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

1.1 This document is the Regulation 16 version of the St Stephen by Launceton Rural Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the area over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents (‘the evidence base’) can be accessed at http://ststephensruralnp.org.uk. A glossary and abbreviations section is included at the back of this document for reference (Section 8).

1.2 The NDP runs in tandem with the timescales of the Cornwall Local Plan: Strategic Policies Development Plan Document (LP:SP), which runs to 2030, at which time it will be reviewed and updated. The Parish Council may deem it necessary to update the NDP if circumstances warrant an earlier review.

1.3 The NDP applies to the area that is covered by the St Stephen by Launceton Rural Parish Council as shown in Figure 1.

1.4 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the LP:SP to give an extra level of detail at the local level. The NDP has been developed to ensure that future growth and development throughout the parish is guided by local people.

1.5 St Stephen by Launceton Rural Parish is situated in North Cornwall, close to the town of Launceton. It is bounded by the River Kensey and Launceton town to the south, Devon to the east and the River Ottery to the north. The east and west sides of the parish comprises countryside bordering further rural parishes.

1.6 In 2016 there were approximately 166 households within the Parish. The majority of residents live in the hamlets of Langore, Dutson and the small settlement of Truscott (see Figure 1). Elsewhere the parish is made up of smaller communities and scattered dwellings (See the supporting evidence base at http://ststephensruralnp.org.uk for a more detailed description of the parish).

1.7 The NDP has been driven by the need to balance the requirements of commercial and housing development whilst protecting and enhancing the environment, particularly the designated areas, the Area of Great Landscape Value (AGLV), the Scheduled Monuments Registered Parks and Gardens, County Wildlife Sites and Listed Buildings. Maps setting out such designations are included at the supporting evidence base at http://ststephensruralnp.org.uk

1.8 The NDP positively plans for the future, putting forward the wishes of the community in shaping future development; meeting local needs; boosting the local economy; and protecting and enhancing the environment. In addition, it helps provide clarity to land owners and developers on the community’s needs and aspirations (please refer to the supporting evidence base at http://ststephensruralnp.org.uk which highlights the views of the community).
Figure 1: Area covered by the St Stephen by Launceston Rural Parish Neighbourhood Development Plan (NDP), including Key Settlements and Features.
2. About the Parish

The Parish

2.1 St. Stephen by Launceston Rural Parish is in a rural location measuring 1598 hectares, most of which is in an AGLV identified by Cornwall Council. The majority of residents live in the minor village of Langore, the small hamlet of Dutson and the scattered communities that include Truscott, Newmills and Trewithick. Elsewhere the prevailing character is undeveloped with the occasional isolated farm or dwelling.

2.2 The Parish is bounded to the east by the River Tamar (the border between Cornwall and Devon), and to the north and north-east by the Parishes of Werrington, North Petherwin and Egloskerry. To the south, it is bordered by the Parishes of Launceston, St Thomas the Apostle Rural and Lawhitton.

2.3 In 2016 there were approximately 166 households within the Parish, five of which were second homes (3%).

Demographics

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

Economy and Land- Use

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

Natural and Historic Environment

2.6 The parish is set in some of Cornwall’s most beautiful countryside. The environmental baseline for the parish shows the following:

2.7 Landscape: The Parish is not within an Area of Outstanding Natural Beauty: however, the Parish is designated by Cornwall Council as an AGLV. Werrington Park, to the east of the Parish, is a Registered Park or Garden. The geology of the Parish has a profound effect on the landscape and land use. For example the quartz band to the north of Truscott has resulted in the formation of the Parish Pond and wet land in this area. Please refer to the maps within the supporting evidence at http://ststephensruralnp.org.uk/.

2.8 Ecology: The Parish has no National Nature Reserves, Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation or Ramsar Sites (wetland areas). There are 2 County Wildlife Sites - Athill Woods and the land adjoining the banks of the River
Kensey, west of Launceston. Please refer to the maps within the supporting evidence at http://ststephensruralnp.org.uk/.

2.9 **Heritage and The Historic Environment:** There are over 20 listed buildings scattered over the Parish. There are 4 Nineteenth Century Mine sites: Menheniot, Atway, Wheal Truscott and Launceston Park Lanson. There are 4 Scheduled Monuments and 15 medieval settlements (now mainly single farms dating back to the 12th to 15th Centuries). To the south of Truscott there are remnants of medieval strip fields and these are protected by the Natural England Environmental Stewardship Scheme. Most of the land in the Parish belonged to Launceston Priory, which received a Charter in 1127 and was inaugurated in Newport in 1155. It was dissolved in 1539 as a result of the English Reformation. The Ecclesiastical Parish of St Stephen was divided up in the 19th Century with the Borough of Launceston retaining St Stephen’s Church and its immediate surroundings, and the rural area becoming our Civil Parish. This accounts for the straggling boundary. Please refer to the maps within the supporting evidence at http://ststephensruralnp.org.uk/.

**Transport**

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

2.11 The Parish is popular with walkers and for exercising dogs with many people coming specifically to enjoy the quiet lanes and footpaths.

**Facilities and Services**

2.12 The main retail outlet in the parish is Homeleigh Garden Centre in Dutson, which continues to thrive and expand. It contains units selling food, clothing, furniture and related items, as well as a hairdressing salon, a pet grooming service and a car valet unit. The Centre is a valuable source of employment for the Parish and surrounding area. Homeleigh Garden Centre is the largest garden centre in Cornwall.

2.13 There are no pubs or other leisure facilities, apart from the Farm Park and the Terminus of the Launceston Steam Railway at Newmills. Other businesses include farming, holiday lets, B&B, motor car and I.T. services, to name but a few of the more than fifty small businesses within the Parish. A number of residents work from home, requiring access to the Internet. Connections have been improved since Langore was upgraded with “Superfast Cornwall” fibre optic in early 2015. There are, however, still complaints about Broadband speed and erratic service.

2.14 A local service bus runs once a day, Monday to Saturday, to and from Launceston via Langore. As well as this, the ‘Little Red Bus’ provides a Dial-a-Ride service for our Parish. It is available to anybody of any age from the villages and hamlets and communities in and around Launceston. This enables non-drivers to access the Medical Centre, Launceston Hospital, Post Office and other amenities and is considered invaluable to many parishioners. There is also a regular Bus Service between Launceston and Bude which passes through Yeolmbridge and is convenient for travel into Launceston for residents on the route.
Secondary school and College students are served by dedicated school transport. This service does not carry the general public.

The Mobile Library currently visits Truscott every month and the Parish Newsletter gives dates and times. This is a well-loved and valuable service but there is doubt about its future because of funding issues.

Langore Village Hall is another very well used amenity in the Parish. It is run by a dedicated and hardworking Management Committee. There are regular craft and social events, and fund-raising activities.

Truscott Methodist Chapel at Four Winds closed in May 1996 after 105 years of service whilst the burial grounds remain and are maintained. Parishioners can also use the Civic Cemetery in Launceston. The Parish Newsletter gives details of other places of worship and their times of services.

The Village Green and Recreation Grounds at Langore are well used public open spaces. The area includes a children's playground, a small well-established copse with a newly planted extension, and a meadow.

Truscott Pond for many years has been the scene of environmental management and pond dipping days with local wildlife groups and schools. Many hours of hard work continue to be spent carrying out conservancy and preservation work with guidance from the Cornwall Wildlife Trust and in consultation from Cornwall Highways. To facilitate this in recent years, funding has been provided by the Parish Council since it was adopted as the 'Parish Pond'. There is now a very healthy freshwater wildlife population and improved biodiversity. The wide verges north and south of the pond have been managed by the Parish Council to develop a variety of native wild flowers to benefit bird and insect populations, particularly endangered pollinators.
3. The NDP Preparation Process

3.1 The preparation of the NDP has been led by the NDP Parish Council Steering Group. This group comprises Parish Council representatives and volunteers from the community with all parishioners welcomed. We paid particular reference to the previous Parish Plan 2010 as the baseline for identifying the areas on which the NDP should focus in terms of safeguarding what the community cherishes and planning for what the community needs.

3.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last three years. These have included:

- initial questionnaires (paper copy)
- parish meetings and exhibitions
- the use of the Royal mail to deliver questionnaires with SAEs provided
- creation of a dedicated website, [http://ststephensruralnp.org.uk](http://ststephensruralnp.org.uk)
- public presentation of the draft policies at a location within the parish

3.3 All the consultations have been summarised in the ‘Consultation Statement’, as required by the formal NDP legislative requirements.

