this area appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement</p>	<p>(a) and (d) The site is an agricultural field which was part of the Manor of Shillingham and Trehan. The 'Magna Britannia', volume 3, Cornwall, by Lysons, (1814) tells us that the manors of Shillingham and Trehan, and Combe farm, had at that time been more than two centuries in the Buller family. It also mentions that 'there are scarcely any remains of the old mansion at Shillingham, which was some time the chief seat of the Bullers, except the ruins of the chapel.' The Bullers held the Manor of Shillingham and Trehan from at least the late 16th century as indicated on John Norden's map of 1596. Records of leases held at the Cornwall Record Office indicate that the Bullers were leasing all the properties and land in Trehan to a variety of occupiers from at least the late 17th century onwards. The first available map to show a detailed plan of the</p>	<p>Little Trehan Farmhouse is already impacted on by modernisation and the presence of transmission lines and substation. Development on the allocation site, which rises to the north of the LB could overcrowd / overshadow it unless carefully designed.</p> <p>This could also harm the streetscape of Trehan which retains its rural character and is an important part of the setting for the adjacent LBs.</p> <p>It is also considered very likely that the proposed allocation site was part of the original tenement, or at least associated with it though manorial ownership, and inappropriate development could therefore harm not only its physical setting but also the contextual understanding of the significance of the LB.</p>	<p>Investigation and interpretation of any historic/archaeological evidence.</p> <p>The development may provide opportunity to remove the electricity infrastructure that currently dominates the property and improve LB setting</p>	<p>The possibility that the proposed allocation site was part of the original tenement and therefore the historic setting of the LB does not rule out development but does mean that it should be a particularly sensitive design. (It is noted that much of the adjacent land which could have been similarly related has already been developed with infill plots and conversions).</p> <p>The layouts, design solutions, densities, scale and massing of the development should demonstrate a proper understanding of the historic environment surrounding the site and harmonise well with the traditional buildings of Trematon. Restricting the height of development to the south of the proposed allocation, or restricting its use in this area to garden, may help to protect the setting of the LB.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

<p>period. Also, the 1868 6" OS Map shows Trehan as being extensively enclosed by 'Orchards and Gardens' (see <a href="https://tinyurl.com/y2o5em4y">https://tinyurl.com/y2o5em4y</a>) which may be remnant of a manorial strip field, woodland and waste land management system. The village retains its historic settlement pattern, which has been partly infilled over time, apart from a small row of modern detached dwellings at Fayre View.</p> <p>(b) Site of medieval private chapel, recorded in 1332, is 50 m to the north. No remains are extant.</p> <p>(c) Trehan Cross, a Grade II LB and SAM is located 95m north east at Tye Green cross roads. This well-preserved medieval (C14th) Latin has significance in that Wayside Crosses contribute to the understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. The Trehan Cross is a good example of a Latin Cross that remains as a marker on its original route and the junction of routes linking several important medieval sites nearby, both religious and secular. This demonstrates the major role of wayside Crosses and the longevity of many routes still in use. The Cross is located beside the direct route within the parish from Trehan to the church at St Stephens by Saltash to the east, fording a tributary of the River Lynher at Forder. Beyond the church at Saltash, this route leads to one of the major early crossing points of the River Tamar estuary. Overlooking the route and 600m ESE of this cross, is Trematon Castle, one of the principal shell keep castles of the Earls, later Dukes, of Cornwall. The route running south from this Cross leads to an early crossing point on the River Lynher estuary at Antony Passage, near which, 900m SSE of this cross, is another chapel recorded in the early 14th century.</p> <p>(d) Little Trehan Farmhouse 17th C, lies 75m to the north. aka Wills Tenement this is a mid C17 Grade II LB of 2 storeys, pointed rubble with, according to the Listing modern slate roof, although it now appears to be thatched. The farmhouse is therefore unusual in being one of the very few thatched historic properties in SE Cornwall.</p>	<p>village is the Tithe map of c1840 [ see <a href="https://tinyurl.com/y6zjay8a">https://tinyurl.com/y6zjay8a</a>] This shows the site as tithe plot 436. On the east boundary adjacent the road is an agricultural building, and also on the southern boundary. Although the later 1894 25" OS map shows no property linkage marks it is likely that the site was part of the small farmstead of Wills Tenement (now Little Trehan Farmhouse, Grade II LB) shown as Tithe apportionment 437. This farmhouse is much improved and, in modern terms, very attractive, which has affected its significance as an example of a late medieval farmhouse. However, its alternative name of Wills Tenement, and the evidence referred to above shows it has origins in the manorial system [a tenement in this context is a building to which an inherited right of tenancy applies, awarded to individuals who performed a service (often military) to the lord of the manor]. The fact that the ground floor main room has wide fireplace with an inserted carved lintel that was removed from Shillingham where it was used as gate-post reinforces that linkage.</p> <p>As both potential allocation site and the Farmhouse share links to the Shillingham and Trehan Manor, it is reasonable to say that it provides part of the contextual setting for the LB and also through to the medieval pattern of occupation and pattern of the medieval village. It is also quite possible that there is buried evidence within the site relation to the medieval and possibly earlier occupation of the settlement.</p> <p>(b) and (c) The site is some distance and well separated from these historic assets, although it should be appreciated as part of the medieval and later context in which they arose.</p>	<p>The possible link between the site and the adjoining ex-farmstead suggests that there may be buried historic or archaeological remains that could be harmed by excavation for footings and internal road and services.</p> <p>Development of a scale that projected far to the west of the lane would extend the village well beyond its historic limits, impacting on the long-standing settlement pattern, in the same way that the modern development at Fayre View has.</p>			<p>Proposals should include a proportionate heritage impact assessment and evaluation, and demonstrate how design will protect and improve setting of LBs opposite, in accordance with NDP Policies RUR2.2, and CLP policies 12 and 24.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p> <p>The impact on the traditional settlement pattern can be minimised by ensuring that W boundary is planted with a strong Cornish Hedge with trees of Cornish provenance.</p>	
--	---	--	--	--	--	--

**Conclusions and Recommendation:** A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.

**Describe the detailed policy requirements that are appropriate:**

**Add to Policy RUR2 as per TM1 above with regard to design and mitigation.**

**Amend Policy RUR4 to read:**

Proposals for this site will be supported where they:

- i. Comply with the criteria set out in Policy RUR2.2; and
- ii. Retain existing the field boundaries (which should be protected during construction); and
- iii. Restrict the height of any buildings located at the south boundary of the site, or use this area as garden space, to protect the setting of the nearby Listed Building; and
- iv. Remove the electricity infrastructure that currently dominates the Listed Building; and
- v. Provide a new western boundary in the form of a Cornish Hedge planted with trees of Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance].

Site Reference	Onsite or Nearby Historic Environment Assets (nb Statutory Designated sites in bold)	What contribution the potential allocation site (in its current form) make to the significance and setting of the onsite or nearby heritage asset(s)?	What impact the potential allocation site might have on the significance and setting of the onsite or nearby heritage asset(s)?	What possible enhancements to the onsite or nearby heritage asset(s) might be achieved	What steps are necessary to avoid harm to the onsite or nearby heritage asset(s)? [Mitigations]	Would the proposed potential allocation site be appropriate in light of the NPPF's tests of soundness?
RUR2 -3 - 3	<p>(a) None on site. Most of the area to the east, west and north is anciently enclosed land, an historic landscape character type with highest archaeological potential. The cropmarks visible in air photos 10m to the south are likely to be part of the medieval field system associated with the early medieval settlement of Trehan, first recorded 1328 [the name is Cornish and refers to the 'estate, farmstead' of 'Hanna']. which includes some constituent parts of the manorial system, and originally existed as part of the Manor of Shillingham and Trehan. The boundary patterns across this area appear typical of the medieval or post-medieval enclosure of open strip fields, with the dominant pattern being that of elongated fields with sinuous long edges aligned perpendicular to the slope, themselves possibly being vestigial of prehistoric settlement period. Also, the 1868 6" OS Map shows Trehan as being extensively enclosed by 'Orchards and Gardens' (see <a href="https://tinyurl.com/y2o5em4y">https://tinyurl.com/y2o5em4y</a>) which may be remnant of a manorial strip field, woodland and waste land management system. The village retains its historic settlement pattern, which has been partly infilled over time, apart from a small row of modern detached dwellings at Fayre View.</p> <p>(b) Site of medieval private chapel, recorded in 1332, is 130 m to the west, beyond the modern Fayre View development. No remains are extant. However, it is surrounded by the remains of a traditional orchard (BAP Site) which is remnant of the 'orchards and gardens' referred to above.</p> <p>(c) Trehan Cross, a Grade II LB and SAM is located 90m west east at Tye Green</p>	<p>(a) The site is an agricultural field which was part of the Manor of Shillingham and Trehan. The 'Magna Britannia', volume 3, Cornwall, by Lysons, (1814) tells us that the manors of Shillingham and Trehan, and Combe farm, had at that time been more than two centuries in the Buller family. The Bullers held the Manor of Shillingham and Trehan from at least the late 16th century as indicated on John Norden's map of 1596. Records of leases held at the Cornwall Record Office indicate that the Bullers were leasing all the properties and land in Trehan to a variety of occupiers from at least the late 17th century onwards. The first available map to show a detailed plan of the village is the Tithe map of c1840 [ see <a href="https://tinyurl.com/y6zjay8a">https://tinyurl.com/y6zjay8a</a>] This shows the site as tithe plot 386. The site is shown on the 1894 25" OS map as being part of field no., 1209 associated with a small dwelling fronting the lane. That building was lost in the building of Fayre View over 2/3rds of plot 1209, the subject site being left for use as a small private allotment. There may be buried evidence of the earlier occupation of the site.</p> <p>(b), (d) The site is some distance and well separated from these historic assets, although it should be appreciated as part of the medieval and later context in which they arose.</p> <p>(c) The road fronting the site to the north is the medieval route from Trehan to St Stephens. It is narrow and enclosed by Cornish Hedgerows and in its present form provides an appropriate impression of the route as and a good impression of the small scale historic rural character of the area.</p>	<p>Loss of the field boundaries to north, east and south would impact on the medieval settlement pattern and change the setting of the medieval route passing from west to east alongside the site (as indeed Fayre View has already done).</p> <p>The use of the site as part of the land farmed from lost homestead shown on the 1840 Tithe map suggests that there may be buried historic or archaeological remains that could be harmed by excavation for footings and internal road and services.</p>	<p>Investigation and interpretation of any historic/archaeological evidence.</p>	<p>Proposals should include a proportionate heritage impact assessment and evaluation, and the layouts, design solutions, densities, scale and massing should demonstrate a proper understanding of the historic environment within and surrounding the site and harmonise well with the traditional buildings of Trematon.</p> <p>Access from the north should be via a short internal roadway utilizing existing access points to minimize loss of the existing field boundary.</p> <p>All other field boundaries should be retained and the southern boundary strengthened with with trees of Cornish provenance.</p> <p>Mitigation to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required.</p>	<p><i>Consistent with achieving sustainable development including the conservation of the historic environment: Yes</i></p> <p><i>Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites: Yes</i></p> <p><i>Effective in terms of deliverability, so that enhancement is maximised and harm minimized: Yes</i></p> <p><i>Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance: Yes.</i></p>