Key Priorities

3.4 The outcomes of the various consultations highlighted the key priorities of:

- affordable housing provision
- heritage conservation
- landscape protection
- preservation of wildlife and the beautiful landscape were seen as a priority
- high quality design and built environment
- encouraging renewable energy
- maintaining the community facilities i.e. post boxes and the Village Hall in Langore
- preservation of local footpaths and green areas
- addressing the many transportation problems associated with the lack of public transport into and out of the parish
- Supporting farming, local employment and jobs

3.5 In addition to consultation work other evidence has helped to shape this NDP as referred to in Section 4.

Current Stage of the Plan

3.6 This Draft NDP is currently at the Regulation 16 public consultation stage of the Neighbourhood Planning legislative process.

3.7 An earlier version of the NDP was submitted to Cornwall Council in January 2018 to establish if it is required to be supported by a Strategic Environmental Assessment (SEA). At that stage Cornwall Council notified a number of statutory and non-statutory consultees to determine if an SEA was required.

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

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

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

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

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

3.11 Following the receipt of a number of comments, the NDP has now been subject to a number of further revisions and is now at the point where it is formally submitted to Cornwall Council for their consideration (to ensure it fulfils relevant conditions) and to enable it to be publicised and comments collated.

3.12 The comments and the NDP are then sent to an independent examiner (mutually agreed by Cornwall Council and the NDP Parish Council Steering Group) who will check the NDP to ensure it conforms with legislation, higher level policies, designations and any other relevant documents. The independent examiner will then recommend if the NDP should:

a) continue to the referendum stage;
b) require amendment before it can proceed to referendum;
c) is not in conformity and therefore cannot proceed.

3.13 If the NDP is successful at examinations stage, Cornwall Council will organise a Referendum in order to gauge community support. The NDP will be adopted if the majority of those voting in the Referendum support it.

3.14 Once adopted, the policies contained within the NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.
The role of the NDP and its relationship with other planning policies and guidance

3.15 The NDP once ‘made’, will constitute part of the ‘Development Plan’ covering the Parish, alongside the wider Local Plan for Cornwall.

3.16 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 11, 196 and 210 of the National Planning Policy Framework (NPPF) dictate that ‘applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.’

3.17 It is important to acknowledge that Legislation in the Localism Act 2011 requires that the NDP must relate to the development and use of land within the designated neighbourhood plan area (see Figure 1) and must comply with National and European legislation.

3.18 The NDP is also required to have appropriate regard to the NPPF and the National Planning Policy Guidance (NPPG) and to be in general conformity with Cornwall’s Local Plan.

3.19 The NDP is therefore an integral component of these suite of documents in which planning proposals will be assessed. Its focus is local issues that are not covered in the higher-level documents for which it is required to confirm or have regard to. For clarity the NDP will not address higher level policy direction that these strategic documents and guidance already direct, it is not the role of the NDP to repeat these policies, and ultimately due to legislative requirements, it cannot change the direction of these strategic policies either.

4. The NDP Supporting Documentation

4.1 The NDP is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting documents and information referred to throughout this NDP are presented in the ‘Supporting Evidence Base’ folder at http://ststephensruralnp.org.uk.

4.2 All supporting documents, including the 'Basic Condition Statement' and 'Consultation Statement', are available at http://ststephensruralnp.org.uk/.

4.3 Alternatively, hard copies can be made available by request to your local Parish Clerk at www.cornwallalc.org.uk/st-stephens-by-launceston-rural.
5. The Vision for St Stephen by Launceston Rural Parish

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

THE VISION FOR ST STEPHEN BY LAUNCESTON RURAL PARISH

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

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

Figure 2: Links between Vision, Objectives and Policies
6. The NDP Objectives

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

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

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

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

e) Natural Environment Objective
   To protect and enhance the unique landscape character, in particular the AGLV and other environmental designations and safeguarded places.

d) Design, Built Environment and Renewable Energy Objective
   To support new build development that is respective and responds to the natural and built environment of the parish and seeks to encourage renewable technologies wherever possible.

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

f) Infrastructure Objective
   To provide the infrastructure and facilities that are key to the ongoing sustainability of our settlements.

g) Commercial and Economic Objective
   To support and encourage local businesses particularly in agriculture, tourism, leisure and light industry, ensuring that people have good opportunities for and access to local employment.
7. NDP Policies

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

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

7.2 Where evidence is referred to within this section, this can be found at [www.ststephensruralnp.org.uk](http://www.ststephensruralnp.org.uk) as set out in Section 3.

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

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

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<tr>
<th>POLICIES</th>
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<td>Objective A</td>
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<td>Housing</td>
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<td>Policy 1</td>
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Table 1: Links between Policies within the NDP and the NDP Objectives
Housing Policies

NDP Housing Requirement

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

Table 2: Minimum NDP housing target to be in conformity with Cornwall’s Local Plan.

<table>
<thead>
<tr>
<th></th>
<th>a) Local Plan Housing Target (April 2010- April 2030)</th>
<th>b) CNA Commitments (-10%) (April 2017)</th>
<th>c) CNA Completions (April 2010 – April 2017)</th>
<th>d) Local Plan Target (April 2017-April 2030) (a- (b+c))</th>
</tr>
</thead>
<tbody>
<tr>
<td>Launceston CNA Residual</td>
<td>500</td>
<td>140</td>
<td>197</td>
<td>163</td>
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<tr>
<td>St Stephen by Launceston Rural Parish</td>
<td>4%</td>
<td>4</td>
<td>8</td>
<td>7</td>
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</table>

*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).
** In the case of Launceston Residual CNA there are four parishes which fall partly within the AONB designation. These are Altarnun (settlements Bolventor and Altarnun within the AONB); North Hill (main settlements North Hill and Coads Green outside of the AONB); Stokes Climsland (main settlements Stoke Climsland and Downgate outside of the AONB) and Lezant (main settlements Lezant, Trebullett and Treburley outside of the AONB). As a result the pro-rata is adjusted to take into account Altarnun Parish’s main settlements falling within the AONB which is therefore attributed a target figure of 0 in this calculation as per Cornwall Council’s advice.

7.6 With a 2011 Census housing stock of 151 dwellings, St Stephen by Launceston Rural Parish is among the least developed parishes in Cornwall with road infrastructure largely unchanged since the mid-twentieth century. One of the major problems in the parish is the road infrastructure as much of the rural road system is inadequate to support any further development due to their narrow, enclosed and winding nature, be it housing or commercial.

7.7 There is evidence that the combination of high house prices, high environmental restraints, low local incomes and some second home ownership have created some problems of affordability of housing with limited scope for future delivery (see the Views of the Community in the 'Supporting Evidence Base' at www.ststephensruralnp.org.uk).

7.8 The majority of residents believe that a small increase in housing in the key settlements within the plan period can help to support the retention and even the growth of the very limited public and social facilities currently available without altering the extremely rural character of the parish. In addition to factual evidence, public consultation feedback has indicated that this is the most fundamental issue to be addressed by the NDP.
Delivering the Parish Housing Requirement

7.9 The St Stephen by Launceston NDP seeks to facilitate the delivery of a minimum of 7 dwellings over the lifetime of the NDP as is outlined in Policy 1. This policy then requires housing proposals following the point of meeting the minimum housing requirement should primarily seek to address local housing need.

7.10 The main focus for delivering the housing requirement will be through allowing small scale sufficient space for new housing within development boundaries and small scale rural exception sites (please refer to Policy 2 of the NDP). This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of Parish.

Policy 1: The Housing Target

Policy 1 Justification

7.11 To provide the housing requirement for the NDP area to demonstrate that housing policies in the NDP are in general conformity with the LP:SP.

7.12 To provide a housing requirement that is of a scale which is responsive to local needs whilst in keeping with the settlements of the Parish and contributes to preserving and enhancing the identity of Parish.

7.13 Any housing above the target of 7 dwellings, should be developed primarily to deliver affordable housing to meet local needs in line with Policy 9 of the LP:SP. For clarity, affordable housing led developments, subject to accordance with wider policies in the NDP, are supported in principle at any stage over the lifetime of the NDP, once the minimum housing target is reached only affordable housing led developments will be supported.

Policy 1: Intention

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

Policy 1: The Housing Target

1. St Stephens by Launceston Rural Parish will support the development of a minimum of 7 dwellings up to 2030 (from 1st April 2017).

2. Proposals for dwellings that would exceed this target should;
   a. be developed primarily to deliver affordable housing to meet local needs, in line with Policy 9 of the LP:SP; and,
   b. where proposals should seek to provide 100% affordable housing; the inclusion of market housing will only be supported where it is essential for the successful delivery of the development proven by a detailed financial viability appraisal. If viability appraisal demonstrates that less than 50% affordable housing is deliverable, the scheme will not be supported.
Policy 2: Locations and Scale for New Housing Development

Policy 2 Justification

7.15 The scale and location of new housing development was the key topic point in the public consultations as outlined in the consultation statement which can be found in the 'Supporting Evidence Base' at www.ststephensruralnp.org.uk.

7.16 The LP:SP through policy 3 and its supporting text (paragraphs 1.52 to 1.72) outlines that outside of the main towns in Cornwall the housing requirement will be met through four principle methods - the identification of sites through NDPs; rounding off settlements; infill; and/or rural exception sites (under LP:SP policy 9). Please refer to the Glossary and Abbreviations at Section 8 for more detail on the definition of the methods for housing delivery referred to above.

7.17 Paragraph 1.68 of the CLP explains that ‘Neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.’

7.18 The purpose of NDP policy 2 is to provide more detailed clarity for the interpretation of LP:SP policy 3 at the local level. Policy 2 provides a detailed definition on which settlements are appropriate for infill and a development boundary for Langore, to which LP:SP policy 3 will operate. Furthermore, the policy provides the overall direction for housing development within the parish if outside of these defined boundaries, alongside the more focused housing policies 3 and 4.

7.19 In identifying the settlements in which the infill policy applies, reference is made to paragraph 1.64 of the LP:SP which explains that 'development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities' and that 'Development should be of a scale and nature appropriate to the character, role and needs of the local community.'

7.20 In the case of St Stephen by Launceston Rural there are two settlements, Langore and Dutson, that are considered to provide elements of sustainability due to their scale, connectivity to services and proximity to the urban area of Launceston. Both of these settlements contain, albeit limited, facilities within their core. They have also been the locations historically for new-build housing growth. In line with paragraph 1.68 of the LP:SP these settlements are considered as small villages suitable for housing developments of a scale of one or two dwellings. This scale of growth is also reflective of the nature of developments that have been delivered in the parish historically, irrespective of whether these are market or affordable housing.

7.21 Langore: Whilst relatively minor in scale to most Cornish villages, Langore is the largest settlement in the parish and has been the principle location for housing growth within the parish over the last 50 years and contains the village hall and is served by public transport, albeit limited. Langore was also subject to a consultation on a proposed settlement boundary (please Langore Settlement Boundary Consultation in the 'Supporting Evidence Base' Document at www.ststephensruralnp.org.uk).
7.22 The village is also the closest related to the primary school which serves the majority of primary school children in the parish, located at Egloskerry outside of the parish 3km to the west.

7.23 Langore is recognised as a ‘small village’ in the context of paragraph 1.68 of the LP:SP and is suitable for small scale (one or two units) housing development. However, any further development at the minor village of Langore should be within the designated village boundary.

7.24 The village boundary of Langore (Figure 2) has been based upon the scale and function of St Stephen by Launceston Rural Parish. It has been subject to consultation with all residents of Langore – see the Langore Settlement Boundary Section in the ‘Supporting Evidence Base' Document at www.ststephensruralnp.org.uk. The boundary takes account of the limited range of facilities which are utilised by the surrounding communities within the parish.

7.25 The following methodology was used to define the settlement boundary of Langore following a public consultation:

- the village boundary followed a combination of clear defined physical features and current land availability which solely relates to land included within the parish boundary of St Stephen by Launceston Rural Parish
- the curtilages of dwellings are included unless functionally separate from the dwelling or where the land has the capacity to significantly extend the built form of the settlement and as such would result in ribbon development or coalescence.
- recreational and amenity open space which is physically surrounded by the settlement
- dwellings and curtilages that do not sit within the parish boundary have been excluded
- free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement are excluded
- existing leisure uses on the edge of the settlement which are detached from or peripheral to the main built up area are excluded from the village boundary
- inclusion of brownfield sites and existing employment sites
- individual plots or small scale development sites that would provide rounding off opportunities in areas physically and visually related to the settlement are included within the village boundary

7.26 The full details of how we have arrived at our development boundary for Langore are provided in the document ‘Approach to Defining the Settlement Boundary for Langore’ which can be found in the Langore Development Boundary Section in the ‘Supporting Evidence Base' Document at www.ststephensruralnp.org.uk

7.27 Dutson: The hamlet of Dutson is closely related to the town of Launceston and the broad range of services and facilities it provides. It is also served by public transport into and out of the town. The hamlet is also home to the Homleigh garden centre, the largest in Cornwall, which through expansion contains a number of commercial and retail enterprises. Due to the proximity and connectivity to Launceston, alongside the commercial facilities within the hamlet, it is considered that the hamlet is suitable for accommodating a small level of housing development as per paragraph 1.68 of the LP:SP. However, any further development in the hamlet of Dutson and along Crossways should take account of the retail business and access. Unlike, Langore, there is not clear boundary line to the village of
Dutson, and as a result no settlement boundary is proposed through the NDP. Opportunities for infill and rounding off development at Dutson is likely to be extremely limited (please see Figure 4).

Policy 2: Intention

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

Policy 2: Locations and Scale for New Housing Development

1. New housing development, in the parish of St Stephens by Launceston Rural, should be located at the settlements of Langore and Dutson.

2. At Langore, infill, rounding-off and brownfield site housing development proposals, as defined by LP:SP Policy 3, will be supported within the development boundary set out in Figure 2.

3. New housing development, which is not within or physically adjoining the settlements of Langore or Dutson, will only be permitted where they meet the requirements of LP:SP: Policy 7 (Housing in the Countryside) or NDP Policy 3.

4. Development proposals for more than two dwellings, individually or cumulatively, in any one location will be refused, as they not of a scale appropriate to the size and role of the of the parish and the settlements within it.
Policy 3 Succession Housing on Farms

Policy 3 Justification

7.29 The primary industry covering the parish is agriculture and it is home to a variety of farming businesses which are predominately family led. The constant legislative, financial, funding and market challenges faced by the farming industry results in regular changes in practices to maintain a viable business.

7.30 A more recent constant in this context is a desire to provide succession housing to enable younger family members to help support and ultimately continue with the business. This could be met through providing a retirement home for the older generation, and thereby releasing the existing accommodation for the younger generation and their families.

7.31 The Neighbourhood Planning Group are aware of a similar policy used in the adopted Upper Eden Neighbourhood Development Plan – Policy UENDP2 (see Succession Farming Supporting Evidence base at www.ststephensruralnp.org.uk).

7.32 Reference is also drawn to recent representations made by the County Landowners Association (CLA) regarding suggested revision to the NPPF with specific regard to succession farming (see Succession Farming Supporting Evidence base at www.ststephensruralnp.org.uk).

7.33 The purpose of this policy is to support succession housing to be provided on farms, subject to justification to enable this to happen, to allow older and generations and new to be retained together, to learn from each other, and to provide the helping hand when required.

7.34 Providing flexibility for farmers is an important objective if farms in the parish are to remain viable and family owned and run. This policy allows the farmer to use the second dwelling for family members, to help manage generational transition.

7.35 Dwellings approved under this policy will be tied appropriately for such uses and to the farming unit and will not be suitable for unrestricted use.

Policy 3 Intention

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

Policy 3: Succession Housing on Farms

1. Upon established farming enterprises a second dwelling will be supported in principle in order to facilitate the orderly transfer of the farm and to enable the farmer, or the surviving partner of the farmer, to continue to live on that land; subject to the following criteria:
   (a) The dwelling is located within or physically next to the existing farm house/principle collection of farm buildings at the enterprise;
   (b) The need for the second dwelling relates to a direct family member or a person engaged in the locality in agriculture and is justified on the basis of the functional needs of the farming unit; and
The application is supported by the submission of robust evidence that the farming business is financially sustainable.

Applications will be subject to a condition and/or a Section 106 Legal Agreement which specifically permits the use of the property to housing for family members. A Section 106 Agreement is likely to be required to prevent the sale of the property except as part of the farm enterprise.

Policy 4: Principle Residency Condition to be Attached to All New-build Dwellings

Policy 4: Justification

7.37 This policy requires a condition to be imposed on all new housing so that it is required to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does, or any local connection requirement.

7.38 Without such a policy, the area risks increased house prices and increased second home ownership resulting in unsustainable communities and settlements, where the majority of permanent residents are forced to move out of St Stephen by Launceston Rural Parish and into larger neighbouring settlements such as Launceston and beyond.

7.39 The rural character of the parish and the role and function of its settlements means that the scale of future development in the area is low. This is evident and is acknowledged in the housing target for the parish as detailed in NDP policy 1. As a result, this policy will seek to ensure that all new housing in the parish occupied as a principal residence.