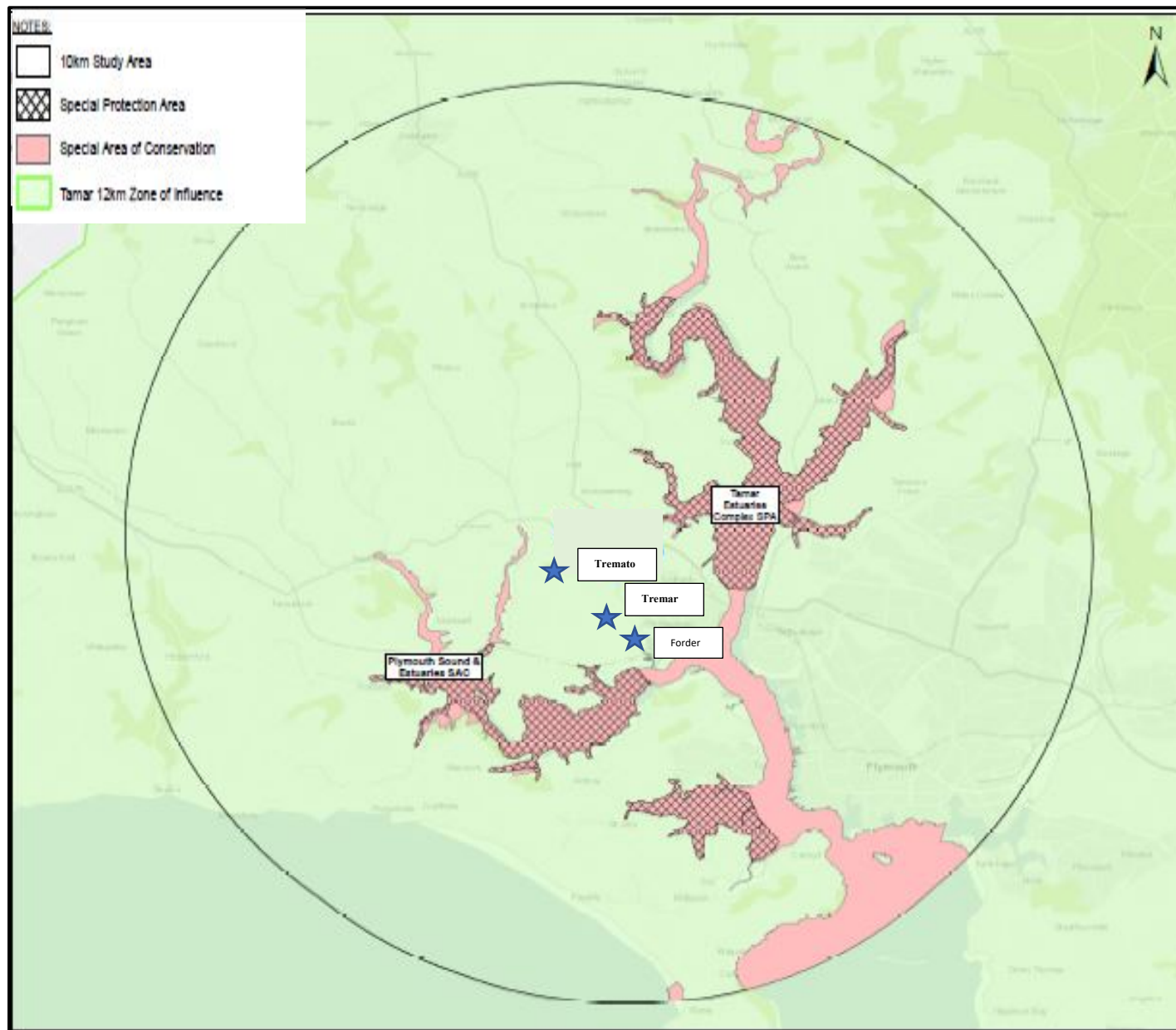


	<p>cross roads. This well-preserved medieval (C14th) Latin has significance in that Wayside Crosses contribute to the understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. The Trehan Cross is a good example of a Latin Cross that remains as a marker on its original route and the junction of routes linking several important medieval sites nearby, both religious and secular. This demonstrates the major role of wayside Crosses and the longevity of many routes still in use. The Cross is located beside the direct route within the parish from Trehan, past the potential allocation site, which fronts onto it, to the church at St Stephens by Saltash to the east, fording a tributary of the River Lynher at Forder. Beyond the church at Saltash, this route leads to one of the major early crossing points of the River Tamar estuary. Overlooking the route and 600m ESE of this cross, is Trematon Castle, one of the principal shell-keep castles of the Earls, later Dukes, of Cornwall. The route running south from this Cross leads to an early crossing point on the River Lynher estuary at Antony Passage, near which, 900m SSE of this cross, is another chapel recorded in the early 14th century.</p> <p>(d) Little Trehan Farmhouse 17th C, lies 175m to the west, on the other side of the village. Aka Wills Tenement this is a mid C17 Grade II LB of 2 storeys, pointed rubble with, according to the Listing modern slate roof, although it now appears to be thatched. The farmhouse is therefore unusual in being one of the very few thatched historic properties in SE Cornwall.</p>					
<p><b>Conclusions and Recommendation:</b> A well-designed small scale scheme that demonstrates in its design a proper understanding of the historic environment surrounding the site and harmonises well with the traditional buildings of Trematon would have less than substantial impact on the setting and significance of the historic environment assets nearby.</p>						
<p><b>Describe the detailed policy requirements that are appropriate:</b>  <b>Add to Policy RUR2 as per TM1 above with regard to design and mitigation.</b>  <b>Amend Policy RUR5: to read:</b>  Proposals for this site will be supported where they:  i. Comply with the criteria set out in Policy RUR2.2; and  ii. Retain existing the field boundaries (which should be protected during construction).  iii. Provide access from the northern boundary which minimizes loss of the existing hedgerow.</p>						

**NOTE: No VDB changes or sites or identified for Forder in view of the significant constraints applying there and the fact that it is a Conservation Area, within the setting of an important SAM [Trematon Castle] and several Listed Buildings.**

# 10. Habitat Regulations Screening and Assessment

## 10.1 Natura 2000 (N2000) Zone of Influence (Zoi) Map for the Saltash NDP Area





## 10.2. Conservation Objectives for each Natura 2000 site in Zone of Influence

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to (achieving Favourable Conservation Status of its Qualifying Features (SAC) / achieving the aims of the Wild Birds Directive (SPA)), by maintaining or restoring:

CO (i): The extent and distribution of qualifying natural habitats and habitats of qualifying species; The structure and function (including typical species) of qualifying natural habitats; The structure and function of the habitats of qualifying species; The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; The populations of qualifying species; and The distribution of qualifying species within the site.

CO (ii): The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; and The supporting processes on which qualifying natural habitats rely.

CO (iii) The extent and distribution of the habitats and the habitats of qualifying species; The structure and function of the habitats of qualifying species; The supporting processes on which the habitats of qualifying species rely; The populations of qualifying species; and The distribution of qualifying species within the site.

CO (iv) The extent and distribution of the habitats of the qualifying features; The structure and function of the habitats of the qualifying features; The supporting processes on which the habitats of the qualifying features rely; The population of each of the qualifying features; and, The distribution of the qualifying features within the site.

## 10.3 Relevant European Sites related to NDP Area

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii) CO (iv)	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
Plymouth Sound and Estuaries SAC, UK9010141 (6402.03 ha) CO (i)	<i>Primary:</i> Sandbanks which are slightly covered by sea water all the time; Estuaries; Large shallow inlets and bays; Reefs; Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritimae</i> ). <i>Secondary:</i> Mudflats and sand-flats not covered by seawater at low tide.	<i>Primary:</i> Shore dock ( <i>Rumex rupestris</i> ) <i>Secondary:</i> Allis shad ( <i>Alosa alosa</i> )	<ul style="list-style-type: none"> <li>• Recreation; port development; maintenance dredging are all identified as key issues.</li> <li>• Shore dock specifically, requires habitat created through coastal erosion and slumping.</li> <li>• Maintenance of hydrological balance and in particular 'good water quality' is a key issue (unpolluted and absence of nutrient enrichment and maintenance of freshwater input/balance of saline input).</li> <li>• The loss of natural coastal processes and dynamics is a key threat (coastal squeeze).</li> <li>• The site is considered vulnerable to recreational disturbance, in particular, bait digging and crab tiling. In addition, private anchoring on seagrass may be an issue.</li> <li>• Identified in the Local Plan HRA as requiring a strategic approach to mitigation for in-combination effects as a result of recreational disturbance. In-combination visits from residents occupying housing within 12 km are considered to result in significant effects.</li> </ul>