Policy 4: Intention

7.40 It is seen as a policy which will:

- help rebalance and sustain local communities
- sustain local facilities into the future
- to limit second home ownership

Policy 4: Principal Residency Requirement

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Principal Residences are defined as those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for
example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

Policy 5: Housing Size and Layout

Policy 5: Justification

7.41 The size and type of new dwellings in the parish should respond directly to existing and projected needs which has identified a shortfall of smaller low-cost units across the Parish, please refer to the comments received through the consultations as highlighted in the ‘Supporting Evidence Base’ at www.ststephensruralnp.org.uk.

7.42 Proposals for single dwellings or apartments shall normally be a maximum of three bedrooms, but in exceptional circumstances four. Proposals for more than one dwelling unit shall provide a mix of dwelling sizes, based on the number of bedrooms, with a predominance of 1, 2 or 3 bedemed dwellings.

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

Policy 5: Intention

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

Policy 5: Housing Size and Layout

1. Proposals for new housing development (both market led and affordable) will be supported where proposals:
   a. provide a mix of one, two or three bedroom units; and
   b. are designed as ‘Lifetime Homes’; where applicants must demonstrate how they meet the ‘Lifetime Homes Design Principles’.

2. Proposals for new one and two bedroom homes (both market led and affordable) should be designed in order to enable future extensions to the property, in order to allow for the changing needs of occupants.
Infrastructure Policies

Policy 6 Community Infrastructure Levy (CIL) local Element

Policy 6 Justification

7.45 St Stephen by Launceston Rural Parish has seen many years of development without any significant improvement to the local highway infrastructure. Congestion in North Launceston causes unreliable journey times that affect residents and businesses requiring delivery by large vehicles. The narrow winding lanes are mostly single track with no passing points. This reduces the quality of life for residents and restricts economic development.

7.46 Cornwall Council is in the process of introducing a Community Infrastructure Levy (CIL). Though administered by Cornwall Council, parishes with an NDP will benefit from the CIL as they will be granted 25% of the income for local infrastructure projects.

7.47 In order to provide clarity as to how this local element of the CIL should be spent, a list of priority projects for the parish has been developed. It is identified through this policy that CIL funding should be directed to projects on this list. It is important to acknowledge that the project list will change over time, and will be updated by the parish council following public publicity.

Policy 6 Intention

7.48 The intention of this policy is to guide how the local element of the CIL will be spent. This is a rolling project list that will be updated from time to time by the parish council.

Policy 6 Community Infrastructure Levy (CIL) Local Element

The (25%) Local Element of the CIL income must be spent on projects set out in Appendix B of the NDP.
Policy 7 Infrastructure and Facilities

Policy 7 Justification

7.50 The nature of St Stephen by Launceston Rural Parish means that access is constrained and it has poor infrastructure and facilities to serve the needs of the communities. One of the major problems in the parish is the road infrastructure. The general feeling is that much of the road system is inadequate to support any further development, be it housing or commercial (see the comments in the Consultations section of the 'Supporting Evidence Base' document which can be found at www.ststephensruralnp.org.uk). Therefore, for future development to be sustainable, it would need to be accompanied by appropriate infrastructure and facilities.

7.51 Consultation evidence has demonstrated that the community wants infrastructure and facilities to be included alongside development where there is a risk of negative impact on existing facilities e.g. limited Broadband and telephone utilities; adequate parking and transport; capacity of sewerage and mains drainage; proximity of retail outlets.

Policy 7 Intention

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

Policy 7 Infrastructure and Facilities

1. Due to the identified inadequacies of infrastructure in the parish development proposals within the St Stephen by Launceston Rural NDP area, will only be supported where they are consistent with the requirements of Policy 28 of the Cornwall Local Plan, in that:
   a. Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development.
   b. Contributions will be used to provide or enhance local infrastructure that is adversely affected by the development of a site but which will not be delivered on that site.

2. Development will be permitted where it would:
   a. Be supported by appropriate infrastructure provided in a timely manner; and
   b. Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision
   c. Where it can be demonstrated that it is not feasible to do this, the Council will seek to ensure all ‘allowable solutions’ or ‘biodiversity offsetting’ payments are invested in projects within the NDP Area.

3. Development will only be permitted within the parish where the infrastructure and community facilities needed to serve it either adequately exist or will be provided as part of the development.

4. Where development would displace or harm a feature of special conservation or amenity value and offsetting measures are required, these measures must be delivered.
Built Environment Policy

Policy 8 Design Principles

Policy 8 Justification

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

Policy 8 Intention

7.54 All development will be required to show how they respond appropriately to the character of their surroundings by demonstrating in their supporting statements how they have followed the guidance and tasks in the St Stephen by Launceston Rural Design Guide and outlining how they have taken account of the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys which encompasses the entirety of the Parish, a copy of which can be found in the ‘Supporting Evidence Base’. Development proposals that fail to respond appropriately to the above guidance will be refused.

7.55 As highlighted earlier in the NDP, to facilitate good and flexible homes the policy also seeks that new proposals should conform to the lifetime homes design standards as set out in Appendix A which can be found at www.ststephensruralnp.org.uk.

7.55.1 Reference is also made to the Cornwall Design Guide a copy of which can be found within the ‘Supporting Evidence base’ at www.ststephensruralnp.org.uk.

7.56 Furthermore, development will be required to provide adequate amenity space and vehicle parking proportional to scale and nature of the proposed development. Existing trees, hedges and Cornish hedges will be preserved wherever possible and appropriate screening will be placed to protect landscape character and mitigate for any environmental impact.
Policy 8 Design Principles

1. All proposals for new development must be sited and designed so as to recognise, support and develop the distinctive character of St Stephen by Launceston Rural Parish.

2. Applicants should provide supporting documentation to demonstrate that the proposed development:
   a) will preserve or enhance the local landscape, natural environment and wildlife habitats in response to and informed by the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys;
   b) will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement;
   c) is informed by the St Stephen by Launceston Design Guide attached at Appendix B and the Cornwall Design Guide;
   d) where applicable supports the delivery of lifetime homes principles;
   e) makes provision for off-road parking commensurate to the use of the building; and
   f) help to restrict carbon emissions by complying with high energy efficiency standards and utilising low energy design.

3. Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky as far as possible in terms of:
   a) Number, design specification and position of lamps.
   b) Full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls,
   c) Correlated colour temperature limit of 3000 Kelvins or less, and
   d) New or replacement lighting to existing or new build development will be expected to follow good practice by turning lights off when needed, using sensor options, pointing downwards, (down lighter), and selecting less bright and warmer colour bulbs.
Historic Environment Policy

Policy 9 Non-designated Heritage Assets

Policy 9 Justification

7.57 St Stephen by Launceston Rural Parish has a number of designated buildings and monuments which are afforded protection through their designation by policies contained within the LP:SP and the NPPF.

7.58 However, there are a number of other non-designated assets in the parish, such as non-listed buildings, medieval settlements, magnese mining sites, ancient field systems and byways defined by ancient hedgerows that this policy seeks to highlight to be considered against Paragraphs 135 and 139 of the NPPF.

7.59 A list of the non-designated heritage assets can be found under the non-designated heritage assets descriptions found within the evidence base at www.ststephensruralnp.org.uk and as shown on figure 3 overleaf.

Policy 9 Intention

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

Policy 9 Non-designated Heritage Assets

1. High priority must be given to the protection, preservation, access and enhancement of non-designated heritage assets of archaeological and historic significance in the NDP area. A number of identified non-designated assets are shown on Figure 3.
Figure 3: Non-designated Heritage Assets

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Natural Environment Policies

Policy 10 Development in, or within the setting of, the Area of Great Landscape Value (AGLV)

Policy 10 Justification

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

Policy 10 Intention

7.62 This policy helps to ensure that development within the AGLV and its setting pays special attention to the desirability of protecting and enhancing valued landscapes in accordance with Paragraph 109 of the National Planning Policy Framework and Policy 23 of the LP:SP.

7.63 All proposals for development in, or within the setting of the AGLV must demonstrate how they will protect and enhance the landscape character and scenery of the AGLV by detailing how the proposals have taken account of the relevant components of the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys which covers the AGLV (see LCA31 at the natural Environment Supporting Evidence at www.ststephensruralnp.org.uk).

Policy 10 Development in, or within the setting of, the Area of Great Landscape Value (AGLV)

All proposals for development in, or within the setting of, the AGLV will be required to preserve or enhance the landscape character and scenic beauty of the AGLV. Applications should demonstrate how proposals have responded to, and been informed by, the Landscape Character Area Description LCA No CA31 Upper Tamar and Ottery Valleys.
Policy 11 Safeguarding and Enhancing Biodiversity Through Development

Policy 11 Justification

7.64 The parish is covered by both national and local-designated biodiversity sites which not only provide a valuable and irreplaceable environment for wildlife, also contribute significantly to the natural landscape character of the parish.

7.65 The Council Biodiversity Supplementary Planning Document provides useful guidance and can be found in the ‘Supporting Evidence Base’ at http://ststephensruralnp.org.uk.

Policy 11 Intention

7.66 This policy seeks to ensure that safeguarding and enhancing biodiversity habitats is at the forefront of any development proposals so that mitigation is sequentially the last option, with onsite retention and enhancement the priority.

7.67 The intention of this policies being too provided the localised detail to the strategic policies in the LP:SP.

Policy 11 Safeguarding and Enhancing Biodiversity Through Development

1. Proposals must demonstrate how their scheme has responded to the guidance contained within Cornwall Council’s Biodiversity Supplementary Planning Document.

2. Proposals should enhance the biodiversity and green infrastructure of the Parish through retaining and enhancing wildlife areas and green spaces and the connections between them. Development proposals should demonstrate that they:

   i. Avoid designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas;

   ii. Maintain patches of semi-natural habitats and ideally link separated areas together as part of the intended end land-use;

   iii. Ensure there is potential to retain, restore and re-create habitat linkages such as Cornish hedges as part of developments;

   iv. Look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site; and

   v. Consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as ‘biodiversity offsetting’. It may be possible to pool contributions from several developments.
Commercial and Economic Policies

Policy 12 Employment Development

Policy 12 Justification

7.68 The parish supports the development of sustainable employment with a preference that this is located as sustainably as possible within or physically adjoining the settlements of Langore or Dutson, enabling local people to live and work within the Parish.

7.69 The Parish is supportive of appropriate micro businesses and enterprises, particularly where they have the potential to work with existing businesses and develop local employment/training opportunities.

Policy 12 Intention

7.70 Support for small scale employment development in the parish.

Policy 12 Employment Development

1. Small scale employment and/or business development (including small workshops) will be supported within or adjoining the settlements of Langore and Dutson.

2. Proposals that are not well related to the Langore or Dutson will be required to appropriately demonstrate why an alternative location is required, is sustainable and responds to a local need.
Policy 13 Commercial Development in Dutson

Policy 13 Justification

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

Policy 13 Intention

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

Policy 13 Commercial Development in Dutson

Further development of the commercial centre at Dutson (identified as the highlighted area in Figure 4) will be supported where proposals are in accordance with higher level policies of Cornwall’s Local Plan

Figure 4 Homeleigh Garden Centre at Dutson

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Community Policies

Policy 14 Local Green Space Designation- Truscott Parish Ponds and Verges

Policy 14 Justification

7.73 The site of the Parish Ponds and adjoining Verges as in Truscott, is highlighted in red on Figure 5.

7.74 There are two ponds, backed by a Cornish hedge, bordered by a verge of flower meadow and grass. The original pond was possibly formed by a quartz band to the north of Truscott. Historically, it was used for watering livestock. In the latter part of the 20th century, the second pond was developed and managed by the Cornwall Wildlife Trust. The ponds are used for educational purposes (pond dipping) and recreation. The Parish Council funds and manages the area with the support of Cornwall Highways (see the Natural Environment section of 'Supporting Evidence Base' documents on Truscott Ponds and Village Green at www.ststephensruralnp.org.uk).

7.75 The pond is also registered by Cornwall Council on the Historic Environment Register records.

7.76 Paragraphs 99 and 100 of the NPPF allow for local communities through neighbourhood plans to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances.

Policy 14 Intention

7.77 This policy intends to protect this area (see Figure 4) for posterity as safeguarded land as a Local Green Space designation.

Policy 14 Local Green Space Designation - Truscott Parish Ponds and Verges

1. Truscott Parish Pond and Verges as shown on Figure 5 is designated as a Local Green Space in accordance with paragraph 99 of the NPPF.

2. Any development proposals impacting upon the Local Green Space designation should be assessed against the requirements of paragraph 101 of the NPPF.
Figure 5 Map identifying the Truscott Pond and Verges Local Green Space Designation (NDP Policy 14)

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**Policy 15 Local Green Space Designation - Langore Village Green, Copse and Recreation Ground**

**Policy 15 Justification**

7.78 The village green, recreation ground and copse are situated opposite the village hall in the village of Langore and provide the community with an important green space (see land highlighted in green on Figure 6). It is held in Trust by the Parish Council. There is a play area for children on the east side and the green is backed by a copse of approximately half an acre, managed for wildlife and leisure access. A public footpath follows the western edge of the copse to farmland beyond. There is a winding path roughly around the edge of the copse and the whole is a popular recreational facility for village residents and visitors. The recreation ground to the east of the green is regularly used as an amenity since it was decided not to build a new village hall on this site now that the current building has been renovated.

7.79 Paragraphs 99 and 100 of the NPPF allow for local communities through neighbourhood plans to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances.

**Policy 15 Intention**

7.80 Langore Village Green, Copse and Recreation Ground (see figure 5) must be protected and enhanced as a public open space and amenity area for the community and are designated as Local Green Space.

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**Policy 15 Local Green Space Designation - Langore Village Green, Copse and Recreation Ground**

1. Langore Village Green, Copse and Recreation Ground as shown on Figure 6 are designated as a Local Green Space in accordance with paragraph 99 of the NPPF.

2. Any development proposals impacting upon the Local Green Space designation should be assessed against the requirements of paragraph 101 of the NPPF.
Figure 6 Map identifying the Langore Village Green & Copse Local Green Space Designation (NDP Policy 15)
**Policy 16: Footpaths and Access**

**Policy 16 Justification**

7.81 There are a number of public footpaths and public rights of way across the parish that are beneficial to health and well-being, dog walking and general recreational purposes.

7.82 The purpose of this policy is to ensure these links are maintained, upgraded and expanding, and where appropriate encourage other sustainable methods of transport such as cycling.

**Policy 16 Intention**

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

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**Policy 16: Footpaths and access**

Development proposals will be supported in principle that help to deliver the following:

a) Promotion of the use of public footpaths, public rights of way and cycle ways within the parish and to/from surrounding areas;

b) Improved signage of public footpaths, public rights of way and cycle ways within the parish and to/from surrounding areas;

c) Improvements to existing and provision of new footways adjacent to highways to improve pedestrian safety; and/or

d) Provision of safe cycle ways and connection points within the parish and to/from surrounding areas.
Renewable Energy

Policy 17: Renewable Energy

Policy 17 Justification

7.84 There is support in St Stephen by Launceston Rural Parish for a green future, both in terms of energy efficiency and generation (see the Consultation section of the 'Supporting Evidence Base' document at www.ststephensruralnp.org.uk).

7.85 This support is coupled with a concern that the encouragement of large scale renewable energy schemes would risk overwhelming St Stephen by Launceston Rural Parish's unique environment. Planning consideration should be given to the parish as a whole rather than at local level.

7.86 While there is some protection in respect of specific designations in the LP:SP, recent planning applications have indicated a need to further define policy in order to enable appropriate development that does not pose a risk to the local environment of the parish as a whole.

Policy 17 Intention

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

Policy 17: Renewable Energy

Proposals for Renewable Energy Schemes, within the parish, must be supported by adequate information, including a Landscape and Visual Impact Assessment to enable the assessment of the impact of the proposal on the character and appearance of the immediate and wider landscape, and of areas of natural, cultural, historical or architectural interest. Only proposals which are deemed to have an acceptable landscape and visual impact will be supported.
8. Glossary and Abbreviations

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

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

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

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

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

- **Rounding off:** This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.

- **Previously developed land:** In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.
Appendices

Appendix A – Lifetime Homes Standards
Appendix B St Stephen by Launceston Parish Design Guide
Lifetime Home (LTH) Revised Criteria

July 2010

(Quick Print version)
**Criterion 1 – Parking (width or widening capability)**

*Principle:* Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

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**1a – ‘On plot’ (non-communal) parking**

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

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**Required specification to achieve Criterion 1a (‘on plot’ parking)**

If a 2400mm wide parking space has a 900mm access path (as required by Part M) adjacent to, and level with it, then this will automatically satisfy the requirement. Where this does not occur, a parking space should have a strip of soft landscaping (or similar) adjacent to, and approximately level with it, so that this can be re-surfaced and made level with the parking space in the future, to achieve an overall parking width of 3300mm. Whenever possible, the wider space (or potential wider space) should be at least 4800mm in length.

The entire parking space (whether pre or post widened) should have a firm surface and be level (no gradient exceeding 1:60 and/or no crossfall for drainage exceeding 1:40).

Garages are exempt from the width / widening requirements. However, any hard-standing for a parked car, leading to any garage, should conform to the Criterion’s requirements.