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii) CO (iv))	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
Tamar Estuaries Complex, SPA, UK9010141 (1955 ha) CO (iv)	N/a	<i>Over-winter: Avocet (Recurvirostra avosetta) (Western Europe/Western Mediterranean - breeding) - 15.8% of the GB population On-passage Little Egret: (Egretta garzetta) at least 9.3% of the GB population</i>	<ul style="list-style-type: none"> <li>• Recreation; port development; maintenance dredging are all identified as key issues.</li> <li>• Shore dock specifically, requires habitat created through coastal erosion and slumping.</li> <li>• Maintenance of hydrological balance and in particular 'good water quality' is a key issue (unpolluted and absence of nutrient enrichment and maintenance of freshwater input/balance of saline input).</li> <li>• The loss of natural coastal processes and dynamics is a key threat (coastal squeeze).</li> <li>• Identified in the Local Plan HRA as requiring a strategic approach to mitigation for in-combination effects as a result of recreational disturbance. In-combination visits from residents occupying housing within 12 km are considered to result in significant effects.</li> </ul>
Lynher Estuary SSSI – within Tamar Estuaries Complex SPA,	<i>Unusually for a ria system the Lynher Estuary has developed, particularly on its northern shores, fairly extensive saltmarsh. Freshwater input from the rivers Tiddy and Lynher give rise to a gradient of salinity along which transitional marsh communities have developed ranging from saltmarsh to freshwater fen and willow carr. Elsewhere exposures of Devonian slate support fringing brown-algal beds, backed by narrow shale beaches and low rock cliffs with stunted trees and scrub</i>	<i>Saltmarsh and the adjacent highly productive mud flats provide important feeding and roosting grounds for large populations of wintering wildfowl and waders</i>	<ul style="list-style-type: none"> <li>• Natural England notified list of operations likely to damage the special interest focus on on-site management, recreational uses and development.</li> </ul>

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii) CO (iv))	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
Tamar-Tavy SSSI, within Tamar Estuaries Complex SPA,	<i>The site includes estuarine habitats, with uncommon species, that are notable in their extent and also supports the only British population of a rare plant.</i>	<i>The site supports a nationally important wintering population of the uncommon Avocet <i>Recurvirostra avosetta</i>,* and encompasses a section of the River Tamar that is considered to be of national significance for its marine biological interest.</i>	<ul style="list-style-type: none"> <li>Natural England notified list of operations likely to damage the special interest focus on management, recreational uses and development.</li> </ul>

#### 10.4. Forms of potential short and long-term impacts from development:

Impact	Development actions and activities
Direct Habitat Loss and Fragmentation (of European site or functionally linked habitat)	<ul style="list-style-type: none"> <li>Direct land take.</li> <li>Land take of supporting, functionally linked habitats.</li> <li>Introduction of barriers to migration of key species due to physical obstruction or disturbance effect.</li> </ul>
Changes to Water Resources/flow and quality	<ul style="list-style-type: none"> <li>Sewage and industrial effluent discharges from new developments.</li> <li>Abstraction to secure water supplies for planned growth.</li> <li>Land drainage to enable development.</li> <li>Piling to support development.</li> <li>Flood and coastal risk management development (for example, implementation of new flood defences).</li> </ul>
Coastal Squeeze	<ul style="list-style-type: none"> <li>Development in locations that would compromise natural processes or managed retreat projects.</li> </ul>
Changes to Air quality	<ul style="list-style-type: none"> <li>Increase in atmospheric pollutants including dust and nitrogen deposition.</li> </ul>
Recreational Pressure	<ul style="list-style-type: none"> <li>Recreational pressures resulting in increased visits causing for example, trampling of interest features, eutrophication and disturbance (from for example, dog walking).</li> </ul>
Disturbance	<ul style="list-style-type: none"> <li>Construction and operation in proximity to sensitive features may result in disturbance impacts (noise, lighting, and vibration, visual).</li> </ul>



## 10.5. Assessment of Potential Impacts and Likely Significant Effects (LSE)

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
TM1	<p>Part of the Tamar Estuaries Complex SPA (and Tamar Tavy SSSI) is located to the north-east of Trematon, where its closest point is 2.4km distant. The other part of the Tamar Estuaries Complex SPA (including the Lyhner Estuary SSSI) is located at its closest point, 750 m west. The Plymouth Sound Estuaries SAC is to NE, E S and W of Trematon, 750 M to W at closest point.</p>	<p>No direct habitat loss will occur. No loss of supporting habitat or fragmentation will occur. There will be no loss of areas of land / habitats outside the SPA boundary that are identified as being of particular importance to the qualifying species and as such no degradation of the SPA.</p> <p>Trematon is within outer SSSI Impact Risk Zone where EN require consultation only for residential development of 50 units or more, so the small scale development associated with this SB change is</p>	<p>Unlikely that LSE will arise as a result of noise / vibration or visual disturbance at a distance &gt; 750 m from the SPA/SAC during construction or occupation either alone or in-combination.</p>	<p>Surface water drainage is required by CLP and NDP Policy to be designed in accordance with the Sustainable Urban Drainage principles and standards set out in the Drainage Guidance for Cornwall with appropriate discharge consents and monitoring. This will include specific measures to prevent surface water drainage resulting in water quality and flow impacts at the SAC/SPA, hence it is considered unlikely that there will be LSE as a result of reduced water quality due to run off n either alone or in combination Designs will need to be approved by the Council and in place prior to development.</p> <p>Currently there is 'headroom' for small scale development within the existing STW. However, to ensure no LSE para 11.15 of the Saltash NDP indicates that no development will</p>	<p>The extremely small scale of any development which may result from this boundary change is unlikely to contribute directly to impacts on the SAC but may add very slightly to the in-combination impacts resulting from Local Plan and DPD allocations. However, it has been demonstrated in the Local Plan HA that nitrogen deposition will not exceed critical loads and the total cumulative NOx concentrations will remain</p>	<p>Unlikely that LSE will arise as a result of noise/vibration or visual disturbance at a distance &gt; 750 m from the SPA/SAC</p>	<p>Tamar Estuaries and Plymouth Sound Estuaries have been identified as vulnerable to recreational disturbance. Although there is unlikely to be LSE through this pathway as a result of the boundary change alone, it will add to in-combination effects along with other development and DPD allocations. Natural England and Cornwall Council have agreed that recreational disturbance at the SAC and SPA could be adequately mitigated through the payment of a financial contribution towards the delivery of the Tamar Estuaries Management Plan, managed by the Tamar Estuaries Consultative Forum to fund a range of mitigation measures across the SAC/SPA, and to be raised from developer contributions. NDP Policy GRN1 includes note as given below. It is concluded that with the implementation of the mitigation proposed, there will be no LSE.</p> <p><i>'Note: Saltash sits within the zone of influence of the Plymouth Sound &amp; Estuaries Special Area of Conservation (SAC)</i></p>