Other private covered parking spaces (e.g. car ports) are also exempt from the width widening requirements unless they provide the only parking space available for a dwelling. If they provide the only parking space for the dwelling they should have a minimum clear width of 3300mm.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

- Increase the width or widening capability of the parking from 3300mm to 3600mm.

- Increase the length of the widened space as much as practicable.

- Provide all carports with a minimum clear width of 3300mm (3600mm preferred) regardless of whether or not they provide the only parking space for the dwelling.

- Where garages are provided, provide them with a minimum clear width of 3300mm (3600mm preferred), particularly if the garage provides the only parking space for the dwelling.

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1b – Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

**Required specification to achieve Criterion 1b (communal or shared parking)**

Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) each block’s entrance or lift core. Where some dwellings in a development are designated as “wheelchair housing”, any specific parking for such dwellings should be in addition to those provided in respect of this Lifetime Home Criterion.

The access route between the parking and communal entrance (or in the case of basement parking, the lift core) should maintain a minimum clear width of 1200mm.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

- Increase the width of these spaces from 3300mm to 3600mm.
- Increase the length of these spaces from 4800mm to 6000mm.
- Where feasible, design the communal parking layout and adjacent spaces to enable some further additional spaces to be widened in the future.
- Where a Local Planning Authority wishes to ensure that adequate parking provision is made for disabled people they may wish to consider a planning condition that requires a Parking Management Plan (see Appendix 2).

**Note:** Criterion 1 is not relevant to developments that do not contain any parking provision. However, consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties on such developments will be required.
**Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)**

*Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.*

2 – Approach to dwelling from parking

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

**Required specification to achieve Criterion 2**

*Note: Relevant entrances in respect of this Criterion are either the principal or secondary entrance doors to an individual dwelling or the main communal entrance door to a block of dwellings, and (in the case of basement parking) the entrance door to the lift core.*

The principal approach route between parking spaces and relevant entrances should preferably be level (i.e. no gradient exceeding 1:60, and/or no crossfall exceeding 1:40).

Where the topography or Regulation (e.g. in relation to flooding) prevent a level principal route between parking and entrances, the principal route may be gently sloping with maximum gradients as set out in Criterion 3.

Where topography restricts the provision of a level or gently sloping approach from parking to only one entrance of a dwelling, this approach should typically be to the dwelling’s main entrance. This approach should only occur to a secondary entrance where it can be demonstrated that topography or Regulation prevents such a route to the main entrance.

If the principal approach to a communal entrance is gently sloping (i.e. with maximum gradients as set out in Criterion 3), a secondary stepped approach in accordance with Approved Document M domestic requirements, should also be provided.
The distance between all parking and entrances should be as short as practicable. Parking adjacent to entrances is the optimum arrangement. On large developments communal parking should be within 50 metres of the relevant communal entrance or (in the case of underground parking) the lift core. If a distance in excess of 50 metres cannot be avoided, level resting areas should be provided along the route.

Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

- Increase the width of the path between the parking and the dwelling within individual dwelling curtilages to 1200mm, particularly if there is a change in direction.

- Increase the width of communal paths to 1800mm.

- Where the approach route exceeds 50m, provide seating and weather protection at the required level resting places along the route.
**Criterion 3 – Approach to all entrances**

*Principle:* Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

### 3 - Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

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**Required specification to achieve Criterion 3**

The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A ‘gently sloping’ approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.

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**Figure 3.1 – Relationship between the gradient and going of a slope**

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All slopes should have top and bottom level landings of not less than 1.2 metres, excluding the swing of doors and gates. Equivalent intermediate landings should be provided for each 10 metre length of slope.

This requirement applies to all footpath approaches between:

i) parking and all associated entrances (including secondary entrance doors where a footpath link exists);

ii) approaches between any drop off points and associated communal entrances, and;

iii) on principle footpath routes between the overall site boundary and entrances.

iv)

On steeply sloping sites it is accepted that this requirement may not be practicable, or achievable, and should be discussed with the local planning authority to agree a workable solution.

Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

- Increase the width of the path between the parking and the dwelling within individual dwelling curtilages to 1200mm, particularly if there is a change in direction.

- Increase the width of communal paths to 1800mm.
**Criterion 4 – Entrances**

*Principle:* Enable ease of use of all entrances for the widest range of people.

### 4 - Entrances

All entrances should:

a) Be illuminated

b) Have level access over the threshold; and

c) Have effective clear opening widths and nibs as specified below.

In addition, main entrances should also:

d) Have adequate weather protection*

e) Have a level external landing.*

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*Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.

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**Required specification to achieve Criterion 4**

All entrances should be lit with fully diffused luminaires.

All entrances should have an accessible threshold with a maximum 15mm up-stand. The 15mm ‘up-stand’ relates to the total height of the threshold unit (often a one piece proprietary product). In practice the threshold will consist of a number of lesser up-stands and sloping infill connections. Transition units (with a maximum slope of 15 degrees) may be provided on one or both sides of the threshold. Examples of acceptable thresholds are provided within: ‘Accessible thresholds in new housing – Guidance for house builders and developers’ The Stationary Office Ltd. ISBN 0 11 702333 3. 1999.

The above accessible threshold requirement applies to any entrance where any person may move across the threshold. All entrances of a dwelling, including balcony and roof terrace doors (subject to the two exemptions below) and all communal entrances within blocks of dwellings (to any communal area or facility) should meet this requirement. Only ‘Juliet balconies’, where no access onto the balcony is intended, and roof terraces/balconies over

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habitable rooms, which require a step up to increase slab thickness (e.g. for thermal insulation to the accommodation below), are exempt.

The minimum effective clear opening width at all entrances to a dwelling (including balcony and roof terrace entrances) should be 800mm. The minimum effective clear opening width at communal entrances (and other communal doors) should be 800mm or 825mm, depending on the direction and width of approach, as detailed in the table below:

<table>
<thead>
<tr>
<th>Dwelling entrance doors</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction and width of approach</strong></td>
</tr>
<tr>
<td>All</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Communal entrance doors</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction and width of approach</strong></td>
</tr>
<tr>
<td>Straight-on (without a turn or oblique approach)</td>
</tr>
<tr>
<td>At right angles to an access route at least 1500mm wide</td>
</tr>
<tr>
<td>At right angles to an access route at least 1200mm wide</td>
</tr>
</tbody>
</table>

*Note: The effective clear width is the width of the opening measured in the same plane to the wall in which the door is situated, between a line perpendicular to the wall from the outside of the door stop on the latch side and the nearest obstruction on the hinge side when the door is open. The nearest obstruction may be projecting door furniture, a weatherboard, the door, or the door stop.*

There should be a 300mm nib (or clear space) to the leading edge on the pull side of all entrance doors to dwellings and all communal entrance doors. See Figure 4a.
All main entrances* should be covered to provide weather protection for those unlocking, or waiting at, the door. The size and form of the cover should have regard for local conditions to provide effective weather protection. As a general guide, the cover at an individual dwelling door should have a minimum depth of 600mm (900mm being typical). As a general guide, the cover at a communal door should have a minimum depth of 900mm (1200mm being typical). The width of the cover should exceed the width of the doorset plus any associated controls. At exposed sites additional cover and protection may be necessary.

A level external landing (maximum gradient 1:60 and/or maximum crossfall 1:40 for effective drainage) should be provided at all main entrances*. The minimum dimensions for this at an entrance to an individual dwelling should be 1200mm x 1200mm. At a communal entrance the minimum dimensions should be 1500mm x 1500mm. These dimensions for level landings should be clear of any door swings.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

Wider effective clear widths at communal doors (greater than the minimum required above) can be beneficial for the movement of furniture and personal effects of residents. Whilst a resident may be able to momentarily leave a number of items at their own personal entrance door prior to moving them into the dwelling, it may be less convenient, or inappropriate, to leave items at communal entrances some distance from the private...
Wider communal entrance doors can therefore assist residents in uninterrupted movement of possessions to and from the dwelling.
**Criterion 5– Communal stairs and lifts**

*Principle: Enable access to dwellings above the entrance level to as many people as possible.*

<table>
<thead>
<tr>
<th>5a – Communal Stairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5b – Communal Lifts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.</td>
</tr>
</tbody>
</table>

**Required specification for Criterion 5a - Communal Stairs**

Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open.

**Required specification for Criterion 5b – Communal Lifts (where applicable)**

Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

- Have minimum internal dimensions of 1100mm x 1400mm.
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift’s internal front wall.

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Good practice **recommendations** that exceed, or are in addition to, the above requirements

- Provide lift access to all dwellings above entrance level as far as practicable.
- Provide access to two lifts within blocks of 4 or more storeys.
- Where lift access is not provided, consider potential to enable provision at a later date (by provision of space and/or adaptation).
**Criterion 6 – Internal doorways and hallways**

*Principle: Enable convenient movement in hallways and through doorways.*

**6. Internal doorways and hallways**

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

As a general principle, narrower hallways and landings will need wider doorways in their side walls.

The width of doorways and hallways should conform to the specification below.

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**Required Specification for Criterion 6**

**Hallway widths**

Subject to provision of adequate door opening widths (as detailed in the table below), the minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at ‘pinch points’ (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway.

The minimum width of any hallway/corridor/landing within a communal area is 1200mm, which may reduce to 1050mm at ‘pinch points’ (e.g. due to a structural column) as long as the reduced width is not opposite, or adjacent to, a doorway.

**Doorway widths within dwellings**

*Head on approach to door within dwelling*

The minimum clear opening width of any doorway within a dwelling, when the approach to the door is ‘head on’, is 750mm.

*Turning to pass through a door within dwelling*

When the approach to a doorway is not head on, and a turn is required to pass through the doorway, the minimum clear opening for that doorway will relate to the width of the approach (typically a hallway or landing), and should be in accordance with the table below:
### Internal dwelling doors

<table>
<thead>
<tr>
<th>Direction and width of approach</th>
<th>Minimum clear opening width (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Straight-on (without a turn or oblique approach)</td>
<td>750</td>
</tr>
<tr>
<td>At right angles to a hallway / landing at least 1200mm wide</td>
<td>750</td>
</tr>
<tr>
<td>At right angles to a corridor / landing at least 1050mm wide</td>
<td>775</td>
</tr>
<tr>
<td>At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm).</td>
<td>900</td>
</tr>
</tbody>
</table>

These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is ‘walk in’.

### Communal doors

#### Head on approach to a communal door

The minimum clear opening width of any communal doorway when the approach to the door is ‘head on’ is 800mm.

#### Turning to pass through a communal door

When the approach to a communal doorway is not head on, and a turn is required to pass through the doorway, the minimum clear opening for that doorway will relate to the width of the approach (typically a corridor or landing), and should be in accordance with the table below:

<table>
<thead>
<tr>
<th>Direction and width of approach</th>
<th>Minimum clear opening width (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Straight-on (without a turn or oblique approach)</td>
<td>800</td>
</tr>
<tr>
<td>At right angles to a corridor / landing at least 1500mm wide</td>
<td>800</td>
</tr>
<tr>
<td>At right angles to a corridor / landing at least 1200mm wide</td>
<td>825</td>
</tr>
</tbody>
</table>
Provision of nibs

All communal doorways should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

Similarly, all doors to rooms on the entrance level of each dwelling, should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side. See Figure 6a.

Figure 6a - 300mm door nib (or clear space) to leading edge (pull side only)

Note: For clear opening widths for dwelling entrance / communal entrance doors, and nib requirements at entrance doors, please refer to Criterion 4 - Entrances.
**Criterion 7 – Circulation Space**

*Principle:* Enable convenient movement in rooms for as many people as possible.

### 7. Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

**Required specification for Criterion 7**

The minimum basic circulation spaces required, as detailed below, are not intended to match the equivalent space requirements within dwellings to wheelchair housing, or wheelchair adaptable standards. They recognise that a wheelchair user within a Lifetime Home will need to accept a degree of compromise on available manoeuvring & circulation space.

Basic circulation space for a wheelchair user is used as a guide for the minimum requirement as this will result in circulation space that will also assist a wide range of occupants and visitors, including those using sticks or other mobility aids, or households with young children.

**WC compartments and bathrooms**

Functional spaces requirements for WC compartments and bathrooms are detailed in Criteria 10 and 14.

**Hallways and landings within dwellings**

Circulation widths and spaces for hallways and landings within dwellings are detailed in Criterion 6.

**Living rooms/areas and dining rooms/areas**

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.

**Kitchens**
Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance.

An additional good practice recommendation in respect of kitchen planning and layout is given below.

**Bedrooms**

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed.

Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed.

**Note:** Bedside cabinets may be sited within the required clear spaces beside beds.

**Good practice recommendation that exceed, or are in addition to, the above requirements**

**Kitchen**

- Kitchen layouts, whenever possible, should be planned so that they can include (following adaptation) a continuous run of units, unbroken by doorways, including: a built in oven at an accessible height beside a minimum 600mm of work surface, a hob beside a further minimum 600mm of work surface, and a sink/drainer. This continuous run, uninterrupted by doorways, (c. 3600mm in length measured along the front face) could be straight, L shaped, or U shaped. In addition, window positions should not impede on the oven or hob positions. Space for other typical ‘white goods’ and fittings should be available elsewhere in the kitchen (so that only the oven and hob are contained within this particular length of run).

- Provide a clear 1500mm diameter circular, or 1400mm x 1700mm elliptical, manoeuvring space from floor for a minimum height of 900mm.
Criterion 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

8. Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of ‘entrance level’).

Required specification to achieve Criterion 8

A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors.

Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9, or the through floor lift space of Criterion 12).

Good practice recommendations that exceed, or are in addition to, the above requirements

Also provide the kitchen on the entrance level.
Criterion 9 – Potential for entrance level bed-space

**Principle:** Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

### 9. Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

**Required specification to achieve Criterion 9**

The definition of entrance level in the context of this Criterion is as defined in Appendix 1.

A corner of a room that can accommodate a single bed with a 750mm wide space to one side of the bed is suitable as a temporary bed space. This area should be capable of being screened (with a portable screen) from the rest of the room. Provision of an electrical socket within the space is required.

This space is typically provided in the corner of a living room following rearrangement of the furniture – however, the living room should remain functional (despite a compromised layout). A dining room or dining area can also provide for the temporary bed space as long as the dining function can continue (or be relocated elsewhere). However, providing this facility within a dining space of a kitchen/diner provides the least convenient arrangement and should be avoided whenever possible.

Note: This temporary bed-space, and the identified through floor lift space of Criterion 12, may overlap - as the temporary bed space will not be required if a through floor lift is available.

**Good practice recommendations that exceed, or in addition to, the above requirements**

Provision of a window for ventilation and a heat source within the space would be beneficial.

A layout which provides potential for a suitable recess / area that is easier to screen and provides better separation from the remaining room is beneficial.
**Criterion 10 – Entrance level WC and shower drainage**

*Principle:* Provide an accessible WC and potential showering facilities for:

i) any member of the household using the temporary entrance level bed space of Criterion 9, and:

ii) visitors unable to use stairs.

### 10. Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

**Required specification to achieve Criterion 10**

In dwellings with two or more storeys, and no more than two habitable rooms in addition to the main living room and any kitchen/diner (typically a one or two bedroom house), a Part M WC compartment will satisfy this Criterion provided that the floor drain for a future accessible shower (not required by Part M) is available in the compartment, or in a suitable location elsewhere.

In all other dwellings (where an accessible bathroom in accordance with Criterion 14 is not provided on the entrance level) the compartment’s specification should be as detailed below:

An accessible WC compartment should contain:

1. A WC with:
   
i) A centre line between 400mm – 500mm from an adjacent wall.
   
   ii) A flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall.

   iii) An approach zone extending at least 350mm from the WC’s centre-line towards the adjacent wall, and at least 1000mm from the WC’s centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC’s centre-line.
A basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

This zone is demonstrated by Figure 10a.

2. A basin with:

   A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin – whether that be a pedestal, trap, duct or housing. This zone will normally overlap with the WC’s approach zone as detailed in item 1iii) above.

3. Unless provided elsewhere on the entrance level (see Note 1), floor drainage for an accessible floor level shower with:

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A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.

Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required for efficient drainage of the floor area. Crossfalls should be minimised.

The floor drain should be located as far away from the doorway as practicable.

Requirements 1 – 3 above are demonstrated within Figure 10b.
Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.

If the compartment contains the only accessible entrance level WC within the dwelling, an outward opening door to the compartment will be required to satisfy Approved Document M.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

- Position the WC and a hand rinse basin so that the basin can be reached from the WC position (as shown in Figure 10b).

- Provide wall hung fittings to create greater manoeuvrability at floor level and ease of cleaning.
**Criterion 11 - WC and bathroom walls**

*Principle:* Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

**11 - WC and bathroom walls**

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

**Required specification to achieve Criterion 11**

Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.
**Criterion 12 – Stairs and potential through-floor lift in dwellings**

Principle: Enable access to storeys above the entrance level for the widest range of households.

12 - Stairs and potential through-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

a) Potential for stair lift installation; and,

b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

**Required specification to achieve Criterion 12a - Stairs**

In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.