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
		unlikely to be a concern.		be permitted prior to confirmation that the allocation can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades/new facilities.	below the actual critical level where an adverse effect on vegetation may potentially occur. As such, it is considered there will be no LSE from this boundary adjustment.		<i>and the Tamar Estuaries Complex Special Protection Area (SPA). As a result, development proposals within the town will be required to provide mitigation to address recreational impact upon the SAC and SPA. Further detail on the nature of the mitigation measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document.'</i>
TM2	As above.	As above.	As above.	As above.	As above.	As above.	As above.
TM3	As above.	As above.	As above.	As above.	As above.	As above.	As above.
T1	Part of the Tamar Estuaries Complex SPA (and Tamar Tavy SSSI) is located to the north-east of Trehan, where its closest point is 2.8km distant. The other part of the Tamar Estuaries Complex SPA (including the Lyhner Estuary SSSI) is located at its closest point, 600 m S. The Plymouth Sound. Estuaries SAC is to NE, E S and W of Trematon, 600 M to S at closest point.	As above.	Unlikely that LSE will arise as a result of noise / vibration or visual disturbance at a distance > 600 m from the SPA/SAC during construction or occupation either alone or in-combination.	As above.	As above.	As above.	As above.
T2	As above.	As above.	As above.	As above.	As above.	As above.	As above.
RUR2-3-1	As TM1 above	As above.	As TM1 above	As above.	The extremely small scale of	As above.	As Above.

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
					<p>any development proposed in this allocation is unlikely to contribute directly to impacts on the SAC but may add very slightly to the in-combination impacts resulting from Local Plan and DPD allocations. However, it has been demonstrated in the Local Plan HA that nitrogen deposition will not exceed critical loads and the total cumulative NOx concentrations will remain below the actual critical level where an adverse effect on vegetation may potentially</p>		



Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development following Village Settlement Boundary Change and/or Site Allocation and Waterfront Policy					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
					occur. As such, it is considered there will be no LSE from this boundary adjustment.		
RU2 -3 -2	As per T1 above	As above	As per T1 above	As Above	As above	As Above	As above
RU2 -3 -3	As per T1 above	As above	As per T1 above	As above	As above	As Above	As above
Forder	No SB adjustment or allocation is proposed for Forder so no assessment required.						

### 10.6 Policy Provisions Resulting from Assessment

Site Reference	Mitigation Measures					
	Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance
<b>All Site Allocations /Boundary Changes</b>	Not necessary	Not necessary	Include in boundary and allocation policies that no development will be permitted prior to confirmation that the allocation can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades / new facilities, unless satisfactory alternative measures are provided.	Not necessary	Not necessary	Include the following in the relevant NDP section: Policy GRN1 Note: <i>Note: Saltash sits within the zone of influence of the Plymouth Sound &amp; Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special Protection Area (SPA). As a result, development proposals within the town will be required to provide mitigation to address recreational impact upon the SAC and</i>

Site Reference	Mitigation Measures					
	Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance
						<i>SPA. Further detail on the nature of the mitigation measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document.'</i>

### 10.7 Conclusion

The above analysis indicates that Likely Significant Effects and impacts arising from the small site allocations and development boundary changes can be avoided with the implementation of the mitigation and environmental control measures given above.