A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

**Required specification to achieve Criterion 12b – Potential for through floor lift**

Unless the entrance level of the dwelling contains the living accommodation, the kitchen, a main (twin or double) bedroom and a bathroom meeting the requirements of Criterion 14, a suitable route for a wheelchair accessible through-the-floor lift from the entrance level should be identified. This route should enable potential access to those rooms listed in the preceding sentence that are not on the dwelling’s entrance level.

The identified route for the lift may be from a living room/space directly into a bedroom above. Alternatively, the route may be from, or arrive in, circulation space.

The potential aperture size for the route through the floor should be a minimum of 1000mm x 1500mm - with the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services.

Where the identified lift route within the dwelling passes through a concrete floor, a 'knock out' panel should be pre-formed within the floor. Traditional wooden joist floors, 'I'beam floors, and metal web floors need not be provided with a 'knock out' panel along the lift route, provided that their design has taken account of associated point loads to enable the creation of the void if required.

It is acceptable for the identified route to require some degree of alteration / moving of demountable partition walls (e.g. timber stud walls) if this can provide the most efficient and practical layout arrangement following lift installation. However, where this is the case, the partitions to be moved should be clear of services.

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When the potential arrival point for the lift arrives directly into a bedroom, there must be space to exit and approach the lift. A compromised room layout would be expected following lift installation, but as a basic minimum the room should still be able to function as a single bedroom. It is also a requirement that if the lift route is to arrive directly into a bedroom, the dwelling must have at least one bedroom that remains functional as a double bedroom.

**Additional good practice recommendations that exceed, or are in addition to, the above requirements:**

**Stairs**

Although stair lifts are available for installation on most forms of stair, a straight flight with clear landings at the top and bottom, will provide for a more cost effective installation.

A straight flight of stairs with goings (treads) of consistent depth (i.e. no winders) is safer to use, particularly for those less agile.

A straight stair, without winders, is therefore recommended.

Where winders are incorporated onto a stair consideration should be given to ensure that an adequate going depth remains on the winders if a stair lift is installed.

**Potential through floor lift**

At the identified route, provide an electrical point to assist in any future adaptation / installation of the lift. This plate should be annotated with ‘lift position’ (or similar) to assist in future identification of the possible route.
**Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship**

*Principle:* Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

13 – Potential for future fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

**Required specification to achieve Criterion 13**

Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

Locate this bedroom and bathroom adjacent to each other with a connecting full height ‘knock out panel’ sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset.

Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.
**Criterion 14 – Bathrooms**

*Principle:* Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

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**14 – Bathrooms**

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

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**Required specification to achieve Criterion 14**

An accessible bathroom, providing ease of access, should be provided in every dwelling, close to a main (double or twin) bedroom.

In dwellings with more than one storey this bathroom should either be on the entrance level (see Note 1), or on a level with potential for access by a through floor lift (see Criterion 12b).

The following facilities, and associated clear approach zones, should be provided within the accessible bathroom.

1. A WC with:
   
   i) A centre line between 400mm – 500mm from an adjacent wall.
   
   ii) A flush control located between the centre-line of the WC and the side of cistern furthest away from the adjacent wall.
   
   iii) An approach zone extending at least 350mm from the WC’s centre-line towards the adjacent wall, and at least 1000mm from the WC’s centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WC’s centre-line.

   A bowl of a basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

   This zone is demonstrated by Figure 14a.

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2. A wash basin with:

   A clear frontal approach zone, 700mm wide, extending 1100mm from any obstruction under the basin’s bowl – whether that be a pedestal, trap, duct or cabinet furniture. This zone will normally overlap with the approach zone to the WC (see item 1iii above) and/or bath (see item 3i below).

3. Either a bath or an accessible floor level shower:

   i) Where a bath is provided, there should be a clear zone alongside the bath, at least 1100mm long and 700mm wide. This zone will normally overlap with the approach zone to the WC (item 1iii above) and/or the approach zone to the basin (item 2i above).

   ii) Where an accessible floor level shower is provided instead of a bath, there should be provision of a clear 1500mm diameter circular, or 1700mm x 1400mm elliptical, clear manoeuvring zone (see Note 2). This manoeuvring
zone should overlap with the showering area. The drainage for the shower should be as detailed in item 4 below.

iii) Where both a bath and an accessible floor level shower are provided from the outset, the clear floor space for showering activity should be a minimum 1000mm x 1000mm. The drainage for the shower should be as detailed in item 4 below.

4. Unless provided elsewhere in the dwelling (see Note 3), floor drainage for an accessible floor level shower with:

A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy provision of a laid-to-fall floor surface in the future.

The drainage, when capped for use following adaptation, may be located under a bath.

Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required to effect efficient drainage from the catchment area of the shower. Crossfalls should be minimised.

5. Where a bath is provided with capped drainage for an accessible floor level shower beneath it, potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone if the bath is removed (see Notes 2 and 3).

The requirements of Criterion 11 (WC and Bathroom walls), & Criterion 13 (Potential for hoists), should also be noted and incorporated.

Figure 14b, an example bathroom layout, demonstrates the spatial requirements of items 1) – 5). It is noted that an internal footprint dimension of 2100mm x 2100mm increases the degree of choice and flexibility in respect of fittings, layout, orientation and future adaptability. An outward opening door will be required to satisfy Approved Document M if the bathroom contains the only accessible entrance level WC within the dwelling.
Good practice recommendations that exceed, or are in addition to, the above requirements

- Where possible, the bathroom should also provide for a direct connection with a main bedroom. This will normally take the form of a full height knockout panel, capable of being fitted with a doorset, which achieves a clear opening in accordance with Criterion 6.

- It is preferable that other bathrooms within a dwelling, in addition to the required accessible bathroom, have as many facilities as described in items 1 – 5 above, as practicable (item 6 being required in all bathrooms/WC compartments by Criterion 11).
• Providing floor drainage as described in item 4) above within the bathroom even when it is provided elsewhere in the dwelling, will increase choice and convenience for adaptation and future use.

Note 1: See Appendix 1 for definition of ‘entrance level’.

Note 2: The manoeuvring circle or ellipse (see items 3ii and 5) may pass under a wash basin subject to it being clear of any pedestal, trap, duct or cabinet furniture.

Note 3: In dwellings with more than one storey, if drainage for an accessible shower is provided elsewhere (e.g. on the entrance level as required by Criterion 10b), items 4 and 5 need not apply.
**Criterion 15 – Glazing and window handle heights**

**Principle:** Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

**15. Glazing and window handle heights**

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).

**Required specification to achieve Criterion 15**

To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).

There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

**Note 1:** In kitchens areas or bathrooms with only one window situated behind kitchen units or bathroom fittings, the requirement for a potential clear approach space to that window need not apply. However, the window handle height/control requirement remains applicable. Any other window within the kitchen area or bathroom, not behind fittings, is required to satisfy both the approach and window handle/control height requirements.
**Criterion 16 – Location of service controls**

*Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.*

**16. Location of service controls**

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

**Required specification to achieve Criterion 16**

Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.

For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

**Good practice recommendations that exceed, or are in addition to, the above requirements**

Locate the different types of service controls within the more specific height bands as detailed in BS8300:2009 Figure 26.

Whenever possible, locate similar controls in consistent locations throughout the dwelling.

Specify taps that are operable by people with less hand dexterity.

Provide controls that give tonal contrast against their surroundings.

Provide fused spurs to assist with potential future adaptations (e.g. future provision of stair lift, through floor lift, and shower).
Appendix I

Definition of ‘entrance level’ for the purpose of Lifetime Home Criteria

The entrance level of a dwelling for the purposes of the Lifetime Home Criteria is generally deemed to be the storey containing the main entrance door as defined by Criterion 4. This will usually be the ground floor of a house, or the storey containing the entrance door of a flat approached a communal hall, stair, or lift.

Where there are no rooms (habitable or non-habitable) on the storey containing the main entrance door (e.g. most flats over garages, some flats over shops, some duplexes and some townhouses), the first storey level containing a habitable or non-habitable room can be considered the ‘entrance level’ if this storey is reached by an ‘easy going’ stair with maximum risers 170mm, minimum goings 250mm, and a minimum width of 900mm measured 450mm above the pitch line.
Appendix 2

Communal Car Parking Management Plans

The parking management plan should include a mechanism to ensure that the supply and demand of wider bays / blue badge bays are regularly monitored and provision reviewed, to ensure that provision equates to any change in the demand from disabled residents and visitors and that the bays are effectively enforced to stop abuse by non blue badge holders. The needs of residents who occupy a home designated for wheelchair users and any residents who hold a blue badge and occupy any other home should be addressed.