# 11. Flooding Assessment

	TM1	TM2	TM3	T1	T2	RUR 3	RUR 4	RUR 5
<b>Flood Zone 2</b>								
<b>Flood Zone 3a</b>								
<b>Flood Zone 3b</b>								
<b>Critical Drainage Areas</b>	The catchment area that drains to the Latchbrook Leat is steep and heavily urbanised with significant new development planned on greenfield land. There is a history of flooding within the communities of Burraton Coombe and Forder and to ensure flood risks are managed more onerous controls are required on surface water drainage from new development. Any development resulting from VDB alteration or land allocation must include an agreed SUDS or alternative scheme in accordance with NDP Policy GRN6					See opposite		
<b>Shoreline Management Plan designation</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Flood Map for Surface Water</b>	Road S of TM1 prone to minor surface water flooding							
<b>Hydrology assessment of site's surface water issues</b>	n/a	n/a	n/a	n/a	n/a	Appears to be dry, well drained site.	Appears to be dry, well drained site.	Appears to be dry, well drained site.
<b><u>Consideration of alternative sites</u></b>	Not appropriate as involves VDB alteration in response to change.					Sites are the most sustainable locations in vicinity.		
<b><u>Sequential test passed?</u></b>	Not appropriate as involves VDB alteration in response to change.					Yes	Yes	Yes
<b><u>Exception Test required?</u></b>	Not Required.					Not Req.	Not Req.	Not Req.



# Appendix 1

## SALTASH DEVELOPMENT BOUNDARY APPROACH – BACKGROUND NOTE

### Introduction

This report sets out the rationale guiding the review and drawing up of a development boundary within the Neighbourhood Development Plan

### Definitions

The terms ‘development boundary’, ‘development limit’, ‘red line’ and ‘edge of town’ and ‘settlement boundary’ tend to be used loosely and cause confusion. Therefore, the phrase ‘*development boundary*’ has been adopted to describe the line which defines the separation of town and countryside and beyond which more restrictive countryside planning policies apply.

### Background

#### ***National Planning Policy Framework***

The parts of the NPPF that have a general relevance to setting boundaries around different land uses within plans are as follows:

Para 157. Plans should:

- ‘indicate broad locations for strategic development on a key diagram and land use designations on a proposals map.’
- ‘allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate’
- ‘identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation.’
- ‘identify land where development would be inappropriate, for instance because of its environmental or historic significance....’

Para 17 on core planning principles:

- ‘take account of the different roles and character of different areas, promoting the vitality of our main urban areas...’ which is generally taken as requiring the differentiation of areas for different uses such as settlements and the Open Countryside.
- ‘actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...’ which can be interpreted as encouraging the focusing of development into settlements as they are the most sustainable places.

‘Building a strong competitive economy’, Para 21:

- ‘Set criteria, or identify strategic sites, for local and inward investment to meet anticipated needs over the plan period’ which emphasises the need to consider the inclusion of employment land allocations within settlements, which potentially may influence the setting of settlement boundaries.

‘Supporting a prosperous rural economy’ Para 28:

- ‘support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres’, which can be interpreted as potentially including some of the area’s defined settlements and could therefore affect their settlement boundaries.

### ***National Planning Practice Guidance***

Local Plans Chapter, Para 002:

- Planning authorities should set out ‘broad locations and specific allocations of land for different purposes; through designations showing areas where particular opportunities and considerations apply.... A policies map must illustrate geographically the application of policies in a development plan.’

Para 010:

- ‘Where sites are proposed for allocation, sufficient detail should be to provide clarity to developers, local communities and other interests about the nature and scale of developing (addressing the ‘what, where, when and how’ questions.’ This emphasises the need for allocations to be explicitly shown and that may involve the definition of new settlement boundaries.

In summary, national policy and guidance seeks to direct most development to settlements where it can achieve the best levels of sustainability, requires the differentiation of areas for different uses such as settlements and the open countryside, and requires that development allocations should be shown on a policies map. Logically therefore settlement boundaries should be drawn to accommodate new development where it is proposed.

### ***Cornwall Local Plan***

Relevant parts of the CLP include:

‘The role and function of places’ Chapter:

Policy 3 says that the Cornwall Site Allocations DPD or Neighbourhood Plans will manage the delivery of housing, community, cultural, leisure, retail, utility and employment provision. Saltash is one of the locations listed.

Para 1.52 ‘Our towns and villages are central to our strategy. It is their role and function, not simply their size, that should determine the appropriate level of development to be planned for’.

Para 1.53 says that ‘In order to maintain and enhance these places the Plan takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally’. This includes the single use of the phrase ‘organic development’ in the document, and it is no further elucidated. We can assume that the phrase encompasses an ‘adaptive planning’ approach, where Town Planning facilitates and shapes natural growth so that it is sustainable, rather than meaning the adoption of an unplanned approach, and that therefore the use of development boundaries remains legitimate within the CLP strategy.

Para 1.60 of the Local Plan says that the housing apportionments in Table 1 set out the level of growth expected in the Community Network Area or town (ie Saltash), noting that some of this housing will already have been built since 2010 and other sites will also have obtained planning permission but not yet have been built (commitments).

Para 1.61 and 1.62 say that in assessing how the remainder of the housing apportionment is to be met, the deliverability of those sites with planning permission during the Plan period and an allowance for windfall development that is likely to come forward during the Plan period: the residual is the level of growth that will need to be provided by allocations in either the Site Allocations Development Plan Document or Neighbourhood Plans.

Para 1.64 ...' Development should be of a scale and nature appropriate to the character, role and needs of the local community'.

Para 1.65 ...' 'infilling' is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside'.

Para 1.66 Large gaps in frontages, (i.e. bigger than one or two dwellings between buildings or groups of buildings) 'can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished'.

Para 1.67 Large gaps between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement 'are not appropriate locations for infill development'....

Although Para 1.68 is about smaller villages and hamlets, it has some useful definitions that may help in setting a development boundary....

- Rounding off: This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.
- Previously developed land: In principle, the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.
- Rural Exception sites: These are affordable housing led developments adjoining, or physically well related to, the built form of existing settlements, (they allow for a proportion of market housing where it is required to support delivery of the affordable element). The definition of these sites is set out in Policy 9 of the Local Plan.

Para 2.32 is also relevant. In the context of rural settlements, but not specifically excluding places such as Saltash, it says that Neighbourhood Plans may, if they feel it appropriate, can look to identify specific settlement boundaries consistent with this approach.

Para 2.33 says that open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development

Policy 9: Rural Exceptions Sites: Development proposals on sites outside of but adjacent to the existing built up area of *smaller towns*, villages and hamlets, whose primary purpose is to provide affordable



housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

In summary, the Cornwall Local Plan says that the Neighbourhood Plan must plan to meet the residual growth requirements of the apportionments set out in it, and that the use of Development Boundaries is permissible. It gives some definition to the terminology which must be reflected in the setting of settlement boundaries. If a development boundary is to be used as a planning tool, it must allow for the necessary residual development to meet growth needs, as required by the Cornwall Local Plan.

## **Benefits/Dis-Benefits of Development Boundaries**

### ***Benefits***

- Gives positive direction, seen as a clear act of planning by community
- Provides clarity to all – is easily understood
- Defines area that to which divergent policies may apply
- Can explicitly include new growth
- Facilitates sequential approach to identification of most sustainable development sites
- Facilitates policies to encourage development of previously developed land in preference to green fields
- Can also help protect most sensitive landscape areas and prevent coalescence of settlements

### ***Dis-Benefits***

- Reduced flexibility to respond to change
- Can create a divisive 'rallying point' for different interests
- Restricts 'organic' change

In summary, on balance, the use of development boundaries is a useful planning tool that gives clarity and supports other planning policies.

## **Community Engagement**

There were strong views about further greenfield development, with people wanting to see previously developed land brought forward in preference. The use of a development boundary may provide some reassurance to those concerned and help rebuild the credibility of Planning locally.

## **Criteria for definition of the Development Boundary.**

Taking into account the forgoing analysis, the following criteria are recommended to determine the boundaries of the settlements.

### ***1. General Rules***

The over-riding consideration must be to reflect and respect the character and built form of the settlement.

2007 Caradon Local Plan settlement boundary, which followed logical boundaries as at 2007, and was well established and respected, should be the starting point.

Follow clearly defined features such as field boundaries, roads, streams, walls, well-established fences, curtilage of properties (dwellings and other uses) physically linked to the built part of the settlement except for large gardens, separate curtilages to dwellings (eg allotments),

## **2. Bringing the 2007 Boundary Up to Date**

Review the Boundary to include development since 2007 and deal with any inconsistencies. In most cases the issues are obvious, but the following will assist:

Include:

- development permitted outside the boundaries since 2007 which now forms a coherent and integral part of the town (residential, employment and other built uses);
- any existing commitments for built development on the edge of the 2007 boundary: these could reasonably include both permissions and application sites where there has been a decision to grant PP subject to completion of a S106 and other agreements, but otherwise undecided applications should not be included at this stage;
- traditional rural buildings which have been converted to residential use, together with their residential curtilages providing they do not project substantially into the countryside;
- redundant traditional agricultural buildings with potential for conversion;
- redundant modern agricultural buildings but only if the buildings have had a lawful use and have been redundant for at least 10 years;
- land which is outside of the settlement but where at least two-thirds of the existing edge now substantially encloses it with development, and where its edge is clearly defined by a physical feature that can act as a barrier to further growth (such as a road, Cornish hedge, or substantial hedgerow) and would not visually extend development into the open countryside;

Exclude:

- isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached from the main built area;
- larger scale amenity land, such as parkland, kick-about areas, and club playing fields;
- single depth development (ribbon development) along roads leading out of the town unless physically well related to it;
- working farms with modern agricultural buildings situated alongside the existing boundary.

## **3. Accommodating New Growth**

Having 'brought up to date' the 2007 boundary, the next step is to identify new growth area that may need to accommodate the residual housing need.

Reference should be made to the Town Framework Urban Extension Assessment 2012 referred to in the evidence base, and the best scoring sites identified in that work included within the development boundary.

## **4. Carkeel**

Note that the built-up area of Saltash, taking into account the Broadmoor Farm and Eales Farm planning permissions which was granted since 2007, now extends well beyond the Town's administrative area right up to the former Carkeel Village Development Limit. Therefore, logically the Saltash and Carkeel areas should now be merged into one area enclosed by a single Development Boundary.

## **Conclusions**

The creation of a Development Boundary is a legitimate, justified and easily understood way of bringing clarity to the planning strategy for Saltash for all its users, and will facilitate the implementation of several of the proposed planning policies.

